

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

September 26, 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, September 26, 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:

David Collins, Chairman
Reginald Adams, President
Teresa Morales
Jeremy Ratcliff
Curtis Lampley
Richard Leal
Antoinette Jackson
Michael Harris
Rev. John W. Bowie

Board Members absent were Stephan Fairfield, James Harrison III, Reverend Steve Hall, and Yolanda Black-Navarro.

Others in attendance included: Steve Tinnermon, Agatha Collins of the Neighborhoods and Housing Division of the Mayor's Office; Joe Fonlon and Nancy Nguyen of Winstead PC, the Authority's General Counsel; Cheryl Felps 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. David Collins, Chairman, called the Board Meeting to order at 2:15 p.m. Mr. Collins noted for the record that a quorum of the board was present.

II. Review and Approval of Minutes from the August 22, 2008 Board Meeting

This item was deferred until the next board meeting.

Chairman Collins announced that he would digress from the printed order of the meeting to take Agenda Item IX out of order.

IX. Discussion regarding LARA/HAR website listing

Chairman Collins called upon Mr. Shawn Dauphene of the Houston Association of Realtors (HAR) to make a presentation on accessing and navigating to the Houston Hope link from the HAR website. Mr. Dauphene demonstrated the steps a potential homebuyer could take when utilizing the HAR website to learn all about LARA properties available to homebuyers in Houston Hope neighborhoods.

Several board members posed questions to Mr. Dauphene about the procedures that must be followed to access LARA properties from the HAR website and all were addressed.

Mr. Tinnermon thanked Mr. Dauphene for his demonstration and commended HAR for working with LARA to optimize the use of its website by potential homebuyers searching for homes or lots in Houston Hope neighborhoods.

Chairman Collins then returned to the regular order of the Agenda.

III. Treasurer's Report

Ms. Morales presented the LARA financial report of August 31, 2008. In addition to the financial statements, Ms. Morales reported that the Committee reviewed the preliminary audit report as prepared by LARA's independent auditors. The preliminary audit reflected no major findings and she said that a final report would be ready for presentation at the next board meeting. On an administrative matter, Ms. Morales reported that the Committee discussed retaining the services of a bookkeeping firm to handle routine financial entries and other such matters. More information would be presented, she said, at the next board meeting. Mr. Collins called for a motion for approval of the Treasurer's Report. A motion was made by Mr. Adams and seconded by Mr. Lampley. There being no questions or discussion regarding the motion, it was unanimously approved.

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

Ms. Felps reported that 16 lots were acquired at the September auction, 8 by strike-off and 8 by purchase. She further informed the board that the October Auction had been cancelled and that all properties previously planned for inclusion in the October auction would be moved to the December auction.

V. Committee Reports

1. Executive Committee Report

Mr. Adams reported that the Executive Committee had met immediately prior to the scheduled Board of Directors' meeting and recommended that the full board approve the award of lot acquisition contracts to SEKA Investments for the construction of new affordable housing in Sunnyside and to Bainbridge Builders for the construction of new affordable housing in Fifth Ward and in Trinity Gardens. The Committee also recommended, he said, the approval of a proposal provided by Mr. Tinnermon's Office regarding the LARA Board Retreat, currently being planned for Saturday October 25, 2008 at the United Way offices on Feagan Street, just west of Waugh Drive. The Committee also discussed a planned bus tour of Houston Hope neighborhoods. The tour would include representatives from the Houston Independent School District (HISD), LARA Board Members and other interested guests. It is being planned to take place in November of this year, Mr. Adams reported.

2. Builder Selection Committee Report

Mr. Ratcliff reported that the Committee met and reviewed house plans submitted by Bainbridge Builders to be built in Fifth Ward and Trinity Gardens. He said that the Committee approved the plans and noted that it was pleased to know that Bainbridge would be building homes in the Trinity Gardens area, where it has been difficult to get builders to agree to build. The Committee voted, Mr. Ratcliff said, to recommend an award of lots to Bainbridge for the construction of homes in Fifth Ward and in Trinity Gardens.

3. LARA/Houston Hope Construction Update

Mr. Butler reported that LARA has sold 46 lots to date to builders to construct homes in LARA communities. Six (6) homes are completed, he said, and waiting to be occupied. Thirty-eight (38) are currently in various states of construction, Mr. Butler said. By the end of September, there should be a total of 49 families living in Houston Hope Homes, he reported. Mr. Collins called for questions and, there being none, he called for a motion to approve the Committee Report as submitted. A motion was made by Mr. Leal and seconded by Mr. Adams. The motion carried unanimously.

VI. Consideration and possible action awarding lot acquisition third contracts to SEKA Investments for the construction of new affordable housing in Sunnyside

A motion to approve the award of contracts to SEKA Investments was made by Mr. Leal and seconded by Mr. Ratcliff. Mr. Collins called for discussion and, there being none, a vote was taken and the motion carried unanimously.

VII. Consideration and possible action awarding lot acquisition contracts to Bainbridge Builders, Inc. for construction of new affordable housing in Fifth Ward and Trinity Gardens

A motion to approve the award of contracts to Bainbridge Builders was made by Mr. Ratcliff and seconded by Mr. Adams. Mr. Collins called for discussion and, there being none, a vote was taken and the motion carried unanimously.

VIII. Discussion and possible action on "Right of First Refusal" policy on acquisition of adjacent lots

Mr. Adams noted that this item was tabled in the Executive Committee meeting and no recommendation on this item was being made by the Committee. Mr. Collins acted to defer action on this item until a later board meeting.

X. Discussion and possible action on LARA Board Retreat

Mr. Tinnermon reported that plans have been made for a Retreat to be held at the United Way facility, located at 50 Waugh Drive, just west of downtown. Arrangements were being finalized, he said, to contract for the services of a Retreat facilitator.

IX. Executive Session

Chairman Collins reported that there were no matters requiring that the board hold an Executive Session.

X. Reconvene in Open Session

Not applicable.

XI. Public Comments

Mr. Collins invited comments from the public but no one asked permission to address the board.

XII. Chairman's Comments

The Chairman indicated he had no further comments

XIII. Board Member Comments

Mr. Adams stated that all board members should have received a brochure from the Rice Design Alliance and the Houston chapter of the American Institute of Architects (AIA). This is

the by-product of the 99 K house that will be built on Jewel Street in one of the LARA neighborhoods, he said. Mr. Adams urged board members to visit the current exhibition on display in the Houston AIA offices because the exhibition contains some really interesting ideas, many of which are contained in the brochure, but there is no substitute, he assured, for viewing the exhibition in person. Mr. Adams said the exhibition is evidence of the kinds of initiatives that can be undertaken by LARA in the future.

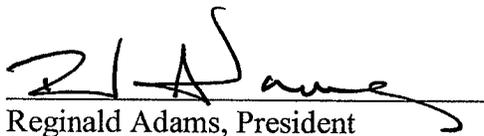
XIV. Adjournment

On a motion by Mr. Lampley, seconded by Mr. Leal, the meeting was adjourned at 2:45 p.m.

Minutes prepared by:

**Jim Lemond and Nancy Nguyen
Winstead PC**

Signed on the 14 day of Nov., 2008.


Reginald Adams, President