

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

May 4, 2018

A special 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, May 4, 2018 at 2:00 p.m. Written notice of the special meeting, which included the date, hour, place and agenda for the special meeting, was posted in accordance with the Texas Open Meetings Act.

Board members in attendance were:

Nicholas Hall	Carol Galloway
Pastor Steve Hall	Dallas Jones
Curtis Lampley	Matt Zeis
Antoinette Jackson	Vincent Marquéz
David Collins	Michael Lactson
Stephan Fairfield	

Board members absent were: 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; René F. Bell, Senior Assistant City Attorney for City of Houston; Tom McCasland, Director of Housing and Community Development; Laurie Vignaud, Assistant Director-Single Family and Economic Development of the Housing and Community Development Department; Gloria Brewer, resident of Acres Homes subdivision; and Clifford Ward, a member of a church in Acres Homes.

I. Call to Order and Roll Call

Chairman Nicholas Hall called the meeting to order at 2:01 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 – February 23, 2018

Chairman Nicholas Hall noted that the minutes for the regular Board of Directors meeting held on February 23, 2018 were previously circulated for review and comment. He asked if there were any discussion and/or comments to the minutes from the Board members in

attendance, he then requested a motion to approve the subject minutes. Ms. Galloway made a motion to approve the minutes of the regular Board meeting held on February 23, 2018, which motion was duly seconded by Ms. Jackson and passed by the unanimous vote of the Board.

III. LARA Committee and Construction Reports:

Chairman Hall then introduced Brian White to report on recent activity concerning LARA. Mr. White announced that he is with STR Grants LLC (“STR”) which provides consulting services and software products primarily to land banks and redevelopment authorities in the United States. STR was engaged by LARA to analyze, its operations, technology and data systems, and external partnerships. He found that LARA had become unknown or less known to key constituencies that LARA should be partnering with and proclaimed that now is an opportunity to reintroduce LARA to those parties. Mr. White has also reviewed LARA’s contracts and vendors, its policies and procedures, and implementing the ePropertyPlus software to track LARA’s real property inventory. He then stated that the partnership with mySidewalk a company in Kansas City which creates data driven performance dash boards to track acquisitions and dispositions, the impact on tax revenue, housing values, and city code enforcement data which will help to measure LARA’s performance. The ePropertyPlus system will also assist LARA to exchange information on its 1,400+ properties with the public and its builders. He disclosed that he has been involved in the search for a new President for LARA and noted that there appear to be two solid candidates for this position. Mr. White reviewed the fiscal and financial reports to better understand the real costs to operate LARA in order to prepare a budget to cover the costs to carry and hold the real property inventory. He then applauded LARA’s outreach to the associated city departments, ULI, the Kinder Institute at Rice University, and neighborhood organizations. Mr. White noted that LARA also partners with the Center for Community Progress which is a national leader in innovative strategies for repositioning distressed properties. Over the past year, Mr. White has seen the progress LARA is making from being a local land bank to an organization that connects with a national audience which will assist in attracting resources to further advance LARA’s mission to provide affordable housing in Houston.

(a) Builder Selection Committee Report.

Mr. Lampley informed the Board that the Builder Selection Committee met on April 25, 2018, however there were no new lot acquisition contracts to review. The Committee examined the proposed Memorandum of Understanding with Houston Housing and Community Development and recommended approval of the Memorandum of Understanding.

IV. Consideration and possible action to enter into a Memorandum of Understanding between Housing and Community Development Department and the Houston Land Bank.

Pastor Hall made a motion to approve the action to enter into a Memorandum of Understanding between the City of Houston Housing and Community Development Department and the Houston Land Bank which motion was duly seconded by Mr. Lampley. Chairman Hall asked if there was any discussion regarding the motion. Mr. Jones requested that the motion be

amended with regard to paragraph 10 to include that the Houston Housing and Community Development Department submit a request to Houston City Council for sufficient funding for no less than 24 months to fund the operations of the Houston Land Bank.

An amended motion was made by Pastor Hall to revise paragraph 10 to include that the Houston Housing and Community Development Department submit a request to Houston City Council for sufficient funding for no less than 24 months to fund the operations of the Houston Land Bank which amended motion was duly seconded by Mr. Fairfield and passed by the unanimous vote of the Board.

V. Consideration and possible action of the new Houston Land Bank By-laws and amended Articles of Incorporation

Chairman Hall stated that the subject documents were prepared to effect the name change to Houston Land Bank, minor updates concerning rolls, provide for the president/CEO position, and retaining HISD, Harris County and the Mayor as part of the composition of the Houston Land Bank.

Mr. Zeis made a motion to adopt the By-laws for the Houston Land Bank which motion was duly seconded by Mr. Lampley and passed by the unanimous vote of the Board. Chairman Hall asked if there was any discussion regarding the motion.

Ms. Jackson stated the revisions discussed to the Articles of Incorporation be included in the motion to approve the amended Articles of Incorporation as follows:

Article VI – retain the City Secretary as the registered agent for the Houston Land Bank.

Article VII – the terms of the directors will be as determined by the appointing entity.

Article VIII – strike the list of the names of the original incorporators.

Ms. Galloway made a motion to approve the amended Articles of Incorporation including the amendments listed above to Articles VI, VII and VIII which motion was duly seconded by Mr. Lampley and passed by the unanimous vote of the Board.

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

Chairman Nicholas Hall informed the Board that one lot was for sale at the April foreclosure sale but was found to be located in the flood zone, therefore, LARA did not purchase the lot.

VII. New Business

Chairman Nicholas Hall stated he was excited to be working with Laurie Vignaud of the Houston Housing and Community Development Department.

Chairman Nicholas Hall then asked if there were any public comments.

Ms. Gloria Brewer of Acres Homes addressed the Board with regard to purchasing a LARA lot next to her property. Chairman Hall informed Ms. Brewer that the Right of First Refusal program was cancelled by LARA, however when the new president/CEO for LARA is appointed that this program will be re-evaluated to determine if it is needed.

Mr. Clifford Ward a member of a church in Acres Homes addressed the Board with regard to purchasing a lot located next to the church that the church members have been maintaining since the mid 1950's in Highland Heights. Chairman Nicholas Hall stated that when LARA has a new president it will look into the faith based initiative with regard to lots adjacent to, or near, churches.

VIII. 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. Lampley, which was duly seconded by Ms. Galloway.

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