



houston
landbank

Board of Directors Regular Meeting Agenda

Thursday, November 12, 2020

Noon Central time

Note: This meeting will be held by videoconference due to City of Houston Stay Home Work Safe Order, and Governor Abbott's Executive Order regarding Public Meetings during the time of COVID-19. To access and view the meeting online, please go to:

Join Zoom Meeting

<https://us02web.zoom.us/j/86561662476>

Meeting ID: 865 6166 2476

Or call in at:

(877) 853-5247 or

(888) 788-0099

Meeting ID: 865 6166 2476

The recording will be posted online after the meeting. Please contact info@houstonlandbank.org or call us at 281-655-4600 with any questions.

AGENDA

- I. Call to Order and Roll Call
- II. Public Speakers

Speakers must be registered in advance by 5 p.m. on Wednesday, November 11, 2020, To register, please use our online form at www.houstonlandbank.org/resources, e-mail info@houstonlandbank.org or call us at 281-655-4600. The Chair will call upon speakers and allow three minutes per speaker.

- III. Adopt Minutes of October 8, 2020 Regular Meeting
- IV. Chairman's Greeting: Matt Zeis
- V. Committee Reports:

- a. Finance Committee: Laurie Vignaud, Chair
- b. Program Committee: Curtis Lampley, Chair
 1. Update on Results of Builder RFQ and Recommendations for Qualified Builders (see Item VII.a. below)

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- 2. Discussion Regarding Creation of the HLB Limited Alternative Land Use Program
 - c. Oversight Committee: Mario Castillo, Chair
 - 1. Update on HLB Lot Maintenance Program
 - d. Partnerships Committee: Courtney Johnson Rose, Chair
- VI. President's Report: Anne Gatling Haynes, CEO/President
- VII. Board Action Items
- a. Consideration and Possible Action to Approve Program Committee Recommendations for New Builders for Potential Property Transfer and Construction of Affordable Homes Through the Houston Land Bank Housing Initiative
 - 1. Byrdson Services LLC (dba Excello Homes)
 - 2. St. Bernard Project, Inc (dba SBP, Inc)
 - 3. Nelrod Properties LLC
 - 4. Lawrence Builders
 - 5. L.I.Z. Enterprises
 - 6. Europa Homes Corporation
 - b. Consideration and Possible Action to Acquire Two Parcels in Settegast:
 - 1. 0 Bobby Burns: HCAD 0121840000004, \$8,500
 - 2. 0 Bobby Burns: HCAD 0122690000004, \$8,500
 - c. Consideration and Possible Action to Direct Staff to Secure Financing Not to Exceed 70% of the Estimated \$9.6 Million Cost of Possible Acquisition of 6.8 Acres in the Near Northside Area of Houston for the City of Houston's New Home Development Program Under the Auspices of the Acquisition and Development Agreement
 - d. Consideration and Possible Action to Direct Staff to Secure Financing Not to Exceed 70% of the Estimated \$2 Million Cost of Possible Acquisition of 1.77 Acres in the Magnolia Park/East End Area of Houston for the City of Houston's New Home Development Program Under the Auspices of the Acquisition and Development Agreement
 - e. Consideration and Possible Action to Delegate Authority and Direct Staff to Acquire Up To 6.8 Acres in Houston's Near Northside Area for a Price Not to Exceed \$9.6 Million for the City of Houston's New Home Development Program Under the Auspices of the Amended and Restated Acquisition Agreement with the City of Houston (HCAD Numbers Listed Below)
 - 1. HCAD 0310230000001
 - 2. 0310300000011
 - 3. 0310300000008
 - 4. 0310300000004



5. 0310300000005
 6. 0310230000003
 7. 0312350000001
 8. 0312350000002
 9. 0310160000001
 10. 0310130000009
 11. 0310130000005
 12. 0310130000004
 13. 0310130000003
 14. 0310130000002
 15. 0310130000001
 16. 0310130000001
- f. Consideration and Possible Action to Delegate Authority and Direct Staff to Acquire 1.77 Acres in Houston’s Magnolia Park/East End Area for a Price Not to Exceed \$2 Million for the City of Houston’s New Home Development Program Under the Auspices of the Amended and Restated Acquisition Agreement with the City of Houston (HCAD Numbers Below)
1. HCAD 0250950000034
 2. 0250950000033
 3. 0250950000031
 4. 0250950000029
 5. 0250950000027
 6. 0250950000025
 7. 0250950000022
 8. 0250950000020
 9. 0250950000018
 10. 0250950000015
- g. Consideration and Possible Action Regarding Amending the Fiscal Year 2021 Budget to Realign Expenditures and Revenues
- h. Consideration and Possible Action to Accept Proposed Pre-Qualified Vendors for Urban Planning and Market Analysis Services, and to Set a Not-To-Exceed Amount to be Paid for Services from Each Vendor
1. James Lima Planning and Development
 2. HR&A Advisors
 3. Torti, Gallas & Partners
 4. Gensler
 5. APD Urban Planning & Management
 6. Community Lattice
 7. Utile
 8. Asakura Robinson

VIII. Executive Session

- a. Discussion regarding the value or transfer of real property



NOTE: The Houston Land Bank Board may go into executive session, if necessary, pursuant to Chapter 551 of the Texas Government Code, for one or more of the following reasons: (1) consultation with its legal counsel to seek or receive legal advice or consultation regarding pending or contemplated litigation; (2) discussion about the value or transfer of real property; (3) discussion about a prospective gift or donation; (4) consideration of specific personnel matters; (5) discussion about security personnel or devices; or (6) discussion of certain economic development matters. The Board may announce that it will go into executive session on any item listed on this agenda if the subject matter is permitted for a closed session by provisions of Chapter 551 of the Texas Government Code.

Discussion may occur in executive session as provided by State law, but all Board actions will be taken in public.

- IX. Action Items from Executive Session
- X. Board Member Comments
- XI. Adjournment

