

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

September 11, 2025

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 the Leonel Castillo Community Center located at 2101 South Street, Houston, Texas, on Thursday, September 11, 2025 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	David Collins
Matt Zeis	Chrishelle Palay
Ge'Juan Cole	Janae Ladet
Francisco Castillo	

Board directors absent were: Thomas Simpson, Marilyn Muguerza and Dwantrina Russell. Others in attendance included: Christa Stoneham, Chief Executive Officer/President of the HLB; LaTosha Okoiron, in-house counsel and Compliance Manager; 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; Graciela Saenz, outside legal counsel to the HLB, and Lindsay Canning and Mark Glanowski (Paralegal) of Winstead PC; Aimee Bertrand; Ricky Bradshaw III with Frost Bank; Glen Austin; and Edwardo _____.

I. Call to Order and Roll Call

Chairman Zeis called this regular meeting to order at 1:11 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.

III. Consideration and Adoption of Meeting Minutes

a. April 10, 2025 Board Meeting

Chairman Zeis noted that the minutes for the April 10, 2025 regular meeting of the Board were previously circulated for review and comment to the Directors.

b. June 12, 2025 Board Meeting

Chairman Zeis noted that the minutes for the June 12, 2025 regular meeting of the Board were previously circulated to the Directors for review and comment.

Director Morales – Diaz made a motion to approve the written minutes for the meetings held on April 10, 2025 and June 12, 2025, which motion was duly seconded by Director Ladet 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 the 24th anniversary of the September 11 attacks. He then informed the Board that he and Christa Stoneham attended the National Land Bank Summit in Detroit, Michigan, earlier this week. He noted that the Detroit land bank has 80,000 lots in its inventory, however the house construction cost is approximately \$400,000 for an affordable home in Detroit.

V. Committee Reports:

a. Executive Committee: Matt Zeis, Chair

Chairman Zeis reported that the Executive Committee met to discuss the other items on the meeting Agenda. The Committee also discussed the progress with those builders that are out of compliance under their construction contracts.

b. Finance Committee: Open Chair

Chairman Zeis reported that the Finance Committee met monthly with regard to the discussions with the Houston Housing Department Director concerning operating funding for HLB's next fiscal year which began on July 1, 2025. He also noted that this Committee needs a Chair to lead and manage this Committee.

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

Director Palay reported that the Partnership Committee met twice to discuss the following:

- i. the Rice Management Proposal including the 15% administrative fee payable to the HLB;
- ii. the Tejano Center Agreement to manage 40 houses;
- iii. the Consulting Services Agreement with Local Initiatives Support Corporation;
- iv. the Community Wellness Initiative;
- v. the Brownfields ground lease model; and
- vi. Activating land opportunities with HISD.

Also, Chairman Zeis noted that the Harris County Commissioners passed the Interlocal Agreement for disposition of lots to home builders.

d. **Real Estate Acquisition and Disposition Committee: Open Chair**

Chairman Zeis reported that the Real Estate Acquisition and Disposition Committee met to discuss the disposition of lots for the Traditional Builder lots located within the flood plain and the increase in the builder costs associated with construction within the flood plain. The Board may consider utilizing funds from Harris County to cover these additional costs.

He reported that the READ Committee completed the scoring for the submissions from the builders for sale of lots during the recent Round 9 Lot Sales. The scoring results were submitted to the Board for review.

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

Director Morales-Diaz reported that the Procurement and Oversight Committee met in late August to discuss the response for the procurement concerning Acres Homes, and to move forward with the three vendors who submitted bids for the RFP for cleaning services.

Lastly, she reported that there are two active procurements open for a general contractor and EPA environmental services relating to the Brownfields program.

Chairman Zeis made a motion to recess the Board meeting at 12:26 p.m. and to reconvene the meeting at 12:45 p.m., which motion was duly seconded by Director Palay and passed with the unanimous vote of the Board.

The Board meeting then reconvened at 1:11pm.

VI. Board Action Items

a. **Consideration and Possible Action to Approve the Houston Land Bank (HLB) Round Nine (9) of Lot Sales to two (2) builders (MH Builder-Houston, LLC & SXG Capital Group LLC) under the Houston Land Bank Builder Traditional Program.**

Ms. Stoneham announced that the approval of this item will accept the READ Committee's recommendations of builder lot selections resulting from the Traditional Program's Round 9 Lot Sales and authorize staff to initiate the execution of contracts for the sale of lots to house builders as noted below.

She then mentioned that The Round 9 Lot Sale opened April 14, 2025 and closed on May 16, 2025. There were 26 builders invited to participate in the lot sale, and of that, 5 builders participated by submitting applications for the preferred lots. There were 12 lots listed for sale and of those, eight lots received submissions and are recommended for contract execution by the Real Estate Acquisition and Disposition Committee in line with the HLB staff review.

The Round 9 Lot Sales were recommended to the home builders as follows:

- MH Builder-Houston, LLC- 2 lots
- SXG Capital Group, LLC - 6 lots

Additionally, the Round 9 Sale Lots awarded are located in the following neighborhoods:

- Acres Homes - 5 lots
- Sunnyside - 3 lots

The proposed Round 9 Lot Sales are further detailed as follows:

HCAD	Lot Address	Lot Size	Bid Price	Builder	Home Size	Bed/Bath/ Garage	Tier	Home Sales Price
0511740170008	8235 Canyon (Sunnyside)	5,512	\$20,001	SXG	1,661	3/2/2	III	\$282,099
0641680160004	3910 Lowden (Sunnyside)	5,000	\$16,000	SXG	1,415	3/2/1	II	\$244,373
0361190070031	0 Sunnyhill (Acres Homes)	5,500	\$20,001	SXG	1,661	3/2/2	III	\$282,099
0361190070032	0 Sunnyhill (Acres Homes)	5,500	\$20,001	SXG	1,661	3/2/2	III	\$282,099
0162760220011	0 Cohn (Acres Homes) 2 Homes	6,000	\$31,000	SXG	1,629	3/2.5/2	III	\$271,125
0162760230019	0 Cohn (Acres Homes) 2 Homes	6,000	\$20,000	MH Builder	1,732	3/2.5/2	III	\$295,900
0162760220013	0 Cohn (Acres Homes) 2 Homes	6,000	\$20,000	MH Builder	1,732	3/2.5/2	III	\$295,900
0511560520016	0 Glenrose (Sunnyside)	2,500	\$16,000	SXG	1,415	3/2/1	II	\$244,373

Director Castillo made a motion to approve the sale of the above lots to MH Builder and SXG Capital Group under the Traditional Builder Program, which motion was seconded by Director Palay and approved with the unanimous vote of the Board.

- b. **Consideration and Possible Action to Approve the Successful Bidders (AD Construction and Development, Pero B LLC, Smartscaping & TransTeq Environmental Solutions, INC.) under the Request for Proposals for Lot Maintenance Services as issued on April 25, 2025.**

Chairman Zeis announced that this Agenda item will authorize the HLB to execute Service Agreements with vendors for lot maintenance services.

Ms. Stoneham noted that the Houston Land Bank's current Lot Maintenance Contract ended on August 31, 2025. To facilitate continued operations, the HLB issued a Lot Maintenance

Services Request for Qualifications (RFQ) on April 25, 2025. The responses to the RFQ were due on May 30, 2025 and seven responses were received from the entities listed below:

- AD Construction & Development Inc.
- AW & D Construction and Maintenance Services, LLC
- Career and Recovery Resources, Inc.
- Pero B LLC
- Smartscaping
- The Woo Group
- Trans Teq Environmental Solution, Inc.

Upon the closing of the RFQ, a three person HLB staff evaluation panel was instituted to evaluate the submittals. Each panel member graded each submittal based on a 100-point scale created from the submission requirements of the RFQ, for a total possible points of 300. The point allocation breakdown is as follows:

- Qualifications and Experience (65 points)
- Pricing/Rate Sheet (25 Points)
- Alignment with HLB's Mission (10 points)

After evaluation of all submissions by each panel member and review of all submissions as an entire panel, the submittals were scored in points as follows:

- AD Construction & Development Inc. (285)
- AW & D Construction and Maintenance Services, LLC (0 points- because it did not submit a complete submission)
- Career and Recovery Resources, Inc. (245)
- Pero B LLC (255)
- Smartscaping (270)
- The Woo Group (0 points because it did not submit a complete submission)
- Trans Teq Environmental Solution, Inc. (280)

Based on the submissions and the scoring of the panel, the HLB staff recommended the following four companies to move forward with contract execution:

1. AD Construction & Development Inc.
2. Pero B, LLC
3. Smartscaping
4. Trans Teq Environmental Solution, Inc.

The HLB decided to set the lot maintenance provider number at four due to its current lot inventory and the number of special projects.

Director Ladet made a motion to accept the proposals of the four highest scoring companies for lot maintenance services contracts, which motion was duly seconded by Director Castillo and approved with the unanimous vote of the Board.

c. **Consideration and Possible Action to Approve the Successful bidder Raestone Holdings Inc., DBA The J Team, under the Request for Proposals for Tree-Trimming and Tree-Removal Service Providers as re-issued on May 30, 2025.**

Chairman Zeis announced that this Agenda action item is necessary to facilitate the tree trimming and tree removal services on the HLB lots which are not handled by the lot maintenance companies currently under contract.

The approval of this agenda item will authorize Houston Land Bank to contract with the successful submitter as described under the Houston Land Bank Request for Proposal (RFP) for Tree Trimming and Tree Removal Services, which was reissued on May 30, 2025.

He stated that the Houston Land Bank sought proposals to provide additional tree-trimming and tree removal services for a two-year period beginning September 1, 2025, with an option to extend for two additional one-year terms.

As a result of the RFP, one submission was received from Raestone Holdings Inc. DBA The J Team Tree Service which passed with a 100/100 score after review by the HLB staff. With Board approval, the Houston Land Bank will proceed with contracting with Raestone Holdings Inc DBA The J Team Tree Service and be added to the Tree Services pool, for current and future tree-trimming and tree-removal services.

Director Collins asked why the current lot maintenance companies handle this tree work. Chairman Zeis stated that those companies do not have the proper equipment and generally quoted higher prices for such tree work projects.

Director Morales-Diaz made a motion to approve Raestone Holdings Inc. DBA The J Team Tree Service for tree trimming and tree removal services, which motion was duly seconded by Director Cole and approved with the unanimous vote of the Board.

d. **Consideration and Possible Action to Authorize the Houston Land Bank to approve the HLB Builder, Houston Habitat for Humanity's New Floor Plan Design and Sale Price Increase Request for 1220 Grove & 1224 Grove (formerly 3306 Market St).**

Chairman Zeis announced that approval of this item will authorize the HLB staff to amend the existing contracts to reflect the recommended sales prices increase and floor plan change for Houston Habitat For Humanity. The request has been reviewed, analyzed, and recommended by HLB staff and the READ Committee.

The lot at 3306 Market St was sold to Houston Habitat for Humanity on October 26, 2020 for \$1, with a maximum house sales price of \$179,216. Chairman Zeis stated that Houston Habitat for Humanity is requesting a post-sale price increase.

Houston Habitat for Humanity presented a modular home floorplan for consideration as part of its effort to address rising construction costs and limited housing affordability. Although modular homes cost more upfront (\$269,000 vs. \$188,000 for traditional builds), they offer long-term savings through energy efficiency, durable materials, and lower maintenance and utility costs.

The homes are also Zero Energy Ready and adaptable for future upgrades. Additionally, modular construction shortens the build timeline from six months to about 60 days, enabling Habitat for Humanity to provide affordable, resilient homes more quickly while reducing future repair and maintenance expenses. Houston Habitat for Humanity will be selling the modular homes at a loss under this pilot program.

Original Design

HCAD	Property Address	Bed/Bath	Total Sq Ft	Construction Costs	Proposed Sales Price
0351900000009	3306 Market St, Houston, Tx 77020	3/2/1 Car Garage	1,623	\$147,293	\$179,216

Director Cole asked what valuation will be shown on the tax roll for these modular houses. The response was that the actual sale price by the purchaser will be shown on the tax roll.

New Design for Consideration

HCAD	Property Address	Bed/Bath	Total Sq Ft	Construction Costs	Proposed Sales Price
0351900000009	1220 Grove St, Houston, Tx 77020	3/2/2 Car Carport	1,718	\$230,160	\$275,611
0351900000016	1224 Grove St, Houston, Tx 77020	3/2/2 Car Carport	1,718	\$230,160	\$275,611

Director Ladet made a motion to adopt the new floor plan for modular houses proposed by the Houston Habitat for Humanity, which motion was duly seconded by Director Morales-Diaz and approved with the unanimous vote of the Board.

e. Consideration and Possible Action to Authorize the Houston Land Bank to Administer the Early Capacity Building Grant Fund in Partnership with Rice Management Company.

Ms. Stoneham announced that this Agenda item relates to approval for the HLB to handle the administration of the Early Capacity Building Grant Fund for the Rice Management Group which includes \$1,000,000 for affordable housing and a stipulation for community benefits.

She noted that approval of this agenda item covers the Houston Land Bank's role as the administrative partner for the Early Capacity Building Grant Fund, a \$1 million, two-year initiative funded by the Rice Management Company includes authorization for the President and CEO to execute all necessary agreements and take required actions to implement and manage the program.

The Rice Management Company has committed \$1 million to support local small businesses, nonprofits, and community-based organizations located in or serving the Third Ward Complete Communities area. The fund is designed to advance community resilience, cultural preservation, economic mobility, and neighborhood-level development.

The Houston Land Bank has been selected as the lead administrative partner for this program and will be responsible for managing all aspects of fund implementation, including

grantee intake, compliance, financial disbursement, program reporting, and capacity-building support. HLB will also coordinate with a Community Advisory Council to align program design and evaluation with the goals of the Third Ward Complete Communities Action Plan.

The program will disburse approximately \$1,000,000 in grants over two funding cycles (2026 and 2027), with tiered awards up to \$75,000. The HLB will retain a 15% administrative allocation to cover staffing, technology, outreach, legal compliance, and reporting. Key outcomes will include funding to over 50 organizations, supporting job creation and revenue growth, and funding community and cultural initiatives.

Director Morales-Diaz asked whether administering this grant will be a distraction for the Houston Land Bank. Chairman Zeis agreed that this project is outside the normal activity mission handled by the HLB.

Director Collins made a motion to approve the HLB to administer the Early Capacity Grant Fund, which motion was duly seconded by Director Palay and approved with the unanimous vote of the Board.

f. Consideration and Possible Action to Approve the Successful Bidders (TCH Development Inc. and Venus Builders) under the Request for Builder and Developer Services as issued on July 01, 2025.

Ms. Stoneham announced that approval of this agenda item will authorize the HLB to contract with the successful bidders as described under the Houston Land Bank Request for Proposals for Builder and Developer Services as originally issued on July 1, 2025.

She noted that the successful bidders will assist the HLB with properties located in the flood plain which the HLB is required to develop.

Ms. Okoiron noted that the original HLB Request for Proposal for Builder and Developer Services was posted on July 1, 2025, and closed on July 29, 2025. There were four submissions under the posting (Alta Homes, TCH Development Inc., Twins Construction & Home Repair Services LLC & Venus Builders). HLB staff presented the results of this procurement to the Procurement and Oversight Committee during the August 27, 2025, committee meeting. The committee approved moving the procurement forward with the successful bidders. The successful bidders for this procurement are those submissions receiving a score of 70% or above. The grading breakdown was as follows:

Alta Homes	Score: 68 % (unsuccessful bidder)
TCH Development Inc.	Score: 71.67 % (successful bidder)
Twins Construction & Home Repair Services LLC	Score: 04 % (unsuccessful bidder)
Venus Builders	Score: 80.33 % (successful bidder)

The Procurement and Oversight Committee recommended proceeding with the two successful highest scoring bidders for advisory services to assist the HLB with access to flood plain development situations.

Director Collins made a motion to proceed with TCH Development Inc. and Venus Builders as the successful bidders, as each meet the prescribed requirements for builder and developer services, which motion was duly seconded by Director Cole and approved with the unanimous vote of the Board.

g. Consideration and Possible Action to Approve the Successful Bidder (SKA Consulting, L.P.) under the Request for Environmental Services as issued on May 30, 2025.

Ms. Stoneham announced that approval of this agenda item will authorize the HLB to contract with the successful bidder as described under the Houston Land Bank Request for Proposals for Environmental Services, originally issued on May 30, 2025. This work is imperative as it supports the HLB clean-up efforts for the former City of Houston Velasco Incinerator Project, which the United States Environmental Protection Agency-Brownfields Program funds.

Ms. Okoiron mentioned that the original HLB Request for Proposal for Environmental Services was posted on May 30, 2025, and closed on July 11, 2025. There were four submissions under the posting from Harden Enterprise Services LLC, doing business as " HE Disaster Restoration", SKA Consulting, L.P., UES, and WM Constructors. HLB staff presented the results of this procurement to the Procurement and Oversight Committee at the August 27, 2025, committee meeting and approved moving the procurement forward with the successful bidder. Due to the nature of this project, only one bidder will be chosen. The successful bidder for this procurement will be the bidder that received the highest score on its submission.

Harden Enterprise Services LLC, DBA "HE Disaster Restoration"

Score: 0 % (unsuccessful bidder)

SKA Consulting, L.P.

Score: 100.00 %(successful bidder)

UES

Score: 92.66% (unsuccessful bidder)

WM Constructors

Score 42.00% (unsuccessful bidder)

Director Castillo made a motion to approve SKA Consulting, L.P. for environmental clean-up services, which motion was duly seconded by Director Cole and passed with the unanimous vote of the Board.

h. Consideration and Possible Action to Approve the Execution by the Houston Land Bank CEO of the Amendment, Extension, and Restatement of the Fannie Mae Statement of Work (CTR047468) to the Master Services Agreement (CTR047466).

Ms. Williams stated that the Houston Land Bank requested Board approval to enter into an amended and reinstated Statement of Work (SOW) under Master Services Agreement CTR047466 with Fannie Mae. This contract outlines an extended scope and timeline to continue implementation of the Finding Home Initiative - a pilot housing program aimed at increasing production of resilient, affordable, and energy-efficient homes across historically underinvested Houston neighborhoods.

On August 8, 2024, the HLB Board authorized participation in the Finding Home Initiative, allowing Ms. Stoneham as CEO to execute the corresponding and mandatory agreements. The HLB subsequently entered into a Master Services Agreement (CTR047466) and Statement of Work (CTR047468) with Fannie Mae to implement the initiative.

- The original Statement of Work included Deliverables 1 through 12. The amendment introduces additional Deliverables beginning with Deliverable 13 to include extended program activities such as:
- FORTIFIED Demonstration Home - design and construction of a model home that achieves FORTIFIED Gold certification, serving as a test case for permitting, community education, and resilience demonstration. This deliverable will be completed in collaboration with Auburn University's Rural Studio, leveraging their expertise in resilient, affordable design.
- Plan Catalog Publication and Distribution - completion and release of the Finding Home plan catalog with pre-approved, resilient designs for use across multiple neighborhoods.
- Final Program Evaluation and Closeout Report - capturing program impact, builder education outcomes, sustainability metrics, and recommendations for replication.

In addition, the amendment extends the overall completion date from September 2025 to December, 2026, ensuring adequate time for the demonstration home, catalog launch, and project closeout. Also the total contract amount has been amended from \$220,000 to \$600,000.

Director Cole made a motion to approve the amended and reinstated Statement of Work agreement with Fannie Mae to continue execution of the Finding Home Initiative, which motion was duly seconded by Director Palay and passed with the unanimous vote of the Board.

i. Consideration and Possible Action to Approve the Houston Land Bank to enter into an agreement to provide consulting services to LISC Houston in participation of the LISC Houston RAMP (Resources, Access, Mentorship, and Pathways) Emerging Developer Program.

Ms. Stoneham informed the Board that this action item concerns entering into an agreement to provide consulting services to LISC Houston to educate emerging developers and provide technical assistance. She noted that under this program 50% of the developers must be cohort

HLB builders and 100% of the developers must meet the minimum HLB program requirements. LISC Houston will be funding the grant from its financial partner and the HLB will implement the plan.

Ms. Williams stated that the HLB Staff has recommended approval for the Houston Land Bank to enter into an agreement with LISC Houston to provide consulting services in support of the LISC Houston RAMP Emerging Developer Program. Under this agreement, HLB will provide technical expertise, training alignment, and program support that advances affordable housing goals and developer capacity building across Houston.

The LISC Houston RAMP (Resources, Access, Mentorship, and Pathways) Emerging Developer Program is designed to build the capacity of small and mid-sized developers by providing technical assistance, mentorship, and access to resources to successfully deliver affordable housing projects in Houston.

LISC Houston has invited the Houston Land Bank to participate as a consulting partner, leveraging HLB's expertise in land banking, builder procurement, affordable housing development, and program implementation. HLB's role in implementation of the plan will include:

- Providing structured input into curriculum design and delivery.
- Aligning training modules with the Traditional Home Program and other HLB initiatives.
- Offering technical guidance on land acquisition, pre-development, permitting, and construction processes.
- Supporting emerging developers in navigating systemic barriers and accessing pathways to successful project completion.

Participation in this program will strengthen HLB's partnerships with community-based organizations and align with its mission to expand affordable housing opportunities, foster equitable development, and grow a diverse pipeline of developers.

The agreement with LISC Houston will include compensation to the HLB for staff time and resources dedicated to the program, with terms and scope of work negotiated and defined prior to execution of the proposed agreement.

Director Ladet made a motion to approve entering into an agreement to provide consulting services to Local Initiatives Support Corporation Houston RAMP Emerging Developer Program, which motion was duly seconded by Director Castillo and passed 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

No comments.

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 1:58 p.m. upon the motion of Director Ladet which was duly seconded by Director Palay 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 _____, 2025.

Secretary

Signature: Elaine Morales
Elaine Morales (Aug 27, 2026 10:20:52 CDT)

Email: elainemoralesdiaz@gmail.com

HLB Regular Meeting Minutes September 2025

Approved October 20 2025

Final Audit Report

2026-08-27

Created:	2026-08-21
By:	Monica Moctezuma (mmoctezuma@houstonlandbank.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAArxr7Rg9KvyJ2ngevvnv8AgE4mySyQAQPd

"HLB Regular Meeting Minutes September 2025 Approved October 20 2025" History

-  Document created by Monica Moctezuma (mmoctezuma@houstonlandbank.org)
2026-08-21 - 6:10:45 PM GMT
-  Document emailed to Elaine Morales (emorales@connectivetx.org) for signature
2026-08-21 - 6:10:49 PM GMT
-  Monica Moctezuma (mmoctezuma@houstonlandbank.org) replaced signer Elaine Morales (emorales@connectivetx.org) with Elaine Morales (elainemoralesdiaz@gmail.com)
2026-08-27 - 2:36:22 AM GMT
-  Document emailed to Elaine Morales (elainemoralesdiaz@gmail.com) for signature
2026-08-27 - 2:36:23 AM GMT
-  Email viewed by Elaine Morales (elainemoralesdiaz@gmail.com)
2026-08-27 - 3:20:18 PM GMT
-  Document e-signed by Elaine Morales (elainemoralesdiaz@gmail.com)
Signature Date: 2026-08-27 - 3:20:53 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Agreement completed.
2026-08-27 - 3:20:53 PM GMT