

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

**July 28, 2017**

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, 900 Bagby Street, Houston, Texas, on Friday, July 28, 2017 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:

Nicholas Hall	Curtis Lampley
Pastor Steve Hall	David Collins
Vincent Marquéz	Carol Galloway

Board members absent were Matt Zeis, Antoinette Jackson, Jeremy Ratcliff, Stephan Fairfield, Pastor Isaac Matthews, and Dallas Jones.

Others in attendance included: Chris Butler of the Mayor's Office; Yvonne Cantu of the City of Houston Housing and Community Development Department; Greg Erwin and Mark Glanowski (Paralegal) of Winstead PC, outside legal counsel for the Authority; Gracie Saenz, attorney for the Authority; A'shunte Cashaw of Linebarger, Goggan, Blair & Sampson, LLP; David Willis of Preeminent Homes LLC; and Maurice Johnson of EM Homes, LLC.

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

Chairman Nicholas Hall called the meeting to order at 2:10 p.m. A roll call of the Board members in attendance immediately followed. Chairman Hall noted that a quorum of the Board was present.

**II. Review of Minutes of May 26, 2017 Meetings**

Chairman Nicholas Hall asked if there were any questions and/or comments with regard to the minutes prepared and previously circulated for the Board of Directors and Executive Committee meetings held on May 26, 2017. Nicholas Hall requested that the statements of Matt Zeis regarding the background investigations of builders be amended to note additional research conducted to verify builder qualifications. Pastor Hall then made a motion to approve the minutes as amended, which motion was duly seconded by Mr. Collins and passed by the unanimous vote of the Board.

### **III. Reports**

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

Nothing to report.

#### **(b) Executive Committee**

Pastor Hall reported that the Executive Committee met earlier today and recommended approval for the ratification of LARA lot acquisition contracts to Burghli Homes, Solaris Homes, Pinnacle Dream Homes, Mayberry Homes, and The Odd Group. In addition, the Committee recommends approval to award LARA lot acquisition contracts to Urban Meridian Group and BRH to construct houses under the Standard Lot Program. Pastor Hall then stated that the Committee recommended that the Board approve rescinding the sale of the LARA lot located at 1114 Elberta to 7W Construction, LLC and enter into a Right of First Refusal contract with Ms. Unique Green.

#### **(c) Builder Selection Committee**

Mr. Lampley reported that the Building Selection Committee met this week to examine the applications submitted by several builders. He stated that the applications and financial information submitted by Urban Meridian Group was reviewed and found to be sufficient; therefore, the Builder Selection Committee recommends approval of the two applications submitted by Urban Meridian Group. He noted that there was no documentation for the Builder Selection Committee to review with regard to the ratification of the lot acquisition contracts with Burghli Homes, Solaris Homes, Pinnacle Dream Home, Mayberry Homes and The Odd Group. Mr. Lampley next reported that the Builder Selection Committee recommends approval of the application submitted by BRH as it meets the requirements of the Builder Selection Committee.

#### **(d) LARA/Houston Hope Construction/Production Report**

Chris Butler reported that 365 affordable houses have been constructed and sold to homebuyers. Currently, there are 6 houses constructed but unsold and another eleven houses under construction. Lastly, he noted that there are 229 lots approved to start construction.

##### **1. Ratification of a LARA lot acquisition contract to Burghli Homes under Contract #071317-01 in Acres Homes for construction of new affordable housing under the \$1 Lot Program.**

Mr. Lampley made a motion to ratify the lot acquisition contract for 7 lots in Acres Homes to Burghli Homes under Contract #071317-01, which motion was duly seconded by Pastor Hall and passed by the unanimous vote of the Board.

2. **Ratification of a LARA lot acquisition contract to Solaris Homes under Contract #071317-02 in Acres Homes for construction of new affordable housing under the \$1 Lot Program.**

Mr. Lampley made a motion to ratify the LARA lot acquisition contract to Solaris Homes under Contract #071317-02 for 5 lots in Acres Homes which motion was seconded by Pastor Hall and passed by the unanimous vote of the Board.

3. **Ratification of a LARA lot acquisition contract to Pinnacle Dream Home under Contract #071317-03 in Sunnyside for construction of new affordable housing under the \$1 Lot Program.**

Mr. Lampley made a motion to ratify the lot acquisition contract to Pinnacle Dream Home under Contract #071317-03, for one lot in Sunnyside which motion was duly seconded by Pastor Hall and passed by the unanimous vote of the Board.

4. **Ratification of a LARA lot acquisition contract to Mayberry Homes under Contract #071317-04 in Trinity/Houston Gardens for construction of new affordable housing under the \$1 Lot Program.**

Mr. Lampley made a motion to ratify the lot acquisition contract to Mayberry Homes under Contract #071317-04 for 9 lots in Trinity/Houston Gardens, which motion was duly seconded by Pastor Hall and passed by the unanimous vote of the Board.

5. **Ratification of a LARA lot acquisition contract to The Odd Group under Contract #071417-01 in Acres Homes for construction of new affordable housing under the \$1 Lot Program.**

Mr. Lampley made a motion to ratify the lot acquisition contract to The Odd Group under Contract #071417-01 for 3 lots in the Acres Homes, which motion was duly seconded by Pastor Hall and passed by the unanimous vote of the Board.

6. **Award of a LARA lot acquisition contract to Urban Meridian Group under Contract #072517-01 in Fifth Ward for construction of new affordable housing under the STD Lot Program..**

Mr. Lampley made a motion to award the lot acquisition contract to Urban Meridian Group under Contract #072517-01 for 5 lots in Fifth Ward, which motion was duly seconded by Pastor Hall and passed by the unanimous vote of the Board.

7. **Award of a LARA lot acquisition contract to BRH under Contract #072517-02 in Sunnyside for construction of new affordable housing under the STD Lot Program.**

Mr. Lampley made a motion to award the lot acquisition contract to BRH under Contract #072517-02 for 2 lots in Sunnyside, which motion was duly seconded by Pastor Hall and passed by the unanimous vote of the Board.

**8. Award of a LARA contract to Urban Meridian Group under Contract #072517-03 in Sunnyside for construction of new affordable housing under the STD Lot Program.**

Mr. Lampley made a motion to award the lot acquisition contract to Urban Meridian Group under Contract #072517-03 for 5 lots in Sunnyside, which motion was duly seconded by Pastor Hall and passed by the unanimous vote of the Board.

**(e) Other Committee Updates**

Nothing to report.

**(f) Other Updates**

Nothing to report.

**IV. Formation of an Executive Search Committee for the position of President and recommendation to the Board of the Committee Members.**

Mr. Marquéz made a motion to authorize formation of an Executive Search Committee for the position of president which motion was duly seconded by Mr. Lampley and approved by unanimous vote of the Board.

**V. Consideration and possible action at Board Mtg. to rescind the sale of a LARA lot at 1114 Elberta, HCAD #065-010-005-0007 Lot 7 Block E of Sunnyside to 7W Construction LLC Contract #120916-02 and enter into a Right of First Refusal contract with Ms. Unique Green.**

Chris Butler reported that there has been discussions with Ms. Green and representatives of 7W Construction LLC to rescind the prior sale to 7W Construction LLC and enter into a Right of First Refusal contract with Ms. Green. Pastor Hall then made a motion to rescind the sale of the lot at 1114 Elberta to 7W Construction LLC and proceed with a Right of First Refusal contract with Ms. Green. Mr. Marquéz amended the motion to include the sale price of \$11,253 to be paid by Ms. Green for the lot at 1114 Elberta and receipt of releases from 7W Construction LLC, which amended motion was then duly seconded by Ms. Galloway and passed by the unanimous vote of the Board.

**VI. Discussion, Consideration and recommendation to the Board as to whether to suspend or not the ROFR policy.**

Mr. Lampley made a motion to suspend the Right of First Refusal Program, which motion was duly seconded by Mr. Marquéz and passed by the unanimous vote of the Board.

**VII. Auction Update by Linebarger, Grogan, Blair & Sampson, LLP - July 2017**

Ms. Cashaw of Linebarger, Grogan, Blair & Sampson, LLP stated that no lots were purchased at the foreclosure sales on July 4, 2017.

**VIII. Chairman Comments**

Nothing to report.

**IX. Board Member Comments**

Nothing to report.

**X. Public Comments**

David Willis addressed the Board with regard to the application he submitted in May to purchase lots from LARA to construct affordable homes. He stated that a friend will assist his company to finance the construction of the homes and that he will enter into a joint venture agreement with this individual. Mr. Willis stated that he has built homes for other construction companies and submitted a letter of recommendation from Generational Homes. Pastor Hall noted that Preeminent Homes LLC did not actually receive credit for the construction of the 10 houses referenced in its application. Mr. Lampley requested Mr. Willis to update his construction activity and qualifications and re-submit the application for a lot acquisition contract to the Builder Selection Committee for examination.

Next, Maurice Johnson of EM Homes, LLC addressed the Board and stated that he received conflicting email messages from LARA staff with regard to the information he furnished concerning his qualifications. He said that LARA staff requested the same paperwork more than once via email messages. He informed the Board that he has constructed houses under prior a company named 3BM/RJM Development L.L.C. Mr. Collins asked about his other construction businesses and how they now relate to EM Homes LLC. Mr. Johnson stated that he last constructed houses about 5 years ago because due to a heart attack he had to suspend his construction activity to regain his health. He also worked for Bayou Estates Creative Homes constructing houses from the ground up. Pastor Hall noted that EM Homes LLC did not receive credit for those houses constructed by the other entities. Mr. Lampley requested him to re-submit the additional information regarding his prior building projects. Chairman Hall requested that the information to be submitted also include the dates of the last construction activity for EM Homes LLC.

**XI. Adjournment**

Chairman Nicholas Hall asked if there were any additional matters to be considered by the Board. Hearing none, the Board meeting was then adjourned at 2:40 p.m.