

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

**August 24, 2012**

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, August 24, 2012 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	Pastor Steve Hall
Jeremy Ratcliff	Vincent Marquéz
Stephen Fairfield	LaTrisha Williams
Rev. John Bowie	Curtis Lampley
	Nicholas Hall

Board members absent were Antoinette Jackson and James Harrison, III.

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; Annette Mitchell 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, R.J. Alexander, and Mr. Manuel Lopez, President/CEO of Tejano Center for Community Concerns.

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

Chairman Collins called the meeting to order at 2:00 p.m. A roll call of the Board members in attendance immediately followed.

**II. Approval of Minutes for June 22, 2012 Board Meeting**

Chairman Collins asked if there are any comments or changes to the minutes of the June 22, 2012 Board of Directors meeting, hearing none, he requested a motion to approve such minutes. Ms. Williams made a motion to approve the minutes which motion was duly seconded by Pastor Hall and approved by a unanimous vote of the Board.

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

Chairman Collins then requested Mr. Ratcliff to review the highlights of the Treasurer's Reports for the periods ending May 2012, June 2012, and July 2012. Mr. Ratcliff noted that the accounts are in good condition, however no information is currently available on the annual audit of the financial records being prepared by Mir, Fox and Rodriguez. The available cash to acquire additional properties and/or paying related costs is \$1,331,645.00. As of July 31, 2012 receivables of \$7,166.29.00 are over 90 days late. Included in this amount is a receivable for the property which was refunded due to the bankruptcy case for \$1,958.29. As of July 31, 2012 the balance available in the Sewer and Water Tap program is \$601,569.00. He noted that checks have been issued for the directors' insurance.

Chairman Collins asked if there were any other questions, hearing none, he asked for a motion to approve the treasurer's reports for May 2012, June 2012 and July 2012. Pastor Hall made a motion to approve the treasurer's reports as submitted to the Board which motion was duly seconded by Rev. Bowie and approved by a unanimous vote of the Board.

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

Chairman Collins then asked Ms. Stolar to report on the current auction activity. Ms. Stolar stated that four (4) lots were purchased at the August foreclosure sale and noted that seven (7) lots are available during the September 2012 foreclosure sale. To date LARA has acquired a total of 1,326 lots.

### **V. Committee Reports**

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

Chairman Collins requested Pastor Hall to report on the following lot acquisition contracts:

- 1) Ratification and acknowledgment of award of a LARA lot acquisition contract to Contemporary Development Corp. under contract #040312-01 in Independence Heights for construction of new affordable housing STD.**

Pastor Hall discussed the proposed Lot Purchase and Development Agreement with Contemporary Development Corp. for purchase of two (2) lots in Independence Heights for \$4,000.00 per lot under the Standard Take Down Program.

- 2) Ratification and acknowledgment of award of a LARA lot acquisition contract to Solaris Homes under contract #071812-02 in Acres Homes for construction of new affordable housing STD.**

Next, Pastor Hall discussed the proposed Lot Purchase and Development Agreement with Solaris Homes for three (3) lots in Acres Homes on Radcliff under the Standard Take Down Program.

**3) Ratification and acknowledgment of award of a LARA lot acquisition contract to Tejano Center for Community Concerns under contract #082112-01 in Fifth Ward for construction of new affordable housing under the \$1.00 Lot Program.**

Pastor Hall then discussed the proposed Lot Purchase and Development Agreement with Tejano Center for Community Concerns ("Tejano Center") regarding the LARA lots located in Fifth Ward for \$1.00 per lot. He informed the Board that the Tejano Center for Community Concerns did not submit its builder information in time for review by the Building Selection Committee therefore this contract should be tabled until such review has been completed..

Chairman Collins asked if there were any additional questions with regard to the lot acquisition contracts presented for approval, hearing none, he requested a motion on the contracts with Contemporary Development Corporation and Solaris Homes. Pastor Hall made a motion to approve the lot acquisition contracts submitted by Contemporary Development Corporation and Solaris Homes and to table the contract with Tejano Center until the Builder Selection Committee approves its documentation. Such motion was duly seconded by Ms. Williams and approved by a unanimous vote of the Board.

**b) Builder Selection Committee**

Mr. Tinnermon stated that the Builder Selection Committee will meet to examine the documentation submitted by the Tejano Center.

**c) LARA/Houston Hope Construction**

Chairman Collins next recognized Mr. Butler, who proceeded to report on the status of the Houston Hope single-family house construction production summary. He noted there are currently 22 houses under various stages of construction; 34 houses that have now been completed but are unsold, and there have been a total of 240 houses sold to homebuyers.

**VI. Consideration and possible action authorizing a sale under the ROFR Program to Roy Ferguson with New Pleasant Grove Missionary Baptist Church for the LARA lot across the street – HCAD #012 167 000 0011, LT 11 BLK 10, Eagle (Previously tabled at June 2012 Board meeting)**

Mr. Tinnermon informed the Board that the LARA lot requested does share a boundary with lots owned by the New Pleasant Grove Missionary Baptist Church; however, the application for this right of first refusal cannot be approved at this time because the adjacent lot has not been owned by the church for at least two (2) years as required under LARA's policy for requests for rights of first refusal. Mr. Tinnermon stated that this matter should be tabled at this time to allow his staff to discuss the possible options available with the trustees of the church and submit a proposal to the Board for consideration at the next meeting.

**VII. Consideration and possible action to acquire a permanent easement on a previously owned LARA lot located at 501 E. 40th ½ Street – HCAD #062 054 018 0015. The**

**easement will be acquired at a price of \$6,000.00 and is intended to provide for a permanent location for the Independence Heights Community Marker sponsored by LARA.**

Mr. Tinnermon informed the Board that typically these community markers are placed in public easements; however, one was not available for the Independence Heights marker. Therefore, the community marker for Independence Heights was placed on a lot owned by LARA and such lot should have been removed from the LARA inventory of lots available for purchase. Unfortunately, this certain lot was not removed from the inventory and was sold to Catholic Charities which has now constructed a house on the lot. The community marker sign must be relocated to another LARA lot, or an easement will need to be acquired from the owner of the house constructed at 501 E. 40<sup>th</sup> ½ Street. The Executive Committee recommended that the Board consider acquisition of a sign easement from the lot owner to permit the Independence Heights Community sign to remain in its current location. The consideration to acquire the sign easement from the lot owner is \$6,000.00.

Mr. Marquéz made a motion to accept the proposal for LARA to purchase a permanent sign easement for the Independence Heights community sign located at 501 E. 40th ½ Street for \$6,000.00. Such motion was duly seconded by Mr. Ratcliff and the Board voted unanimously to approve the motion.

**VIII. Consideration and possible action authorizing the swap-out of a LARA lot located at 3027 Bremond Street (Third Ward) for a privately owned lot situated at 3344 Anita (Third Ward). The proposed swap-out will be at a 'no-cost' benefit to the current owner of 3344 Anita Street (Mrs. Margaret P. Williams). Mrs. Williams is a senior citizen who has qualified to participate in the Housing and Community Development Department (HCDD) "Disaster Recovery – Single Family Home Repair Program." Mrs. Williams' current lot cannot be redeveloped without substantially priced new infrastructure improvements.**

Mr. Tinnermon informed the Board that Mrs. Margaret P. Williams qualified for the home repair program sponsored by the HCDD. However, it was discovered that the sewer line behind her home was a private line and is not adequate to support new building construction. The City of Houston required that the sewer line be relocated to the front of her property, which will cost \$31,000.00 to connect to the city's existing lines. The HCDD relocated Mrs. Williams into an apartment for the repair work during which time vandals removed the windows and copper piping from the house and now she cannot be moved back to her home, which needs costly new infrastructure improvements.

Mr. Lampley made a motion to approve the swap-out of the LARA lot located at 3027 Bremond Street for the lot owned by Mrs. Williams at 3344 Anita, which motion was duly seconded by Pastor Hall and the Board voted unanimously to approve the motion along with a tag to confirm how long the lot at 3344 Anita will remain in LARA's lot inventory.

**IX. Consideration and possible action authorizing the sale of four (4) LARA lots to the Tejano Center for Community Concerns at a price of One Dollar (\$1.00) per lot. Under a special program supported by HCDD and sponsored in part by Wells**

**Fargo Bank, the Tejano Center will construct new affordable homes targeted to low and very low income households at a maximum sell price of \$80,000.00 per unit. As an alternative, the Tejano Center is prepared to swap out lots from its existing inventory for the LARA lots listed below:**

1. HCAD #018 159 000 0007, LTS 7, 8 & 9 BLK 97 – 7212 El Paso
2. HCAD #041 050 008 0013, LT 13 Blueberry Terrace – 4211 Allston
3. HCAD #053 341 000 0007, LT 7 BLK 37 – 0 Palestine
4. HCAD #031 066 000 0002, LT 2 BLK 66 – 3816 Hardy

Mr. Tinnermon informed the Board with regard to the request from Tejano Center for Community Concerns, a non-profit entity which constructs affordable housing at an \$80,000.00 price point to families with incomes between \$20,000.00 and \$40,000.00. The organization intends to build eight (8) new homes in the residential neighborhoods of Denver Harbor, Greater Fifth Ward, Near Northside and Magnolia Park. The Tejano Center is requesting LARA to donate four (4) lots located at 7212 El Paso, 4211 Allston, 3816 Hardy, and 0 Palestine under its \$1.00 lot program to reduce development costs. In addition, the Tejano Center will also be utilizing available financial resources from the City of Houston's Down Payment Assistance Program and the Wells Fargo LIFT Program. He also stated that the Tejano Center has offered to swap out lots from its existing inventory for the four (4) LARA lots.

Pastor Hall made a motion to approve the transfer of the subject four (4) LARA lots to the Tejano Center for Community Concerns under the \$1.00 lot program and targeting family incomes within 60% of median income, however, if the buyer is over 60% of median income then the buyer owes the difference for the cost of the lot, which motion was duly seconded by Mr. Marquéz and the Board voted unanimously to approve the motion.

**X. Reconvene in Open Session.**

Nothing to report.

**XI. Chairman's Comments.**

Nothing to report.

**XII. Public Comments.**

Mr. Lopez of the Tejano Center for Community Concerns addressed the Board to discuss the positive working relationship he has had with the Housing and Community Development Department to construct homes for very low income families in special impact areas.

**XIII. Adjournment.**

Chairman Collins asked if there were any additional matters to be considered by the Board. Hearing none, the Board meeting adjourned at 2:15 p.m.

Signed on the \_\_\_ of \_\_\_\_\_, 2012.

Minutes prepared by:

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

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President