

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

January 26, 2018

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 1st Floor Conference Room of the City of Houston Housing and Community Development Department, 601 Sawyer Street, Houston, Texas, on Friday, January 26, 2018 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	Stephan Fairfield
Pastor Steve Hall	Carol Galloway
Vincent Marquéz	David Collins
Michael Lactson	Matt Zeis

Board members absent were Curtis Lampley, Antoinette Jackson, Dallas Jones and Pastor Isaac Matthews.

Others in attendance included: 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; Brian White of STR Grants LLC; Allison Hay, Executive Director of Houston Habitat for Humanity; and Jim Waller, President/CEO of Solaris Homes.

I. Call to Order and Roll Call

Chairman Nicholas Hall called the meeting to order at 2:00 p.m. A roll call of the Board members in attendance immediately followed. Chairman Nicholas Hall noted that a quorum of the Board was present.

II. Review of Minutes at regular Board Meeting – October 27, 2017

Chairman Nicholas Hall noted that the minutes for the Executive Committee and Board of Directors meeting held on October 27, 2017 were previously circulated for review and comment. Hearing no comments to the minutes from the Committee members in attendance, he requested a motion to approve the subject minutes. Mr. Marquéz made a motion to approve the minutes of the meeting held on October 27, 2017, which motion was duly seconded by Pastor Hall and passed by the unanimous vote of the Board.

III. Public Comments

Ms. Hay addressed the Board with regard to continuing the relationship between LARA and Houston Habitat for Humanity to build affordable housing in Houston.

Mr. Waller addressed the Board and reported that the City of Houston cleared several lots in Acres Homes. He then stated that several lots purchased from LARA have flood plain issues and the City's Permit Department is now requiring water retention areas be provided on the subject lots. Mr. Waller noted that there is not enough room on a 60 foot lot for a retention area. He also stated that the Houston Police Department has been helpful with talking to people who were squatting on the lots, which alleviates having to go through a legal procedure to remove the squatters.

IV. LARA Committee and Construction Reports

(a) Finance Committee's Report

Mr. Zeis reported that as of January 25, 2018 the Authority had \$506,115.00 in unrestricted funds, and \$1,230,240.00 in restricted funds. He further noted that the annual audit was completed.

(b) Builder Selection Committee Report

Mr. Marquéz informed the Board that the application and financial information submitted by IronClad Homes LLC for acquisition of two lots which have not yet been selected was examined and approved by the Builder Selection Committee.

V. Discussion, Consideration and Possible Action to Approve the Following Purchase and Sale Agreements to Builders:

(a) Ratification of a LARA lot acquisition contract to Burghli Homes under Contract #112917-01 in Acres Homes for construction of new affordable housing under the \$1 Lot Program.

Pastor Hall made a motion to approve the ratification of a LARA lot acquisition contract to Burghli Homes for 8 lots in Acres Homes, which motion was duly seconded by Mr. Zeis and passed by the unanimous vote of the Board.

(b) Ratification of a LARA lot acquisition contract to Blackstone Homes and Renovations under Contract #111317-01 in Acres Homes for construction of new affordable housing under the \$1 Lot Program.

Pastor Hall made a motion to approve the ratification of a LARA lot acquisition contract to Blackstone Homes and Renovations for 5 lots in Acres Homes, which motion was duly seconded by Mr. Zeis and passed by the unanimous vote of the Board.

- (c) **Ratification of a LARA lot acquisition contract to Blackstone Homes and Renovations under Contract #112817-01 in Acres Homes for construction of new affordable housing under the \$1 Lot Program.**

Pastor Hall made a motion to approve the ratification of a LARA lot acquisition contract to Blackstone Homes and Renovations for 3 lots in Acres Homes, which motion was duly seconded by Mr. Zeis and passed by the unanimous vote of the Board.

- (d) **Ratification of a LARA lot acquisition contract to Blackstone Homes and Renovations under Contract #012218-01 in Fifth Ward for construction of new affordable housing under the \$1 Lot Program.**

Pastor Hall made a motion to approve the ratification of a LARA lot acquisition contract to Blackstone Homes and Renovations for 1 lot in Fifth Ward, which motion was duly seconded by Mr. Zeis and passed by the unanimous vote of the Board.

- (e) **Ratification of a LARA lot acquisition contract to ColeKlein Builders under Contract #112917-02 in Sunnyside for construction of new affordable housing under the \$1 Lot Program.**

Pastor Hall made a motion to approve the ratification of a LARA lot acquisition contract to ColeKlein Builders for 4 lots in Sunnyside, which motion was duly seconded by Mr. Zeis and passed by the unanimous vote of the Board.

- (f) **Ratification of a LARA lot acquisition contract to The Odd Group under Contract #112917-03 in Acres Homes for construction of new affordable housing under the \$1 Lot Program.**

Pastor Hall made a motion to approve the ratification of a LARA lot acquisition contract to The Odd Group for 3 lots in Acres Homes, which motion was duly seconded by Mr. Zeis and passed by the unanimous vote of the Board.

- (g) **Ratification of a LARA lot acquisition contract to The Odd Group under Contract #012218-06 in Acres Homes for construction of new affordable housing under the \$1 Lot Program.**

Pastor Hall made a motion to approve the ratification of a LARA lot acquisition contract to The Odd Group for 1 lot in Acres Homes, which motion was duly seconded by Mr. Zeis and passed by the unanimous vote of the Board.

- (h) **Ratification of a LARA lot acquisition contract to BRH under Contract #012218-04 in Sunnyside for construction of new affordable housing under the \$1 Lot Program.**

Pastor Hall made a motion to approve the ratification of a LARA lot acquisition contract to BRH for 3 lots in Sunnyside, which motion was duly seconded by Mr. Zeis and passed by the unanimous vote of the Board.

- (i) **Ratification of a LARA lot acquisition contract to BRH under Contract #012218-05 in Denver Harbor for construction of new affordable housing under the STD Lot Program.**

Pastor Hall made a motion to approve the ratification of a LARA lot acquisition contract to BRH for 1 lot in Denver Harbor, which motion was duly seconded by Mr. Zeis and passed by the unanimous vote of the Board.

- (j) **Ratification of a LARA lot acquisition contract to Diamond Spring Homes LLC under Contract #012218-03 in Sunnyside for construction of new affordable housing under the \$1 Lot Program.**

Pastor Hall made a motion to approve the ratification of a LARA lot acquisition contract to Diamond Springs Homes LLC for 1 lot in Sunnyside, which motion was duly seconded by Mr. Zeis and passed by the unanimous vote of the Board.

- (k) **Ratification of a LARA lot acquisition contract to Diamond Spring Homes LLC under Contract #012218-02 in Trinity Gardens for construction of new affordable housing under the \$1 Lot Program.**

Pastor Hall made a motion to approve the ratification of a LARA lot acquisition contract to Diamond Springs Homes LLC for 3 lots in Trinity Gardens, which motion was duly seconded by Mr. Zeis and passed by the unanimous vote of the Board.

- (l) **Award of a LARA contract to IronClad Homes LLC for two (2) lots (no selection has been made).**

Mr. Marqu ez made a motion to approve the award of a LARA contract to IronClad Homes LLC for two lots to be selected and subject to approval of such lots by City staff, which motion was duly seconded by Pastor Hall and passed by the unanimous vote of the Board.

VI. Consideration and possible action at Board Meeting to approve the renewal of the Urban Harvest Garden License which expired in September 2017.

Chairman Nicholas Hall informed the Board that Urban Harvest submitted a request for renewal of the Garden License for two lots on Brinkley Street in Sunnyside. Ms. Galloway then made a motion to approve the renewal of the Garden License with Urban Harvest for two lots on

Brinkley Street in Sunnyside, which motion was duly seconded by Mr. Fairfield and passed by the unanimous vote of the Board.

VII. Consideration and possible action at Board Meeting to authorize the Authority to file a dba and begin conducting business as the "Houston Land Bank".

Mr. Zeis made a motion to authorize filing of an assumed name certificate in order for the Authority to conduct business as "Houston Land Bank," which motion was duly seconded by Mr. Marquéz and passed by the unanimous vote of the Board.

VIII. Consideration and possible action to approve the Policy and Procedures for the Houston Land Bank.

Ms. Galloway made a motion to approve the Policy and Procedures for the Houston Land Bank, which motion was duly seconded by Mr. Marquéz and passed by the unanimous vote of the Board.

IX. Auction Update Report by Linebarger, Goggan, Blair & Sampson, LLP

Chairman Nicholas Hall informed the Board that no lots were acquired by LARA at the January foreclosure sale pursuant to the report received from Leah Stolar of Linebarger, Goggan, Blair & Sampson, LLP.

X. Board Member Comments

Chairman Nicholas Hall stated that the Authority will look into holding its next meeting at the City of Houston Public Works Department. He requested Ms. Cantu to reserve parking for the Board if necessary.

XI. Adjournment

Chairman Nicholas Hall asked if there were any additional matters to be considered by the Board. Hearing none, the Board meeting adjourned at 2:26 p.m. pursuant to the motion of Mr. Zeis, which was duly seconded by Pastor Hall.

Minutes Prepared By:

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

Signed on the ____ day of _____, 2018.

President