

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

April 24, 2015

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 24, 2015 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:

LaTricia Williams	David Collins
Nicholas Hall	Jeremy Ratcliff
Carol Galloway	Faith Jackson
Dallas Jones	

Board members absent were Pastor Steve Hall, Vincent Marquéz, Stephan Fairfield, Curtis Lampley, Antoinette Jackson, and Isaac Matthews.

Others in attendance included: Yvonne Cantu and Norma Garcia of the City of Houston Housing and Community Development Department; Chris Butler of the Mayor's Office, Greg Erwin and Mark Glanowski (Paralegal) of Winstead PC; Gracie Saenz, attorney for the Authority; Lynn Henson of the City of Houston Planning and Development Department; A'sunte Cashew of Linebarger Goggan Blair & Sampson, LLP; Pastor Michael Jordan; and Elizabeth Guzman of Mayberry Homes, Inc.

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 of January 23, 2015

Chairman Collins asked if there were any changes to the minutes of the January 2015 Board meeting, hearing none he requested a motion to approve the minutes. Upon motion of Ms. Williams, duly seconded by Mr. Hall, the minutes of the Board meeting of January 23, 2015 passed by unanimous vote of the Board.

III. Reports

(a) LARA Financial Report – December 2014 through February 2015

Jeremy Ratcliff summarized the highlights of the subject financial reports. He noted that \$218,455 has been spent for weed cutting and debris removal maintenance through February. Mr. Ratcliff then made a motion to approve the financial statements for December 2014, January 2015 and February 2015, which motion was duly seconded by Mr. Jones, and passed by unanimous vote of the Board.

(b) Other Updates

1. LARA Retreat

Chris Butler reported on the activity since the strategy session held Friday, March 27, 2015. The Planning Board will be responsible for preparing the next steps agenda items for the next meeting, including implementing programs for first time home buyers.

IV. LARA Board/Construction Reports

(a) Executive Board

Nothing to report.

(b) Builder Selection Board

Nothing to report.

(c) LARA/Houston Hope Construction/Production Report

Mr. Butler reported that LARA has now sold 320 lots to builders upon which affordable housing has been constructed and sold to home buyers, presently three houses are now under construction, and 20 houses are complete and available to be sold to homebuyers.

- 1. Ratification and acknowledgment of award of a LARA lot acquisition contract to Elite Construction under Contract #040215-01 in Independence Heights for construction of new affordable housing under the \$1 Lot Program**

Mr. Butler informed the Board that Elite Construction has now requested to purchase the two lots under the Standard Lot Program full purchase prices, being \$3,000 and \$4,000, respectively. Ms. Williams made a motion to approve the Lot Acquisition Contract with Elite Construction, which motion was duly seconded by Mr. Ratcliff, and passed by unanimous vote of the Board.

- 2. Ratification and acknowledgment of award of a LARA lot acquisition contract to Mayberry Homes under Contract #040215-02 in**

Sunnyside for construction of new affordable housing under the \$1 Lot Program.

Mr. Butler stated that Mr. Mayberry is requesting five lots for \$1 each under the \$1 Lot Program. Mr. Mayberry wanted additional lots in Sunnyside, but those lots are included in applications for Rights of First Refusal submitted by adjacent landowners. Ms. Galloway made a motion to approve the Lot Acquisition Contract with Mayberry Homes, which motion was duly seconded by Ms. Williams, and passed by unanimous vote of the Board.

(d) Marketing Board

Nothing to report.

(e) Planning Board

Nothing to report.

(f) Bylaws Board

Mr. Hall informed that the current by-laws have been circulated to the Board members and a meeting will be held in the next 30 days to determine if any changes are needed.

V. Consideration and possible action authorizing the sale under the Right of First Refusal to Clariece Kirkling for LARA lot, HCAD #0162770280014, LT 14 BLK 28, Highland Heights

Ms. Galloway made a motion to approve the Right of First Refusal Agreement with Clariece Kirkling, which motion was duly seconded by Mr. Jones, and passed by unanimous vote of the Board.

VI. Consideration and possible action authorizing the sale under the Right of First Refusal to Jose and Rosario Castaneda, Jr. for LARA lot, HCAD #0361170050003, LTS 3 and 4 BLK 5, Washington Heights Annex Sec

Ms. Williams made a motion to approve the Right of First Refusal Agreement with Jose and Rosario Castaneda, Jr., which motion was duly seconded by Mr. Ratcliff, and passed by unanimous vote of the Board.

VII. Consideration and possible action authorizing the sale under the Right of First Refusal to Juan A. Lopez for LARA lot, HCAD #0402660030013, TR 13, Colonia De Juarez, an unrecorded subdivision in Harris County, Texas

Mr. Ratcliff made a motion to approve the Right of First Refusal Agreement with Juan A. Lopez, which motion was duly seconded by Ms. Williams, and passed by unanimous vote of the Board.

VIII. Consideration and possible action authorizing the sale under the Right of First Refusal to Clyde and Caroline Alexander and Janice C. Tingle for LARA lot, HCAD #0730510050037, LT 37 BLK 5, Flower City

Ms. Galloway made a motion to approve the Right of First Refusal Agreement with Clyde and Caroline Alexander and Janice C. Tingle, which motion was duly seconded by Mr. Ratcliff, and passed by unanimous vote of the Board.

IX. Consideration and possible action authorizing the sale under the Right of First Refusal to Cynthia G. Martinez for LARA lot, HCAD #0862320000006, LT 6 BLK 10, Settegast Gardens Sec 4

Ms. Williams made a motion to approve the Right of First Refusal Agreement with Cynthia G. Martinez, which motion was duly seconded by Mr. Jones, and passed by unanimous vote of the Board.

X. Consideration and possible action authorizing the sale under the Right of First Refusal to Fellowship Missionary Baptist Church for LARA lots, HCAD #0690150050023, LT 23 BLK 5 of Blue Bonnet Estates and HCAD #0690150050037, the West 50 feet of LT 24 in BLK 5 of Blue Bonnet Estates

Mr. Jones made a motion to approve the Right of First Refusal Agreement with Fellowship Missionary Baptist Church, which motion was duly seconded by Mr. Ratcliff, and passed by unanimous vote of the Board.

XI. Consideration and possible action authorizing Doeren Mayhew CPAs and Advisors to conduct the annual audit review for LARA at a price not to exceed \$16,000

Ms. Galloway made a motion to approve Doeren Mayhew CPAs and Advisors to conduct the annual audit for a fee not to exceed \$16,000, which motion was duly seconded by Ms. Jackson, and passed by unanimous vote of the Board.

XII. Auction Update by Linebarger, Goggan, Blair & Sampson, LLP – April 2015

Ms. Cashew reported that one lot was purchased at the April foreclosure sale and that five lots are on the list for the May 2015 sale.

XIII. Chairman Comments

Chairman Collins expressed that the retreat held at the offices of Winstead PC on March 27, 2015 was constructive to assist the Board with its missions to provide affordable housing.

XIV. Board Member Comments

Nothing to report.

XV. Public Comments

Pastor Michael Jordan addressed the Board with regard to the lot next to his church in the Sunnyside subdivision. The church has been maintaining the lot for the last 40 years and attempted to purchase the lot at the tax sale in 2010 but was outbid by the City of Houston. The bidding for this lot started at \$8,000 at the 2010 tax sale. Pastor Jordan has continued to attempt to purchase this lot from the City in order to build a community building which will include a food pantry for local residents. He also stated that his church will be celebrating its 60th anniversary and the City will give the church a Proclamation for serving the community for 60 years.

Chairman Collins requested Mr. Butler to investigate the tax sale and determine the current value of this lot.

Ms. Guzman then addressed the Board with regard to purchasing the lot for construction of affordable housing if it is not sold to the church.

XVI. Adjournment

Chairman Collins asked if there were any additional matters to be considered by the Board. Hearing none, Ms. Williams made a motion to adjourn the meeting, which motion was duly seconded by Ms. Jackson, and passed by unanimous vote of the Board. The Board meeting adjourned at 2:26 p.m.

Minutes prepared by:

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

Signed on the ___ of _____, 2015.

President