



houston landbank

BOARD OF DIRECTORS REGULAR MEETING February 23, 2026

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BOARD OF DIRECTORS REGULAR MEETING
AGENDA

February 23, 2026– Noon Central Time

LISC

602 Sawyer Street, Suite 210 Houston, Texas 77007

The meeting will be in person and open to the public but restrictions regarding masks, allowable room capacity, and seating arrangements may be in place.

The public meeting location will be at 602 Sawyer St Suite 210, Houston, Texas 77007. The Board Chair, as presiding officer of the Board, will be physically present; Board members will also be physically present.

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 & Registered Attendees

Speakers must be registered by 5 p.m. on Friday, February 20, 2026. To register, please use the online form at www.houstonlandbank.org/resources, e-mail info@houstonlandbank.org or call 281-655-4600. The Chair will call on speakers and allow three minutes per speaker.
- III. Consideration and Adoption of Meeting Minutes
 - a. January 26th, 2026 Board Meeting
- IV. Chairman’s Greeting: Matt Zeis
- V. Committee Reports:
 - a. Executive Committee: Matt Zeis, Chair
 - b. Finance Committee: Rickie Bradshaw III, Chair
 - c. Partnership and Program Development: Chrishelle Palay, Chair
 - d. Real Estate Acquisition and Disposition: Francisco Castillo, Chair
 - e. Procurement and Oversight: Elaine Morales-Diaz, Chair
- VI. Board Action Items
 - a. Consideration and Possible Action to Approve the Houston Land Bank (HLB) to dispose of Thirteen (13) lots under the Round Ten (10) Pilot Lot Sale to SXG Capital Group, LLC, under the Houston Land Bank Builder Traditional Program.

HCAD	Lot Address	Lot Size	Bid Price	Builder	Home Size	Bed/Bath/Garage	Tier	Home Sales Price
0162750140008	6624 Tuskegee (Acres Homes)	3000	\$12,000	SXG Capital Group	1619	3/2.5/1	III	\$225,000
0162750140007	6624 Tuskegee (Acres Homes)	3000	\$12,000	SXG Capital Group	1619	3/2.5/1	III	\$225,000
0162760240022	6521 Knox (Acres Homes)	3000	\$7,500	SXG Capital Group	1024	2/2/0	Finding Home	\$180,233
0162750170016	0 Utah (Acres Homes)	3000	\$12,000	SXG Capital Group	1619	3/2.5/1	III	\$225,000
0162750130006	0 Tuskegee (Acres Homes)	3000	\$6,000	SXG Capital Group	1024	2/2/0	Finding Home	\$180,233
0162750130007	0 Tuskegee (Acres Homes)	3000	\$4,500	SXG Capital Group	1024	2/2/0	Finding Home	\$180,233
0162750130008	0 Tuskegee (Acres Homes)	3000	\$4,500	SXG Capital Group	1024	2/2/0	Finding Home	\$180,233
0162750140025	0 Arabella (Acres Homes)	3000	\$12,000	SXG Capital Group	1619	3/2.5/1	III	\$225,000
0092470000001	0 Sakowitz (Fifth Ward)	4500	\$15,000	SXG Capital Group	1364	3/2/0	Finding Home	\$241,124
0162730050011	0 Apollo (Acres Homes)	3000	\$15,000	SXG Capital Group	1619	3/2.5/1	III	\$225,000
0162750150014	0 Tuskegee (Acres Homes)	3000	\$15,000	SXG Capital Group	1619	3/2.5/1	III	\$225,000
0162750170029	0 Utah (Acres Homes)	3000	\$7,500	SXG Capital Group	1024	2/2/0	Finding Home	\$180,233
0300190010010	3711 Lelia (Fifth Ward)	4500	\$15,000	SXG Capital Group	1364	3/2/0	Finding Home	\$241,332

VII. Executive Session

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.

VIII. Board Member Comments

IX. Adjournment

P.O. Box 2549, Houston, Texas 77252
281.655.4600

houstonlandbank.org

**HOUSTON LAND BANK
MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING
HOUSTON, TEXAS**

January 26, 2026

A regular meeting of the Board of Directors ("Board") of the Houston Land Bank ("HLB"), 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 at 602 Sawyer Street, Suite 210, Houston, Texas, on Monday, January 26, 2026 at 12:00 p.m. Written notice of the regular meeting, which included the date, hour, place and agenda for the regular meeting, was posted in accordance with the Texas Open Meetings Act.

Board members in attendance were:

Elaine Morales-Diaz	Rickie Bradshaw
Matt Zeis	Janae Ladet-Gardner
Francisco Castillo	Dwantrina Russell
Thomas Simpson	Ge'Juan Cole
David Collins	

Board directors absent were: Marilyn Muguerra and Chrishelle Palay. Others in attendance included: Christa Stoneham, Chief Executive Officer/President of the HLB; LaTosha Okoiron, in-house counsel and Compliance Manager of the HLB; Isai Mendez, Finance Director for the HLB; Lindsey Williams, Director of Community Development for the HLB; Melanie Young, Director of Operations; Donesha Albrow, Program Manager for the HLB; LeKendra Drayton, Administrative Assistant for the HLB; Mark Glanowski (Paralegal) of Winstead PC; and Gracie Saenz, outside counsel to the Houston Land Bank.

I. Call to Order and Roll Call

Chairman Zeis called this regular meeting to order at 12:02 p.m. A roll call of the Board members attending in person immediately followed. Chairman Zeis then announced that an in-person quorum of the Board was now present for this meeting.

II. Public Speakers & Registered Attendees

Nothing to report due to no public speakers in attendance.

III. Consideration and Adoption of Meeting Minutes

a. December 15, 2025, Board Meeting

Chairman Zeis noted that the minutes for December 15, 2025, regular meeting of the Board were previously circulated for review and comment to the Directors.

Director Castillo then made a motion to approve the written minutes for the meeting held on December 15, 2025, which motion was duly seconded by Director Russell and approved with the unanimous vote of the Board.

IV. Chairman's Greeting: Matt Zeis

Chairman Zeis thanked everyone for attending today's meeting on a chilly Monday afternoon. He then stated that the new HLB homeowners have been briefed with the necessary information to prepare their homes for the cold weather.

V. Committee Reports:

a. Executive Committee: Matt Zeis, Chair

Chairman Zeis reported that the Executive Committee met on January 12th of this month to discuss the items on the Board meeting Agenda. The Executive Committee also discussed the update by HLB staff on the status of the large tract sites and the incinerator site with the expected construction of the cap once the contracts are in place. He mentioned that residents are now moving into the new Houston Housing Authority apartment development located at 800 Middle Street which is just west of the incinerator site.

b. Finance Committee: Open Chair

Chairman Zeis reported that the Finance Committee did not meet this month. He stated that there were no significant changes since the last financial report.

c. Partnership and Program Development Committee: Chrishelle Palay, Chair

Director Palay was not in attendance, however, Lindsey Williams reported that the Partnership and Program Development Committee did not meet this month.

d. Real Estate Acquisition and Disposition Committee: Francisco Castillo, Chair

Director Castillo reported that the Real Estate Acquisition and Disposition Committee meet this month to discuss the disposition of the lot to the church in Sunnyside. He then stated that he spoke with Neal Ratcliff with the Housing Authority regarding development of affordable housing.

e. Procurement and Oversight Committee: Elaine Morales-Diaz, Chair

Director Morales-Diaz reported that the Procurement and Oversight Committee did not meet this month as there was nothing on Agenda for the committee to address.

VI. Board Action Items

a. Consideration and Possible Action to purchase 3311 Farmer, Houston, Texas 77070 (HCAD 0211440060020).

Chairman Zeis announced that approval of this agenda item will authorize the HLB President and CEO to enter into a final agreement to purchase this land locked lot from the current private lot owner. This lot is adjacent to other HLB owned lots in the Fifth Ward.

Ms. Stoneham noted that the HLB currently owns the three adjacent parcels which comprise a portion of the approximately 5,000 square foot site. This acquisition will allow the HLB to consolidate ownership of the entire site which will then be used to construct a proposed staging and/or demonstration house with adjacent parking.

Director Russell asked why the Fifth Ward area was chosen for the location of the proposed HLB demonstration house. Ms. Stoneham replied that this location in the Fifth Ward will provide a central location with high visibility, and accommodate necessary parking.

Director Bradshaw made a motion to approve the purchase of the lot at 3311 Farmer, which motion was duly seconded by Director Morales-Diaz and approved with the unanimous vote of the Board.

b. Consideration and Possible Action to Approve a Pro Bono Engagement with 180 Degrees Consulting - Rice University.

Chairman Zeis announced that this Agenda item will authorize the HLB to approve a pro bono engagement with the 180 Degrees Consulting – Rice University Chapter.

Ms. Stoneham stated 180 Degrees Consulting is an organization that works with universities and colleges students to provide pro bono consulting which is supervised by a manager.

She then reported that HLB leadership met with representatives from the Rice University chapter of 180 Degrees Consulting, a global nonprofit organization that provides free consulting services to mission-driven organizations. The Rice chapter is comprised of undergraduate and graduate students trained in management consulting methodologies and supported by faculty advisors.

During the meeting, 180 Degrees Consulting outlined their proposed scope of work and confirmed their interest in supporting HLB as a pro bona client for the Spring 2026 semester. The engagement is structured to deliver targeted analysis, recommendations, and tools that align with HLB's current operational needs and strategic priorities with the inaugural HLB fundraiser named *HLB Homecoming* scheduled for June 2026.

Director Russell then mentioned that the University of Houston also has a consulting group which assists nonprofit organizations with consulting services. Director Bradshaw asked if HLB talked to any of the prior clients of 180 Degrees Consulting. Ms. Stoneham responded that she did not but reviewed its public relations booklet.

The proposed engagement will be governed by a memorandum of understanding outlining scope, confidentiality, deliverables, and timeline.

The engagement will include:

- Event Capacity Support
 - Assist with outreach strategies for the HLB Homecoming fundraiser, including development of save-the-date messaging, segmented invite lists, and marketing templates.
 - Provide clear deliverables including communications assets, process documentation, and presentation materials to support staff implementation.

All work will be performed at no cost to HLB and will conclude by April 30, 2026.

Director Bradshaw asked if this engagement can be renewed for the next semester. Ms. Stoneham replied that the HLB may be able to renew the engagement.

Director Russell made a motion to approve the proposed pro bono engagement with 180 Degrees Consulting-Rice University Chapter, which was duly seconded by Director Cole and approved with the unanimous vote of the Board.

c. **Consideration and Possible Action to Authorize the President and CEO to execute the grant agreement with *Casas y Carreras*, and authorizing the disbursement of funds to support pilot implementation of the initiative titled *Homes Built, Futures Launched***

Chairman Zeis announced that approval of this item will authorize the President and CEO of HLB to execute a grant agreement with *Casas y Carreras* and to authorize the disbursement of funds to support the pilot implementation of an initiative titled *Homes Built, Futures Launched*.

Ms. Stoneham announced that this is a grant for \$50,000.00 that was applied for last Fall sometime in September to support the work the HLB is already doing with the Local Initiatives Support Corporation RAMP program. She informed the Board that one-half of the grant will be received upon execution of the grant agreement and the other half in January 2027 upon receipt of the progress report needed to show what was completed against what was proposed.

Homes Built, Futures Launched is an emerging initiative from the Houston Land Bank that aims to create a bridge between housing development and workforce opportunity in the construction sector. Through a strategic collaboration with *Casas y Carreras*, HLB is launching a pilot program that will coordinate workforce referrals, develop implementation tools for builders, and create systems to evaluate long-term impact.

To support this effort, HLB has leveraged operational funding through partnerships with LISC Houston's RAMP program, which is committed to increasing capacity for new housing models and job creation efforts. These funds provide critical infrastructure to launch, document,

and sustain the program beyond its initial pilot year. Director Bradshaw asked if this will enhance what the HLB is doing now with more funding support. Ms. Stoneham confirmed that was correct.

Under the grant agreement, *Casas y Carreras* will hire and oversee a full-time program coordinator, manage legal documentation with referral partners, develop engagement materials, and lead cross-sector coordination. This agreement enables early execution of planning deliverables while laying a strong foundation for future replication and expansion.

Director Cole asked if this grant can be renewed, Ms. Stoneham noted that this is the first grant for the pilot program.

Director Castillo made a motion to authorize the President and CEO to execute the grant agreement with *Casas y Carreras*, and to authorize the disbursement of funds to support pilot implementation of the initiative titled *Homes Built, Futures Launched*, which motion was duly seconded by Director Bradshaw and approved with the unanimous vote of the Board.

VII. Executive Session

No need for any Agenda items to go into Executive Session.

VIII. Board Member Comments

Nothing to report.

IX. Adjournment

Chairman Zeis asked if there were any additional matters to be discussed or considered by the Board. Hearing none, this regular Board meeting then adjourned at 12:21 p.m. upon the motion of Director Russell which was duly seconded by Director Ladet-Gardner and passed with the unanimous vote of the Board.

Minutes Prepared By:

Mark Glanowski (Paralegal) of Winstead PC and
Graciela Saenz of Law Offices of Graciela Saenz, PLLC

Signed on the ____ day of _____, 2026.

Secretary

Houston Land Bank
Balance Sheet
As of December 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Total Bank Accounts	\$ 4,090,248
Accounts Receivable	
12100 Accts Receivable	910,250
Total Accounts Receivable	\$ 910,250
Other Current Assets	
Prepaid Expenses	
14100 Prepaid Acquisition Costs	190,491
14200 Prepaid Insurance	109,506
14400 Prepaid Security Deposit	6,138
14500 Prepaid Subscription Services	1,056
Total Prepaid Expenses	\$ 307,191
Total Other Current Assets	\$ 307,191
Total Current Assets	\$ 5,307,689
Fixed Assets	
15100 Equipment	21,905
15900 Accum. Depreciation	-15,770
Total Fixed Assets	\$ 6,135
Other Assets	
16200 Lease Asset	12,313
Total 17100 Investments Held For Sale	10,291,297
Total Other Assets	\$ 10,303,611
TOTAL ASSETS	\$ 15,617,435
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20100 Accounts Payable	80,318
Total Accounts Payable	\$ 80,318
Other Current Liabilities	
21100 Liabilities Due to HCDD	1,198,285
21302 Medical Liability	-7,016
21303 Dental Liability	289
21304 Vision Liability	-676
21305 Disability Liability	-327
21400 Liabilities Due to HLB Fund	84,066
21600 Lease Liability - Current	3,356
21800 Unearned Revenue	369,835

Houston Land Bank
Balance Sheet
As of December 31, 2025

	TOTAL
Total Other Current Liabilities	\$ 1,647,813
Total Current Liabilities	\$ 1,728,130
Long-Term Liabilities	
22600 Lease Liability - Noncurrent	10,395
Total Long-Term Liabilities	\$ 10,395
Total Liabilities	\$ 1,738,525
Equity	
30100 Unrestrict (retained earnings)	13,631,315
Net Income	247,594
Total Equity	\$ 13,878,910
TOTAL LIABILITIES AND EQUITY	\$ 15,617,435

**Houston Land Bank
Income Statement
July - December, 2025**

	TOTAL
Income	
40100 Acquisition and Development Agreement	768,217
40500 Outside Sources Contributions	651,168
Total Income	\$ 1,419,385
Gross Profit	\$ 1,419,385
Expenses	
60100 Salaries and Fringe	453,620
60200 Legal Fees	66,338
60300 Professional Services	149,459
60400 Property Cost - Lot Maintenance	246,924
60500 Software and Subscriptions	25,405
60600 Rent Expense	24,625
60700 Advertising and Marketing	27,400
60800 Bank Fees	925
60900 Events and Meetings	7,874
61000 Depreciation Expense	990
61100 Environmental Services	98,447
61200 Insurance	51,142
61300 Membership and Dues	2,197
61400 Office Expense	497
61500 Phone and Internet	5,016
61700 Travel Expense	4,601
61800 Other Miscellaneous Expense	9,306
62200 Property Cost Disposition - HLB Traditional	6,096
63200 Property Cost Disposition - NHDP	33,628
Total Expenses	\$ 1,214,488
Net Operating Income	\$ 204,897
Other Income	
70100 Interest Income	42,698
Total Other Income	\$ 42,698
Net Other Income	\$ 42,698
Net Income	\$ 247,594



REQUEST FOR BOARD ACTION

Meeting Date: February 23, 2026

Agenda Item VI. a Consideration and Possible Action to Approve the Houston Land Bank (HLB) to dispose of Thirteen (13) lots under the Round Ten (10) Pilot Lot Sale to SXG Capital Group, LLC, under the Houston Land Bank Builder Traditional Program.

ACTION SUMMARY

Approval of this item will accept READ Committee recommendations for builder lot selections resulting from the Traditional Program's Round 10 Pilot Lot Sales. Approval of this item will authorize staff to initiate the execution of contracts for the sale of lots to builders as described below.

BACKGROUND/OVERVIEW

Under the HLB Traditional Homebuyer Program, Approved Builders may acquire properties from HLB to construct quality affordable homes, with price and design approved by HLB during our lot sale process. The Round 10 Pilot Lot Sale included a selection of lots paired with pre-approved plans through our Land + Plan Strategy, designed to streamline permitting, support resilient construction, and maintain high-quality standards across all HLB homes.

The Round 10 Lot Sale opened December 5, 2025, and closed on December 28, 2025. There were 26 builders invited to participate in the lot sale, and of those, 4 builders participated by submitting for their desired lots. There were 16 lots listed for sale, and of those, all of those lots received submissions, and 13 of those lots were recommended for contract execution. The awarded lot count was reduced from 16 to 13 because 1 lot was removed from the sale after the lot sale closing due to an encroachment issue. Additionally, 2 lots were not awarded because only one builder submitted proposals, and the builder did not provide home plans that fit the lot dimensions, which prevented us from awarding those lots.

Round 10 will be awarded by the builders as follows:

- SXG Capital Group, LLC – 13 lots

Additionally, Round 10 awards are broken down by neighborhood as follows:

- Acres Homes - 11 lots
- Fifth Ward - 2 lots

The lot sale awards were determined based on established evaluation criteria, including a review of the proposed home design and confirmation that the plan appropriately fit the site, the builder's purchase bid price, neighborhood appropriateness as scored by the NAC Committee, the use of the designated Finding Home plan options for the site, and submission of a pro forma outlining estimated construction costs and the proposed home sales price.

The proposed lot sales are further detailed in the Attachment 1 as follows:

P.O. Box 2549, Houston, Texas 77252
281.655.4600

houstonlandbank.org

ATTACHMENT 1

HCAD	Lot Address	Lot Size	Bid Price	Builder	Home Size	Bed/Bath/Garage	Tier	Home Sales Price
0162750140008	6624 Tuskegee (Acres Homes)	3000	\$12,000	SXG Capital Group	1619	3/2.5/1	III	\$225,000
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0300190010010	3711 Lelia (Fifth Ward)	4500	\$15,000	SXG Capital Group	1364	3/2/0	Finding Home	\$241,332

Upon board approval, Houston Land Bank (HLB) will proceed with disposing of thirteen (13) lots to SXG Capital Group LLC under the Round 10 Pilot lot sales.