

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

March 26, 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, March 26, 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, Chairman	James Harrison, III
Stephan Fairfield	Teresa Morales
Steve Hall	Michael Harris
Vincent Marquéz	John W. Bowie
Curtis Lampley	

Board members absent were Reginald Adams, Antoinette Jackson, 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 of Gracie Saenz and 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; Cherly Phelps 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; and Ada Edwards.

I. Call to Order and Roll Call

Mr. David Collins, Chairman, called the Board meeting to order at 2:05 p.m. and noted for the record that a quorum of the Board was present.

II. Approval of Minutes of the February 19, 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 Pastor Hall, seconded by Mr. Marquéz and unanimously approved.

III. Treasurer's Report for January 31, 2010 and February 28, 2010

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

For January 31, 2010 LARA has Total Assets of \$12,827,197;

- Investment properties held for sale \$6,579,405;
- Cash and cash equivalents are \$1,664,338;
- For Total Liabilities and Fund Balance of \$12,827,197;
- Total revenues of \$5,937,187;
- Total expenditures of \$1,752,654;
- Total of excess revenues over expenditures of \$4,185,953.

For February 28, 2010 LARA has Total Assets of \$12,644,902;

- Investment properties held for sale \$6,609,064;
- Cash and cash equivalents are \$1,720,054;
- For Total Liabilities and Fund Balance of \$12,644,902;
- Total revenues of \$6,045,271;
- Total expenditures of \$2,097,277;
- Total of excess revenues over expenditures of \$3,947,994.

Ms. Morales further reported that the Authority's line of credit has been paid in full. Mr. Collins called for questions with regard to the January 2010 and February 2010 financial statements, there being none, a motion to approve the Treasurer's report was made by Mr. Marquéz, seconded by Mr. Harris and unanimously approved.

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

Ms. Cherly Phelps discussed the Property Lot Foreclosure Activity Report and noted the total number of lots acquired by LARA as of February 3, 2010 is 1142 and an additional 724 have been acquired by third parties and there are 16 properties posted for sale in April 2010.

V. Committee Reports

1. Executive Committee Report

Ms. Morales reported that the Executive Committee had met earlier today and the following matters are now presented to the Board as recommendations for approval and action:

- a. 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.
- b. Ratification and acknowledgement of award of a LARA lot acquisition contract to Mayberry Homes under contract #012610-01 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 Mayberry Homes under contract #040109-02 in Sunnyside 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 contract #031210-02 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 Burghli Homes under contract #031610-01 in Acres Homes 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 Shine Property Development LLC under contracts #031210-03 in Trinity Gardens 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 Image Builders, Inc. under contract #031210-01 in Trinity Gardens for the construction of new affordable housing under the \$1 Lot Program.

A motion to acknowledge and approve items a-g above was made by Mr. Fairfield, seconded by Pastor Hall and unanimously approved.

2. Builder Selection Committee – No Report

3. LARA/Houston Hope Construction Update

Mr. Bulter reported that there are currently 59 houses under various stages of construction, and 36 houses that are completed and ready to be occupied. LARA has sold 138 homes to qualified buyers in the Houston Hope areas.

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

VI. Consideration and possible action to amend the CDC Marketing Services Agreements to further clarify the method and terms of compensation for services rendered, by amending the provisions of Section 3 of the Agreement, entitled, "3. Compensation"

A motion to acknowledge and approve the amendments to the CDC Marketing Services Agreements and the revision to permit monthly payment exceptions approved by the Finance Committee was made by Mr. Harris, seconded by Pastor Hall and unanimously approved.

VII. Consideration and possible action amending the Right of First Refusal for Eligible Adjacent Property Owners policy in the "Purchase of the Adjacent LARA Property"

A motion to acknowledge and approve the amendments to the Right of First Refusal policy was made by Mr. Marquéz, seconded by Pastor Hall and unanimously approved.

VIII. Consideration and possible action to assemble a marketing committee to discuss marketing strategies for LARA

Mr. Collins asked for volunteers to handle the activities of the marketing committee. Messrs. Marquéz, Lampley and Fairfield each volunteered to serve on the marketing committee. A motion to approve the marketing committee was made by Mr. Harris, seconded by Pastor Bowie and unanimously approved.

IX. Executive Session

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

X. Reconvene in Open Session

Not applicable.

XI. Chairman's Comments

No comments made.

XII. Board Member Comments:

No comments made.

XIII. Public Comments

Ms. Saenz announced that she has formed her own law firm named Saenz and Associates, LLC. The Board congratulated Ms. Saenz with regard to the formation of her law firm.

XIV. Adjournment

Upon motion by Mr. Lampley, seconded by Pastor Hall the meeting was adjourned at 2:22 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