

HARBOR BRIDGE PROJECT COMMUNITY ADVISORY BOARD MEETING MINUTES

September 24, 2020

The following notes are the Texas Department of Transportation's (TxDOT) summary of the meeting and are not designed to be an exact representation of proceedings. The responses to questions posed during the meeting included in this document may be abbreviated and not constitute the full and appropriate responses for individuals' situations. Community Advisory Board (CAB) members and the public should contact the appropriate agency for complete and personalized answers to their questions.

Opening

Christopher Amy, TxDOT Liaison to the CAB, and Pastor Adam Carrington, CAB Chair, opened the meeting and welcomed everyone. The meeting was held virtually, with several people calling in on their phones. Christopher provided an overview of the agenda and informed the group there would be a question and answer session at the end of the presentation.

Del Richardson & Associates (DRA) Update

Frank Jordan with DRA gave an update on the Voluntary Acquisition and Relocation (VARP) Program, which is in its final stages. To date:

- 386 parcels have received offers
- Of those, 304 have accepted, 300 have been acquired, and 82 have declined offers
- 24 tenants have transitioned to home ownership
- 147 residential owners have relocated
- 154 tenants have relocated
- 2 parcels remain to be acquired

Port of Corpus Christi (the Port) Update

Sam Esquivel, Director of Real Estate Services, and Marisa Alaniz, Project Engineer, and Tony MacDonald, Director of Operations, all with the Port of Corpus Christi (the Port), gave updates on demolitions of vacant homes in the neighborhood and maintenance of lots.

- Of the 300 properties acquired, demolition is complete on 272
- There is currently one demolition contractor working in the area. 12 of the 24 parcels in their contract have been demolished.
- Another contractor will begin mid-October to demolish 13 additional parcels.
- The goal is to have all demolition complete by the end of this year.
- There is a seven-member crew mowing and maintaining the lots that have been demolished.

Construction Update

Scott Golab, a construction inspector on the project with HNTB, provided an update on construction. (Flatiron Dragados LLC, the construction contractor on the project, was not in attendance).

- Westbound main lanes bridge over Port Avenue are scheduled to be completed at the end of September.
- Westbound main lanes between Port Avenue and Nueces Boulevard are scheduled to be completed by the end of October, weather permitting.
- Utilities, drainage, and pavement construction continues on the frontage roads.
 - A CAB member noted there are potholes on the detour routes and a lack of functional street lighting in the neighborhood.
 - Another CAB member asked what kind of vehicle and pedestrian access there was from Port Avenue going north to the Oveal Williams Senior Center.
 - The CAB chair asked if FDLLC could address the large trucks that are driving through the neighborhood. They are destroying the streets. He asked if there was a specific route for the trucks to use that would not be going through the neighborhood

City of Corpus Christi Update

Annika Gunning-Yankee, Senior City Planner with the City of Corpus Christi Planning Department gave an update on area planning initiatives that impact the Hillcrest and Washington-Coles neighborhoods.

- The City is moving the Hillcrest neighborhood from the Westside planning area to the Downtown planning area. The City project team gave a brief presentation where they outlined the planning process for the area development plans, including Downtown Gateways Vision Plan. Their goal is to have a conversation with the community and gather input.
- A CAB member commented that the community wants to ensure murals are included in the retaining wall design.
- The CAB expressed a desire to see a plan for housing in Washington-Coles.
- A CAB member commented on the need to preserve the history of the neighborhood and people and asked if it was possible to reach out to the Texas Historical Commission.

Roberto Reece, Facilities Planning Manager with the City, described the process and timeline for the demolition of Washington Elementary School, which is located in Hillcrest.

- Demolition of the school should be complete by January/February 2021.
- The City offered to allow the community to walk through the structure before demolition to retrieve any artifacts. They are open to meeting with the community at the school.
- The City will need to know how many bricks to save for the monument memorializing the school.

Texas Department of Transportation (TxDOT) Update

Christopher Amy, TxDOT Liaison to the CAB, gave a brief update on the Northside Livability Plan and Resource Guide.

- After working with the community for the past three years through livability workshops and subcommittee meetings, the Livability Plan and Resource Guide were finalized, and digital and hard copies are available. The community identified livability priorities and developed a plan with action items to address or support those priorities as Northside goes through a

transition following the Voluntary Acquisition and Relocation Program and the construction of the new Harbor Bridge.

- Christopher mentioned the Hillcrest Residents Association, the Harbor Bridge CAB, the City of Corpus Christi, TxDOT, and the Federal Highway Administration would receive hard copies.
- The documents are available to download on ccharborbridge.com and are located under the Documents tab.

Questions and Answers by CAB Members and the Public

A question and answer session was held at the end of the meeting.

- A CAB member asked about properties that were demolished in Hillcrest that weren't eligible for the program.
- A CAB member noted there are empty and abandoned homes that have had issues with vandalism and break-ins. He asked if there was anyone from the Port's police department driving through the neighborhood at night, not just during the day. He was concerned due to squatters and break-ins in the neighborhood. There have also been break-ins at churches in the early morning.
 - The Port responded there are day shift and evening shift patrols that survey the area.
- A CAB member noted he was unable to participate in the Downtown Gateways process and would like to provide comments. Another CAB member noted aesthetics and artwork are important, especially in regard to African American history. It was noted enhancing access through downtown (Agnes and Laredo) is important.
- The CAB commented they would like to see a historical marker memorializing Washington-Coles school, the community, and African American history at the school site. It was noted both the community and Nueces County Historical Commission are interested.
 - A CAB member asked if it was possible to reach out to the Texas Historical Commission to begin the process of obtaining a historical marker for the school.
- A CAB member asked if the Livability Plan had been revised. Christopher Amy confirmed it was revised in response to the community's comments during the livability planning process.
- A question was asked about the timeline for the demolition of Washington Elementary School.
 - Mr. Reece stated it would be approximately three to four months (Jan/Feb 2021) until demolition.

Adjournment

- The meeting adjourned.



Save the Date!

What: Harbor Bridge
Community Advisory Board (CAB)
Meeting

When: Thursday, September 24, 2020
6:00 p.m. – 7:00 p.m.

Where: Virtual Meeting
Access code: 131 117 5535

Join through your internet browser:

<https://hntb.webex.com/hntb/j.php?MTID=m6a1ba6642ab1c4fd250aba0223b450ed>

Join by phone:

+1-415-655-0002 US Toll

*You are invited to attend the next Community Advisory Board Meeting.
Partner agencies will present on the latest project updates,
developments related to the Northside Neighborhood, and answer your
questions.*





¡Guarda la Fecha!

Qué: Reunión del Comité de Consejo Comunitario para Harbor Bridge

Cuándo: jueves, 24 de septiembre del 2020
6:00 p.m. – 7:00 p.m.

Dónde: Reunión Virtual
Código de acceso: 131 117 5535

Participe a través de internet:
<https://hntb.webex.com/hntb/j.php?MTID=m6a1ba6642ab1c4fd250aba0223b450ed>

Participe por teléfono:
+1-415-655-0002 US Toll

Están invitados a asistir a la próxima Reunión del Comité de Consejo Comunitario. Agencias asociadas con el proyecto presentarán sobre actualizaciones del proyecto, desarrollos relacionados al vecindario Northside y responderán a sus preguntas.





Community Advisory Board Meeting #29 Agenda

Date:	Thursday, September 24, 2020
6:00 – 7:00 p.m.	Community Advisory Board (CAB) Meeting
Location:	Virtual Meeting <ul style="list-style-type: none"> Online: https://hntb.webex.com/hntb/j.php?MTID=m6a1ba6642ab1c4fd250aba0223b450ed Phone: +1-415-655-0002 US Toll; Access code: 131 117 5535
Purpose:	<ul style="list-style-type: none"> Provide update on the Voluntary Acquisition & Relocation Program (VARP) Report Port activities related to properties in the neighborhood Update CAB on bridge construction activities and where to find information Provide an update on the City-led planning efforts related to Northside Present the Livability Plan and Resource Guide Allow the opportunity for CAB and members of the public to ask questions
Agenda:	<ol style="list-style-type: none"> a. The CAB chair will welcome the group and open the meeting b. DRA will provide a report on the VARP c. The Port of Corpus Christi will provide an update on: <ol style="list-style-type: none"> 1) Progress of demolition of vacant homes 2) Maintenance of lots in the neighborhood d. Construction update on: <ol style="list-style-type: none"> 1) Upcoming construction, closures, and detours e. City of Corpus Christi will provide an update on: <ol style="list-style-type: none"> 1) Westside and Downtown Area Development Plans 2) Demolition of Washington Elementary School f. TxDOT and the CAB Chair will report on: <ol style="list-style-type: none"> 1) Final Livability Plan and Resource Guide g. CAB members will give feedback on topics and have an opportunity to raise questions and concerns. h. The public will provide comments on topics addressed in this meeting. i. The CAB Chair will close the meeting.



TEXAS DEPARTMENT OF TRANSPORTATION



HARBOR BRIDGE COMMUNITY ADVISORY BOARD MEETING

September 24, 2020

Welcome

1) To avoid echo:

- When connecting to audio, have the Webex system call your phone number of choice by selecting the “Call Me” option.
- Do not use your computer speaker as well as your phone for audio – this can cause an echo.

2) Kindly mute your phone (unless you are providing input)

3) Comments/Questions

- Use the chat button to type in your comment or question to the group
- You may also use the “Raise Hand” feature

Technical Issues?

Please hang up and call 361-884-1518

Agenda

- 1 Welcome**
- 2 DRA: Report on the Voluntary Acquisition & Relocation Program**
- 3 Port of Corpus Christi: Status of Demolitions and Lot Maintenance**
- 4 Construction Update: Progress, Closures, Detours**
- 5 City of Corpus Christi: Area Development Plans, School Demolition**
- 6 TxDOT/CAB Chair: Update on Livability Plan & Resource Guide**
- 7 CAB and General Public - Comment and Q&A Session**
- 8 Adjourn**

Voluntary Acquisition & Relocation Program

Offer Breakdown

Presented	386
Accepted	304
Acquired (Fee/ Life)	300
Restrictive Covenant	1
Declined Offer	82

**Residential
Owners Relocated**

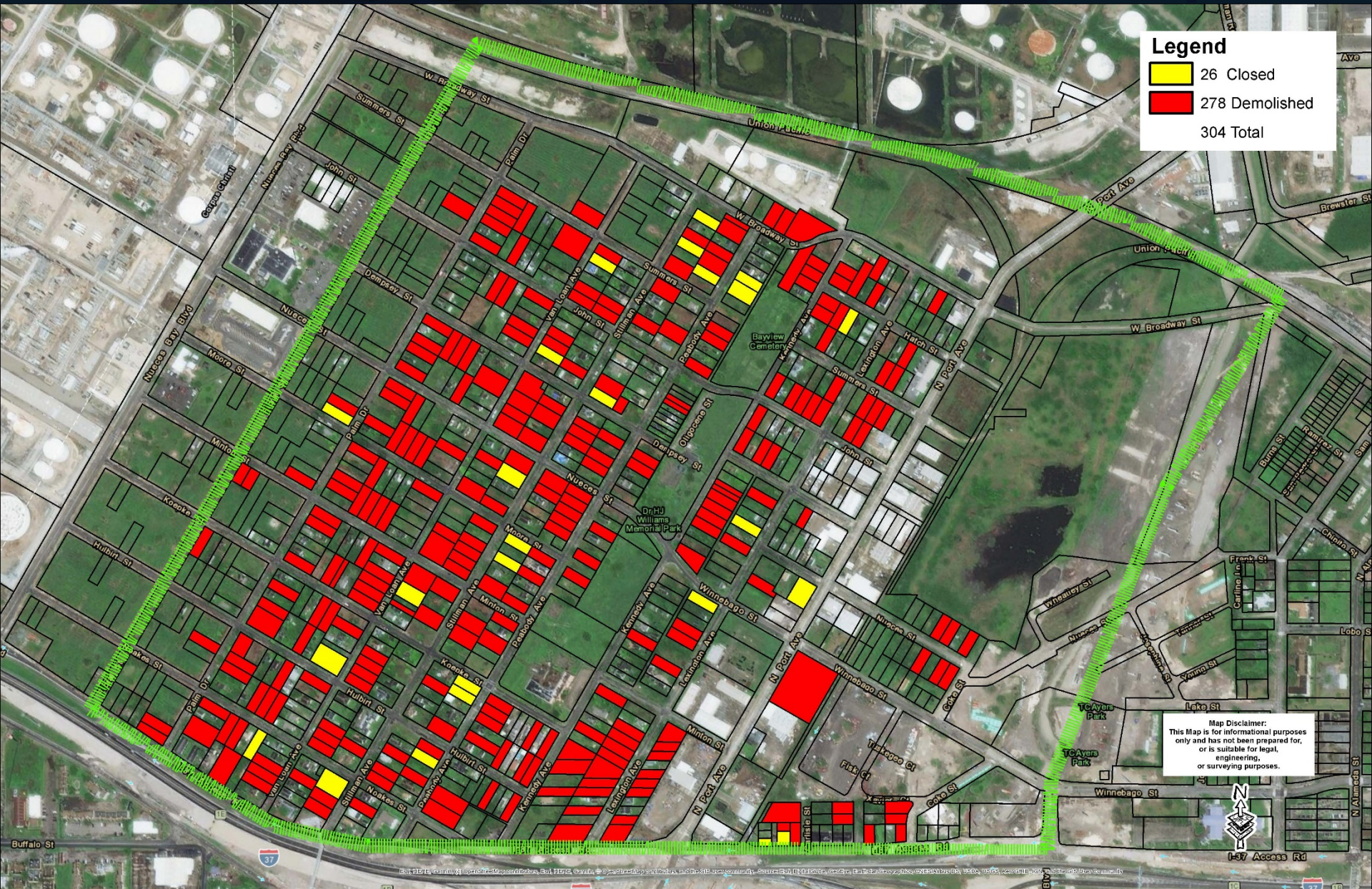
147

**Tenants
Relocated**

154

As of 9/17/2020*

Port of Corpus Christi Update



Construction Highlights July – September 2020

- Westbound main lanes bridge over Port Ave. will be completed this week, weather permitting
- Westbound main lanes between Port Ave. and Nueces to be completed by the end of October, weather permitting
- Utilities, drainage, and pavement construction continues on the frontage roads

City of Corpus Christi Update

1) Westside Area Development Plan

- 1st round of public engagement complete
- 2nd round starting this fall

2) Downtown Gateways Vision Plan

- CorridorsCC.com
- 1st phase complete
- 2nd phase starting this fall

3) Demolition of Washington Elementary School

Northside Neighborhood Livability Plan and Resource Guide

Hard copies of the Resource Guide are available through:

- *The Hillcrest Residents Association*
- *Brooks AME Worship Center*
- *TxDOT Corpus Christi District Office, Christopher Amy, TxDOT CAB Liaison at (361) 739-6960 or Christopher.Amy@txdot.gov*

Copies of the Livability Plan and Resource Guide can also be downloaded from ccharborbridge.com

An aerial photograph of a large-scale bridge construction project. The bridge spans a body of water, with several concrete piers and spans visible. The construction area is filled with dirt, construction equipment, and materials. In the background, there is a dense industrial area with various buildings and structures. Two dark blue callout boxes with white text are overlaid on the image. One box, labeled 'Public Comment', points to the lower part of the bridge structure. The other box, labeled 'Input from the CAB', points to the upper part of the bridge structure.

Public Comment

**Input from the
CAB**



Thank you for participating!

HARBOR BRIDGE PROJECT COMMUNITY ADVISORY BOARD MEETING MINUTES

January 9, 2020

The following notes are the Texas Department of Transportation's (TxDOT) summary of the meeting and are not designed to be an exact representation of proceedings. The responses to questions posed during the meeting included in this document may be abbreviated and not constitute the full and appropriate responses for individuals' situations. Community Advisory Board (CAB) members and the public should contact the appropriate agency for complete and personalized answers to their questions.

Opening

Christopher Amy, TxDOT Liaison to the CAB, opened the meeting and welcomed everyone. Pastor Adam Carrington, CAB Chair, was unable to attend. Christopher informed the CAB that the meeting agenda included a focused discussion about the Livability Plan and Resource Guide as TxDOT and their consultants, in coordination with the Federal Highway Administration (FHWA), are nearing the end of their efforts. He requested for the CAB to provide any final comments at the meeting.

Del Richardson & Associates (DRA) Update

DRA gave an update on the Voluntary Acquisition and Relocation (VARP) Program, which is in its final stages. The last chance for residents to sign up to participate was May 7, 2019. Since then DRA has been working to deliver offers. To date:

- 370 offers have been extended to property owners. Of those, 299 have accepted.
- 281 property owners have closed on offers.
- 37 offers were declined.
- 136 residential on-site owners relocated.
- 151 relocation letters were sent to tenants. Of those, 143 tenants relocated.
- 19 vacated tenants have transitioned to home ownership, with one more in progress.
- A CAB member asked if the Port was buying empty houses before the VARP. DRA responded that the properties bought were those that met eligibility requirements and did not know if empty homes qualified. As of January 2016, property owners had to own the homes they lived in and provide appropriate documentation to be eligible. Christopher asked attendees to refer to the VARP map to understand what had been acquired.
- A CAB member asked how many properties the program started out with. Initially, there were some vacant properties. 545 letters were sent to properties. In total, there were 390 parcels that elected to participate in the program, one restrictive covenant, and two life estates requested.

Port of Corpus Christi (the Port) Update

Natasha Fudge, Chief of Construction at the Port of Corpus Christi (the Port) gave an update on demolitions of vacant homes in the neighborhood. She provided attendees a handout that identifies the "Group 7" properties that are being demolished.

- To date, 215 properties have been demolished (houses knocked down; lot grading may not be complete).
- 12 properties remaining to be demolished by KSI. The contract deadline for demolition completion by KSI is March 15, 2020. The other 18 homes have been taken down but sitework may not be complete.
- A CAB member asked why there is a lag with maintenance of lots, including weed removal and clean up. They stated it was not acceptable.
 - Natasha stated she would send the remark to operations. She'll call the contractor to pick up dropped limbs. If there are particular properties that are of concern, she asked that the CAB and community send her the information on those properties. A CAB member stated they should not have to do that as it is her/the Port's job to keep track of these issues.
- A CAB member stated there is an odor in the neighborhood and asked what is being done about the sewer lines.
 - Sewer lines should be cut and capped before they're covered again. The contractor should not be leaving open pipes. The previous contractor left one open, and they were required to resolve the issue.
 - Natasha asked if this was a continuous concern. Neighborhood residents responded yes, it's a continuous smell. The property at 1325 Antelope is of particular concern.
 - A CAB member asked where the line is capped – at ground level, or below? Natasha stated it's not at the ground, it's below, and the depth depends on each property.
 - A CAB member asked if the clean outs are removed as well. The response was yes, they're removed.
- Natasha stated there are three Port employees on the ground overseeing the demolition contractors.
- A CAB member asked what the City's process is for terminating sewer line connections at the property before they get turned over to the Port for demolition. Another CAB member asked if the City flushes the lines before homes are demolished.
 - Natasha stated she did not know the answer, and those would be questions for the City to explain what their procedure is.
- A CAB member asked what the future land use is for demolished properties. Natasha stated she did not know the future of the properties. She was hired to oversee demolitions.
- Natasha stated the Port is working on putting together the next list of parcels to be demolished - about 25-30. This is anticipated to start end of March or early April. That list will be available at the next CAB meeting.

Construction Update

Flatiron Dragados (FDLLC), the developer on the project, was not in attendance at the meeting to give the construction update. Christopher proposed that the CAB send a letter to FDLLC requesting their presence at CAB meetings, as the CAB had requested during previous meetings that they be in attendance to provide the construction update and answer related questions. The motion was seconded. The construction update was given by Joseph Briones, Project Manager with TxDOT on the Harbor Bridge project. A handout with construction updates was shared with attendees (see attachments).

- Lynn Allison is the new Public Information Officer who has been hired by FDLLC.
- The design of the main span and the north/south spans (everything connected to the cables) has been suspended for 30 days. Joseph explained that this was due to the Florida pedestrian bridge collapse (the bridge was designed by FIGG, the same designer on the Harbor Bridge project). The design of the Harbor Bridge project is being analyzed. Joseph explained the limits of the no-build area.
- Christopher stated that the next time there is a media release on important topics related to the Harbor Bridge, it will be shared with the CAB.
- A CAB member brought up drainage issues near Nueces Bay where water was collecting. Joseph stated they would analyze to see if it's within the right-of-way, and if it's not, the concern will be sent to the City to address.
- CAB members stated flooding was occurring at Peabody, Kennedy, and Stillman streets, saying those streets never flooded before. They asked for mud to be cleared. A CAB member expressed frustration that the same issues are brought up at every meeting, documented in the notes, but there is no follow-up.
- One CAB member cited a news article that stated remains were found on the site of the project, at I-37 and Antelope, and asked why work continued on the project. TxDOT responded the remains were from a deceased person that wandered on to the site, and they were not cultural or historic in nature.
- A CAB member asked what the difference was between the CAB and the Community Advisory Committee (CAC). TxDOT responded the CAC was formed during the environmental process and was a precursor to the CAB. The CAB was formed in a more formal way and was the result of the Title VI action.
- A member of the CAB asked how the suspension of design activity on the bridge affects the CAB. Christopher responded the CAB would continue work until the first car drives over the bridge.
- A CAB member asked where they could find information on construction activities that impact them. Joseph stated it could be found on the project website.
- A CAB member commented it did not look as if there was enough clearance at Nueces Bay bridge. Joseph noted the minimum clearance is 16.5 feet. The bridge went up first and the grading will now need to go down. Work in that area is not complete. A CAB member noted that the way it stands now has been causing flooding.
- A CAB member noted there was flooding at Stillman Pedestrian Bridge.
- A CAB member asked for construction safety and inspection reports. They were concerned following a crane collapse and asked if FDLLC is keeping track of accidents. TxDOT stated these are not available to share publicly due to privacy issues.

Update on the Westside Area Development Plan Public Meeting

Staff from the City of Corpus Christi Planning Department were not able to attend the CAB meeting so Christopher gave a recap of the public meeting he attended in December, where the City asked for the community's input on the Westside Area Development Plan.

- The meeting was held on December 12, 2019 at 5:30 p.m. at Martin Middle School. The City worked with their planning consultant to host the meeting and City Manager Peter Zanoni was in attendance.
 - The project team gave a brief presentation where they outlined the planning process. Their aim was to talk to people and get input from the public.
 - Several topics that were presented included existing land use of the Westside, which encompasses the Hillcrest neighborhood. Washington Coles was not included in the Westside area. They presented the current transportation plan, park trails, and more.
 - The City requested input on opportunity areas within Westside and also asked the public to identify areas where bike/ped improvements are desired. The team also requested comments on affordable housing, infrastructure improvements, and what is missing from the Westside.
 - As far as next steps, Phase 2 will consist of writing a plan and incorporating the community's input. In spring of 2020, another public meeting is planned. Finally, the City will host a public hearing in the summer of 2020 to present the plan, but the public will be able to review it beforehand.
- One CAB member attended the public meeting and stated she was unable to give valuable input about the boundaries because she lived on the wrong side of the street. She said she felt like the City expected this and intentionally did not listen to her. She also said the City knew they needed to be at tonight's CAB meeting and chose not to be.
- The CAB expressed they felt as though the City is treating Hillcrest as an afterthought.
- Dr. Gloria Scott requested the Westside Area Development Plan Public Meeting notes be distributed in hard copy. Christopher stated he would provide 355 copies of the notes, along with pictures of the boards.
- The web address for the City's survey was written on a flip chart and attendees were encouraged to provide their input. The survey asks for input on the Westside Area Development Plan. The web address is cctexas.com/westside
- An attendee stated giving input to the plan is too hard given that it's only online. Summer Lawton, HNTB, shared Annika Yankee's, a City planner leading the project, phone number – (361) 826-3452. This phone number was listed on the Westside Area Development Plan Public Meeting flyer. The CAB can reach out to Ms. Yankee to provide input in other ways that don't include online formats.
- CAB members suggested that the City be notified about what needs to be communicated and addressed at the next CAB meeting.
- The CAB commented that the Northside Livability Plan needs to be taken into account when developing the Westside Area Development Plan. The CAB and the City should meet to make sure relevant information from the Northside Livability Plan is incorporated.

Texas Department of Transportation (TxDOT) Update

- Christopher gave a presentation recapping the background on the Livability Plan and reviewing the past three years of working with the community on the plan. He gave a brief overview of the initial livability workshops, which resulted in the community identifying

livability priorities. Then, he recapped how input was received at CAB meetings and Livability Plan Subcommittee Meetings and how the FHWA and the City of Corpus Christi also provided feedback on the plan. Finally, Christopher stated the plan would be presented to and carried forth by the Hillcrest Residents Association.

Adjournment

- The meeting was adjourned.