

HARBOR BRIDGE PROJECT COMMUNITY ADVISORY BOARD MEETING MINUTES AND PARK CONCEPT WORKSHOP

February 1, 2018

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.

Park Concept Workshop held from 5:30-6:00pm

Participants gathered around a couple of tables in front of park concept maps and discussed the amenities previously proposed for the HJ Williams, TC Ayers and Booker T. Washington Parks and the additional plans for the open space and south trailhead at TC Ayers Park. The participants were asked to place stickers or mark on the boards to demonstrate what amenities they think are most appropriate for the parks moving forward. They were also asked to complete a park concepts questionnaire.

Opening of the Meeting, 6:00 pm

Pastor Adam opened the meeting and welcomed the CAB, partner agencies, and the public.

Del Richardson & Associates (DRA) Update (Dionisio)

- DRA provided a report on progress of the Voluntary Acquisition and Relocation Program (VARP).
 - 98 parcels have been acquired
 - 46 properties are under active demolition
 - 192 offers have been made and 175 have been accepted
 - 303 parcels expressed interest
 - Moved 2 tenant households into ownership, 2 more tenants are scheduled
 - Only 7 people excluded, by their choice. Those people chose not to proceed with their offers. DRA is helping people where they can with title issues but it is a collective effort.
- DRA puts people in touch with loan officers.
- DRA asks that anyone with concerns or disputes to go to DRA office Monday-Friday, 9 a.m. – 6 p.m. (staff is usually available 7 a.m. – 7 p.m.).
- DRA announced Saturday office hours in 2018 will be by appointment only.

Port of Corpus Christi Authority (POCCA) Update

- Sam Esquivel from the Port addressed the following concerns:
 - Ron Navarro – Lots of problems with pest control, rodents are affecting other homes, stray cats and dogs.
 - Part of the demolition process is pest control.
 - Sam confirmed that if a tree falls on someone's roof due to demolition, it is the Port's responsibility.

Flatiron Dragados, LLC (FDLLC) Update

- Darrell Chambers gave an update on key activities:
 - Stillman pedestrian bridge. New bridge will be open late summer, before school starts.
 - FDLLC is talking to school administration about transportation.
- Ramps from Port to Nueces Bay Blvd. – the road quality is poor.
 - Darrell – FDLLC is reversing the ramps.
- Rec center has been demolished.
 - Police station will come down in the next couple of weeks.
- Business owners one block off Comanche were not aware of the change in access.
 - Detour routes are needed so they can be provided to their clients. Darrell Chambers/FDLLC is willing to meet with the business owners to discuss.

Questions and Answers by CAB Members and the Public and Agency Responses

- Ron N. – What happened to the scale model?
 - Chris Amy – The scale model is at the developer's office. The scale model's permanent home will be at the district office.
- Ron N. – Need to discuss the traffic flow under the high traffic conditions. Have screen set up to demonstrate the access and flow of traffic.
 - Chris Amy – March 3, possibly in the morning, people are invited to go to HJ Williams, Washington Park and TC Ayers to see what needs to be done regarding amenities and to see what is surrounding the parks. Chris will set up itinerary and send out.
 - It is a requirement for TxDOT to get back with Federal Highways Administration (FHWA) on this park mitigation.
 - Chris Amy – Jay Rohleder brought design of how the new South Trail Head off Coke Street connects to the shared use path on the new bridge.
- Mr. Youngblood – Happy with acquisition transition that DRA has done on 2418 Winnebago.
- Business owner – When will the appraisals be available?
 - Appraisals are done for properties that the Port has acquired. Business owner was referred to Nueces County Appraisal District.
- Who makes decisions for final design of the parks? Will the community get to vote on it?
 - Chris Amy – Park mitigation is a federal requirement when doing environmental study. TC Ayers Park was impacted. TxDOT, in coordination with City of Corpus had a series of meetings with the neighborhood to find out what was important to them.
 - Booker T. Washington Park area was identified as a new location for a replacement park.
 - Put into Final Environmental Impact Statement (FEIS) and approved by FHWA.
 - The park mitigation is part of the agreement between TxDOT and FHWA.
 - The City is going to use these funds to construct park mitigation.
 - The City will further develop the parks.
 - The City will have additional meetings with the public.
 - Some ideas have come up, i.e. – save bricks at Booker T. Washington to build a learning history wall.
 - The City has \$6 million to fund these park improvements.
 - TxDOT and developer - because of loop ramps, an additional acre of parkland was needed.

- TxDOT bought DN Leathers property and developer committed to South Trailhead that includes the community plaza. The decision to go forth with HJ Williams and TC Ayers parks as previously planned is a decision by FHWA based on recommendations from neighborhood input to TxDOT.
 - The 4(f) process is a federal process and funds identified for parks have to be used for that purpose only.
- There has been mention of using Booker T. Washington as a museum, old RTA site?
- Is that land still contaminated where you want to build these parks?
 - Chris Amy discussed the process of analysis, identification of any contaminants and possible clean up prior to construction.
 - Both the Red and Orange Alternatives in the EIS impacted TC Ayers Park.
 - At the time, still heard pool was important to the community and DN Leathers (before the VARP).
- Dorothy – Is the land still contaminated?
 - City of Corpus Christi Terminal 1 (originally a re-fueling station with leaking tanks)
 - There has been sampling done. If contamination found, it will have to be cleaned first to meet State and Federal guidelines.
 - DN Leathers I property – There was no contamination.
 - DN Leathers II property – there were contaminants identified after samples were taken. Nothing identified were above development standards.
- A suggestion was made to wait until after 2019 to see if any homes are left before continuing park plans.
- Chris – Per the VARP, TxDOT needs to give FHWA a recommendation on the parks before summer.
- Carol – What were you going to do with the dirt under the tank farm?
- Chris – If developer takes soil out, they have to sample it and if it's contaminated they have to remove it according to State and Federal Guidelines.
- The developer is sampling in that area and is having meetings with the Texas Commission on Environmental Quality. As they move into that area, they will keep the community informed.
- Cemeteries – concern for impacts to the cemetery at both sides of HJ Williams.
 - Chris – In meetings with the City, no plans to impact the cemeteries.
- Chris - not sure what depth they sampled to – 186,000 cu ft.
- Chris – The developer has procedures in place for removing soils and asbestos. They want to know the target population that will be in the community after VARP.
- In relation to park usage, how many younger children will remain in the neighborhood?
 - DRA can provide that information based on the data from one year ago.
 - To get current numbers of residents remaining, children remaining, go to the local school district.
- Demolishing homes in the neighborhood – can we guarantee the use of sprinklers to water down the area?
- Pastor – A lot of people on fixed incomes in the neighborhood. If a loan is outstanding, senior citizens may not be able to get help on loans, so they may have to stay in the neighborhood and taxes may be higher.
 - DRA is talking to lenders to see how to close the gap.
 - Someone's home burned down, they need to visit with DRA.
- Pastor – Small businesses owned by African Americans, if they can be used to build this project then they should be used.

Adjournment of the Meeting

- Chris Amy closed out the meeting by reminding attendees that the park visit will be on March 3, 2018 and the next CAB meeting will take place on April 5, 2018. Questions from the current meeting that did not receive a response will be responded to at the next CAB meeting.