

**LAND ASSEMBLAGE REDEVELOPMENT AUTHORITY  
MINUTES OF BOARD MEETING  
HOUSTON, TEXAS**

**August 25, 2006**

A meeting of the Board Of Directors (“the Board”) of the Land Assemblage Redevelopment Authority (“LARA”), a Texas non-profit corporation created and organized by the City of Houston as a local government corporation pursuant to the Texas Transportation Code Annotated, Section 431.101, et seq., and the Texas Local Government Code Annotated, Section 394.001 et seq., was held in the Houston City Hall Annex Council Chambers, Public Level, 900 Bagby Street, Houston, Harris County, Texas, on Friday, August 25, 2006. Written notice of the meeting, including the date, hour, place and agenda for the meeting was posted in accordance with the Texas Open Meetings Act.

Board members in attendance were:

David Collins, Chairman of the Board  
Reginald Adams, President  
Tyrone Dorian  
Jeremy Ratcliff  
Teresa Morales  
Cheryl Armitige  
James Harrison, III

Board members absent were:

Ray Fisher  
Antoinette Jackson  
Reverend James Nash  
Craig Presley  
Yolanda Black-Navarro  
Jolanda Jones

Others in attendance included: Steve Tinnermon and Pat McFarland of the Neighborhoods and Housing Division of the Mayor’s Office; Lynn Henson and Allen Parker of the City of Houston’s Planning and Development Department; Leah Stolar of Linebarger, Goggan, Blair and Sampson; and Greg Erwin and Archana Singh of Winstead Sechrest & Minick P.C., the Authority’s General Counsel.

**I. Call to Order.**

The meeting was called to order by Mr. Collins, the Board Chairman, at 2:05 o'clock p.m. The Chairman noted for the record that a quorum of the Board was not yet present and advised those members present that the meeting would begin with items on which no action was required. As such, the agenda items were presented out of order.

### **III. Old Business**

#### **b. Auction Update**

Ms. Stolar addressed the Board and reported that LARA had acquired 30 properties by strike-off and 43 by purchase at the August tax auction. She added that 92 properties would be available for purchase at the September auction.

Next, the discussion turned to Item V(e) on the Agenda, the consideration and approval of the Third Amendment to the LARA Grant Agreement, which will provide for an additional \$1 million in funds to be used for land acquisitions, including constable sales and direct acquisitions, as well as land fees, holding costs and administrative costs. Mr. Tinnermon reported that the request for the amendment was presented to the City Council Housing Committee, chaired by City Council member Ada Edwards. The committee approved the amendment. The amendment will be presented to City Council for approval on Wednesday, August 30th.

At 2:12 pm, Board member James Harrison joined the meeting. Chairman Collins announced that a quorum was present. The Chairman returned to the usual order of the agenda.

### **II. Review and Approval of Minutes from the July 21, 2006 Board meeting.**

Mr. Collins requested that the Board review the Minutes of the July 21, 2006 meeting for the purpose of approval. Upon a motion by Mr. Adams, seconded by Mr. Dorian, the Minutes of the July 21, 2006 Board meeting were unanimously approved.

### **III. Old Business**

#### **a. Treasurer's report**

Ms. Morales addressed the Board and presented the current financial report for LARA. She stated that the current report differed significantly from the previous month's report as the current report reflected the beginning of the fiscal year. Ms. Morales called attention to the \$1000 payable from Comerica Bank, which was recently received. Mr. Collins stated that Mayor White requested that LARA generate a budget for the new fiscal year. The effort will be headed by Ms. Morales and the Finance Committee. After a motion by Mr. Adams, duly seconded by Mr. Ratcliff, the report was approved.

### **IV. Committee Reports**

#### **Finance Committee**

Ms. Morales addressed the Board and reported that the finance committee discussed LARA's annual audit, which is approaching, at its meeting. She stated that the audit should be complete in September.

### **V. New Business**

**a. Consideration and possible action to accept proposals for replatting services**

Ms. Henson reported that eight properties in the Trinity /Houston Gardens areas are in need of replatting services. She stated that the Planning and Development Department has contacted firms who have performed replatting services for the City of Houston and asked the firms to attend the Board meeting and introduce themselves to the Board members.

Mr. Carlos Rodella of Accurate Survey of Texas addressed the Board and explained the process of replatting. Mr. Collins suggested that Mr. Rodella submit a proposal to perform the replatting services for the consideration of the Board by the end of next week. Ms. Morales inquired as to whether Mr. Rodella's firm would submit a survey of each lot after the replatting. Mr. Rodella stated that his firm would submit two surveys: one for the initial, oversize lot and one for the replatted lot.

**b. Update on responses to the LARA RFP and the appointment of an RFP Selection Panel**

Mr. Tinnermon addressed the Board and reported that LARA has received 151 responses to the RFP, which contains 150 lots. He explained that some of the responses were for the same lots, so that approximately 120-125 lots received responses. He then stated that most applicants responded as teams. For example, partnerships were formed between Laser Homes and Guiding Light CDC; between Mayberry Homes and Holmes CDC; and between MASC and Panoramic Construction. Mr. Tinnermon stated that he is currently in the process of completing an inventory of the responses and submitting the proposals to the selection panel. Mr. Collins proposed appointing Mr. Ratcliff and Mr. Harrison to aid Mr. Tinnermon in assessing the proposals.

**c. Discussion of possible change in regularly scheduled monthly meetings from the third Friday of the month to the fourth Friday of the month.**

The Board discussed changing the date of the scheduled monthly Board meetings from the third Friday of each month to the fourth Friday of each month. Upon a motion by Mr. Dorian, duly seconded by Mr. Adams, the motion passed.

**d. Consideration of a proposal from Greater Houston Development, Inc. to relocate and refurbish houses on LARA lots.**

Robin Curtis of Greater Houston Development, Inc. addressed the Board and asked them to consider a proposal to refurbish houses slated for demolition and relocate them on LARA properties so that they may be used for affordable housing. She clarified that she was not seeking immediate action from the Board. Mr. Collins stated that each year approximately 5,000 houses in Houston are demolished because the owners of the property opt to construct a new building. Mr. Tinnermon stated that houses meeting the criteria for rehabilitation could be placed on some LARA lots, refurbished and made available as LARA housing. He stated that City Council member Sue Lovell has expressed interested in the concept and Acres Homes CDC has refurbished houses and made them available as affordable housing.

Ms. Curtis stated that Greater Houston Development, Inc. is located in northeast Houston. The organization would like to move houses onto LARA lots, rehabilitate them and sell them to families below a certain median income. Ms Curtis stated that Greater Houston Development, Inc. will be able to offer the refurbished housing to people in an income bracket under which they are ineligible for LARA housing.

Mr. Harrison expressed the opinion that Ms. Curtis' proposal could jump start the redevelopment process and successfully provide affordable housing, however, he cautioned that other CDCs may view the program as providing an advantage to a single organization if Greater Houston Development, Inc. receives the opportunity to place houses on LARA lots without being required to submit to the standard LARA redevelopment selection process. Mr. Collins suggested that members of the Board and legal counsel work together to determine the viability of the program.

Mr. Adams commended Ms. Curtis, noting that her organization's approach is innovative. He then suggested that Greater Houston Development, Inc. follow the same procedures for regarding the redevelopment process as other CDCs followed. Mr. Adams inquired as to how many homes Greater Houston Development, Inc. could be moved and refurbished in this year and the next year. Ms. Curtis stated that roughly 10 houses could be moved by the end of the year, and be ready for sale in first quarter of the next year, with that number doubled in the next year.

Ms. Armitige asked whether any other organizations moved and rehabilitated homes slated for demolition. Mr. Curtis replied that Acres Homes CDC has done so, while Mr. Parker added that he believed several other organizations also had similar programs. Ms. Armitige cautioned against the appearance of impartiality towards one organization by the Board. Mr. Tinnermon also expressed concern about the appearance of favoritism. He stated that he envisioned that this type of program would not involve the 150 lots available in current RFP and that the program would be open to other organizations.

Ms. Morales inquired as to an estimate of the price of a refurbished home. Ms. Curtis stated that a three bedroom, one bathroom house would be priced under \$85,000, depending on the cost of transporting the house to the new lot. She stated that Greater Houston Development, Inc. conducts a cost analysis before undertaking a rehabilitation. Ms. Morales stated that the Board would need to compare the cost of a refurbished home to that of a new construction. Mr. Adams stated that a rehabilitation program such as Ms. Curtis described not only creates a place to live, but engages in recycling at the highest level by keeping housing materials out of landfills. Ms. Curtis added that the \$85,000 estimate she provided would include the price of the lot.

Ms. Armitige inquired as to the costs of transporting the house from the original lot to the new lot. Ms. Curtis stated that the price of such a move depended on the locations involved, but that such a move usually cost between \$6,000 and \$12,000. She explained that moving a house originally located in West University would be at the high end of the range, in contrast to moving a house originally located in the Heights, which would be at the low end of the range. Mr. Parker stated that the Board should examine the concept of moving and refurbishing houses

slated for demolition, keeping in mind factors such as the life expectancy of the house and the acceptable square footage.

Mr. Adams suggested forming a committee to investigate the viability of Ms. Curtis' proposal as well as providing Ms. Curtis with a timetable as to when the Board would complete its inquiry. Mr. Collins suggested a 60 day timetable. Ms. Armitige and Mr. Adams volunteered to serve on the committee, working with Ms. Henson, Mr. Parker and Mr. Tinnermon to determine the suitability of situating refurbished homes on LARA properties.

**e. Consideration and approval of the Third Amendment to the LARA Grant Agreement and authorization for the Chairman to execute the Agreement as amended by the Houston City Council**

After consideration by the Board and upon a motion by Ms. Armitige, duly seconded by Mr. Adams, the motion carried.

**VI. Chairman's Report.**

Chairman Collins indicated he had no additional matters to report.

**VII. Public Comments**

At this time, Mr. Harrison stated that he would like LARA to formulate a scale by which responses to the RFP can be rated, in order to help clarify the selection process to CDCs who are not selected.

**VIII. Executive Session under Section 555.072 of the Texas Open Meetings Act**

No matters were posted for discussion in the Executive Session and no Executive Session was held.

**IX. Adjournment**

On a motion by Mr. Adams, seconded by Mr. Harrison, the meeting was adjourned at 2:47 o'clock p.m.

**Minutes prepared by:  
Jim Lemond and Archana Singh  
Winstead Sechrest & Minick, P.C.**

Signed on the \_\_\_\_\_ day of \_\_\_\_\_, 2006.

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**Reginald Adams, President**

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**Jolanda Jones, Secretary**