

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

**April 25, 2014**

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, April 25, 2014 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  
Stephan Fairfield  
Curtis Lampley  
Nicholas Hall

Faith Jackson  
Vincent Marquéz  
Reshard Alexander  
Pastor Steve Hall

Board members absent were LaTricia Williams, Rev. John Bowie, Jeremy Ratcliff, James Harrison, III, and Antoinette Jackson.

Others in attendance included: Chris Butler, Yvonne Cantu, and Norma Garcia of the City of Houston Housing and Community Development Department; Mark Glanowski, Paralegal, of Winstead PC; Kevin Herzog of Linebarger, Goggan, Blair & Sampson, LLP; and Gracie Saenz, attorney for the Authority.

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

Chairman Collins called the meeting to order at 2:01 p.m. A roll call of the Board members in attendance immediately followed.

**II. Approval of Minutes for March 28, 2014 Board Meeting and an Amendment to correct Minutes of February 28, 2014 to show Board Member Curtis Lampley absent at Board of Directors Meeting**

Chairman Collins asked if there are any comments or changes to the written minutes of the Board of Directors meeting held on March 28, 2014 as presented or the amended minutes of February 28, 2014. Chairman Collins then requested a motion to approve such minutes as presented and/or amended. Pastor Hall made a motion to approve the minutes of March 28, 2014 and the amended minutes of February 28, 2014, which motion was then duly seconded by Ms. Jackson and carried by a unanimous vote of the Board.

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

#### **a) LARA Financial Report**

Chairman Collins stated that there was no financial report was available for approval.

#### **b) Other Updates**

Nothing to report.

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

Chairman Collins next recognized Mr. Herzog of Linebarger Goggan Blair & Sampson, LLP to report on the results of the April 2014 foreclosure auction activity. Mr. Herzog noted there was one LARA purchase and three third-party purchases at the April foreclosure auction. He then mentioned that LARA has acquired 1,379 properties as of April 2014.

### **V. Committee Reports**

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

Pastor Hall stated that the Executive Committee met just prior to the Board meeting for information sharing presented by the Three Leaf Group, LLC and the Houston Area Urban League, to discuss the proposal submitted by DoerenMayhew CPAs to conduct the annual audit, take action concerning lot acquisition contract under the ROFR program with Luis Acuna, take action to retroactively implement the recently approved RFP for Houston Hope homes, and support passage of the lot clearance pricing and pilot program.

#### **b) Builder Selection Committee Report**

Mr. Butler stated there was nothing to report on this agenda item.

#### **c) LARA/Houston Hope Construction**

Chairman Collins then requested Mr. Butler to report on the status of the Houston Hope single-family house construction as of April 2014. Mr. Butler stated that the Board has approved 430 lots, with 120 lots to start construction; there are 30 houses that have been completed but remain unsold, and 280 houses which have been sold to homebuyers since inception of the Houston Hope program.

#### **d) Other Updates**

Nothing to report.

### **VI. Discussion and possible action to retroactively implement the recently approved RFP for Houston Hope Homes (Tabled 3/28/14)**

Mr. Butler stated that ninety-one (91) lots would be affected by retroactively implementing the amended RFP for Houston Hope Homes. He noted that implementation of the

amended RFP for lots obtained prior to the amended RFP would allow homebuilders to increase the ceiling house prices for the \$1 lots from \$125,000 to \$145,000 and on the standard lots from \$150,000 to \$175,000.

Pastor Hall made a motion to retroactively implement the recently approved RFP for Houston Hope Homes, which motion was duly seconded by Mr. Alexander and carried by a unanimous vote of the Board.

**VII. Discussion and possible action on ROFR request from Mr. Luis Acuna (Tabled 3/28/14)**

Pastor Hall stated that the Board reviewed copies of the lot location maps for the subject lots regarding this lot purchase contract under the ROFR Program. The maps showed that the lot Mr. Acuna owns is not adjacent to the LARA lot he wishes to purchase, therefore, the requested lot purchase contract does not meet the requirements of the ROFR Program. Mr. Lampley then made a motion to deny the ROFR request submitted by Mr. Acuna. Such motion was duly seconded by Pastor Hall, and carried by a unanimous vote of the Board.

**VIII. Discussion and possible action on the lot clearance pricing (Tabled 3/28/14)**

Mr. Butler noted that there was a need for an RFP for lot clearance work. The staff of the Houston Housing and Community Development Department will prepare an RFP for the Board's review prior to the next meeting.

**IX. Discussion of container homes from the Three Leaf Group, LLC**

Chairman Collins noted that there was no action for the Board to take at this time.

**X. Consideration and possible action authorizing DoerenMayhew CPAs and Advisors to conduct the annual audit review for LARA**

Mr. Lampley made a motion to accept the proposal submitted by DoerenMayhew CPAs to conduct an audit of the LARA financial statements for a flat fee of \$14,500 plus expenses, which motion was duly seconded by Pastor Hall and carried by the unanimous vote of the Board.

**XI. Discussion and possible action on a pilot program with the Houston Area Urban League CDC**

Chairman Collins noted that there was no action for the Board to take at this time.

**XII. Chairman's Comments**

Nothing to report.

**XIII. Board Member Comments**

Nothing to report.

**XIV. Public Comments**

Nothing to report.

**XV. Adjournment**

Chairman Collins asked if there were any additional matters to be considered by the Board. Hearing none, the Board meeting adjourned at 2:11 p.m. pursuant to the motion by Mr. Lampley and duly seconded by Ms. Jackson.

Minutes prepared by:

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

Signed on the \_\_\_\_ of \_\_\_\_\_, 2014.

\_\_\_\_\_  
President