

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

June 24, 2016

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 Council Chambers, City Hall Annex Building, Public Level, at 900 Bagby Street, Houston, Texas, on Friday, June 24, 2016 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.

Committee members in attendance were:

Vincent Marquéz	Faith Jackson
David Collins	Nicholas Hall
Stephan Fairfield	Dallas Jones
Curtis Lampley	

Board members absent were Carol Galloway, Pastor Steve Hall, Matt Zeis, Antoinette Jackson, Jeremy Ratcliff and Pastor Isaac Matthews.

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, outside legal counsel for the Authority; Gracie Saenz, attorney for the Authority; Annette Mitchell of the City of Houston Planning and Development Department, Steve Tinnermon, Advisor to the Authority; Leah Stolar of Linebarger, Goggan, Blair & Sampson, LLP; and Julie Irvin, Karren Lovelady and Shonna Godoy of Keystone Resources.

I. Call to Order and Roll Call

Chairman Nicholas Hall called the meeting to order at 2:07 p.m. A roll call of the Board members in attendance immediately followed and Chairman Hall noted that a quorum was present.

II. Approval of Minutes of April 22, 2016 Meetings

Chairman Hall proceeded to request the Board members present if there were any questions and/or comments with regard to the minutes prepared and circulated for the April 22, 2016 Board of Directors and Executive Committee meetings. Hearing none, he requested a motion for approval of such minutes. Mr. Lampley made a motion to approve the minutes of the April 22, 2016 Board of Directors and Executive Committee meetings, which motion was duly seconded by Mr. Jones and passed by the unanimous vote of the Board.

III. Reports

(a) LARA Financial Report – February, March and April 2016

Mr. Butler stated that Mr. Ratcliff is not here today to discuss the Financial Reports for February, March and April 2016 submitted for review. He noted that no action was required for this item.

(b) Executive Committee

Mr. Butler summarized the actions taken by the Executive Committee which met prior to this Board of Directors meeting which included tabling the approval of LaSane Construction, LLC to allow for more time to verify the qualifications of this builder, approving the lot acquisition contracts submitted by HAUCDC, 7W Construction LLC and Probuilder/Greenfield Enterprises, tabling the lot acquisition contracts submitted by SEKA Investments LLC and Affordable Housing for Everyone to allow more time to examine the financial records and qualification information submitted by these home builders, and approving the ratification of the lot acquisition contract for Mayberry Homes. In addition, the Executive Committee also agreed to amend the \$1 Lot Program to allow 60 days to close with proof of filing a permit application and to start construction four months after the 60-day period.

(c) Builder Selection Committee

Mr. Lampley stated that the Building Selection Committee met on June 23, 2016 and discussed (i) approval of LaSane Construction, LLC dba Metropolis Homes as a new builder, and (ii) the lot acquisition contracts submitted for consideration. Mr. Lampley informed the Board that the LARA Builder Selection Committee decided to table the approval of LaSane Construction, LLC to allow for more time to verify the qualifications of this builder. Also, the lot acquisition contracts submitted by HAUCDC, 7W Construction LLC and Probuilder/Greenfield Enterprises were examined and recommended for approval. The lot acquisition contracts submitted by SEKA Investments LLC and Affordable Housing for Everyone were tabled by the Builder Selection Committee to allow more time to examine the financial records and qualification information submitted by these home builders. Mr. Collins made a motion to approve the lot acquisition contracts with HAUCDC, 7W Construction LLC and Probuilder/Greenfield Enterprises and table the lot acquisition contracts submitted by SEKA Investments LLC and Affordable Housing for Everyone which motion was duly seconded by Mr. Marquéz and passed by the unanimous vote of the Board.

(d) LARA/Houston Hope Construction/Production Report

Mr. Butler reported that LARA has approved 479 lots for sale to builders, and of those 344 lots have been sold to builders upon which affordable housing has been constructed and purchased by home buyers, presently 16 houses are under construction, and 10 houses are complete and available for sale to homebuyers.

1. Award of a LARA lot acquisition contract to HAUCDC under Contract #051916-01 in Acres Homes for construction of new affordable housing under the \$1 Lot Program

Mr. Lampley informed the Board that the Builder Selection Committee approved the lot acquisition contract submitted by HAUCDC. Mr. Collins made a motion to approve the lot acquisition contract with HAUCDC, which motion was seconded by Mr. Marquéz and passed by the unanimous vote of the Board.

2. Award of a LARA lot acquisition contract to HAUCDC under Contract #051916-02 in Third Ward for construction of new affordable housing under the \$1 Lot Program

Mr. Lampley informed the Board that the Builder Selection Committee approved the lot acquisition contract submitted by HAUCDC. Mr. Collins made a motion to approve the lot acquisition contract with HAUCDC, which motion was seconded by Mr. Marquéz and passed by the unanimous vote of the Board.

3. Award of a LARA lot acquisition contract to SEKA Investments LLC under Contract #051816-01 in Sunnyside for construction of new affordable housing under the STD Lot Program

Mr. Lampley stated that the Builder Selection Committee recommended to table the lot acquisition contract with SEKA Investments LLC in order to verify the qualifications and financial information for this builder. Mr. Collins made a motion to table the award of the lot acquisition contract with SEKA Investments LLC to allow more time to examine this builder's qualifications, which motion was seconded by Mr. Marquéz and passed by the unanimous vote of the Board.

4. Ratification of a LARA lot acquisition contract to Mayberry under Contract #050316-01 in Sunnyside for construction of new affordable housing under the \$1 Lot Program.

Mr. Collins made a motion to approve the ratification of the lot acquisition contract with Mayberry, which motion was duly seconded by Mr. Marquéz and passed by unanimous vote of the Board.

5. Award of a LARA lot acquisition contract to 7W Construction LLC under Contract #062116-01 in Sunnyside for construction of new affordable housing under the \$1 Lot Program

Mr. Lampley stated that the Builder Selection Committee recommended approval of the lot acquisition contract submitted by 7W Construction LLC. Mr. Collins made a motion to approve the lot acquisition contract with 7W Construction, which motion was seconded by Mr. Marquéz and passed by the unanimous vote of the Board.

6. Award of a LARA lot acquisition contract to Affordable Housing for Everyone under Contract #062016-01 in Sunnyside for construction of new affordable housing under the \$1 Lot Program.

Mr. Lampley stated that the Builder Selection Committee tabled the lot acquisition contract submitted by Affordable Housing for Everyone until the financial reports and qualifications of this contractor can be more thoroughly examined. Mr. Collins made a motion to table the award of the lot acquisition contract with Affordable Housing for Everyone to allow more time to examine this builder's qualifications, which motion was seconded by Mr. Marquéz and passed by the unanimous vote of the Board.

7. Award of a LARA lot acquisition contract to Probuilder/Greenfield Enterprises under Contract #062016-02 in Acres Homes for construction of new affordable housing under the \$1 Lot Program.

Mr. Lampley stated that the Builder Selection Committee recommended approval of the lot acquisition contract submitted by Probuilder/Greenfield Enterprises. Mr. Collins made a motion to approve the award of the lot acquisition contract with Probuilder/Greenfield Enterprises, which motion was duly seconded by Mr. Marquéz and passed by unanimous vote of the Board.

(e) Marketing Committee

Nothing to report.

(f) Planning Committee

Nothing to report.

IV. Consideration and possible action to amend contract terms of the \$1 Lot and STD Lot Programs

Ms. Jackson made a motion to amend the \$1 Lot Program to require builders to close on the lot acquisition contract with LARA within 60 days after approval by the Board along with providing evidence of filing of the application for a building permit and then allow four months for the builder to commence construction of the affordable house on the subject lot, which motion was duly seconded by Mr. Lampley and passed by the unanimous vote of the Board.

V. Consideration and possible action to award a marketing contract recommended by the Marketing Committee which met on June 20, 2016

Mr. Jones made a motion to table the award of the marketing contract in order to allow more time to analyze the proposal from Keystone Resources, which motion was duly seconded by Mr. Collins and passed by the unanimous vote of the Board.

VI. Consideration and possible action authorizing the sale of a LARA lot under the Right of First Refusal to Leonardo Picket, HCAD #052 084 003 0028 (LTS 28 & 29 BLK 3) of Settegast

Mr. Butler stated that the application submitted by Mr. Picket was found to meet the requirements under the Right of First Refusal Program. Mr. Fairfield made a motion to approve the sale of the requested LARA lot to Mr. Picket, which motion was duly seconded by Mr. Jones and passed by the unanimous vote of the Board.

VII. Consideration and possible action authorizing the sale of a LARA lot under the Right of First Refusal to Terrence Reed, HCAD #016 256 009 0039 (LTS 39 & 40 BLK 9) of Highland Addition

Mr. Butler stated that the application submitted by Mr. Reed was found to meet the requirements under the Right of First Refusal Program. Mr. Fairfield made a motion to approve the sale of the requested LARA lot to Mr. Reed, which motion was duly seconded by Ms. Jackson and passed by the unanimous vote of the Board.

VIII. Auction Update by Linebarger, Goggan, Blair & Sampson, LLP - May 2016

Ms. Stolar of Linebarger, Goggan, Blair & Sampson, LLP discussed the auction update and reported that no lots were acquired at the June foreclosure sales, however there are two lots which will be bid on during the July foreclosure sales. She then mentioned that the 177 lots recently rescinded will be auctioned for sale in September and October.

IX. Chairman Comments

Nothing to report.

X. Board Member Comments

Nothing to report.

XI. Public Comments

Mr. Jermaine Vesay asked if the Board approved agenda item III.d.7 with regard to the Probuilder/Greenfield contract. Mr. Butler confirmed that the subject contract was approved by the Board. Ms. Irvin of Keystone Resources then addressed the Board to request clarification of the Board's action with regard to the marketing RFP. Mr. Butler confirmed that the matter was tabled to allow more time for the Board to review and will be placed on next month's agenda.

XII. Adjournment

Chairman Hall asked if there were any additional matters to be considered by the Board. Hearing none, the Board meeting adjourned at 2:25 p.m.