

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

June 25, 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, June 25, 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:

David Collins	James Harrison
Reginald Adams	John W. Bowie
Stephan Fairfield	Jeremy Ratcliff
Curtis Lampley	Vincent Marquéz
Steve Hall	

Board members absent were, Antoinette Jackson, Michael Harris, and Teresa Morales.

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, PLLC, and Greg Erwin and Mark Glanowski of Winstead PC, the Authority's General Counsel; Lynn Henson of the City of Houston's Planning and Development Department; Cheryl Felps of Linebarger Goggan Blair Sampson, LLP; Norma Garcia of the Neighborhoods and Housing Division of the Mayor's Office; and Andrea Jones of the Mayor's Office.

I. Call to Order and Roll Call

Mr. Collins called the Board meeting to order at 2:04 p.m. and noted for the record after a roll call of the Board that a quorum of the Board was present.

II. Approval of Minutes of the April 23, 2010 Board Meeting

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

III. Treasurer's Report for April 30, 2010

Mr. Collins tabled a review of the re-cap of the Treasurer's Report for the period ending April 30, 2010 because Ms. Morales was not in attendance.

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

Ms. Felps discussed the Property Lot Foreclosure Activity Report and noted the total number of lots acquired by LARA as of June 2, 2010 is 1,184 and an additional 719 have been acquired by third parties. She then stated that there were 7 properties purchased and 2 properties struck off at the June foreclosure sale. Ms. Felps then reported that there are 29 properties posted for foreclosure for July 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. Ratification and acknowledgement of award of a LARA lot acquisition contract to RSFM under contract #112409-02 in Independence Heights for the construction of new affordable housing.
- b. Ratification and acknowledgement of award of a LARA lot acquisition contract to Victory Custom Homes under contract #012510-01 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 Diamond Springs Homes LLC under contract #040110-01 in Sunnyside for the construction of new affordable housing under the \$1 Lot Program.
- d. Ratification and acknowledgement of award of a LARA lot acquisition contract to Mayberry Homes under contract #040109-02 for the construction of new affordable housing.
- e. Ratification and acknowledgement of award of a LARA lot acquisition contract to Shine Property Development LLC under contract #040810-02 in Third Ward 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 MASCS and Housing, Inc. under contract #051310-01 in Sunnyside for the construction of new affordable housing.
- g. Ratification and acknowledgement of award of a LARA lot acquisition contract to Franklin Royal Homes under contract #052710-03 in Acres Homes for the construction of new affordable housing under the \$1 Lot Program.

- h. Ratification and acknowledgement of award of a LARA lot acquisition contract to Sustainable Concepts under contract #052710-02 in Sunnyside for the construction of new affordable housing.
 - i. Ratification and acknowledgement of award of a LARA lot acquisition contract to Alexan Construction LLC under contract #052710-01 for the construction of new affordable housing.
- 2. Builder Selection Committee – No Report**
- 3. LARA/Houston Hope Construction Update**

Mr. Tinnermon reported that there are currently 55 houses under various stages of construction, and 45 houses that are completed and ready to be occupied. LARA has sold 148 homes to qualified buyers in the Houston Hope neighborhoods.

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

- a. Ratification and acknowledgement of award of a LARA lot acquisition contract to RSFM under contract #112409-02 in Independence Heights for the construction of new affordable housing.
- b. Ratification and acknowledgement of award of a LARA lot acquisition contract to Victory Custom Homes under contract #012510-01 in Sunnyside for the construction of new affordable housing under the \$1 Lot Program.
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- g. Ratification and acknowledgement of award of a LARA lot acquisition contract to Franklin Royal Homes under contract #052710-03 in Acres Homes for the construction of new affordable housing under the \$1 Lot Program.

- h. Ratification and acknowledgement of award of a LARA lot acquisition contract to Sustainable Concepts under contract #052710-02 in Sunnyside for the construction of new affordable housing.

Mr. Collins called for questions and/or comments with regard to the above referenced builder contracts. Mr. Ratcliff noted that the Builder Selection Committee has not yet approved Alexan Construction LLC and requested that approval of this contract be tabled until the next meeting to allow the Builder Selection Committee to complete its due diligence on this builder. Mr. Lampley stated that the contracts with Victory Custom Homes, Diamond Spring Homes, and Shine Property Development should be approved subject to verification of the \$1 lot guidelines for the subdivisions in these contracts. Mr. Harrison then made a motion to approve the contracts in 3(a) through 3(h) above, subject to verification of the \$1 lot guidelines with regard to the contracts in 3(b), 3(c), and 3(e), which motion was duly seconded by Mr. Lampley and unanimously approved by a vote of the Board.

VI. Discussion update by Tina Moore outlining the strategic planning process, based upon the May 26, 2010 Board meeting

Mr. Adams stated that Ms. Moore attended the Executive Committee meeting earlier today and discussed the ongoing strategic planning process. Mr. Adams urged the Board members to submit the names of individuals and groups to be invited to participate in the focus groups to Mr. Tinnermon by July 2, 2010.

VII. Executive Session

None.

VIII. Reconvene in Open Session

Not applicable.

IX. Chairman's Comments

No comments made.

X. Board Member Comments:

No comments made.

XI. Public Comments

No public comments.

XII. Adjournment

Upon motion by Mr. Lampley, seconded by Mr. Hall the meeting was adjourned at 2:17 p.m.

**Minutes prepared by:
Graciela Saenz of Saenz & Associates, PLLC, and
Mark Glanowski of Winstead PC**

Signed on the ____ day of _____, 2010.

Reginald Adams, President