



**Redhead Pond Adjacent Tracts Acquisition
GLO Contract No. 21-060-018-C678
City of Corpus Christi**



General Project Description

The Proposed mitigation plan for unavoidable impacts of filling approximately 1.12 acres of 404 Waters and approximately 0.2 acres of Section 10 Waters of the U.S (.07 for roadway, and .134 for the living shoreline breakwater), as well as dredging .07 acres of wetlands (1.39 acres total) to offset unavoidable impacts caused by the raising and widening of Laguna Shoes Road and upsizing of culverts. The least environmentally damaging practicable alternative was reached influencing the selection of the preferred alternative. The on-site mitigation is proposed to as a “watershed approach.” Specifically, the proposed mitigation for impacts involved the hydrologic restoration of 9.75 acres of an open water freshwater pond, Redhead Pond, adjacent to the project site.

The City of Corpus Christi (the City) will use Gulf of Mexico Energy Security Act (GOMESA) funds to acquire 24.43 acres of wetlands and upland property adjacent to and contiguous with the existing Texas Parks and Wildlife Department’s (TPWD) Redhead Pond Wildlife Management Area (WMA). The acquisition and subsequent conservation of this ecologically sensitive property will provide a physical continuum of and a buffer around the Redhead Pond WMA and will prevent the land from being developed.

This project is expected to improve water quality, reduced on-point source pollution, re-establish fresh and brackish march habitats and significantly increase wildlife diversity in the area. The project is consistent with TPWD’s “Long Range Plan for Redhead Pond Wildlife Management Area” and the City’s plan to enhance open space and wildlife viewing areas.



PROGRESS REPORT

Redhead Pond Adjacent Tracts Acquisition

21-060-018-C678

Final Report March 11, 2022

Statement of completion: The project is complete

Task 1: Due Diligence

- Provide a brief description of status of the task. – Task 1 is complete

The City submitted the Category 1A Land Survey on 3/29/2021. This effort was led by Bobby Harraid, Property & Land Acquisition Manager for the Engineering Services Department. Survey was received from the Registered Professional Land Surveyor by the City and sent Survey Services for comments. GLO Survey Services sent revision comments to the City on 5/4/2021 and the City responded with revised survey on 5/25/2021 to Melissa McCutcheon (GLO-Coastal Project Manager). The revised survey has been successfully completed and the City requested reimbursement July 2021. The City received the reimbursement check dated for August 23rd, 2021 from the GLO.

The City terminated the first appraisal contract and entered into a contract with a replacement appraiser. The new appraisal was sent by the City to the GLO on 6/3/2021 for comments. On 6/8/2021 the GLO notified the City that the appraisal was rejected because it was assessed by "Uniform Standards of Professional Appraisal Practice" and must be assessed by "Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)" to be accepted. The appraiser was notified by the City to provide the appraisal as required by the GLO. The City received the revised appraisal and submitted the revisions to the GLO on 6/15/2021. The GLO notified the City that the revised appraisal has been approved on 6/28/2021. The appraisal was successfully paid by the City on 8/5/2021. The City submitted reimbursement request for these services September 2021 and received reimbursement from the GLO on 10/26/2021. This effort is being led by Bobby Harraid, Property & Land Acquisition Manager for the Engineering Services Department and Janet Whitehead, Assistant City Attorney.

The City received the invoice for the Environmental Study – Phase I and has submitted payment to the vendor on April 15, 2021. The City submitted reimbursement request May 2021 to the GLO and received the reimbursement check dated for June 2nd, 2021.

Describe major accomplishments for this reporting period (include names of staff working on each task, and dates and locations of events/presentations/meetings.)

- List the deliverable(s)/milestone(s) for the task and provide the date completed/submitted to the GLO.

Deliverable Name	Date Due	Date submitted
<i>Willing Seller Letter</i>	<i>10/31/2020</i>	<i>10/20/2020</i>
<i>Title Commitment</i>	<i>1/31/2021</i>	<i>12/18/2020</i>
<i>Category 1A Land Survey</i>	<i>2/28/2021</i>	<i>3/29/2021</i>
<i>Appraisal</i>	<i>5/31/2021</i>	<i>6/3/2021</i>
<i>Environmental Study (Phase I and II)</i>	<i>7/31/2021</i>	ESA – Phase I submitted on 1/19/21. A Phase II study is not required and will not be submitted.
<i>Draft Deed</i>	<i>9/30/2021</i>	GLO approved draft deed on 3/31/21.

- Were there any problems or obstacles encountered during this reporting period (e.g., delays, remedial action taken, schedule revision).

There were no obstacles encountered during this pay period.

- **Briefly describe plans for the next reporting period.**

Task 1 is complete.

Task 2: Land Acquisition

- **Provide a brief description of status of the task. – Task 2 is complete.**

The City submitted a Budget Amendment Request on 7/30/2021 to the GLO for the following: In 2019, the City submitted the grant application to purchase property. Based on the Nueces County appraisal district values for the property and the estimated costs of the City's due diligence, a project budget of \$253,307.00 was established. The original budget included \$22,000 for appraisal, environmental and closing costs, and \$229,307 for the purchase price. In 2020, the City received the grant award notice for \$253,307.00. The cost of a survey was not included in the original budget. In May 2021, the City received the completed appraisal report for the property, which appraised the value of the property at \$355,000. The City requested a budget amendment to increase the grant award by \$130,043.00. The amended total budget includes \$28,350 for survey, appraisal, environmental and closing costs, and \$355,000 for the purchase price of the property. The City was notified by Melissa McCutcheon that the Budget Amendment Request has been approved on 7/2/2021 and the contract was fully executed on 9/9/2021. Upon notification of contract execution, the City proceeded with the initial offer. The property owner, Tracy Duncan, accepted the City's offer and has signed the Real Estate Sales Contract on 9/11/2021. The purchase and acceptance of the budget increase was approved by City Council on 10/26/2021. The deed has been successfully recorded and submitted to the GLO on 12/10/2021. The transaction for the property purchase was successfully complete on 11/30/2021 and the City submitted reimbursement request for the December 2021 reporting period. On 2/28/2022 the City was informed by Melissa McCutcheon (GLO) that the reimbursement for the property purchase will remain on hold until all final deliverables have been received. The title policy was received 1/6/2022, but it did not list the property address. The revised title policy was received on 1/10/2022, after the report had been submitted to the GLO for January 2022. The signage was received 1/6/2021 and successfully installed as of 2/8/2022. Photos of installed signage were included in February 2022's submission. This effort was led by Bobby Harraid, Property & Land Acquisition Manager.

- **Describe major accomplishments for this reporting period (include names of staff working on each task, and dates and locations of events/presentations/meetings.)**

Task 2 is complete.

- **List the deliverable(s)/milestone(s) for the task and provide the date completed/submitted to the GLO.**

Deliverable Name	Date Due	Date submitted
Recorded Deed	10/30/2021	12/10/2021
Title Policy	12/31/2021	2/10/2022
Photos of Installed Signage	12/31/2021	2/10/2022

- **Were there any problems or obstacles encountered during this reporting period (e.g., delays, remedial action taken, schedule revision).**

There were no problems or obstacles encountered during this reporting period.

- **Briefly describe plans for the next reporting period.**

This task is complete.

Task 3: Project Monitoring and Reporting. -Task 3 is complete.

- **Provide a brief description of status of the task.**

This task began on January 10, 2021. The City has submitted the appropriate reports on or before the due dates.

- **Describe major accomplishments for this reporting period (include names of staff working on each task, and dates and locations of events/presentations/meetings.)**

The progress report was completed by Janet Whitehead, Assistant City Attorney, Ratna Pottumuthu, Assistant Director of Project Management, Bobby Harraid, Property & Land Acquisition Manager, and Bill De Anda, Engineer I.

- **List the deliverable(s)/milestone(s) for the task and provide the date completed/submitted to the GLO.**

Deliverable Name	Date Due	Date submitted
<i>Monthly progress reports and requests for reimbursement</i>	<i>Ongoing until 3/31/2022</i>	Monthly reports submitted on 12/29/2020. Monthly reports submitted on 2/9/2021. Monthly reports submitted on 3/10/2021. Monthly reports submitted on 3/29/2021. Monthly reports submitted on 5/10/2021 Monthly reports submitted on 6/11/2021 Monthly reports submitted on 7/9/2021 Monthly reports submitted on 8/10/2021 Monthly reports submitted on 9/9/2021 Monthly reports submitted on 10/11/2021 Monthly reports submitted on 11/10/2021 Monthly reports submitted on 12/10/2021 Monthly reports submitted on 1/10/2022 Monthly reports submitted on 2/10/2022
<i>Draft final report</i>	<i>3/15/2022</i>	<i>2/10/2022</i>
<i>Final report</i>	<i>3/31/2022</i>	<i>3/11/2022</i>
<i>Project closeout form</i>	<i>3/31/2022</i>	<i>3/11/2022</i>

- **Were there any problems or obstacles encountered during this reporting period (e.g., delays, remedial action taken, schedule revision).**

There were no problems or obstacles encountered during this reporting period.

- **Briefly describe plans for the next reporting period.**

The City has utilized the Engineering Services Department to conduct the grant administration services; this includes submitting all reports in a timely manner. Engineering Services has submitted all reports and other required grant documentation.

Site and Signage Photos



Last revision: April 14, 2014





