

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

**December 18, 2009**

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, December 18, 2009. 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	James Harrison, III
Reginald Adams, President	Teresa Morales
Steve Hall	Michael Harris
Vincent Marquez	

Board Members absent were John W. Bowie, Curtis Lampley, Stephan Fairfield, Antoinette Jackson, Richard Leal and Jeremy Ratcliff.

Others in attendance included: Steve Tinnermon, Executive Director of the Authority; Agatha Collins of the Neighborhoods and Housing Division of the Mayor's Office; Gracie Saenz, and Nancy Nguyen of Winstead PC, the Authority's General Counsel; Chris Butler, special assistant to the Mayor of Houston for property construction; Lynn Henson of the City of Houston's Planning and Development Department, Leah Stoler of Linebarger Law Firm, Norma Garcia of the Neighborhoods and Housing Division of the Mayor's Office.

**I. Call to Order and Roll Call**

Mr. David Collins, Chairman, called the Board meeting to order at 2:03 p.m. and noted for the record that a quorum of the Board was present.

**II. Approval of Minutes from the October 23, 2009**

Mr. Collins called for any questions or comments on the minutes, hearing none. Mr. Collins called for approval of the minutes. A motion to approve the minutes was made by Mr. Harris, seconded by Mr. Adams and unanimously approved.

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

#### **1. LARA Financial Report for October and November, 2009 presented by Treasurer:**

Ms. Terry Morales, Treasurer, reported the following:

For October 31, 2009 we have Total current assets of \$9,492,978.00;

- Investment properties held for sale \$ 6,920,372.00;
- Cash and cash equivalents are \$1,094,817.00
- For Total Liabilities and Fund Balance of \$9,492,978.00;
- Total fund value is \$9,398,097;
- HHFC line of credit \$1,659,761.00;
- Total revenues of \$307,489.00
- Total expenditures of \$1,155,785.00
- Gain on disposition of lots \$831,494.00;
- Total of excess revenues over expenditures of (\$848,296.00).

For November 30, 2009 we have Total current assets of \$9,391,476.00;

- Cash and cash equivalents are \$1,107,952.00;
- Investment properties held for sale \$ 6,713,074.00;
- Total Liability Fund Balance of \$9,391,476.00;
- Total fund balance is \$9,328,501.00
- HHFC line of credit \$1,659,761.00;
- Total Revenues \$402,227.00
- Total Expenditures/Expenses \$1,320,501.00;
- Excess of Revenues Over Expenditures (\$918,274.00)

No questions regarding the financials were made.

Other Updates:

Mr. Collins called for questions, there being none, a motion to approve the Treasurer's report was made by Mr. Harrison, seconded by Mr. Hall and unanimously approved

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

Ms. Leah Stoler reported the total number of lots acquired by LARA to date is 1119 and an additional 826 have been acquired by third parties and there are 15 properties posted for sale in January.

#### **V. Committee Reports**

##### **a). Executive Committee Report**

Mr. Reginald Adams reported that the Executive Committee had met. The following were presented to the board as recommendations for approval and action:

- a)- Ratification and acknowledgement of award of a LARA lot acquisition contract to **MACSC**. under contracts #101609-01 in Sunnyside for the construction of new affordable housing under the \$1 Lot Program
- b)- Ratification and acknowledgement of award of a LARA lot acquisition contract to **Victory Custom Homes** under contract #091409-01 in Sunnyside for the construction of new affordable housing under the \$1 Lot Program
- c)- Ratification and acknowledgement of award of a LARA lot acquisition contract to **New Citi Homes LLC** under contract #111909-05 in Denver Harbor and contract #111909-07 in Fifth Ward for the construction of new affordable housing
- d)- Ratification and acknowledgement of award of a LARA lot acquisition contract to **Franklin Royal Homes LP**, under contracts #102909-02 and contract #111909-04 in Acres Homes for the construction of new affordable housing under the \$1 Lot Program
- e)- Ratification and acknowledgement of award of a LARA lot acquisition contract to **Uplift 4<sup>th</sup> Ward CDC** under contract #110209-01 in Settegast for the construction of new affordable housing under the \$1 Lot Program
- f)- Ratification and acknowledgement of award of a LARA lot acquisition contract to **Galleria Homes** under contracts # 111901-11 and #112409-01 in Trinity Gardens and Sunnyside for the construction of new affordable housing under the \$1 Lot Program
- g)- Ratification and acknowledgement of award of a LARA lot acquisition contract to **Diamond Springs Homes, LLC** under contract #111809-01 in Sunnyside for the construction of new affordable housing under the \$1 Lot Program

h)- Item “h” for contract to RSFM under contract #112409-02 in Independence Heights was tabled for further review and will be brought back to Executive Committee in January

VI. – Ratification and acknowledgement of an expanded scope of services under the Transteg (weed mowing) Agreement to include vacant structure demolition and to perform other services needed to clear outstanding Building Official Orders on LARA lots. Cost of individual work requests will not exceed \$15,000 without prior authorization by the LARA Board Chairman.

VII. – Consideration and possible action to reimburse Stanley Construction Company for services needed in connection with clearing outstanding Building Official Orders on previously owned LARA lots located as follows:

<u>Address</u>	<u>Reimbursement Amount:</u>
714 East 39 <sup>th</sup> Street	\$1,275.00
410 East 40 ½ Street	\$ 590.00
412 East 40 ½ Street	\$ 590.00

VIII. – Consideration and possible action to reimburse Catholic Charities \$10,000.00 for extended building foundation improvements performed at 1010 East 40<sup>th</sup> Street needed to satisfy City of Houston code requirements for new home construction in flood plains.

IX. – Consideration and possible action authorizing reimbursement to builders of up to \$10,000 for extended building foundation improvements needed to satisfy City of Houston code requirements for new home construction in flood plains. On recommendation of staff, future individual requests for reimbursement must be reviewed and approved by the LARA Builder Selection Committee.

X. – Consideration and possible action to reimburse for additional Energy Star improvements (above the \$2,500 maximum) installed at five (5) newly constructed homes on previously owned LARA lots under the LARA \$1 Lot Program as follows:

<u>Chesmar Homes</u>	
<u>Address</u>	<u>Reimbursement Amount:</u>
8121 Sunnyhill	\$5,500.00
8235 Sunnyhill	\$5,500.00
8335 Sunnyhill	\$5,500.00
8113 Sunnyhill	\$5,500.00
7939 Sunnyhill	\$5,500.00

<u>Majestic Homes</u>	
<u>Address</u>	<u>Reimbursement Amount:</u>
9617 Buffin	\$1,450.00
9611 Kinder Lane	\$1,350.00

XI. – Consideration and possible action amending the Urban Garden Licensee Agreement for Texas Together Education Fund, to extend the licensed area to include Lots 31 and 34-38.

XII. – Consideration and possible action authorizing the sale of certain LARA lots to Eligible Adjacent Property Owners, pending a determination of eligibility by Legal Counsel, Winstead PC.

**b. Builder Selection Committee – No Report**

**c. LARA/Houston Hope Construction Update**

Mr. Bulter reported that there are currently 42 homes under various stages of construction, there are 21 homes that are completed and ready to be occupied and to date we have sold 121 homes to qualified buyers in the Houston Hope areas.

Mr. Collins called for questions. There being none Mr. Collins continued with the action items.

V. (a-g) as read into the minutes by Mr. Adams. A motion to acknowledge and approve items a-g was made by Mr. Harrison, seconded by Pastor Hall and unanimously approved.

VI. Ratification and acknowledgement of an expanded scope of services under the Transteg (weed mowing) Agreement to include vacant structure demolition and to perform other services needed to clear outstanding Building Official Orders on LARA lots. Cost of individual work requests will not exceed \$15,000 without prior authorization by the LARA Board Chairman.

Mr. Collins called questions there being none called for a motion to approve. Motion by Mr. Harrison and seconded by Mr. Harris and unanimously approved.

VII. Consideration and possible action to reimburse Stanley Construction Company for services needed in connection with clearing outstanding Building Official Orders on previously owned LARA lots located as follows:

<u>Address</u>	<u>Reimbursement Amount:</u>
714 East 39 <sup>th</sup> Street	\$1,275.00
410 East 40 ½ Street	\$ 590.00
412 East 40 ½ Street	\$ 590.00

Mr. Collins called for amendments or changes, there being none called for a motion. Motion by Mr. Adams and seconded by Pastor Hall and unanimously approved.

VIII. Consideration and possible action to reimburse Catholic Charities \$10,000.00 for extended building foundation improvements performed at 1010 East 40<sup>th</sup> Street needed to satisfy City of Houston code requirements for new home construction in flood plains.

Mr. Collins called for a motion to approve reimbursement of Catholic Charities \$10,000, as read and amended by Mr. Adams. Motion by Mr. Harrison and seconded by Mr. Adams and unanimously approved.

IX. Consideration and possible action authorizing reimbursement to builders of up to \$10,000 for extended building foundation improvements needed to satisfy City of Houston code requirements for new home construction in flood plains. On recommendation of staff, future individual requests for reimbursement must be reviewed and approved by the LARA Builder Selection Committee

Mr. Collins called for a motion to authorize reimbursement. Motion by Mr. Harrison and seconded by Pastor Hall and unanimously approved.

X. Consideration and possible action to reimburse for additional Energy Star improvements (above the \$2,500 maximum) installed at five (5) newly constructed homes on previously owned LARA lots under the LARA \$1 Lot Program as follows:

Mr. Collins called for a motion to authorize reimbursement for additional Energy Star improvements, as read into the minutes at the addresses noted on Sunnyhill, Buffin and Kinder Lane. Motion by Mr. Harrison and seconded by Pastor Hall and unanimously approved.

XI. Consideration and possible action amending the Urban Garden Licensee Agreement for Texas Together Education Fund, to extend the licensed area to include Lots 31 and 34-38

Mr. Collins called for a motion to amend the Urban Garden Licensee Agreement for Texas Together Education Fund. Motion by Pastor Hall and seconded by Mr. Adams and unanimously approved.

XII. Consideration and possible action authorizing the sale of certain LARA lots to Eligible Adjacent Property Owners, pending a determination of eligibility by Legal Counsel, Winstead PC

Mr. Collins called for a motion to authorize the sale of certain LARA lots to Eligible Adjacent Property Owners, pending a determination of eligibility. Motion by Mr. Harris and seconded by Mr. Adams and unanimously approved.

**XIII. Executive Session**

Mr. Collins stated that there were no matters requiring an executive session.

**XIV. Reconvene in Open Session**

Not Applicable.

**XV. Chairman's Comments**

On behalf of the Land Assemblage Redevelopment Authority Board, I want to extend their gratitude to the Board members and their hard work over the last year and, and I also

personally want to thank Mayor White for supporting the program. We appreciate what he and City Council has done for the program and we look forward to the future and good things for LARA. I've also extended our congratulations to the Mayor Elect, Annise Parker, and wish her the best, and I wish all of you Happy Holidays.

**XVI. Board Member Comments:**

Mr. Adams stated that for notification, a date for retreat was set and advised Board members to save the date. He stated this will be a great opportunity for LARA to look forward to the future, what LARA will do to serve the Houston communities, and to encourage everybody's full participation. A personal thanks to all the Board members, those who have been around and those who are new, and look forward to continue to work with all of the Board. I want to thank Mayor White for his support, Steve and your staff, Agatha and Norma, you all do a great job, and we look forward to working with you all next year.

**XVII. Public Comments**

Mr. Charles Mayberry of Mayberry Homes spoke about the number of homes they have built on LARA lots and his hope to allocate lots outside of the area of Sunnyside in the next year, and his hope to begin work in the Trinity Gardens area.

**XVIII. Adjournment**

Upon motion by Mr. Lampley, seconded by Mr. Fairfield the meeting was adjourned at 2:31 p.m.

**Minutes prepared by:  
Graciela Saenz and Nancy Nguyen  
Winstead PC**

Signed on the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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Reginald Adams, President