



Harbor Bridge Project Community Advisory Board (CAB) JUNE 16, 2016 MEETING NOTES

- The meeting began at 6:04 pm.
- Matilda Saenz, District Director of State Representative Abel Herrero (District 34)'s office was present.

CAB Membership

- A poll determined that the CAB was composed of the following people:
 - Property owners
 - 13 homeowners
 - Three rental property owners
 - Five business owners
 - No tenants, which may be a gap in CAB representation
 - 12 people who do not reside in neighborhoods but have close connections (e.g. family members or representatives from neighborhood organizations)

Adoption of Ground Rules

- The following ground rules were accepted unanimously at 6:29 pm:
 - Maintain respect, use time constructively, and ensure productive outcomes
 - Speak openly and courteously
 - Be clear - Am I voicing my own views or the views of others?
 - Treat others' views respectfully
 - Be recognized before speaking - make time for others, avoid interrupting or "side bar conversations"
 - Arrive on time
 - Turn off electronics
 - Stay on point/topic
 - Produce meeting minutes
- TxDOT asked that people remember to remain objective and recognize that the CAB is bigger than the people in the room and that the CAB members are the liaison between the neighborhoods and TxDOT.

Future CAB Meetings

- A question regarding the duration of the CAB and its membership was raised. TxDOT clarified that the CAB would last the duration of the project's construction and members could be adjusted as needed.
- TxDOT indicated that the CAB meetings would be held monthly on the first Thursday for approximately one year, and then would be held at least quarterly, with the CAB advising on the appropriate frequency.

Election of CAB Chairperson

- CAB members nominated the following people:
 - Adam Carrington (accepted nomination)



- Ron Navarro (accepted nomination)
- Ronald Shelton (declined nomination)
- Floyd Williams (accepted nomination)
- Lamont Taylor (declined nomination)
- The nominees provided the following reasons why they felt they should be elected:
 - Adam Carrington: Explained that he is a pastor in the neighborhood but is not a resident and that he does not have a bias. He would provide a fair and transparent opinion and try to do what is right.
 - Ron Navarro: Explained that he has lived in the neighborhood for 58 years and knows a number of people. He stated he has participated on the neighborhood's behalf on various issues and would continue to do so as Chair.
 - Floyd Williams: Explained that he wants to represent everyone and has lived in the neighborhood since he was seven years old. He stated that his family continues to live in the neighborhood. He also stated that he would be willing to share and communicate all information he receives.
- Pastor Adam Carrington was elected as Chairperson by written ballot. Floyd Williams received the second highest number of votes, and Ron Navarro came in third.
 - Chris Amy, TxDOT, indicated that there may be a need for a Vice Chairperson, and that he would contact Pastor Adam Carrington to discuss this topic. Since Floyd Williams received the second highest number of votes, he was identified as a potential Vice Chairperson. He agreed to serve as Vice Chair, if needed. It was later determine that the Vice Chairperson would be needed, and Mr. Williams agreed to run the third meeting in the absence of the Chairperson.

Updates from the Port of Corpus Christi and Del Richardson and Associates, Inc. (DRA)

- The DRA held several events in May and June and will hold several more (see provided handout). DRA will hold the next workshop on June 21 from 5:30 to 7:00 pm at the Port and will focus on offsite owners and owner/leasers. On June 23rd from 5:30 to 7:00 pm, there will be a workshop with a real estate firm discussing the home buying process.
- The Port's address is 2301 North Port Avenue and its phone number is 361-232-5083. People were invited to call the acquisition and relocation managers for more information or any questions. The Port is open from 9 am to 6 pm Monday through Friday and 10 am to 2 pm on Saturday.
- The DRA Project Manager stated that 543 letters discussing acquisition were sent to property owners in May. The property owners received a regular letter and a certified letter, and DRA confirmed that 375 letters were received based on received receipts. Of the letters confirmed to be received, 41 owners wanted additional information and 104 were interested in selling. Thirty-six letters were returned and the Port is working on getting better addresses for those recipients.
- The DRA Project Manager stated that they have started requesting title reports from four local title companies and have ordered a total of 188 title reports so far. Once the reports are received, they will be reviewed, and DRA will begin scheduling appraisals. The property appraisals will then be submitted to TxDOT for offers.



- A CAB member re-emphasized that community members should be meeting with the Port within the timeframe and encouraged people to meet with the Port one-on-one to get a better understanding of their specific situation.
- The following questions and answers were provided during the discussion with DRA.
 - *Why were there not more local appraisers chosen?*
 - There are both local and non-local appraisal firms. It is important to note that appraisal firms must be approved by TxDOT prior to providing services. DRA sent out a request for proposals (RFP) and invited 26 local appraisal firms to respond. Most of the local firms did not want to participate, but about eight firms were interested in learning more about the TxDOT vetting and application process for appraisal firms. DRA is following up to see how many firms will complete the application process, but cannot wait too long for the firms since that would hold up the acquisition/relocation process.
 - *How was the Port's real estate firm chosen, and why is it the only firm available among multiple local firms?*
 - The Port had a selection process to choose a real estate firm to help it develop informational workshops about the relocation/acquisition process. The firm was hired to provide information on behalf of the Port and is not the required firm for property owners. Property owners are able to utilize any real estate firm of their choosing during the acquisition process.
 - *Will out-of-town appraisal firms be familiar with the neighborhood?*
 - Out-of-town appraisal firms will be familiar with the local area and will be able to adequately assess the value of property. These firms will utilize three factors for assessment: property comparison, comparable prices, and generated income.
 - *How many of the 104 property owners that received letters and are interested in selling are landlords?*
 - Over 50 percent (approximately 57 owners) were absentee landlords who did not live in the neighborhood. This number is based on a comparison between the owner's mailing address and property's street address, which leaves room for uncertainty as to whether the responses were from landlords or property owners.
 - *Will absentee landlords receive relocation benefits or just the tenants?*
 - If a landlord does not live on the property that will be acquired, she/he cannot receive relocation assistance. The absentee landlord's tenants will receive assistance for relocation. DRA will send out clarification on the relocation assistance process for landlords.
 - *Will valuations of properties include factors such as decreasing home values over the past 25 years, future land use, and previous mineral rights?*
 - Appraisals will include a number of factors, including value of comparable properties, income generated by the property (for homes currently being rented), and cost approach.
- Other comments that were provided during the discussion with DRA included:



- If a property owner did not receive a letter from the Port, the individual should contact the DRA office.
- There will only be one appraisal per property.

Updates from the City of Corpus Christi

- The city is providing counsel for homeowners throughout the relocation/acquisition process. It will serve as a liaison between the multiple housing agencies and programs and will help citizens make informed decisions.
- The city's Harbor Bridge Project Liaison is Debra Davenport, and she can be reached by email at harborbridgeproject@cctexas.com or by phone at 361-826-3010. Ms. Davenport is able to speak Spanish.
- The city will provide quarterly workshops, including a workshop with all potential entities involved with the acquisition/relocation process (e.g. banks, real estate agents, etc).
- The city will provide workshops on its first-time homebuyer and rehabilitation programs. The city held two workshops for this program the week of June 13th and is looking to hold more as the project progresses.
- The following questions and answers were provided during the discussion with the city.
 - *Why is the city focusing on first-time homebuyers?*
 - Tenants who are eligible for relocation assistance may be interested in pursuing homeownership and may be eligible for downpayment assistance through the first-time homebuyers program.

Updates from the Corpus Christi Housing Authority by Gary Allsup and Debbie Sherril:

- The Housing Authority gives preference for access to public housing units to persons displaced by government action.
- The completed applications for selling Leathers I and II properties were submitted to the US Housing and Urban Development (HUD). The application for the sale of Leathers II was approved by HUD and approval for Leathers I is anticipated June 22nd. Leathers II housing units were demolished in 1999 so only the land remains.
- The Housing Authority began to notice confusion among current Leathers I residents regarding their options, which differ from the options of neighborhood tenants renting from private landlords. In response, the Housing Authority is holding bi-weekly meetings with Leathers I residents to discuss (see handouts).
- The demolition of Leathers I is anticipated after residents have relocated and the mitigation for the historical significance of Leathers 1 (also known as D.N. Leathers) is complete.
- The following questions and answers were provided during the discussion with the Housing Authority.
 - *What was the purchase price for Leathers I?*
 - The Leathers I property has not been sold yet.
 - *What time are the Leathers meetings?*
 - Please see handout for a list of times.



Updates from TxDOT on the design of the Harbor Bridge:

- A preview of the information on a re-evaluation of a design aspect for the bridge project was provided to the CAB for review and comment prior to the upcoming public meeting. The TxDOT consultant team, HNTB and Flatiron Dragados, provided the following information about the project.
 - The bridge design was modified, and those modifications are now being reviewed under the re-evaluation process. HNTB staff described the modifications to the bridge design. Flatiron Dragados staff described the modifications to the schematic (design) at North Beach.
 - CAB members noted that the plan view was difficult to visualize for non-engineers. A member suggested that a physical model of the bridge may assist the public in understanding the changes and TxDOT committed to providing better illustrations at the next meeting.
 - CAB members noted that a full project map and clearer indications of the changes to design should be included at the meeting.

Next CAB Meeting:

- The CAB agreed to hold the next meeting on July 7th. TxDOT noted that the agenda and the June 16th meeting minutes would be online prior to the meeting.