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

June 30, 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 1700 Post Oak, Suite 400, Houston, Texas, on Tuesday, June 30, 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:

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

Board members not in attendance were Marilyn Muguerza, and Thomas Simpson. 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; Le'Kendra Drayton, Administrative Assistant for the HLB; Gracie Saenz, Outside Legal Counsel for the HLB; Mark Glanowski (Paralegal) of Winstead PC; and Bridget Ross, an independent contractor for the HLB.

I. Call to Order and Roll Call

Chairman Zeis called this regular meeting to order at 12:17 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. April 20, 2026, Board Meeting

Chairman Zeis announced that the minutes for April 20, 2026, regular meeting of the Board were previously circulated to the Directors for review and comment.

Director Morales-Diaz then made a motion to approve the written minutes for the meeting held on April 20, 2026, which motion was duly seconded by Director Castillo and approved with the unanimous vote of the Board.

IV. Chairman's Greeting: Matt Zeis

Chairman Zeis thanked everyone for attending today's meeting.

V. Committee Reports:

a. Executive Committee: Matt Zeis, Chair

Chairman Zeis reported that the Executive Committee met on June 1, 2026, to discuss the lot sales, the items on the Board meeting Agenda, and the proposed fiscal year 2027 budget. He then announced that Agenda item VI(i) will be pulled for consideration by the Board as there is no longer a reason for the proposed Memorandum of Understanding with the Houston Housing Department.

Chairman Zeis stated that he spoke with Director Nichols and it was agreed that the Houston Housing Department will pay full market value for the lots purchased and return the remaining lots to the Houston Land Bank. The Agreement with the Houston Housing Department will be terminated after all of the current invoices are paid and the City will not purchase any more HLB lots under the Agreement.

b. Finance Committee: Ricky Bradshaw

Director Bradshaw reported that the Finance Committee met on June 23, 2026 to discuss the proposed draft of the financial budget for Fiscal Year 2027. He stated that the Finance Committee also discussed the Brownfield Cleanup Grant which will move forward to the spending phase. However, the Finance Committee is not recommending moving forward with either of the proposals for the Harrisburg project. The Finance Committee also finalized the services agreement with the finance auditor.

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

Director Palay reported that the Partnership and Program Development Committee met on May 14, 2026, to discuss the following matters:

- Disposition strategy for implementation of $1,000,000 for community benefits allocation with the Rice Management Group (HLB will receive 15% for administration and program management)
- Cash flow strategies for award disbursements
- Underscore community impact accountability
- Need for conflict of interest procedures.

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

Director Castillo reported that the Real Estate Acquisition and Disposition Committee met to support executing contracts for three market lot offers to purchase HLB lots located at 7709 Avenue E, 8000 Beckley, and 0 Sealy which will bring the number of lots under contract to seven. He also reported that the Committee reaffirmed its position on buying back certain Mayberry Homes, Inc. reverter lots for $1.00. The Committee also reviewed the revised New Pleasant Grove Agreement after removing one lot for environmental review.

He then stated that no improvements should move forward on the lot located at 3910 Lowden Street until the encroachment issue has been resolved. The READ Committee recommended the need for earlier surveys to be reviewed before conveying lots to developers to avoid encroachment issues in the future.

Also, the Committee reviewed infrastructure challenges for one HLB parcel including a Phase I study and the need for $4,300,000 to construct paving, water and sewer facilities. He stated the Committee is evaluating funding options including the possibility of using a land developer for the horizontal infrastructure.

Lastly, Director Castillo stated that the READ Committee is focused on advancing lot sales, reducing holding costs, and strengthening due diligence.

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

Director Morales-Diaz reported that the Procurement and Oversight Committee met on June 1, 2026, to approve the two bids submitted for the RFP for environmental legal services for Brownfields projects as needed. The successful bids were submitted by Bryan Cave Leighton Paisner with a score of 94.3 and BeAspire Enviro Consulting, LLC with a score of 93.3. She then noted that the RFP issued on March 16, 2026, for title company services is scheduled to close today.

VI. Board Action Items

a. Consideration and Possible Action to Approve the Successful Bidders (Bryan Cave Leighton Paisner (BCLP), and BeAspire Enviro Consulting, LLC (BEC) under the Request for Qualifications for General Brownfields & Environmental Legal Services as issued on February 27, 2026.

Ms. Stoneham announced that approval of this agenda item will authorize HLB to contract with the successful bidders under the Houston Land Bank Request for Qualifications for General Brownfields & Environmental Legal Services.

She stated that additional legal capacity with environmental expertise is needed for cleanup and disposition process in connection with the contract for the Velasco site.

The HLB Request for Qualifications for General Contractor Services was posted on February 27, 2026, and closed on April 17, 2026. There were two submissions which were both successful bidders. HLB staff presented the results of this procurement to the Procurement and

Oversight Committee during its June 1, 2026, committee meeting. The committee approved moving the procurement forward with the two successful bidders. The successful bidders for this procurement along with the grading breakdown are as follows:

Bryan Cave Leighton Paisner	**PASS with a score of 94.3 (successful bidder)**
BeAspire Enviro Consulting, LLC	**PASS with a score of 93.3 (successful bidder)**

The HLB staff recommended proceeding with Bryan Cave Leighton Paisner and BeAspire Enviro Consulting, LLC as the successful bidders and proceeding to contract with these successful bidders upon approval by the Board.

Director Cole made a motion to approve the two successful bidders for environmental legal expertise services as needed which motion was duly seconded by Director Bradshaw and approved by the unanimous vote of the Board.

b. Consideration and Possible Action to Approve and Execution of Professional Services Agreement and the City of Houston for Phase I Due Diligence and Reuse Planning Services for the Sunnyside Landfill.

Ms. Stoneham announced that approval of this agenda item will authorize the President and CEO to execute a Professional Services Agreement with the City of Houston for Phase I: Due Diligence and Reuse Planning for the Sunnyside Landfill (also known as the Holmes Road Landfill), a 240-acre publicly owned brownfield site in the Sunnyside area. The HLB has been in conversation with the city of Houston for the last six months negotiating this agreement. Phase I work will evaluate the environmental risk, mitigation strategies, highest and best use options, financial viability, and transfer terms necessary to evaluate a future decision about whether to bank this brownfield site property with HLB. The total Phase I budget is $380,000, funded through a combination of HLB's EPA Community-Wide Assessment Grant (Task 1) and City of Houston contributions (Task 2-5). HLB will retain the right to decline to proceed with banking this brownfield site following the completion of Phase I if the results indicate an unacceptable risk.

The Sunnyside Landfill was opened by the City of Houston around 1937 in the historically black Sunnyside neighborhood, located approximately ten miles south of downtown Houston. The site operated for decades as a landfill and municipal incinerator. The incinerator closed in the 1970s and the landfill was capped by 1976. Thereafter, the 240-acre landfill site has remained idle since its closure.

In recent years, the City and the Sunnyside community sought to transform the landfill into a community asset. A prior plan to convert the site into the nation's largest urban solar farm was unsuccessful due to financing challenges. In August 2025, the City of Houston engaged the HLB to evaluate land banking options for accelerating site redevelopment. The HLB and the City met multiple times during August and September 2025 to discuss the process and develop a conceptual plan to determine the highest and best use of the former Sunnyside landfill.

Ms. Stoneham stated that HLB brings direct relevant experience to this engagement. In October 2023, HLB partnered with the City to bank the former Velasco Street Incinerator under a similar structure. By October 2024, HLB had entered the Velasco property into the Texas Commission on Environmental Quality (TCEQ) Voluntary Cleanup Program, conducted assessment activities, and secured a $5,000,000 EPA Brownfields Cleanup Grant. That partnership also allowed the City to avoid pending TCEQ enforcement actions on a site that had been abandoned for over thirty years. The Sunnyside brownfield engagement follows that proven model.

Director Collins asked what the HLB gets out of this Agreement. Ms. Stoneham responded that the HLB will be paid for handling the research as affordable housing will not be considered as a future use for the landfill site.

Director Ladet-Gardener made a motion to approve the Professional Services Agreement for Phase I Due Diligence and Reuse Planning Services for the Sunnyside landfill, which motion was duly seconded by Director Castillo and approved by the unanimous vote of the Board.

c. Consideration and Possible Action to Authorize the Houston Land Bank to approve the HLB Builder, SXG Capital Group New Floor Plan Design for O Glenrose (HCAD 0511560520016).

Ms. Stoneham announced that approval of this item will authorize the HLB staff to amend the existing Lot Purchase and Development Agreement to reflect the revised floor plan for 0 Glenrose (HCAD 0511560520016). The request has been reviewed, analyzed, and recommended by HLB Staff and the READ Committee. The size and dimensions of this lot were not able to accommodate the original floor plan design submitted for construction of an affordable house.

The HLB lot at 0 Glenrose was acquired by SXG Capital Group on February 2, 2026, during the Round 9 Lot Sales, for a purchase price of $16,000, with a maximum house sales price of $244,373 upon completion of construction.

Following the lot acquisition, SXG Capital Group submitted a request for approval to change the floor plan, as the lot dimensions do not provide sufficient depth to accommodate the previously approved floor plan design.

Original Design

HCAD	Property Address	Bed/Bath/Garage or Carport	Total Sq Ft	Construction Costs	Proposed Sales Price
0511560520016	0 Glenrose St, Houston, Tx 77051	3/1.5/1 Car Garage	1,514	$204,150	$244,373

New Design for Construction

HCAD	Property Address	Bed/Bath/Garage or Carport	Total Sq Ft	Construction Costs	Proposed Sales Price
0511560520016	0 Glenrose St, Houston, Tx 77051	3/2/No Garage or Carport	1,412	$191,639	$229,000

The HLB staff recommended approval of the new floor plan requested by SXG Capital Group. Upon Board approval of this Agenda matter, the HLB staff will move forward with amending the existing Lot Purchase and Development Agreement to cover the approved floor plan changes.

Director Morales-Diaz made a motion to approve the revised floor plan design for the lot at 0 Glenrose Street requested by SXG Capital Group, which motion was duly seconded by Director Palay and approved with the unanimous vote of the Board.

d. Consideration and Possible Action to Approve Execution of Land Banking Agreement with New Pleasant Grove Missionary Baptist Church.

Ms. Stoneham announced that this Agenda item will authorize the President and CEO to execute a Land Banking Agreement with New Pleasant Grove Missionary Baptist Church to bank eight of the church's twenty-one properties located in the Fifth Ward and Kashmere Gardens communities and eliminating the church's property tax burden on those parcels during a defined predevelopment period of up to five years. She mentioned that this will be HLB's first Agreement with a private property owner. HLB will serve as Redevelopment Advisor and Land Banking Partner, providing environmental assessments, area-wide planning, site reuse visioning, and feasibility analysis funded through HLB's EPA Community-Wide Assessment Grant and HLB operating resources. The church's direct fee for land banking services totals $35,000 over five years. The HLB will leverage an additional $80,000 in grant-funded services on the church's behalf.

New Pleasant Grove Missionary Baptist Church, under the leadership of Pastor Charles Turner, holds a portfolio of twenty-one parcels in the Fifth Ward and Kashmere Gardens communities, located between Brewster Street, Bain Street, Legion Street, and Crane Street. Twenty parcels are currently church-owned and one is under contract for purchase. The portfolio includes vacant land, single-family residential, parking, and church facilities.

The HLB and representatives of the church met multiple times over the past six months to evaluate the land banking opportunity and the church's vision for redevelopment. The church has expressed interest in a range of uses including affordable single-family and multifamily housing, daycare and wellness services, small business and job training space, and public greenspace. The church is seeking to bank eight of the twenty-one properties to eliminate their property tax obligations during the predevelopment period while HLB completes due diligence and attracts development partners and funding.

The HLB presented a formal Proposal and Scope of Work to the church, which was reviewed by its Board of Trustees. This Agenda item formalizes HLB's authorization to execute the Land Banking Agreement and begin Phase I environmental due diligence. The church will remain responsible for the maintenance costs on these properties.

In addition to land banking, the HLB will provide the following redevelopment advisory services:

- Phrase I Environmental Site Assessments: Six Phase I ESAs at $5,000 each and one Phase II ESA at $30,000 if warranted. Funded by HLB's EPA Community-Wide Assessment Grant. HLB's pre-screening indicates all sites are likely to receive EPA approval.

Director Bradshaw made a motion to approve the Land Banking Agreement with the New Pleasant Grove Missionary Baptist Church, which motion was duly seconded by Director Cole and approved with the unanimous vote of the Board.

e. Consideration and Possible Action to Approve the final Fiscal Year 2027 Budget.

Chairman Zeis announced that approval of this item will authorize HLB to submit the proposed preliminary budget for fiscal year 2027 to the City of Houston, as required by local government corporation regulations.

Mr. Mendez stated that the Fiscal Year 2027 budget anticipates expenditures of $3.4 million against projected revenues of $3.4 million, which is expected to result in a break-even budget, with net income of $0 for the year. The proposed budget projects $3,373,157.00 in revenue for the upcoming fiscal year. The budget also includes capitalized expenditures of $100,000 for inventory predevelopment. As a result, the capitalized expenditures will cause a decrease in the fund balance of $100,000, representing a 9% reduction in reserved funds for the year. He mentioned that the expenses and revenues are now broken out for each program.

He noted that only five houses are to be sold which is a significant decrease over last year. Twenty houses will need to be sold to fund the operational funding gap. The City of Houston has decreased its funding for HLB operations by $750,000.00

Mr. Mendez then noted that the budget shows losses in the Finding Home Program, the Property Maintenance Program, and the Administration and Operations Program. He further noted that the grants from the U.S. Department of Housing and Urban Development and the U.S. Environmental Protection Agency are not reflected in the proposed budget.

The proposed budget is based on historical costs and anticipated operational needs for the upcoming year. It includes administrative expenditures, such as staff salaries and essential operating expenses, as well as maintenance costs for HLB's real estate assets. The budget accounts for specific program activities and their associated costs, ensuring that financial planning aligns with the organization's goals and ongoing initiatives.

In May 2026, the HLB Finance Committee reviewed the staff-prepared budget proposal. Following their review, the committee approved a recommendation to present the fiscal year 2027 preliminary budget for Board approval.

Mr. Mendez stated that the restructured budget includes a new allocation method. He then highlighted the following items:

- Total operating and non-operating revenue: $3,373,157
- Total operating expenses: $3,373,157

- Projected net income: $0 (break-even)
- Total capitalized expenditures: $100,000
- Total change in reserve funds: $100,000 (9% decrease)

Director Morales-Diaz asked about the status of the foreclosure properties. Chairman Zeis responded that Harris County and the Linebarger law firm each say they are in charge of the tax sale strike-offs at the foreclosure sales. The Agreement with the HLB to receive tax sale foreclosure lots was terminated three years ago.

Director Bradshaw made a motion to approve the final version of Fiscal Year 2027 Budget, which motion was duly seconded by Director Russell and approved with the unanimous vote of the Board.

f. Consideration and Possible Action to Authorize Execution of Memorandum of Understanding with Greater Emmanual Family Worship Center for Brownfields Assessment Services and Community Design Support.

Ms. Stoneham announced that this Agenda item will authorize the President and CEO to execute a Memorandum of Understanding with Greater Emmanuel Family Worship Center formalizing a community partnership for brownfields assessment services and community design support at the 5815 Hirsch Road site in Kashmere Gardens. Under the Memorandum of Understanding, HLB will provide environmental assessment services funded through HLB's existing EPA Brownfields Community-Wide Assessment Grant at no cost to the church, conduct community engagement, and support site planning and design through the Gardens Rising initiative. The Memorandum of Understanding establishes the terms of engagement for Phase 1: Planning and Site Readiness.

Greater Emmanuel Family Worship Center is a faith community with a long-standing presence in the Kashmere Gardens neighborhood. The church holds underutilized land at 5815 Hirsch Road that carries significant redevelopment potential for affordable housing, community services, and neighborhood amenities.

The HLB presented a formal Community Partnership Proposal to Elder Titus and the Greater Emmanuel Family Worship Center board on April 6, 2026. The proposal outlines a phased partnership beginning with environmental due diligence, community engagement, and site planning before advancing to construction and implementation. The church board reviewed the proposal and the Memorandum of Understanding is the next formal step to authorize the work to begin.

Ms. Stoneham noted that the 5815 Hirsch Road site has been nominated as a live case study for the national Vanguard Conversation Convening co-hosted by HLB and Smart Growth America on August 13, 2026, where the Houston Chapter of the National Organization of Minority Architects will lead a design charrette for the site. Board approval of this Memorandum of Understanding positions the church and HLB to enter the August convening with an active, formalized partnership.

Under the Memorandum of Understanding, the HLB will provide the following Phase I services:

- Environmental Site Assessments: Phase I ESA to satisfy CERCLA All Appropriate Inquiry requirements and identify any environmental conditions or contamination concerns. Phase II ESA if warranted by Phase I findings. Funded by HLB's EPA Community-Wide Assessment Grant.
- Area-Wide Plan: Comprehensive analysis of housing market conditions, community needs, demographic trends, and financing strategies across the site and surrounding neighborhood.
- Community Engagement: Up to three facilitated community meetings to capture neighborhood priorities and needs, including the design charrette at the August 13, 2026 Vanguard Conversation Convening.
- Site Reuse Visioning: Preliminary site concepts exploring housing typologies, community services, and neighborhood amenities consistent with community input.
- Site-Specific Reuse Assessment: Land use and development feasibility analysis, infrastructure needs assessment, and identification of development partners and funding sources for one priority site.
- Phase II Implementation Roadmap: Clear pathway for construction and development funding following Phase I completion.

The Greater Emmanuel Family Worship Center's responsibilities under the Memorandum of Understanding will include authorizing access to the property for environmental assessment activities, maintaining the property during the planning period, participating in community engagement sessions, and presenting the partnership with the Phase I findings to its Board for Phase II consideration.

Director Ladet-Gardner made a motion to approve the Memorandum of Understanding, which motion was duly seconded by Director Cole and approved with the unanimous vote of the Board.

g. Consideration and Possible Action to Accept FY 2026 Economic Development Initiative - Community Project Funding Grant from the U.S. Department of Housing and Urban Development for Yellow Cab Site Redevelopment - Mixed-Income Housing and Community Revitalization.

Ms. Stoneham announced that this Agenda item will authorize the President and CEO to accept a $2,000,000 federal grant awarded to the Houston Land Bank by the U.S. Department of Housing and Urban Development (HUD) under the FY 2026 Economic Development Initiative - Community Project Funding (EDI-CPF) program, and to execute all required grant agreements, certifications, and compliance documentation. The grant funds will be applied to the Yellow Cab Site Redevelopment for Mixed-Income Housing and Community Revitalization in accordance with applicable federal laws and HUD requirements.

The FY 2026 Consolidated Appropriations Act includes $3.62 billion in EDI -CPF funding supporting over 2,200 community projects across the country. This award was sponsored by Representative Garcia and directed to the HLB for the redevelopment of the former Yellow Cab site, a strategic brownfield property in the Near Northside neighborhood of Houston that HLB has been advancing as a mixed income housing and community revitalization project.

Ms. Stoneham stated that she will be working with Bridget Ross to handle the responsibilities for the required reporting and compliance documentation.

The former Yellow Cab site is located at 3201 Hardy Street being 156,250 square feet of land in the Near Northside neighborhood. HLB acquired the site on December 31 , 2020, as a strategic property under the ARAD Agreement. The site has been designated for mixed-income housing and is positioned as a signature HLB redevelopment project with a development partner selection process underway. This $2,000,000 award represents the largest single site-specific federal grant in HLB's history and provides critical gap financing to advance the project to construction. Ms. Stoneham noted that there is no contract yet as this will happen in October.

Director Castillo made a motion to accept the Community Project Funding Grant from the U.S. Department of Housing and Urban Development, which motion was duly seconded by Director Palay and approved with the unanimous vote of the Board.

h. Consideration and Possible Action to Accept FY 2026 Economic Development Initiative - Community Project Funding Grant from the U.S. Department of Housing and Urban Development for Houston Land Bank Land and Housing Acquisition, Development, and Construction.

Ms. Stoneham announced that this Agenda item will authorize the President and CEO to accept a $1,200,000 federal grant awarded to Houston Land Bank by the U.S. Department of Housing and Urban Development (HUD) under the FY 2026 Economic Development Initiative - Community Project Funding (EDI-CPF) program, Grant No. B-26-CP-TX-2067, and to execute all required grant agreements, certifications, and compliance documentation. Funds will be applied to Houston Land Bank Land and Housing Acquisition, Development, and Construction activities in accordance with applicable federal laws and HUD requirements. She mentioned that Congressman Green's office assisted with securing this grant for the HLB.

The FY 2026 Consolidated Appropriations Act includes $3.62 billion in EDI-CPF funding supporting over 2,200 community projects across the country. Community Project Funding grants are congressionally directed appropriations sponsored by individual members of Congress on behalf of eligible organizations in their districts. As previously mentioned, this grant was sponsored by US Congressman Green.

HUD's award letter, dated April 28, 2026, confirms the $1,200,000 grant to Houston Land Bank for Land and Housing Acquisition, Development, and Construction. This represents one of the largest single federal grants in HLB's history and directly supports HLB's core mission of returning vacant, tax-delinquent, and underutilized land to productive use as affordable housing for Houston families.

This award advances HLB's three core program areas:

- Land Acquisition: Funds expand HLB's ability to acquire vacant, tax-delinquent, and underutilized parcels for affordable housing production across Houston, directly addressing the land acquisition funding gap created by the cessation of HCDD operational funding since Fiscal Year 2024.

- Housing Development: Funds support predevelopment, site preparation, and construction activities that reduce costs for mission-aligned builders and increase the pace of affordable unit delivery.

- Community Revitalization: Investment in land and housing production in historically disinvested neighborhoods advances HLB's neighborhood revitalization mandate and strengthens HLB's pipeline for brownfield, faith community, and traditional homebuyer program sites.

HLB staff recommended acceptance of the FY 2026 EDI-CPF $1,200,000 grant which carries no match requirement. All funds must be expended in accordance with HUD CPD requirements and applicable federal regulations. Also, there is no administrative cap however, the scope of the grant cannot be revised once submitted.

Director Ladet-Gardner made a motion to approve the Community Project Funding Grant by the U.S. Housing and Urban Development, which motion was duly seconded by Director Palay and approved with the unanimous vote of the Board.

i. Consideration and Possible Action to Authorize the Houston Land Bank Chief Executive Officer to Execute a Memorandum of Understanding with the City of Houston Housing (HLB) and Community Development Department (HCD) Confirming Obligations Under the ARAD Agreement and mutual agreement between HLB and HCD.

Chairman Zeis announced that this Agneda item is being pulled for consideration by the Board.

Chairman Zeis then requested a motion to approve consolidation of Agenda items VI.j, VI.k and VI.l as one item. Director Castillo made the motion to consolidate Agenda items VI.j, VI.k, and VI.l as one Agenda item, which motion was duly seconded by Director Cole and approved with the unanimous vote of the Board.

j. Consideration and Possible Action to Approve the Houston Land Bank to dispose of 7900 Virgil (HCAD #0162570100037) through an open market sale.

The HLB staff requested Board authorization to dispose of the lot located at 7900 Virgil on the open market for a sale price of $30,000. This action follows a review and recommendation by the Real Estate Acquisition & Disposition (READ) Committee, which identified the lot as suitable for open market disposition based on its physical characteristics and potential revenue. Approval of this action will allow staff to close the sale and apply the proceeds directly to HLB operation budget for Fiscal Year 2027.

As part of HLB lot reconciliation, staff periodically evaluates the land inventory to identify lots that are not well-suited for development of affordable housing and may be more appropriately disposed of through an open market sale. This evaluation is conducted in coordination with the READ Committee, which provides oversight and guidance on real estate disposition matters.

The HLB staff presented the READ Committee with a curated list of lots identified as potential candidates for open market sales. Lots were selected for inclusion on this list based on one or more of the following criteria:

- Insufficient size to support housing development or other intended programmatic uses
- Irregular shape or physical constraints that render the lot unsuitable or impractical for construction
- Market conditions indicating the lot would command a favorable sale price, thereby generating meaningful revenue for the HLB.

Following staff's presentation, the READ Committee reviewed each lot on the list and evaluated the rationale for open market disposition. The subject lot was among those approved by the READ Committee as appropriate for open-market sales based on the criteria above. After READ Committee approval, staff proceeded with preparing the lot for listing and soliciting offers through the open market.

A list price of $30,000 was established for the lot, which staff have determined to be consistent with current market conditions and the lot's assessed characteristics. HLB received an offer for the full asking price.

Director Cole made a motion to approve the sale of the lot located at 7900 Virgil, which motion was duly seconded by Director Morales-Diaz and approved with the unanimous vote of the Board.

k. Consideration and Possible Action to Approve the Houston Land Bank to dispose of 5418 Eastland St (HCAD #0381780000024) through an open market sale.

The HLB staff requested Board authorization to dispose of the lot located at 5418 Eastland St on the open market for a sale price of $65,000. This action follows a review and recommendation by the Real Estate Acquisition & Disposition (READ) Committee, which identified the lot as suitable for open market disposition based on its physical characteristics and potential revenue. Approval of this action will allow staff to close the sale and apply the proceeds directly to the HLB operation budget for Fiscal Year 2027.

As part of HLB lot reconciliation, staff periodically evaluates the land inventory to identify lots that are not well-suited for development of affordable housing and may be more appropriately disposed of through open market sale. This evaluation is conducted in coordination with the READ Committee, which provides oversight and guidance on real estate disposition matters.

The HLB staff presented the READ Committee with a curated list of lots identified as potential candidates for open market sale. Lots were selected for inclusion on this list based on one or more of the following criteria:

- Insufficient size to support housing development or other intended programmatic uses

- Irregular shape or physical constraints that render the lot unsuitable or impractical for construction
- Market conditions indicating the lot would command a favorable sale price, thereby generating meaningful revenue for the HLB.

Following staff's presentation, the READ Committee reviewed each lot on the list and evaluated the rationale for open market disposition. The subject lot was among those approved by the READ Committee as appropriate for open market sale based on the criteria above. After READ Committee approval, staff proceeded with preparing the lot for listing and soliciting offers through the open market.

A list price of $60,000 was established for this lot, which staff have determined to be consistent with current market conditions and the lot's assessed characteristics. HLB received an offer for $65,000.

Director Cole made a motion to approve the sale of the lot located at 5418 Eastland Street, which motion was duly seconded by Director Morales-Diaz and approved with the unanimous vote of the Board.

l. Consideration and Possible Action to Approve the Houston Land Bank to dispose of 6805 Apollo (HCAD #0162730010038) through an open market sale.

The HLB staff requested Board authorization to dispose of the lot located at 6805 Apollo on the open market for a sale price of $30,000. This action follows a review and recommendation by the Real Estate Acquisition & Disposition (READ) Committee, which identified the lot as suitable for open market disposition based on its physical characteristics and potential revenue. Approval of this action will allow staff to close the sale and the proceeds apply directly to HLB operation budget for Fiscal Year 2027.

As part of HLB lot reconciliation, staff periodically evaluates the land inventory to identify lots that are not well-suited for development or programmatic use and may be more appropriately disposed of through open market sale. This evaluation is conducted in coordination with the READ Committee, which provides oversight and guidance on real estate disposition matters.

The HLB staff presented the READ Committee with a list of lots identified as potential candidates for open market sales. The lots were selected for inclusion on this list based on one or more of the following criteria:

- Insufficient size to support housing development or other intended programmatic uses
- Irregular shape or physical constraints that render the lot unsuitable or impractical for construction
- Market conditions indicating the lot would command a favorable sale price, thereby generating meaningful revenue for the organization.

Following staff's presentation, the READ Committee reviewed each lot on the list and evaluated the rationale for open market disposition. The subject lot was among those approved by the READ Committee as appropriate for open-market sales based on the criteria above. After

READ Committee approval, staff proceeded with preparing the lot for listing and soliciting offers through the open market.

A list price of $30,000 was established for this lot, which staff have determined to be consistent with current market conditions and the lot's assessed characteristics. HLB received an offer for $30,000.

Director Cole made a motion to approve the sale of the lot located at 6805 Apollo, which motion was duly seconded by Director Morales-Diaz and approved with the unanimous vote of the Board.

m. Consideration and Possible Action to Approve the Houston Land Bank to dispose of 7902 Beckley St (HCAD #0162540050018) through an open market sale.

Chairman Zeis announced that this Agenda item is being pulled for consideration by the Board.

VII. Executive Session

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

VIII. Board Member Comments

There were no Board member comments, however, Ms. Stoneham announced that Gracie Saenz will serve as chair for the HLB's Inaugural Luncheon and that Director Collins will serve as Vice-Chair. This event will take place on March 23, 2027, at The Junior League of Houston from 11:00 am to 1:00 pm and the honoree for this event will be former Mayor Lee Brown who created the LARA program.

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 1:13 p.m. upon the motion of Director Cole which was duly seconded by Director Bradshaw and passed with the unanimous vote of the Board.

<u>Minutes Prepared By</u>:
Mark Glanowski (Paralegal) of Winstead PC and
Graciela Saenz of Law Offices of Graciela Saenz, PLLC

Signed on the _____ day of ____________, 2026.

____
Secretary

Signature: Elaine Morales
Elaine Morales (Aug 27, 2026 14:37:06 CDT)

Email: elainemoralesdiaz@gmail.com

HLB Regular Meeting - June 2026

Final Audit Report 2026-08-27

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By:	Monica Moctezuma (mmoctezuma@houstonlandbank.org)
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