

# ..... BAYPORT MITIGATION SOLUTION .....

PORT OF HOUSTON AUTHORITY GOOD NEIGHBOR PROGRAM

## Program Boundary Residential Property Owners Meeting

March 10, 2010



# Bayport

## Economic Engine

- Phase I opened in 2007
- Permit extension in December 2009
- PHA committed to being a good neighbor



# Agenda

**Welcome and Acknowledgements**

**Bayport Mitigation Program Presentation**

**Bayport Mitigation Program Boundary Lines**

**Questions and Answers**

**Closing Comments**



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## Interest Form

1. Please fill it out, indicating your level of interest.
2. Exchange it for a packet of material.

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### INTEREST FORM

Name \_\_\_\_\_

Property Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Mailing address (if different than above) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone number \_\_\_\_\_


Alternate telephone number \_\_\_\_\_

E-mail address \_\_\_\_\_

Yes, I'm interested

No, I'm not interested

I need more time



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# Question Card

1. Please write your questions.
2. Hold them up.
3. A staff member will pick them up.
4. We'll answer questions after the presentation.



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# Good Neighbor Program

**Responsive**

**Responsible**

**Flexible**



# Good Neighbor Program



- Two planting projects in a greenbelt area between the pipeline corridor and the shoreline;
- Shoreline protection along the north shore of the Bayport channel;
- The use of “broadband” backup signals construction and operating vehicles to reduce the sounds of traditional alarms;



# Good Neighbor Program



- Lighting systems that minimize light spill into adjoining areas;
- Specially designed ship-to-shore cranes that minimize operating sounds through use of electric motors and spreader bars that minimize cable-slap;
- Continual workforce education and awareness of sound issues to help reduce the sound of operations;
- Discouraging use of horns and loudspeakers, except for safety or security purposes;



# Good Neighbor Program



- Working with customers to emphasize need for community awareness when operating at the terminal; and
- Good Neighbor Hotline (713-670-1000) available 24-hours a day and 7-days a week.

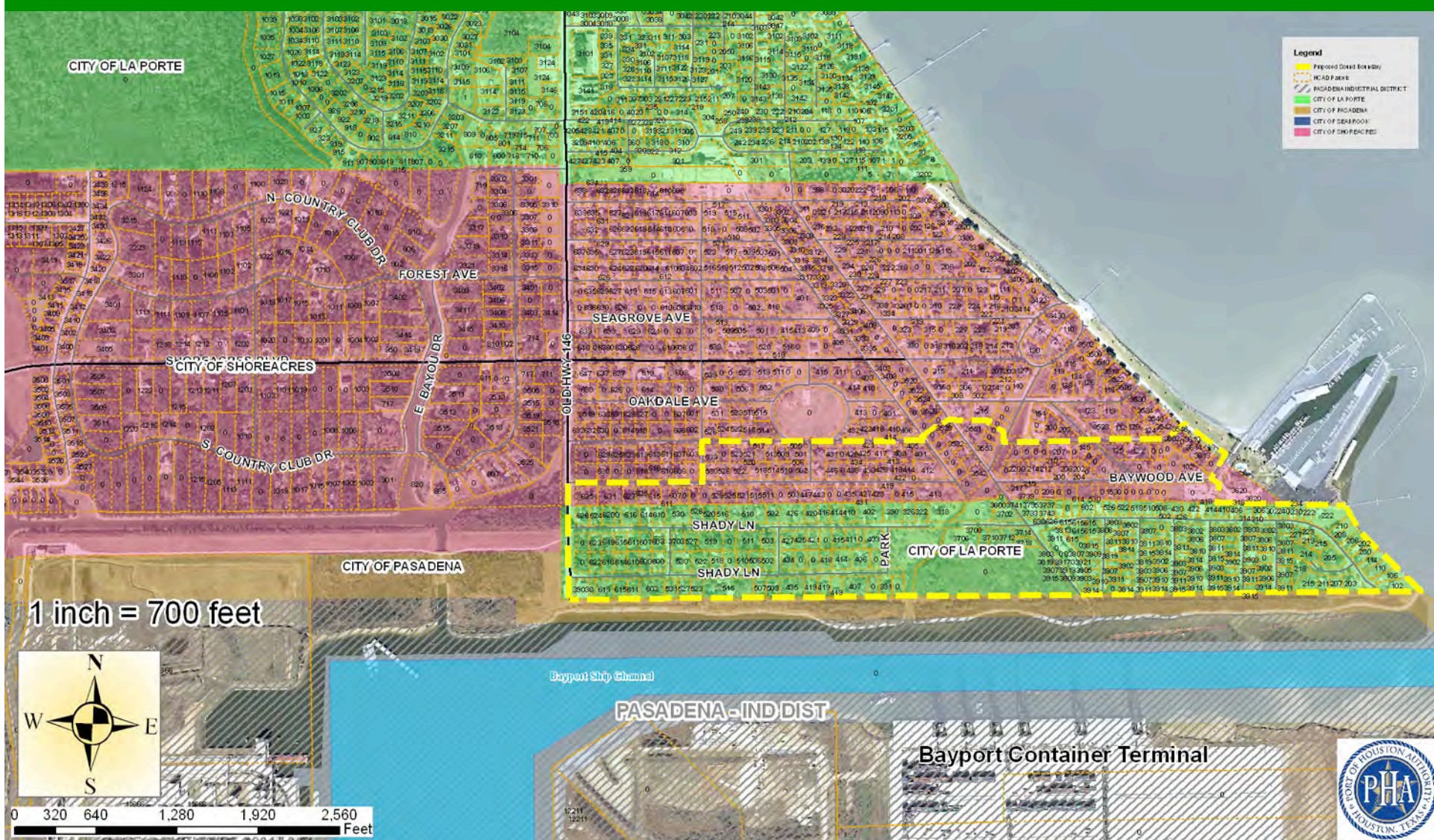


# Independent Study

- Long-term sound monitoring by HFP Acoustical Consultants
- Evaluation of sound data by W. D. Schock Company
- Testing & mitigation pilot program – conclusive results



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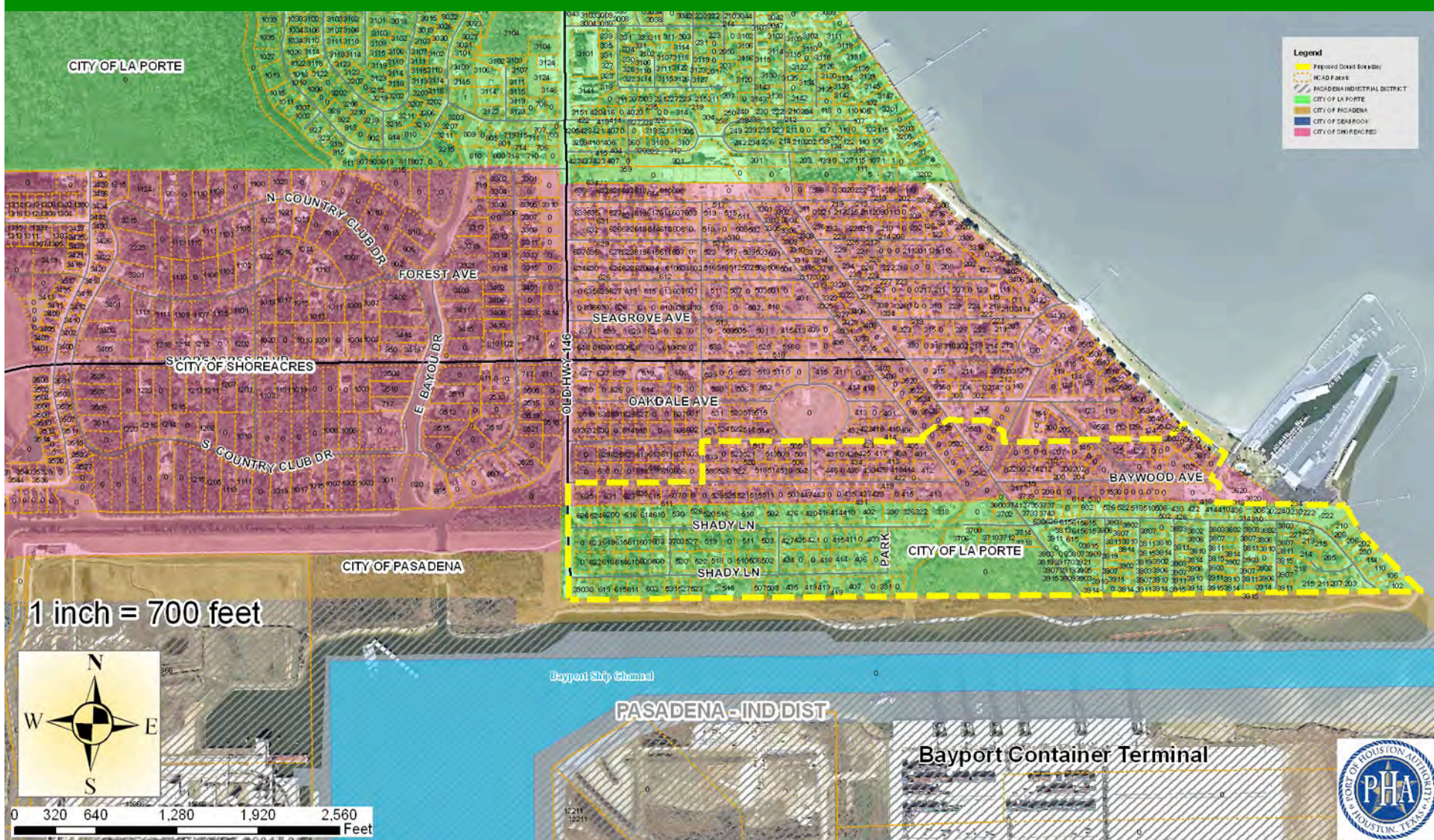


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# Program Offer

## EASEMENT

A **limited** right to make use of another person's land for a stated purpose

PHA's agreement **does not limit your ability** to be compensated if some event at the Bayport Terminal beyond our permitted construction or operation damages your home or your property.



# Program Offer

## ELIGIBILITY

- Current owner within sound impact area
- Proof of ownership between Feb. 8, 2007 and Jan. 26, 2010
- Completed forms and title information to PHA within 60 days of signed receipt of offer package
- Ability to clear the title



# Program Offer

## OFFER

- **\$40,000** for easement for each lot with **permanent, habitable structure** (during the eligibility period)
- **\$5,000** for easement for each lot without a **permanent, habitable structure**



# Program Offer

## DECISION TIMEFRAME

**Week of March 15, 2010**

Property owners in the program area will receive information packet with application

**Within 60 days of receipt**

Submit the completed application to the Port Authority.



# Program Offer

## APPLICATION

**Submit a completed program application** to the Port Authority

**Submit proof** that the home was habitable between February 8, 2007, and January 26, 2010

If determined eligible, **return signed Construction & Operation Mitigation Agreement**



# Program Offer

## WHAT'S NEXT?

PHA title company to confirm and identify title issues on **case-by-case basis**

Once approved, **sign the easement document**

**Title company will forward payment at recording**



# Program Offer

## DURATION

Process length will vary case-by-case

Typically, **30-60 days** after receipt of documents



# Program Offer

## PRACTICAL EFFECT

Granting easement **will not alter your ability to use or build on your property or prevent its sale.**

Legal “permission” for the Port Authority to **construct, develop, operate and maintain** the Bayport Container and Cruise Terminal **without liability to you for permitted activities** there.

**Binds future owners**



# Program Offer

## PROPERTY RIGHTS

Granting an easement **will not allow the Port Authority to tear down your house**

Granting an easement **will not allow the Port Authority to build on your land.**



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# More Information

[www.BayportMitigationSolution.com](http://www.BayportMitigationSolution.com)



# Definitions

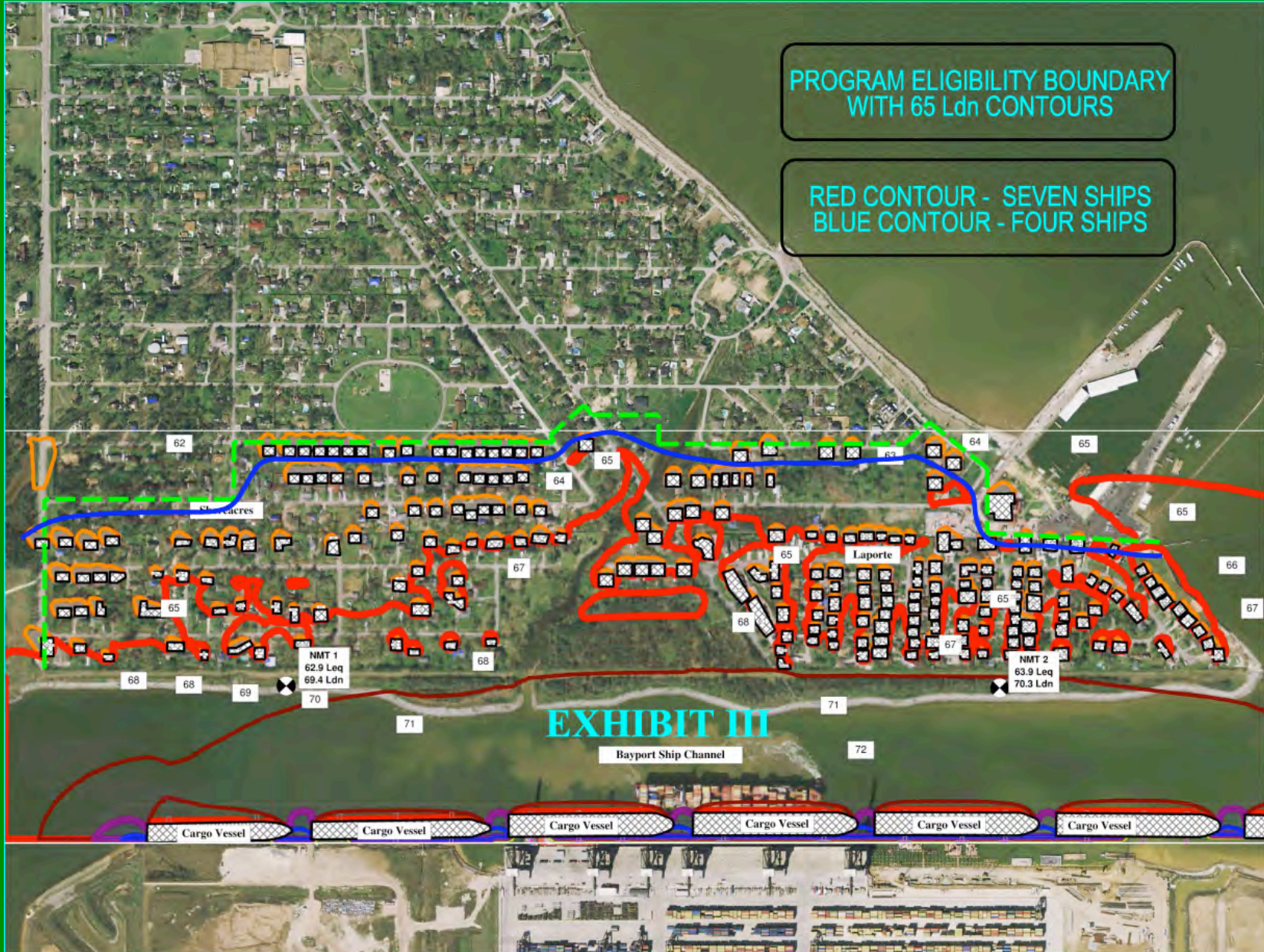
dB = Decibel: a unit used to express the intensity of a sound wave

dBA = Decibel, A-weighted: a unit used to express the sound pressure level

Ldn = Level day/night: 24-hour average A-weighted noise level (after 10dB penalty for nighttime noise)



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