

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

March 9, 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, March 9, 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	James Harrison
Vincent Marquéz	Antoinette Jackson
Stephan Fairfield	Rev. John Bowie

Board member absent was Curtis Lampley.

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; Jim Waller of Solaris Homes; Ms. Tanya Debose and Marty Page.

I. Call to Order and Roll Call.

Chairman Collins 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 December 16, 2011 Board of Directors Meeting

Chairman Collins asked the Board for any comments with regard to the draft of the minutes of the December 16, 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 December 16, 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 LARA Financial Reports for the periods ending November 2011, December 2011 and January 2012. Mr. Ratcliff proceeded with a review of the financial reports for November 2011, December 2011 and January 2012 and noted that the Finance Committee is currently working on locating copies of the checks for receivables.

There being no questions with regard to such reports, a motion was made by Mr. Ratcliff, duly seconded by Mr. Harrison, and the Board voted unanimously to approve the Treasurer's Reports for the periods ending November 2011, December 2011 and January 2012.

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 four (4) properties were acquired this week at the March foreclosure sale.

V. Committee Reports

a) **Builder Selection Committee.**

Nothing to report.

b) **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 30 houses under various stages of construction; another 7 houses that have now been completed, and a total of 230 houses sold to home buyers.

Chairman Collins then requested Pastor Hall to report on the following lot acquisition contracts ratified at the Executive Committee meeting held earlier today:

c) **Ratification and acknowledgment of award of a LARA lot acquisition contract to Avenue Community Development Corp. under contract #012412-01 in Near Northside for construction of new affordable housing STD.**

Pastor Hall discussed the proposed Lot Purchase and Development Agreement with Avenue Community Development Corp. for purchase of the lot at 0 Gano in Near Northside.

Chairman Collins requested a motion to approve the LARA lot acquisition contract to Avenue Community Development Corp. Upon motion by Pastor Hall, duly seconded by Mr. Marqu ez, the Committee voted unanimously to ratify the LARA lot acquisition contract with Avenue Community Development Corp.

- d) **Ratification and acknowledgment of award of a LARA lot acquisition contract to Contemporary Development Corp. under contract #012412-02 in Independence Heights for construction of new affordable housing STD.**

Next, Pastor Hall discussed the proposed Lot Purchase and Development Agreement with Contemporary Development Corp. for four (4) lots in Independence Heights at 711 39th Street, 908 38th Street, 0 38th Street, and 904 38th Street.

Chairman Collins requested a motion to approve the LARA lot acquisition contract with Contemporary Development Corp. Upon motion by Pastor Hall, duly seconded by Mr. Marquéz, the Committee voted unanimously to ratify the LARA lot acquisition contract with Contemporary Development Corp.

- e) **Ratification and acknowledgment of award of a LARA lot acquisition contract to Contemporary Development Corp. under contract #022112-01 in Independence Heights for construction of new affordable housing STD.**

Pastor Hall then discussed the proposed Lot Purchase and Development Agreement with Contemporary Development Corp. regarding the LARA lot located at 801 40th Street in Independence Heights.

Chairman Collins requested a motion to approve the LARA lot acquisition contract with Contemporary Development Corp. Pastor Hall made a motion to ratify the LARA acquisition contract with Contemporary Development Corp., which motion was duly seconded by Mr. Marquéz and approved by a unanimous vote of the Committee.

- f) **Ratification and acknowledgment of award of a LARA lot acquisition contract to Houze Advanced Building Science, Inc. under contract #021312-01 in Independence Heights for construction of new affordable housing STD.**

Next, Pastor Hall discussed the proposed Lot Purchase and Development Agreement with Houze Advanced Building Science, Inc. with regard to eight (8) LARA lots located on 39th and 40th Streets in Independence Heights to be sold under the \$1.00 Lot Program and two (2) lots to be sold under the STD Program.

The builder is planning to construct eight (8) houses which would be priced at \$93,860, subject to review of the construction plans by the LARA Review Committee.

With regard to the two (2) lots (Lot 25, Block 56, and Lot 26, Block 56), the builder requested LARA to combine these two (2) lots in order that a house priced at \$146,900.00 may be constructed on the larger combined lot.

Chairman Collins requested a motion to approve the LARA lot acquisition contract with Houze Advanced Building Science, Inc. for eight (8) lots under the \$1.00 Lot Program, excluding the two lots to be developed together. Pastor Hall made a motion to ratify the LARA acquisition contract with Houze Advanced Building Science, Inc., which motion was duly seconded by Mr. Marquéz and approved by a unanimous vote of the Committee.

- g) **Ratification and acknowledgment of award of a LARA lot acquisition contract to Innerloop Homes under contract #012412-03 in Independence Heights for construction of new affordable housing STD.**

Lastly, Pastor Hall discussed the proposed Lot Purchase and Development Agreement with Innerloop Homes regarding the LARA lot located at 703 40th Street in Independence Heights. Pastor Hall noted that there is currently no homebuyer for this house to be constructed for a sale price not to exceed \$146,900.00.

Chairman Collins requested a motion to approve the LARA lot acquisition contract with Innerloop Homes. A motion was made by Pastor Hall to ratify the subject lot acquisition contract, which motion was duly seconded by Mr. Marqu ez and approved by a unanimous vote of the Committee.

- VI. 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.**

Mr. Ratcliff informed the Board that LARA's current auditor, Mir, Fox & Rodriguez, P.C. has satisfactorily conducted several prior audits of LARA's records and financials as required by the City Controller's office. He further stated that the cost for the required audit will be contracted for a price not to exceed \$16,000.00. Chairman Collins requested a motion to approve the contract with Mir, Fox & Rodriguez, P.C. Mr. Ratcliff made a motion for LARA to engage Mir, Fox & Rodriguez, P.C. to conduct the annual audit review, which motion was duly seconded by Pastor Hall and approved by a unanimous vote of the Board.

- VII. Consideration and possible action approving renewal of the Garden License Agreement for the Texans Together Education Fund – LARA lot at 0 Navigation Street, Houston, Texas 77012 (Tracts 12 and 34 through 38, Block 31, Magnolia Park Sec. 2).**

Mr. Tinnermon informed the Board that Texans Together Education Fund has submitted a request to renew its lease to operate a community garden at 8035½ Avenue E, Houston, Texas. He noted that this is the third year for this community garden, which provides garden produce for use by individuals in the local community rather than selling the produce. LARA will require that Texans Together Education Fund furnish an updated insurance certificate to renew this lease agreement.

Pastor Hall made a motion to renew the lease with Texans Together Education Fund, subject to receipt of a current insurance certificate, to operate a community garden, which motion was duly seconded by Mr. Marqu ez and approved by unanimous vote of the Board.

- VIII. Discussion and Recommendation to the Committee for Possible Use of LARA Property for Community Park.**

Mr. Tinnermon discussed the recommendation for LARA lots to be considered for development as pocket parks. He noted that LARA legal counsel confirmed that LARA lots acquired under the Interlocal Agreement can be utilized for parks. Upon development, LARA would transfer the lots used for parks to the City of Houston, which would maintain the parks.

Mr. Tinnermon stated that he will request city staff to establish the criteria to be considered for development of LARA lots into park property.

IX. Reconvene in Open Session.

Not applicable.

X. Chairman's Comments.

Nothing to report.

XI. Board Member Comments.

Nothing to report.

XII. Public Comments.

Ms. Tanya Debose of the Independence Heights Assistance Ministries appealed to the Board with regard to the construction of houses in the historic district of Independence Heights which do not adhere to the architecture standards for the historic district. She informed the Board that H&M Builders constructed a house recently which is not in the typical style for houses in this area. The community leaders of Independent Heights wish to discuss the contemporary houses being constructed in the historic district with the home builders.

The Board next recognized Mr. Jim Waller of Solaris Homes who requested the Board to consider selling LARA lots in the \$3,000 range because the financial institutions are focused on the cost margins. Mr. Waller stated that the houses he is constructing cost more to build than the price it has to sell for due to sale price limitations imposed by LARA policies. Chairman Collins asked Mr. Waller to contact Mr. Tinnerman of the Housing and Community Development directly regarding this matter.

XIII. Adjournment.

Chairman Collins asked if there were any additional matters to be considered by the Board. Mr. Harrison 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 2:25 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 _____, 2012.

President