

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

**July 25, 2008**

A meeting of the Board Of Directors (the "Board") of the Land Assemblage Redevelopment Authority ("LARA" or the "Authority"), 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, July 25, 2008. Written notice of the meeting, which included the date, hour, place and agenda for the meeting, was posted in accordance with the Texas Open Meetings Act.

Board members in attendance were:

Reginald Adams, President (acting Chairman)  
Jeremy Ratcliff  
Rev. Steve Hall  
Rev. John W. Bowie  
Curtis Lampley  
Richard Leal  
Teresa Morales  
Michael Harris  
Steven Fairfield

Board Members absent were, David Collins, Antoinette Jackson, Yolanda Black Navarro and James Harrison III.

Others in attendance included: Steve Tinnermon, Agatha Collins, and Norma Garcia of the Neighborhoods and Housing Division of the Mayor's Office (the "NHD"); Greg Erwin and Monique Saulter of Winstead PC, the Authority's General Counsel; Leah Stolar of Linebarger, Goggan, Blair & Sampson, L.L.P.; Chris Butler, special assistant to the Mayor of Houston for property construction; Lynn Henson of the City of Houston's Planning and Development Department; and Andrea Jones of the Mayor's Office.

**I. Call to Order**

Mr. Adams, President and acting Chairman, called the meeting to order at 2:02 o'clock p.m. and requested a roll call. Mr. Adams noted for the record that a quorum of the board was present.

**II. Review and Approval of Minutes from the May 30, 2008 Board Meeting**

Mr. Adams tabled the approval of the minutes from the May 30, 2008 Board Meeting until the next board meeting.

### **III. Treasurer's Report**

#### **1. LARA Financial Report**

Ms. Morales presented the LARA financial and administrative reports for the periods ended April 20, 2008, and May 31, 2008.

Mr. Hall moved to accept the Treasurer's Report and Mr. Ratcliff seconded the motion. The Board unanimously approved acceptance of the Treasurer's Report.

#### **2. LARA Administrative Report**

Mr. Tinnermon next presented the Administrative Report. Mr. Tinnermon encouraged everyone to attend the Habitat for Humanity open house that would be held the following day, Saturday, July 26, 2008, on Haight Street in the Settegast community.

Mr. Tinnermon then announced that the NHD had been working closely with the Metropolitan Transit Authority ("METRO") regarding LARA's marketing of the Houston Hope projects by posting advertisements on METRO buses. He asked Ms. Jones to explain the LARA/METRO project. Ms. Jones presented examples of the signage to the Board, noting that 1100 of the signs had been produced in English and 1100 in Spanish. She noted that the magnetized signs would be attached to the buses and the advertisements would run for a period of 90 days on approximately 7,000 buses. The cost for this project was \$6,864.00, primarily because the City's Planning Department had designed the signage and LARA only had to pay for the printing of the signs.

### **IV. Auction Update by Linebarger, Goggan, Blair and Sampson, L.L.P.**

Ms. Stolar distributed the monthly Property Lot Foreclosure Activity Report as prepared by her firm and pointed out that there were 13 properties acquired at the July auction and that thirty seven (37) properties are posted for the August auction. She also reported that since the inception of the LARA acquisition program, LARA had acquired a total of 937 properties.

Mr. Adams pointed out that, at inception, Linebarger had reported that there were approximately 28,000 seriously-tax delinquent lots located in residential communities throughout the LARA target neighborhoods and asked how many remained today. Ms. Stolar responded that approximately 10,000 such lots now remain and in various stages of the foreclosure process. She noted that the tax acquisition program had created interest throughout the city and the delinquent taxes on many such properties were now being paid in a timely fashion, influenced to a large degree by the LARA acquisition program.

Mr. Adams requested that Ms. Stolar bring information to the next board meeting illustrating how the Houston Hope program has affected the communities in which buyers have purchased affordable homes built under the program. He also asked that the reports address the effect the program has had on increasing the tax bases and home valuations in such communities so that the Board can effectively assess what progress has been made in rebuilding the communities since inception of the LARA program. Ms. Stolar stated that she would compile the information and present such a report at the next Board meeting.

## **V. Committee Reports**

### **1. Executive Committee Report**

Mr. Adams reported that the Executive Committee (the "EC") had met immediately prior to the scheduled Board of Directors' meeting and considered the question of awarding a bookkeeping service contract to Karlins & Ramey, LLC ("KR"), a respondent to the recent LARA RFP for bookkeeping services. The EC had voted, he said, to recommend that the board award that contract to KR.

Mr. Adams further reported that the EC discussed the potential sale of a lot owned by LARA to an adjacent property owner, New Light Baptist Church ("NLBC"), as had been requested by the church. Mr. Adams noted that the EC had recommended that the board table any vote on this matter until the Board had time to consult with LARA's legal counsel about the legal issues involved in considering such a transaction.

Mr. Adams next reported that the EC had also discussed the possibility of a LARA board members' retreat. He requested that the Board members send recommendations on topics and facilitators to Mr. Tinnermon.

Mr. Adams next asked Mr. Tinnermon to report on the progress being made in the mayor's Houston Hope 3 program. Mr. Tinnermon explained that Houston Hope 3 was the third phase of additional properties identified in LARA neighborhoods which should be part of the LARA acquisition program. The lots involved, he said, all fit the criteria of having at least 6 years' worth of delinquent taxes and were all lots where the total delinquencies were greater than the market value of the properties. These properties, Mr. Tinnermon stated, were part of a group of properties against which the Authority had requested Linebarger move forward with foreclosure proceedings.

Mr. Adams moved for acceptance of the Executive Committee report and Mr. Ratcliff seconded the motion. The motion was unanimously approved.

### **2. Builder Selection Committee Report.**

Mr. Ratcliff advised the board that there were no new developments from the Builders Selection Committee to report at this time.

### **3. LARA/Houston Hope Construction Update (the "Construction Report")**

Mr. Butler directed the Board members' attention to the last page of the Houston Hope Production Status report. He noted that 30 homes are currently under construction, 8 have been completed and are currently awaiting closing, and 43 additional lots have been sold to builders. Mr. Butler reported that 9 homes closed in July and 27 are scheduled to close by the end of July.

Mr. Lampley asked Mr. Butler to explain the chronological timeline for the 8 homes that have been completed but not sold. Mr. Butler responded that the eight lots were sold to builders by LARA in late 2007 and homes were constructed on those lots in early 2008. The homes were not yet closed, he said, because they were awaiting completion of the qualifying process of potential buyers of the homes.

**VI. Consideration and possible action on awarding Bookkeeping Service Contract to Karlins & Ramey, LLC**

Mr. Adams noted that the EC had recommended approval of the bookkeeping service contract to Karlins & Ramey LLC and requested a motion on the matter. Upon motion by Mr. Hall, seconded by Mr. Ratcliff and opposed by Mr. Harris, the board approved and authorized LARA to award the bookkeeping service contract to Karlins & Ramey, LLC.

**VII. Consideration and possible action on selling LARA lot to adjacent property owner, New Light Baptist Church.**

Mr. Adams opened the floor for discussion and asked if representatives from New Light Baptist Church were present in the audience. Reverend John Jasper, pastor of the church and Mr. Roslin Hickman, deacon, approached the podium and introduced themselves. Mr. Jasper noted that church members had been maintaining the lot for years but didn't know how to go about purchasing the property. He stated that the church planned to build a family life and community center in the area to aid the community and the LARA lot, located directly to the church, could be utilized for that purpose. Mr. Hickman stated that the church had been experiencing growth in recent years and obtaining the land would afford the church the ability to help the community further. Mr. Adams advised the church representatives to meet with Mr. Tinnermon after the meeting to discuss the matter and noted that LARA would need to consult with its attorneys before being able to address the church's request. Mr. Bowie commended the church representatives for the good work it has accomplished in the community and urged them to continue their efforts.

Mr. Lampley inquired as whether this would be the first time LARA had been approached by a property owner to purchase a LARA lot located adjacent to their own property. Mr. Tinnermon responded that it was not. Mr. Tinnermon then told the church representatives that he would contact them after the Board was able to consult with its legal counsel. Mr. Adams tabled the discussion and vote on the matter until the next Board meeting to allow the Board that opportunity.

**VIII. Discussion and possible action on a LARA Board retreat.**

Mr. Adams tabled the discussion and action on this agenda item until the next Board meeting. Mr. Adams requested that Board members send Mr. Tinnermon recommendations for retreat topics and for facilitators for the event. No other action was taken on this item.

**IX. Executive Session**

No Executive Session was held.

**X. Public Comments**

Mr. Adams inquired as to whether there were any comments from the public. Mr. Carvius Junius approached the podium and stated that he represented Galilee Missionary Baptist Church. He stated that the church was also interested in purchasing lots from LARA that were

adjacent to his church. He stated that he was also interested in discussing the possible purchase of a number of LARA properties on behalf of the church. Mr. Adams recommended that Mr. Junius contact Mr. Tinnermon and Mr. Butler regarding a formal request that could be presented to the Board at a subsequent board meeting. Mr. Tinnermon stated that he would meet with Mr. Junius regarding the matter.

**XI. Chairman's Comments**

There were no Chairman's comments.

**XII. Board Member Comments**

Mr. Adams again acknowledged the presence of LARA's newest board member, Steven Fairfield. Mr. Fairfield expressed that it was an honor to serve on the Board and commended the board members on its work to turn delinquent tax properties into taxable ones by building much-needed affordable housing in the city. He stated he was active in a company called Covenant Community Capital and was a 5<sup>th</sup> ward resident. His company, he said, works to assist low income community members build wealth and capital through home ownership.

**XIII. Adjournment**

No other matters having been presented to the Board for consideration, the Mr. Adams invited a motion for adjournment. Upon a motion by Mr. Lampley, seconded by Ms. Morales, the meeting was adjourned at 2:23 o'clock p.m.

**Minutes prepared by:**

**Jim Lemond and Monique Saulter  
Winstead PC**

Signed on the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

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Reginald Adams, President

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Reverend Steve Hall, Secretary