

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

June 26, 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 City Hall Annex Council Chambers at 900 Bagby Street, Houston, Harris County, Texas, on Friday, June 26, 2015 at 2:06 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
Curtis Lampley	Pastor Isaac Matthews
Stephan Fairfield	Vincent Marquéz
	Dallas Jones

Board members absent were, Pastor Steve Hall and Antoinette Jackson.

Others in attendance included: Yvonne Cantu 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; Karena Poke and Micah Woods of Lettuce Live; and City of Houston Councilman Dwight Boykins.

I. Call to Order and Roll Call

Chairman Collins called the meeting to order at 2:06 p.m. A roll call of the Board members in attendance immediately followed.

II. Approval of Minutes of May 29, 2015

Chairman Collins asked if there were any questions and/or comments with regard to the minutes drafted for the May 29, 2015 Board of Directors meeting. Mr. Lampley made a motion to approve the minutes as written, which motion was duly seconded by Mr. Marquéz and carried by unanimous vote of the Board.

III. Reports

(a) LARA Financial Report

Jeremy Ratcliff stated there was no financial report available to discuss for this meeting. He stated that the Finance Committee did not meet and that the annual audit is currently being conducted.

(b) Other Updates

Nothing to report.

IV. LARA Committee/Construction Reports

(a) Executive Committee

Nothing to report.

(b) Builder Selection Committee

Nicholas Hall stated that the Builder Selection Committee met and approved the transfer of Lot 5, Block 20 of Highland Heights to Jose Ambriz subject to legal approval.

(c) LARA/Houston Hope Construction/Production Report

Mr. Butler reported that LARA approved 455 lots for sale to builders, and of those has now sold 322 lots to builders upon which affordable housing has been constructed and sold to home buyers, presently three houses are now under construction, and 22 houses are complete and available to be sold to homebuyers.

1. Ratification and acknowledgment of award of a LARA lot acquisition contract to J. G. Hollins Builders under Contract #061715-02 in Acres Home for construction of new affordable housing under the \$1 Lot Program

Mr. Butler informed the Board that J. G. Hollins Builders submitted a contract to construct three houses for under a \$150,000 sales price for each house under the \$1 Lot Program. Mr. Hall made a motion that the approval of this lot acquisition contract be tabled until the Builder Selection Committee examines the contract, which motion was duly seconded by Mr. Fairfield and carried by the unanimous vote of the Board.

2. Ratification and acknowledgment of award of a LARA lot acquisition contract to Mayberry Homes under Contract #061715-01 in Sunnyside for construction of new affordable housing under the \$1 Lot

Ms. Galloway made a motion to approve Contract #061715-01 with Mayberry Homes which motion was duly seconded by Mr. Lampley and carried by unanimous vote of the Board.

(d) Marketing Committee

Mr. Hall stated that the Marketing Committee will examine the new LARA logos submitted by Ms. Watson, discuss the program for the Fall Event and submit a formal proposal at the next meeting, and issue assignments for the quarterly newsletter.

(e) Planning Committee

Mr. Ratcliff stated the Planning Committee will continue discussions with Jim Soller to determine how LARA and Rebuilding Together Houston can work together in assisting elderly home owners age in place.

(f) Bylaws Committee

Ms. Williams stated that the Bylaws Committee met on June 15, 2015 at 3:00 p.m. and received three edits to the current bylaws. The Bylaws Committee expected to receive more than 3 edits since there are thirteen Board members and decided to extend the time period for submitting comments until the next meeting.

V. Consideration and possible action authorizing the splitting of a LARA parcel, HCAD #0162760200005, LTS 5 & 6 BLK 20, to sell only Lot 5 under the Right of First Refusal to Mr. & Mrs. Jose Ambriz (tabled 5/29/15)

Mr. Butler noted that Lots 5 and 6, Block 20 of the Highland Heights subdivision were platted as separate lots therefore, it is not necessary to replat the lots in order to convey only Lot 5 to Mr. & Mrs. Jose Ambriz. Mr. Lampley made a motion to approve the Right of First Refusal application to sell Lot 5, Block 20 of Highland Heights to Mr. & Mrs. Jose Ambriz, which motion was duly seconded by Mr. Fairfield and carried by unanimous vote of the Board.

VI. Discussion and possible action authorizing the City of Houston, Dept. of Public Works & Engineering, Real Estate Branch to acquire the right-of-way easements to three (3) LARA lots:

- (a) HCAD #0681170010001, LT. 1 BLK 1, Shadydale Subdivision, acquire 105 sq. ft.**
- (b) HCAD #0681170030002, LT. 2 & TR 3B BLK 3, Shadydale Addition, acquired 287 sq. ft. and**
- (c) HCAD #0681170010003, LT. 3 BLK 1, Shadydale Subdivision, acquire 62 sq. ft.**

Mr. Butler informed the Board that the City of Houston has requested easements affecting three LARA lots for its road paving and drainage project along Laura Koppe Road. Mr. Butler stated that after the taking of the requested land for such easements, the remainder of each lot will be sufficient for building a house.

Ms. Williams made a motion to approve the request of the City of Houston for easements over the three LARA lots noted above for its street paving and drainage project; such motion was duly seconded by Mr. Ratcliff and carried by unanimous vote of the Board.

VII. Consideration and possible action to accept LARA's Right of First Refusal offer to Holy Temple Church of God in Christ, LARA Lots 3 and 4 Block 82, Sunnyside Place, #0511680820003 and #0511680820004

Mr. Butler stated that the church has proposed purchasing the subject lots pursuant to a payment plan over an 18-month period; however, LARA has not approved any such payment arrangements for any prior Right of First Refusal applicant. Mr. Butler recommended removing these lots from the list of lots available to builders and set them aside for the church to acquire the necessary funds to purchase the lots in cash at the agreed price. The church has been mowing the grass and using these lots for its overflow parking.

Mr. Lampley made a motion to table this matter for further consideration, which motion was duly seconded by Ms. Williams and carried by the unanimous vote of the Board.

VIII. Consideration and possible action authorizing a Garden License Agreement for Urban Philanthropy By KP for one (1) LARA lot in the Sunnyside area: 8414 Safeguard St., HCAD #0761490010003, LTS 3 4 & 5 BLK 1

Ms. Poke and Mr. Woods of Lettuce Live addressed the Board regarding its urban farm project for the LARA lot located at 8414 Safeguard Street. The proposed garden for vegetables and fruits grown in raised beds will benefit the residents of this low-income area. The garden will grow natural products but may not be 100% organic. Also, composting will be conducted on-site. The subject LARA lot is located adjacent to the Houston Independent School District Health and Wellness Center and Attucks Middle School. Lettuce Live will be a place where students from Attucks Middle School can participate in outdoor classrooms to learn about healthy eating. Ms. Poke requested LARA to lease the subject lot to Lettuce Live for a community garden, including an orchard, raised beds and in-ground beds, and to teach and model healthy nutritional habits. Councilman Boykins then addressed the Board with regard to the needs of this Sunnyside neighborhood, which lacks local grocery stores, for naturally grown fruits and vegetables.

Mr. Fairfield made a motion to approve City staff to draft a lease agreement with Lettuce Live for a five-year term and optional one-year terms thereafter; such motion was seconded by Mr. Hall and carried by unanimous vote of the Board.

IX. Discussion and possible action to modify the LARA By-Laws

Ms. Williams stated that the Bylaws Committee met on June 15, 2015 at 3:00 p.m. and received three edits to the current bylaws. The Bylaws Committee expected to receive more than 3 edits since there are thirteen Board members and decided to extend the time period for submitting comments until the next meeting. City staff was requested to circulate a Word version of the current bylaws in order for Board members to submit track changes.

X. Auction Update by Linebarger, Goggan, Blair & Sampson, LLP – June 2015.

Nothing to report at this meeting.

XI. Chairman Comments

Chairman Collins announced that the father of Norma Garcia passed away on Wednesday. His funeral will be held at 10:00 a.m. on Monday. He then announced that Steve Tinnermon will be retiring from the City of Houston on July 31, 2015.

XII. Board Member Comments

Nothing to report.

XIII. Public Comments

Nothing to report.

XIV. Adjournment

Chairman Collins asked if there were any additional matters to be considered by the Board. Upon motion of Mr. Marquéz to adjourn the meeting, which was duly seconded by Ms. Williams, the meeting adjourned at 2:42 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