

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

December 16, 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, December 16, 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
James Harrison
Jeremy Ratcliff
Vincent Marquéz

Rev. John Bowie
Curtis Lampley

Board members absent were Antoinette Jackson, Pastor Steve Hall and Stephan Fairfield.

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; the Authority's General Counsel; Gracie Saenz of Saenz & Burkhardt, P.L.L.C.; Chris Butler, Special Assistant to the Mayor of Houston for property and 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, LLP.

I. Call to Order and Roll Call.

Chairman Collins called the meeting to order at 2:03 p.m. which was immediately followed by a roll call of the Board members in attendance.

II. Approval of the Minutes of the October 7, 2011 Board Meeting

Chairman Collins called for any questions or comments with regard to the minutes of the October 7, 2011 Board meeting.. Hearing none, Chairman Collins called for approval of the minutes as written. A motion to approve the minutes of October 7, 2011 Board meeting was made by Rev. Bowie and seconded by Jeremy Ratcliff and unanimously approved by a vote of the Board.

III. Treasurer's Report.

Chairman Collins requested Mr. Ratcliff to review the Treasurer's Reports for the periods ending September 2011 and October 2011. Chairman Collins called for approval of such Treasurer's Reports. There being no questions with regard to such reports, a motion was made by Mr. Harrison, duly seconded by Mr. Lampley, and the Board voted unanimously to approve the Treasurer's Reports for the periods ending September 2011 and October 2011.

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

Ms. Stolar discussed the Property Lot Foreclosure Activity Report as of December 8, 2011 and noted that LARA purchased four (4) lots in the October 2011 foreclosure auctions for a total of 1,179 properties purchased by LARA to date. .

V. Committee Reports

a. Executive Committee Report. Mr. Collins reported that the LARA Executive Committee had met earlier this afternoon. The Committee discussed several items which are being brought to the Board for approval, including the following that were discussed:

- 1) Ratification and acknowledgement of award of a LARA lot acquisition contract to Contemporary Development Corp. under contract #120811-01 in Independence Heights for construction of new affordable housing - STD. The staff requested that this item be tabled and brought back after further review by the Committee
- 2) Ratification and acknowledgement of award of a LARA lot acquisition contract to Innerloop Homes under contract #120711-01 in Independence Heights for construction of new affordable housing - STD; the Committee recommends approval.
- 3) Ratification and acknowledgement of award of a LARA lot acquisition contract to Pinnacle Dream Home under contract #100411-02 in Sunnyside for construction of new affordable housing - STD; the Committee recommends approval;
- 4) Ratification and acknowledgement of award of a LARA lot acquisition contract to EDHB, Inc. under contract #092811-01 in Acres Homes for construction of new affordable housing under the \$1 Lot Program; the Committee recommends approval.

Chairman Collins called for questions or comments. Hearing none he asked for motion for approval. Motion made by Mr. Ratcliff and seconded by Mr. Harrison and unanimously approved by a vote of the Board for items 2 thru 4 above.

b) Builder Selection Committee Report. None given but Chairman asked for report on the \$1 lot.

c. LARA/Houston Hope Construction – previously discussed above in item V. a)

d. Other updates – Report on \$1 lot update by Chris Butler. Mr. Butler stated that a detailed report was found in page 62 of the agenda. Starting on page 62 thru 76 and the final summary can be found on page 76. There are a total of 217 lots approved and sold in the \$1 lot program with 71 homes sold; 24 homes completed; 19 homes started; and 17 contracts signed and 86 homes where titles have closed.

VI. Consideration and possible action for Urban Gardening License Agreement for Urban Harvest, Inc. for four (4) LARA lots in the Sunnyside area:

1. 0 Brandon Street COH # 9910
2. 0 Davenport Street COH # 3515
3. 0 Brinkley Street COH # 3570
4. 0 Brinkley Street COH # 3576

Stephen Tinnermon made presentation of the request made by Urban Harvest, Inc. for a 10 year lease and the opportunity of the users to sell their produce into the market. The recommendation by Staff and the Executive Committee is to allow for a 5 year with a 5 year option for renewal with a provision to allow the gardeners to sell their products with the provisions that Urban Harvest would need to indemnify the Land Assemblage Redevelopment Authority and required to maintain a comprehensive liability insurance policy in the amount of \$2 million dollars. The Executive Committee made a request that their legal representatives work thru the lease for the necessary provisions and appropriate language.

Motion made by Mr. Marquez and seconded by Mr. Lampley and unanimously approved by a vote of the Board.

VII. Consideration and possible action to reconsider the ROFR Denial of Rev. Leopoldo H. Mata with Iglesia Bautista Denver, Inc. (denied per letter dated July 23, 2010, due to not having owned the property for 3 years per LARA policy.) After discussion and consideration by the Executive Committee, the recommendation is to allow for a waiver of the existing policy of the 3 year ownership at time of application for the Iglesia Bautista Denver Harbor. The Committee also recommended that L.A.R.A. review the existing policy and make the necessary changes to allow for the ability to cure this policy in accordance with the spirit of the Board's intent.

A motion was made by Mr. Lampley and seconded by Mr. Marquez and unanimously approved by a vote of the Board.

VIII. Discussion and possible action on pricing of specific LARA lots per request of Jim Waller with Solaris Homes

Chairman Collins called out to the public to see if Mr. Waller was there to make a presentation and he was not present. The staff recommended the opportunity for them to call Mr. Waller and have him come in for details of his request.

- IX. Reconvene in Open Session – none taken
- X. Chairman’s Comments – Good wishes for a safe holiday.
- XI. Board Member Comments – none made
- XII. Public Comments – Pastor Mata and Representatives of Urban Harvest walked up to podium to give thanks to the Board for actions taken earlier on their agenda items.
- XIII. Adjournment – Motion made to adjourn at 2:25 p.m.

Minutes prepared by:

Graciela Saenz of
Saenz & Burkhardt, P.L.L.C.

Signed on the ____ day of _____, 2011.

President