

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

February 22, 2013

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, February 22, 2013 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:

Stephen Fairfield	Pastor Steve Hall
Reshard Alexander	James Harrison, III
Vincent Marquéz	Antoinette Jackson
	Curtis Lampley

Board members absent were Rev. John Bowie, LaTricia Williams, Jeremy Ratcliff, Nicholas Hall and David Collins.

Others in attendance included: Steve Tinnermon, Deputy Director of the City of Houston Housing and Community Development Department; Agatha Collins and Norma Garcia of the City of Houston Housing and Community Development Department; Greg Erwin, Attorney, and Mark Glanowski, Paralegal, of Winstead PC, the Authority's General Counsel; Gracie Saenz, Attorney, 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; Leah Stolar of Linebarger Goggan Blair Sampson, LLP; Cedric Lasane of the City of Houston Housing Department; George Balla of Innerloop Homes, and William Gray of Contemporary Garden Homes.

I. Call to Order and Roll Call

Pastor Hall stated that Chairman Collins was not in attendance for today's meeting and that he would be acting as Chairman. He then called the meeting to order at 2:04 p.m. A roll call of the Board members in attendance immediately followed.

II. Approval of Minutes for December 14, 2012 Board Meeting

Chairman Hall asked if there are any comments or changes to the minutes of the December 14, 2012 Board of Directors meeting. Hearing none, he then requested a motion to approve such minutes as written. Mr. Harrison made a motion to approve the minutes as written

which motion was duly seconded by Mr. Lampley and approved by a unanimous vote of the Board.

III. Treasurer's Report

Chairman Hall then reviewed the highlights of the Treasurer's Reports for the two months ended November and December, 2012, stating that the available cash to acquire additional properties and/or paying related costs is \$1,129,922.00. As of December 31, 2012 receivables of \$5,158.00 are over 90 days late. As of December 31, 2012 the balance available in the Sewer and Water Tap program is \$597,769.00. He noted that there has been no change in the amount for the Energy Star Program and that the assets for the Energy Star Initiative remains at \$282,061.00. (This amount has not changed since July 2010.) He mentioned that three lots were purchased in the November foreclosure sales. Lastly, he mentioned that interest income in the amount of \$3,013.00 was earned on the money market account.

Chairman Hall asked if there were any other questions, hearing none, he asked for a motion to approve the financial reports for the two months ended November 30, 2012 and December 31, 2012. Mr. Lampley made a motion to approve the treasurer's reports as submitted to the Board which motion was duly seconded by Mr. Alexander and approved by a unanimous vote of the Board.

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

Chairman Hall then asked Ms. Stolar to report on the current auction activity. Ms. Stolar stated that one lot was purchased at the February foreclosure sale and noted that three lots are available at the March foreclosure sale. To date LARA has acquired a total of 1,343 lots at the foreclosure sales.

V. Committee Reports

a) Executive Committee Report

Chairman Hall then asked Mr. Fairfield to report on the matters discussed and approved by the Executive Committee meeting. Mr. Fairfield stated that the committee had considered and approved seven lot acquisition contracts with various homebuilders and discussed long term strategic planning for LARA.

b) Builder Selection Committee Report

Nothing to report.

c) LARA/Houston Hope Construction Report

Chairman Hall requested Mr. Butler to report on the status of the Houston Hope single-family house construction status. Mr. Butler reported there are currently 18 houses under various stages of construction; 20 houses that have now been completed but are unsold, and there have been a total of 260 houses sold to homebuyers.

Chairman Hall then asked Butler to discuss the following seven action items for consideration by the Board, to wit:

- 1) **Award of a LARA lot acquisition contract to Ameri-Homes for the construction of new affordable housing under the Solicitation of Offers for Affordable Housing Development \$1 Lot Program in Fifth Ward, Contract #021113-01.**
- 2) **Ratification and acknowledgment of award of a LARA lot acquisition contract to Innerloop Homes under contract #021113-05 in Independence Heights for construction of new affordable housing under the STD Lot Program.**
- 3) **Award of a LARA lot acquisition contract to Purple Ink Ministries for the construction of new affordable housing under the Solicitation of Offers for Affordable Housing Development \$1 Lot Program in Trinity/ Contract #021113-04.**
- 4) **Award of a LARA lot acquisition contract to Purple Ink Ministries for the construction of new affordable housing under the Solicitation of Offers for Affordable Housing Development \$1 Lot Program in Fifth Ward, Contract #021113-07.**
- 5) **Award of a LARA lot acquisition contract to Purple Ink Ministries for the construction of new affordable housing under the Solicitation of Offers for Affordable Housing Development STD Lot Program in Third Ward, Contract #021113-03.**
- 6) **Award of a LARA lot acquisition contract to Purple Ink Ministries for the construction of new affordable housing under the Solicitation of Offers for Affordable Housing Development STD Lot Program in Fifth Ward, Contract #021113-02.**
- 7) **Ratification and acknowledgment of award of a LARA lot acquisition contract to Rolgom Construction LLC under contract #021113-06 in Independence Heights for construction of new affordable housing under the STD Lot Program.**

Chairman Hall asked if there were any questions with regard to the seven (7) lot acquisition contracts presented for approval, hearing none, he requested a motion on the contracts with Ameri-Homes, Innerloop Homes, Purple Ink Ministries, and Rolgom Construction LLC. Mr. Alexander made a motion to approve the lot acquisition contracts submitted by Ameri-Homes, Innerloop Homes, Purple Ink Ministries, and Rolgom Construction LLC. Such motion was duly seconded by Ms. Jackson and approved by a unanimous vote of the Board.

d) Other Updates (Neighborhood Stabilization Program Update).

Chairman Hall asked Mr. Tinnermon to update the Board concerning the progress with regard to the LARA lots donated to the Neighborhood Stabilization Program. Mr. Tinnermon stated that 16 lots of the 20 lots have been selected for construction. Concrete slabs have already been poured on five lots in the Sunnyside neighborhood. He also mentioned that the old Aries motel located on Gladstone Street which had been a blight in the Sunnyside neighborhood was demolished last month.

VI. LARA Long Term Strategic Planning

Chairman Hall asked Mr. Tinnermon to discuss the long term strategic planning status with the Board. Mr. Tinnermon stated that LARA's long term planning committee will be reactivated and staffed by Mr. Butler to plan the future goals for LARA.

VII. Reconvene in Open Session.

Nothing to report.

VIII. Chairman's Comments.

Chairman Hall thanked Mr. Tinnermon for all of his efforts in the success of meeting the goals of LARA.

IX. Board Member Comments.

Mr. Fairfield also thanked Mr. Tinnermon, Mr. Butler and their staff for the work they have done to make LARA a successful governmental enterprise.

X. Public Comments.

Mr. Balla, President of Innerloop Homes and William Gray, the Chairman of Innerloop Homes addressed the Board with regard to the increasing costs to construct affordable housing in Houston and requested the Board to evaluate the present limitation of \$150,000.00 and consider adopting an indexed limitation to adjust for the increasing costs of labor and building materials in Houston and waiver of the water and sewer impact fees.

XI. Adjournment.

Chairman Hall asked if there were any additional matters to be considered by the Board. Hearing none, the Board meeting adjourned at 2:33 p.m. pursuant to the motion by Mr. Harrison duly seconded by Mr. Lampley.

Signed on the ____ of _____, 2013.

Minutes prepared by:

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

President