

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

April 23, 2010

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, April 23, 2010. 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	Michael Harris
Stephan Fairfield	John W. Bowie
Curtis Lampley	Jeremy Ratcliff
Teresa Morales	

Board members absent were, David Collins, Antoinette Jackson, Steve Hall, Vincent Marquéz and James Harrison, III.

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 of Saenz & Associates, LLC, and Greg Erwin and Mark Glanowski 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 Stolar of Linebarger Goggan Blair Sampson, LLP; Norma Garcia of the Neighborhoods and Housing Division of the Mayor's Office; Andrea Jones of the Mayor's Office; Jolanda Jones of Houston City Council; and Martha Lockett.

I. Call to Order and Roll Call

Mr. Adams called the Board meeting to order at 2:00 p.m. and noted for the record that a quorum of the Board was present.

II. Approval of Minutes of the March 26, 2010 Board Meeting

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

III. Treasurer's Report for March 31, 2010

Ms. Terry Morales, Treasurer, reported the following financial information:

For March 31, 2010 LARA has Total Assets of \$12,476,369;

- Investment properties held for sale \$6,428,252;
- Cash and cash equivalents are \$1,748,723;
- For Total Liabilities and Fund Balance of \$12,476,369;
- Total revenues of \$6,089,360;
- Total expenditures of \$2,255,833;
- Total of excess revenues over expenditures of \$3,833,527.

Ms. Morales stated that approximately one hundred (100) LARA lots will be returned to the inventory of lots because the builders did not commence construction of the houses as required in the contracts.

Mr. Adams called for questions with regard to the March financial statement, there being none, a motion to approve the Treasurer's report was made by Rev. Bowie, seconded by Mr. Ratcliff and unanimously approved.

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

Ms. Stolar discussed the Property Lot Foreclosure Activity Report and noted the total number of lots acquired by LARA as of March 3, 2010 is 1,164 and an additional 724 have been acquired by third parties. She then stated that there are 24 properties posted for foreclosure in May 2010.

V. Committee Reports

1. Executive Committee Report

Mr. Adams reported that the Executive Committee had met earlier today and the following matters were discussed:

- a. Consideration and possible action to amend the weed cutting contract with TransTeq Environmental Solutions, Inc. to a fixed price contract, not to exceed \$300,000 annually.
- b. Consideration and possible action authorizing Mir, Fox Rodriguez, P.C. to conduct the annual audit review for LARA at a price not to exceed \$16,000.

- c. Consideration and possible action to purchase information technology equipment and software not to exceed \$5,000.

2. Builder Selection Committee – No Report

3. LARA/Houston Hope Construction Update

Mr. Bulter reported that there are currently 66 houses under various stages of construction, and 37 houses that are completed and ready to be occupied. LARA has sold 139 homes to qualified buyers in the Houston Hope neighborhoods. Mr. Butler then stated that the Houston Housing down payment assistance program has been suspended until October 2010. He indicated that the builders are now reluctant to purchase LARA lots because the home buyers no longer have access to the down payment assistance. Mr. Butler reported that he has requested an inventory report from the builders to determine the funds needed to assist home buyers. Mr. Fairfield mentioned that individual development accounts are available to bridge the gap with grant resources.

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

VI. Consideration and possible action to amend the weed cutting contract with TransTeq Environmental Solutions, Inc. to a fixed price contract, not to exceed \$300,000 annually

Mr. Adams explained that this contract amendment will be for a period of six (6) months which will provide LARA coverage for the 2010 growing season. The fixed price rate will replace the per lot rate under the current contract. He then stated that other vendors may be contacted at the end of the 2010 growing season to submit bids for weed cutting services. A motion to acknowledge and approve the amendment to the TransTeq Environmental Solutions, Inc. contract to a fixed price contract was made by Mr. Harris, seconded by Mr. Fairfield and unanimously approved.

VII. Consideration and possible action authorizing Mir, Fox Rodriguez, P.C. to conduct the annual audit review for LARA at a price not to exceed \$16,000

Ms. Morales stated that the accounting firm of Mir, Fox Rodriguez, P.C. conducted the prior four (4) audit reviews for LARA. A motion to acknowledge and approve Mir, Fox Rodriguez, P.C. to conduct the annual audit review for LARA was made by Mr. Lampley, seconded by Rev. Bowie and unanimously approved.

VIII. Consideration and possible action to purchase information technology equipment and software not to exceed \$5,000

Ms. Henson discussed the request for two (2) iPads to provide access to the data the city has placed online over the last two years by employees in the field. Employees would be able to send their reports to the Planning Department from the field using the iPads. Currently, the employees prepare paper reports for the Planning Department after returning to the office. The iPads will save time and improve the performance of the employees in the field.

IX. Update on Board Retreat

Mr. Tinnermon stated that he would provide the dates available for the retreat at the next board meeting.

X. Executive Session

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

XI. Reconvene in Open Session

Not applicable.

XII. Chairman's Comments

No comments made.

XIII. Board Member Comments:

No comments made.

XIV. Public Comments

The Board next recognized Ms. Martha Lockett who purchased a house in October, 2009 built by Harvey Builders. Ms. Lockett described numerous problems with the house which the builder has not addressed. These items include phone jacks that do not work, hot water heater not working, the refrigerator door hits the patio door, the second story floor shakes when operating the clothes washer, and weeds growing through the pavement. This house was a Rice Design Alliance project constructed by Harvey Builders. Mr. Adams stated that LARA only sells the lots to the builders and is not responsible for construction defects and asked Ms. Lockett to continue working with the builder to address the issues which should be under a 1 year warranty.

Ms. Jolanda Jones then addressed the Board and asked for assistance from LARA with regard to the construction defects in the house purchased by Ms. Lockett. Messrs. Fairfield and Butler agreed to review the list of construction items prepared by Ms. Lockett. Mr. Adams requested that this matter be placed on the agenda for the May board meeting with regard to the status of the repair items.

XV. Adjournment

Upon motion by Mr. Lampley, seconded by Mr. Harris the meeting was adjourned at 2:35 p.m.

**Minutes prepared by:
Graciela Saenz of Gracie Saenz and Associates, LLC, and
Mark Glanowski of Winstead PC**

Signed on the ____ day of _____, 2010.

Reginald Adams, President