

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

**October 7, 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, October 7, 2011 at 2:00 p.m. 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	Curtis Lampley
Jeremy Ratcliff	Pastor Steve Hall
Vincent Marqu�ez	James Harrison

Board members absent were Stephan Fairfield, Antoinette Jackson 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; Gracie Saenz of Saenz & Burkhardt, 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, LLP; and Ms. Garcia of Mir, Fox & Rodriguez, P.C.

**I. Call to Order and Roll Call.**

Chairman Hall called the meeting to order at 2:00 p.m. which was immediately followed by a roll call of the Board members in attendance.

**II. Approval of Minutes of the July 29, 2011 Board of Directors Meeting**

Chairman Collins asked the Board for any comments with regard to the draft of the minutes of the July 29, 2011 meeting circulated for review. Hearing no comments Chairman Collins asked for a motion to approve the minutes as written. Mr. Harrison made a motion to approve the minutes of the July 29, 2011 Board of Directors meeting as written, which motion was duly seconded by Pastor Hall and approved by unanimous vote of the Board.

### **III. Treasurer's Report.**

Chairman Collins requested Mr. Ratcliff to review the Treasurer's Reports for the periods ending July 2011 and August 2011. Mr. Ratcliff proceeded with a review of the financial reports for July 2011 and August 2011.

There being no questions with regard to such reports, a motion was made by Mr. Lampley, duly seconded by Mr. Marquéz, and the Board voted unanimously to approve the Treasurer's Reports for the periods ending July 2011 and August 2011.

Next Mr. Ratcliff discussed the Authority's annual audit prepared by Mir, Fox & Rodriguez, P.C. and noted that no problems were discovered by the auditor with regard to the management of the Authority.

There being no questions with regard to the annual audit report, a motion was made by Mr. Harrison, duly seconded by Mr. Marquéz, and the Board voted unanimously to approve the annual audit for the fiscal year ending June 2011.

---

### **IV. Auction Update by Linebarger Goggan Blair & Sampson, LLP**

Chairman Collins next recognized Ms. Stolar who proceeded to review the auction update report. Ms. Stolar informed the Board that three (3) properties were acquired at the October foreclosure sale and that two (2) properties are available at the November foreclosure sale.

### **V. Committee Reports**

#### **a) Executive Committee.**

#### **1. Community Housing Development Corporations (CHDOs) – discussion and possible action authorizing the establishment of a special fund to be used to acquire unsold CHDO affordable houses and to set guidelines for use of the fund and for disposing of property acquired by the fund.**

Pastor Hall informed the Board of recent discussions with regard to houses constructed by the CHDOs which have not sold due to the residential real estate market downturn in the city. LARA is contemplating becoming a buyer of last resort for these houses which will require development of guidelines for the acquisition of these properties from the CHDOs. At the Executive Committee meeting today a proposal was made to authorize the LARA staff to prepare a request for city council action to enact an ordinance authorizing an amendment to the existing Grant Agreement between the City of Houston and LARA to (i) allow reallocation of up to One Million Dollars (\$1,000,000) in funds to create an acquisition fund to be used to acquire unsold affordable houses developed by the Houston area CHDO community, and (ii) establish an adhoc committee to be comprised of LARA board members to review and approve the acquisitions on a case by case basis.

Chairman Collins requested a motion to approve the proposal authorizing LARA staff to prepare a request for city council action to enact an ordinance authorizing an amendment to the existing Grant Agreement between the City of Houston and LARA to (i) allow reallocation of up to One Million Dollars (\$1,000,000) in funds to create an acquisition fund to be used to acquire unsold affordable houses developed by the Houston area CHDO community, and (ii) establish an adhoc committee to be comprised of LARA board members to review and approve the acquisitions on a case by case basis which motion was made by Pastor Hall, duly seconded by Mr. Marquéz, and unanimously approved by a vote of the Board.

b) Builder Selection Committee.

Nothing to report.

c) LARA/Houston Hope Construction Report.

Chairman Collins next recognized Mr. Butler, who proceeded to report on the status of the Houston Hope home construction activity. He noted there are currently 28 houses under various stages of construction; another 34 houses that have now been completed, and a total of 220 houses sold to home buyers.

Mr. Butler also mentioned the marketing campaign named Parade of Homes to assist the LARA homebuilders with their inventory of unsold houses. These homes will be open for viewing on October 15, 16, 22 and 23, 2011.

**a). Ratification and acknowledgement of award of a LARA lot acquisition contract to Catholic Charities under contract #011211-01 in Independence Heights for construction of new affordable housing STD.**

Pastor Hall discussed the proposed Lot Purchase and Development Agreement with Catholic Charities for purchase of the lot at 501 40<sup>th</sup> ½ Street in Independence Heights. He noted that Catholic Charities has previously built homes in Independence Heights on LARA lots and that the Executive Committee recommended approval of the award of this contract.

Chairman Collins then requested a motion to ratify LARA lot acquisition contract to Catholic Charities. Upon motion by Pastor Hall, duly seconded by Mr. Ratcliff, the Board voted unanimously to ratify the LARA lot acquisition contract to Catholic Charities.

**b). Ratification and acknowledgement of award of a LARA lot acquisition contract to Innerloop Homes under contract #081611-01 in Independence Heights for construction of new affordable housing – STD.**

Pastor Hall discussed the proposed Lot Purchase and Development Agreement with Innerloop Homes for four (4) lots in Independence Heights. He also noted that Innerloop Homes has previously built homes in Independence Heights on LARA lots and the Executive Committee recommended approval of the award of this contract.

Chairman Collins then requested a motion to ratify the LARA lot acquisition contract to Innerloop Homes. Upon motion by Pastor Hall, duly seconded by Mr. Ratcliff, the Board voted unanimously to ratify the LARA lot acquisition contract to Innerloop Homes.

Mr. Ratcliff then asked for a summary report of the \$1 lot program which has now ended. Mr. Butler stated he would prepare and submit a report of the \$1 lot program for the next Board meeting.

**VI. Reconvene in Open Session.**

Not applicable.

**VII. Chairman's Comments.**

Nothing to report.

**VIII. Board Member Comments.**

---

Nothing to report.

**IX. Public Comments.**

Nothing to report.

**X. Adjournment.**

Chairman Collins asked if there were any additional matters to be considered by the Board. Mr. Lampley then made a motion that the meeting of the Board be adjourned, which was duly seconded by Mr. Marquéz, and unanimously approved by a vote of the Board. The Board meeting adjourned at 2:10 p.m.

Minutes prepared by:  
Mark Glanowski of Winstead PC  
and Gracila Saenz of Saenz &  
Burkhardt, P.L.L.C.

Signed on the \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
President