

Minutes of the Meeting of the Board of Directors of OST/Alameda Corridors Redevelopment Authority

The Board of Directors of OST/Alameda Corridors Redevelopment Authority (the "Authority") held a joint meeting open to the public with the Board of Directors of Reinvestment Zone Number Seven, City of Houston (the "Zone") on Tuesday, April 15, 2025, at 12:00 p.m. at One Emancipation Center, 3131 Emancipation Avenue, 2nd Floor, Houston, Texas 77004, to consider, discuss and adopt such orders, resolutions, or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable. The roll was called of all the duly appointed members of the Board:

<u>Position #</u>	<u>Board Members</u>
1	Algenita Scott Davis
2	Hexser Holliday, II
3	Open
4	Brian G. Smith
5	Lauren Haller Fontaine
6	Cathy Evans-Jackson
7	Michael R. Williams

All of the above-board members attended in-person except Michael R. Williams. Others attending in person were Dr. Teddy McDavid, Christal Ayala, Austin Buthod, Kedrick Winfield, Montasir Maruf, Ken Rodgers, Darron Thompson, Clark Lord, Robert Bradford, Dr. Karun Sreerama, Andrew Busker, Zackery Martin, Floyd Smith, Erik Tschanz, Katina Hightower, Tia Alexander, Anthony Gordon, and Tamiko Brock. The following were attended via Zoom: Previn Jones, Nikki Knight, and Deborah Juneau.

The meeting was called to order at 12:02 P.M. by the Board Chair, Algenita Scott Davis.

PUBLIC COMMENTS

Dr. Teddy McDavid, representing the Old Spanish Trail Community Partnership, updated the board regarding the Transit Center Development in collaboration with the Harris County Housing Department, who will assist with this project. Dr. McDavid has asked the board for permission to present the scope of the project at the May 20, 2025, meeting with Dominique King. The other recent initiatives of the Old Spanish Trail Community Partnership include Shred Day, AI Workshops with Business Owners, and the MacGregor Park Public Meeting.

CONSENT AGENDA

Upon motion by Director Hexser Holliday, II and seconded by Director Brian Smith, the Board of Directors approved the agenda and the minutes of the previous meeting on March 18, 2025, for the Authority and the Zone; and approved the Expenditures Report for the Period Ended March 30, 2025.

FINANCE AND OPERATIONS

The Board of Directors received the Finance and Operations Report as presented by Floyd Smith, Director of Operations, regarding 1.) The off-boarding of Theola Petteway, former Executive Director of OST/Alameda Corridors Redevelopment Authority – TIRZ 7; 2.) Board Members Algenita Scott Davis and Cathy Evans-Jackson have completed training with Texas Capital Bank for approving and authorizing payments as a part of the new payment process until the new Executive Director is acclimated.

Floyd also updated the board regarding the HUD Community Project Grant (B-23-CP-TX-1426) and the B-24-CP-TX-2150 HUD Community Project Funding Grant.

Tia Alexander from the Project Management Office updated the board briefly regarding the status of the Authority's new website and company log.

Upon recommendation by the Finance and Operations Committee, the Board of Directors approved to amend the executed Professional Services Agreement with The Morton Accounting Service to provide Professional Accounting Services and expand the Scope of Work to provide Financial Statement Analysis and Financial Data Analysis at a rate of \$200 an hour. Also, approved The Morton Accounting Services to provide accounting services past the original agreement term date of June 30, 2025, and authorize legal counsel to review the engagement letter and the Board Chair to execute the amended agreement.

Algenita Scott Davis reported to the Board of Directors that there was no update for the Special Information Request.

Algenita Scott Davis reported that the Board of Directors will hold an Executive Session to discuss the Executive Director Candidate Report from J.&J. Executive Search and the Executive Director Search Committee that includes Jason Hyman, Michelle Barnes, Michael R. Williams, Cathy Evans-Jackson, and Algenita Scott Davis.

CAPITAL PROJECTS

The Board of Directors received the Capital Projects Report on 2019 Bond Funded Projects: Live Oak Street Improvement Project (CIP # T-0724), Greater Third Ward Neighborhood Streets Project – Section B (CIP# T-0722 B); Emancipation Ave Street and Sidewalk Repair Project, and Historic Third Ward Streets and Sidewalk Improvements Project presented by Dr. Karun Sreerama, President of Agility Engineering and Management, Inc.

Upon motion by Director Cathy Evans-Jackson and seconded by Director Brian Smith, the board approved the Interlocal Agreement for Multi-Street Mobility and Safety Improvements for the following projects: 1.) Live Oak Street Reconstruction Project (CIP# T-0724), 2.) Greater Third Ward Neighborhood Project – Section B (CIP# T-0722), 3.) Emancipation Avenue Overlay Street & Sidewalk Repair Project (CIP# T-0711), and 4.) Historic Third Ward Streets & Sidewalks Improvement Project (CIP#'s T-0713 and T-0722) and authorize the Board Chair to execute and the Board Secretary to attest, and the Staff to send the agreement to the City of Houston for final approvals.

Upon motion by Director Cathy Evans-Jackson and seconded by Director Brian Smith, the board approved the Interlocal Agreement between OST/Alameda Corridors Redevelopment Authority – TIRZ 7 and The Greater Southeast Management District to provide operations and post-construction maintenance for Capital Improvement Projects within the boundaries of TIRZ 7. Authorize the Legal Counsel, Board Chair, and Staff to negotiate the Scope of Work and authorize the Board Chair to execute this agreement.

Recommended by the Capital Projects, Planning, and Development Committee, the Board of Directors approved the authorization of Agility Engineering and Management, Inc. and staff to publish the invitation to bid for the construction contractors for Emancipation Avenue Reconstruction Project (CIP# T-0711A) Asphalt Overlay with Curbs and Sidewalks from Pierce Street to McGowan Street and Greater Third Ward Sidewalk, Curbs and Street Repairs (CIP# T-0722) / Holman Street (CIP# T-0713) Project. To also approve Staff and/or the Capital Improvement Committee to select the winning bid and after legal review, authorize the Board Chair to execute the Intent to Award, Work Order and the Director of Operations to issue a Notice to Proceed.

Recommended by the Capital Projects, Planning, and Development Committee, the Board of Directors approved the Staff and Agility Engineering and Management, Inc. to proceed with drafting the Scope of Work and Not-to-Exceed Amount in collaboration with the City of Houston Public Works and Center Point Energy in the City of Houston – Street Light Program for standard Cobra Style or decorative streetlights, and identified the specific residential / thoroughfare streets located within the Greater Third Ward Area as part of current or

future Capital Improvement Projects within the established boundaries of Old Spanish Trail/Alameda Corridors Redevelopment Authority – TIRZ 7. Authorize the Legal Counsel and the Board Chair to negotiate, execute, and issue Agreements, Work Orders, and Notice-to-Proceed.

Upon motion by Director Brian Smith and seconded by Director Cathy Evans-Jackson the board approved the design, fabrication, and installation of standardized dedication plaques at all completed Capital Improvement Projects for OST/Alameda Corridors Redevelopment Authority – TIRZ 7, including but not limited to parks, streetscape enhancements, mobility improvements, and public facility upgrades. Each plaque will include the project name, completion year, key stakeholders, and a statement recognizing the OST/Alameda Corridors Redevelopment Authority – TIRZ 7 in compliance with the Houston Parks & Recreation dedication plaque standards to commemorate all those committee members and board members involved in the completed projects. Authorize Legal Counsel and the Board Chair to negotiate, execute, and issue Agreements.

The Board of Directors went into Executive Session at 12:42 P.M.

The Board of Directors reconvened the board meeting at 1:00 P.M.

EXECUTIVE SESSION

Upon motion by Director Hexser Holliday, II, and seconded by Director Brian Smith, the board approved the recommendation from the Executive Director Search Committee to hire Deanea LeFlore as the new Executive Director of OST/Alameda Corridors Redevelopment Authority – TIRZ 7 and authorize the Board Chair to negotiate the salary.

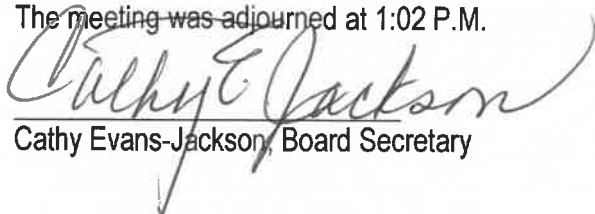
Upon motion by Director Brian Smith, and seconded by Director Cathy Evans-Jackson, the board approved the personnel policy to update the Organization Chart to include an additional full-time position for a Capital Improvement Projects Director.

NEXT REGULAR MEETING

The next meeting will be held on Tuesday, May 20, 2025, at 12:00 P.M.

ADJOURNMENT

The meeting was adjourned at 1:02 P.M.

A handwritten signature in dark ink, appearing to read "Cathy Evans-Jackson", is written over a horizontal line. The signature is fluid and cursive.

Cathy Evans-Jackson, Board Secretary

Minutes of the Meeting of the Board of Directors of Reinvestment Zone Number Seven, City of Houston, Texas

The Board of Directors of Reinvestment Zone Number Seven, City of Houston (the "Zone") held a joint meeting with the Board of Directors of OST/Alameda Corridors Redevelopment Authority (the "Authority") on Tuesday, March 18, 2025, at 12:00 p.m. at the One Emancipation Center Community Room 3131 Emancipation 2nd Floor, Houston, Texas 77004, to consider, discuss and adopt such orders, resolutions, or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable. The roll was called of all the duly appointed members of the Board:

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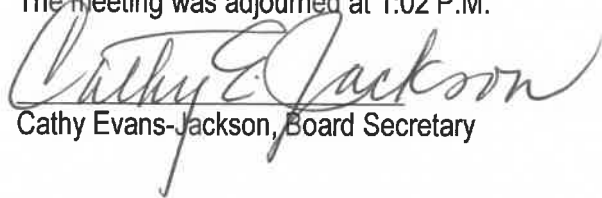
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ADJOURNMENT

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Cathy Evans-Jackson, Board Secretary