

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

July 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, July 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	Rev. John Bowie
Stephan Fairfield	Curtis Lampley
Jeremy Ratcliff	Pastor Steve Hall
Vincent Marquéz	

Board members absent were Antoinette Jackson and James Harrison.

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 and A'shunte Cashaw of Linebarger Goggan Blair & Sampson, LLP; and Jim Noteware, Director of the City of Houston Housing and Community Development Department.

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 June 24, 2011 Board Meeting and the September 24, 2010 Board Meeting.

Chairman Collins called for any questions or comments with regard to the minutes of the June 24, 2011 Board meeting and the minutes of the September 24, 2010 Board meeting, which had previously been tabled. Hearing none, Chairman Collins called for approval of the minutes as written. A motion to approve the minutes of the June 24, 2011 Board meeting and the minutes

of the September 24, 2010 Board meeting, which had been tabled, was made by Mr. Lampley, seconded by Pastor Hall, 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 May 2011 and June 2011, in addition to the financial reports for September, October, and November 2010 which had previously been tabled, before 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. Ratcliff, duly seconded by Pastor Hall, and the Board voted unanimously to approve the Treasurer's Reports for the periods ending May 2011 and June 2011, in addition to the financial reports for September, October, and November 2010 which had previously been tabled.

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

Ms. Stolar discussed the Property Lot Foreclosure Activity Report and noted that LARA purchased six (6) lots in the July 2011 foreclosure auctions for a total of 1,262 properties purchased by LARA to date. She stated that there are eleven (11) lots available at the August foreclosure sale.

V. Committee Reports

1. Executive Committee Report. Mr. Fairfield 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:

(a) the approval from the Board for ratification and acknowledgement of award of a LARA lot acquisition contract to Catholic Charities under contract #051410-01 in Independence Heights for construction of new affordable housing STD.

(b) the approval from the Board to approve Request for Proposals for weed cutting and related maintenance services for LARA owned lots.

(c) the approval from the Board to approve that urban garden licensees maintain a general liability policy in an amount not less than \$1,000,000.

Chairman Collins called for questions. Hearing none he moved to the next agenda item. 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 24 houses under various stages of construction; another 33 houses that have now been completed, and a total of 215 houses sold to home buyers.

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.

a). Ratification and acknowledgement of award of a LARA lot acquisition contract to Catholic Charities under contract #051410-01 in Independence Heights for construction of new affordable housing STD.

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.

VI. Consideration and possible action to approve Request for Proposals for weed cutting and related maintenance services for LARA-owned lots.

Mr. Tinnermon stated that LARA received the requested best and final bids from the two (2) lowest bidders for the contract to provide weed cutting services. Mr. Tinnermon recommended that LARA consider accepting each of the final and best bids submitted by AD Construction & Development and Trans Teq Environmental and split the contract between both companies. The owner of AD Construction & Development has indicated that he is agreeable to splitting the contract with Trans Teq Environmental, however, the owner of Trans Teq Environmental has not yet consented to this proposal. He noted that both companies are minority owned firms. Upon motion of Mr. Marquéz, duly seconded by Pastor Hall, the Board voted unanimously to the proposal to split the weed cutting services contract between AD Construction & Development and Trans Teq Environmental pending the agreement of Trans Teq Environmental to this proposal.

VII. Consideration and possible action affirming that Urban Garden Licensees must maintain a General Liability Policy in an amount not less than \$1,000,000 and identifying the Land Assemblage Redevelopment Authority as a covered party.

Mr. Tinnermon stated that LARA's current policies does not require licensees to maintain an insurance policy naming LARA as an additional insured for liability coverages. This change in the policy would benefit LARA and affect future license agreements. Upon motion of Mr. Lampley, duly seconded by Pastor Hall, the Board voted unanimously to amend LARA's policy to require licensees to maintain liability insurance in an amount not less than \$1,000,000 and naming LARA as an additional insured on the policy.

VIII. Executive closed session to allow for confidential discussion of the setting of price offers for privately held real estate situated in Houston Hope neighborhoods.

At 2:20 p.m., Chairman Collins announced that the Board meeting will convene in closed session in the Strategic Purchasing Conference Room 1 pursuant to Section 551.072 (Deliberations about Real Property) of the Open Meetings Act to discuss setting of price offers for privately held real estate in Houston Hope neighborhoods. Following the completion of the discussions in closed session, the Board will reconvene its meeting in open session in the City Hall Annex Council Chambers.

IX. Reconvene in Open Session.

The Board reconvened in open session at 3:10 p.m. The Board had met in executive session to discuss purchasing residential properties which may be available from the Community Housing Development Organization of the City of Houston. The Board decided to form a planning committee to discuss and negotiate the terms for purchase of residential properties and upon motion of Chairman Collins, duly seconded by Pastor Hall, the Board voted unanimously to appoint Messrs. Fairfield, Marquéz, Lampley and Ratcliff to the planning committee.

X. Chairman's Comments.

No comments.

XI. Board Member Comments.

No comments.

XII. Public Comments

No members of the public had signed up for comments.

XIII. Adjournment.

Chairman Collins asked if there were any additional matters to be considered by the Board. Mr. Fairfield made a motion that the meeting of the Board be adjourned, which was duly seconded by Pastor Hall, and unanimously approved by a vote of the Board. The Committee meeting adjourned at 3:11 p.m.

Minutes prepared by:

Mark Glanowski of Winstead PC
and Graciela Saenz of
Graciela Saenz & Associates, P.L.L.C.

Signed on the _____ day of _____, 2011.

President