

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

April 29, 2011

A meeting of the Board of Directors ("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 29, 2011. 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	Pastor Steve Hall
Stephan Fairfield	Curtis Lampley
Jeremy Ratcliff	James Harrison
	Antoinette Jackson

Board members absent were Vincent Marquéz and Rev. John Bowie.

Others in attendance included: Steve Tinnermon, Deputy Director of the City of Houston Housing and Community Development Department; Agatha Collins of the City of Houston Housing and Community Development Department; Greg Erwin and Mark Glanowski of Winstead PC, the Authority's General Counsel; Garcie Saenz of Saenz & Associates, P.L.L.C.; Chris Butler, Special Assistant to the Mayor of Houston for property construction; Lynn Henson of the City of Houston's Planning and Development Department; Norma Garcia of the City of Houston Housing and Community Development Department; Leah Stolar of Linebarger, Goggan, Blair & Sampson; Marcella Icet of the Last Organic Outpost; and Eric and Elaine Johnson of Extreme Green Youth Works.

I. Call to Order and Roll Call.

Chairman Collins called the meeting to order at 12:45 p.m. which was immediately followed by a roll call of the Board members in attendance.

II. Approval of the Minutes of the January 28, 2011 Board Meeting.

Chairman Collins called for any questions or comments with regard to the minutes of the January 28, 2011 Board meeting. Hearing none, Chairman Collins called for approval of the minutes as written. A motion to approve the minutes of the January 28, 2011 Board meeting was made by Pastor Hall, seconded by Mr. Fairfield, and unanimously approved by a vote of the Board.

III. Treasurer's Report.

Chairman Collins requested Mr. Ratcliff to review the Treasurer's Reports before Chairman Collins called for approval of the Treasurer's Reports. There being no questions with regard to such reports, a motion was made by Pastor Hall, duly seconded by Rev. Bowie, and the Board voted unanimously to approve the Treasurer's Reports for the months of December, 2010, January 2011, February 2011, and March 2011.

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

Ms. Stolar discussed the Property Lot Foreclosure Activity Report and noted that LARA acquired nine (9) lots in April 2011. She then reported that there are five (5) properties posted for foreclosure for May 2011.

Chairman Collins called for approval of the Foreclosure Auction Update Report. Upon motion of Pastor Hall, duly seconded by Mr. Lampley, the Foreclosure Auction Update Report was approved by unanimous vote of the Board.

V. Committee Reports

1. Executive Committee Report. Mr. Tinnermon reported that the LARA Executive Committee discussed the proposed construction contracts at a meeting earlier today as follows:

- a) Ratification and acknowledgement of award of a LARA lot acquisition contract to Solaris Homes under contract #020811-01 in Acres Homes for construction of new affordable housing under the \$1 Lot Program.

Chairman Collins requested a motion to approve the construction contract with Solaris Homes. Mr. Ratcliff made a motion to approve the construction contract with Solaris Homes, which motion was duly seconded by Mr. Lampley, and approved by unanimous vote of the Board.

- b) Ratification and acknowledgement of award of a LARA lot acquisition contract to Mayberry Homes under contract #110210-01 in Fifth Ward for construction of new affordable housing under the \$1 Lot Program.

Chairman Collins requested a motion to approve the construction contract with Mayberry Homes. Mr. Harrison made a motion to approve the construction contract with Mayberry Homes, which motion was duly seconded by Pastor Hall, and approved by unanimous vote of the Board.

- c) Ratification and acknowledgement of award of a LARA lot acquisition contract to Burghli Homes under contract #111010-01 in Trinity/Houston Gardens for construction of new affordable housing under the \$1 Lot Program.

Chairman Collins requested a motion to approve the construction contract with Burghli Homes. Mr. Harrison made a motion to approve the construction contract with Burghli Homes, which motion was duly seconded by Pastor Hall, and approved by unanimous vote of the Board.

- d) Ratification and acknowledgement of award of a LARA lot acquisition contract to Kendrick under contract #030211-01 in Fifth Ward for construction of new affordable housing under the \$1 Lot Program.

Approval of this contract was tabled pursuant to the request of the Executive Committee because this home builder was not in good standing with the Texas Secretary of State.

- e) Ratification and acknowledgement of award of a LARA lot acquisition contract to Habitat for Humanity under contract #031511-01 in Settegast for construction of new affordable housing under the \$1 Lot Program.

Chairman Collins requested a motion to approve the construction contract with Habitat for Humanity. Mr. Lampley made a motion to approve the construction contract with Habitat for Humanity, which motion was duly seconded by Pastor Hall, and approved by a majority vote of the Board. Ms. Jackson abstained from voting on this matter.

- f) Ratification and acknowledgement of award of a LARA lot acquisition contract to Catholic Charities under contract #011211-01 previously approved by the LARA Board on 1/28/11 as (STD) to amend said contract in Independence Heights for construction of new affordable housing under the \$1 Lot Program.

Chairman Collins requested a motion to approve the construction contract with Catholic Charities. Mr. Fairfield made a motion to approve the construction contract with Catholic Charities, which motion was duly seconded by Pastor Hall, and approved by unanimous vote of the Board.

- 2. Builder Selection Committee Report. Nothing to report.

- 3. LARA/Houston Hope Construction Report. Chairman Collins next recognized Mr. Butler, who proceeded to report on the status of the Houston Hope construction activity. He stated there are currently 23 houses under various stages of construction; another 32 houses that have now been completed, and a total of 214 houses sold to purchasers.

Chairman Collins then requested a motion to approve the Construction Report. Upon motion by Mr. Ratcliff, duly seconded by Mr. Fairfield, the Board voted unanimously to approve the Construction Report.

VI. Ratification and acknowledgement of lot sale to Yellowstone Academy, Inc.

Chairman Collins requested a motion to ratify the LARA lot sale to Yellowstone Academy, Inc. Mr. Fairfield made a motion to ratify the sale of the LARA lot to Yellowstone Academy, Inc. for \$7,500.00, which motion was duly seconded by Mr. Ratcliff, and the Board voted unanimously in favor of such motion.

VII. Consideration and possible action to extend the Right of First Refusal Program until December 31, 2012.

Mr. Tinnermon stated that this program has been successful in generating approximately 20 lot sales for LARA. Pastor Hall made a motion to extend the Right of First Refusal Program until December 31, 2012, which motion was duly seconded by Mr. Fairfield, and the Board voted unanimously in favor of such motion.

VIII. Consideration and possible action on pending Right of First Refusal Applications for the adjacent lot program.

Mr. Tinnermon stated that the Executive Committee discussed the applications for right of first refusal for adjacent LARA lots submitted by Edna Reyes, Galilee Missionary Baptist Church, Iglesia Bautista Denver Harbor Inc., Bethlehem Temple Church, Jarvis Thompson and Katherine Davis at its meeting earlier today. The Executive Committee recommended extending the right of first refusal applications for Edna Reyes, Iglesia Bautista Denver Harbor Inc., Bethlehem Temple Church and Jarvis Thompson because there have been no other requests for these lots. However, with regard to the application of Ms. Davis, the Executive Committee requested that approval be tabled until the next meeting. Mr. Tinnermon then discussed the application of Galilee Missionary Baptist Church for four (4) lots. However, since Couch Street separates three (3) lots from the church property they are not eligible to be considered for sale under the right of first refusal policy. Mr. Fairfield made a motion to extend the applications for Edna Reyes, Iglesia Bautista Denver Harbor Inc., Bethlehem Temple Church and Jarvis Thompson as presented but only approve the one lot in the application of Galilee Missionary Baptist Church which is adjacent to the church property, which motion was duly seconded by Mr. Ratcliff, and the Board voted unanimously in favor of such motion.

IX. Consideration and possible action for Request for Proposals for Weed Cutting Services Contract for vacant LARA-owned lots.

Mr. Tinnermon stated that the contract for weed cutting services has been prepared in the form under Tab 6 of the meeting agenda and that the Executive Committee recommended advertising the proposal for bids. Mr. Harrison made a motion to advertise the Request for Proposals for Weed Cutting Services, which motion was duly seconded by Pastor Hall and then voted unanimously in favor of such motion by the Board.

X. Consideration and possible action to extend the Isaac Cruz, PC contract for Bookkeeping Services.

Mr. Tinnermon informed Chairman Collins that the Executive Committee recommended extending the contract for bookkeeping services with Isaac Cruz, PC with the same fee schedule as included in the current contract.

Mr. Ratcliff made a motion to extend the bookkeeping services contract with Isaac Cruz, PC, which motion was duly seconded by Pastor Hall, and voted unanimously for approval by the Board.

XI. 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.

Chairman Collins requested the status of the contract for preparation of the annual audit. Mr. Tinnermon stated that the Executive Committee recommended that the Board consider employing Mir, Fox Rodriguez, P.C. to conduct the annual audit at a cost not to exceed \$16,000.00. Pastor Hall made a motion to engage the auditing services of Mir, Fox Rodriguez, P.C., which motion was duly seconded by Mr. Lampley, and voted unanimously for approval by the Board.

XII. Consideration and possible action for Urban Gardening License Agreement.

Chairman Collins recommended that the Board consider renewing the License Agreement with The Last Organic Outpost and entering into a lease with Extreme Green Youth Works for a LARA lot located on Knoxville Street. Mr. Fairfield made a motion to approve the renewal of the License Agreement with The Last Organic Outpost and entering into a license agreement with Extreme Green Youth Work, which motion was duly seconded by Pastor Hall, and approved by a unanimous vote of the Board.

XIII. Reconvene in Open Session.

Not applicable.

XIV. Executive Session.

Nothing to report.

XV. Chairman's Comments.

No comments.

XVI. Board Member Comments.

No comments.

XVII. Public Comments

Ms. Icet addressed the Board to thank it for approving an extension of the lease of the LARA lot for use by the Last Organic Outpost multicultural garden. Mr. Johnson thanked the Board for approving a lease agreement for a LARA lot to teach green education to the youth in the community and to provide the crops harvested in the garden to local food banks and the elderly residents in the community.

XVIII. Adjournment.

Chairman Collins moved that the meeting of the Board be adjourned. The Committee meeting adjourned at 2:20 p.m.