

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

The Board of Directors of OST/Almeda 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, March 18, 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 were in-person attendance. Others attending in person were Dr. Teddy McDavid, Clark Lord, Naomi Carrier, Danielle Paige, Kedrick Winfield, Robert Bradford, Dr. Karun Sreerama, Nathan Seshadri, Corey Glenn, Dr. Carolyn Evans-Shabazz, Maia Shelby, Pah Bynoe, Vera Petteway-Nyormoi, Okot Nyormoi, Alvia Wardlaw, Sydna Paul, Montasir Maruf, Michael Mauer, Ken Rodgers, Michelle Barnes, Janice Hall, John Hall, Vicky Pink, Jennifer Spriggs, Previn Jones, Dr. Haleem Muhammed, Chanelle Jackson, Rashad Cane, Angie Gomez, Justin Schultz, Sean Haley, Nathan Seshadri, John Brandt, Gizette Thomas, Danny El, Addie Jackson, Jaison Oliver, Danielle Wilson, Gwen Petteway, Nikki Knight, Dwight Boykins, Sheiker Petteway, Anne Lundy, Erik Goodie, Debra Blacklock Sloan, Keisha Fenton, Andrew Busker, Roberta Burrows, Bernadette Porter, Paul Charles, Deloyd Parker, Sylvia Brooks, Patricia Lewis, Marilyn White, Zackery Martin, Previn Jones, Theola Petteway, Floyd Smith, Erik Tschanz, Katina Hightower, Tia Alexander, Anthony Gordon, and Tamiko Brock. The following were attended via Zoom: Jerry Davis, and Deborah Juneau.

The meeting was called to order at 12:04 p.m. by the Board Chair Algenita Scott Davis.

SPECIAL RECOGNITION OF THEOLA PETTEWAY, EXECUTIVE DIRECTOR OF OST/ALMEDA CORRIDORS REDEVELOPMENT AUTHORITY-TIRZ 7

The Board of Directors held a Special Recognition of Theola Petteway, Executive Director for her 27 years of service and her retirement effective March 31, 2025. Statements of Recognition, Gifts, and Presentations were given to Ms. Petteway from Senator Borris Miles – Texas Senate District 13, Representative Jolanda Jones – Texas House of Representatives District 147, Mayor John Whitmore – City of Houston Mayoral Proclamation, Council Member Dr. Carolyn Evans-Shabazz – Houston City Council District D, OST/Almeda Corridors Redevelopment Authority – TIRZ 7; and Community Organizations: Third Ward Community Cloth and Fund Management Corporation, Project Row Houses, Houston Area Urban League, Texas Southern University, Shape Community Center, Community Artist Collective, EEDC, and Emancipation Park Conservancy.

PUBLIC COMMENTS

The Houston Parks Board representatives Justin Schultz, and John Brandt, presented to the board of directors a brief PowerPoint presentation on the MacGregor Park Revitalization Project.

Dr. Teddy McDavid updated the board regarding the next MacGregor Park Renovation Community Meeting will be held on Wednesday, March 26, 2025, from 5:30 PM to 7:00 PM.

Dr. Haleem Muhammed, Vice Board Chair of the Greater Southeast Management District presented to the Board of Directors concerns surrounding the Martin Luther King Jr. tribute statue, Martin Luther King Jr. Memorial Pavers Program, and the Tree of Life Site Plan Concept and Layout being changed within the MacGregor Park Revitalization Project as presented by the Houston Parks Board representatives.

CONSENT AGENDA

Upon motion by Director Brian Smith and seconded by Director Michael R. Williams, the Board of Directors approved the agenda, and the minutes of the previous meeting on February 18, 2025, for the Authority and the Zone; and approved the Expenditures Report for the Period Ended February 28, 2025.

EXECUTIVE DIRECTOR'S REPORT ON ADMINISTRATIVE MATTERS AND STRATEGIC PARTNERSHIPS

Upon motion by Director Brian Smith, and seconded by Director Hexser Holliday, II, the Board of Directors received the Executive Director's Report on Administrative Matters and Strategic Partnerships presented by Theola Petteway, Executive Director.

FINANCE AND OPERATIONS

The Board of Directors received the Finance and Operations Report as presented by Floyd Smith, Director of Operations regarding the Resolution Designating New Authorized Bank Signatories and Representatives for Old Spanish Trail/Alameda Corridors Redevelopment Authority and the Designation of Investment Officer for OST/Alameda Corridors Redevelopment Authority. to remove Theola Petteway from all bank accounts of the OST/Alameda Corridors Redevelopment Authority-TIRZ 7 and as the Investment Officer effective March 31, 2025.

The Finance and Operations Committee recommends the approval of the Resolution Designating New Authorized Bank Signatories and Representatives for Old Spanish Trail/Alameda Corridors Redevelopment Authority which includes the Designation of Investment Officer for OST/Alameda Corridors Redevelopment Authority-TIRZ 7. The board of directors approved the above recommendation.

Algenita Scott Davis reported to the Board of Directors regarding the Professional Services Agreement with Theola Petteway, which is being drafted by Clark Lord, legal counsel with Bracewell. Upon motion by Hexser Holliday, II, and seconded by Director Michael R. Williams, the Board of Directors authorizes the completion, negotiation, and execution of the Professional Services Agreement with Theola Petteway.

Algenita Scott Davis reported to the Board of Directors regarding the Interlocal Agreement with the Greater Southeast Management District related to Public Safety. Upon motion by Hexser Holliday, II, and seconded by Director Brian Smith, the Board of Directors authorizes the completion of the agreement by Clark Lord, legal counsel, negotiations, and execution with a Not-to-Exceed Amount of \$100,000.

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.

Floyd Smith, Director of Operations informed the board that by October 2025 the OST/Alameda Corridors Redevelopment Authority – TIRZ 7 will have capital projects with an estimated cost of \$40 Million Dollars in construction.

The Board of Directors did not approve the Interlocal Agreement with the City of Houston Related to Various Projects, Hexser Holliday, II Chair of the CPPD Committee stated this agreement is not ready for board approval.

PLANNING & DEVELOPMENT

No Report

NEXT REGULAR MEETING

The next meeting will be held on Tuesday, April 15, 2025, at 12:00 P.M.

ADJOURNMENT

The meeting was adjourned at 1:16 P.M.

A handwritten signature in cursive script, reading "Cathy E. Jackson", written in dark ink.

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/Almeda 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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PLANNING & DEVELOPMENT

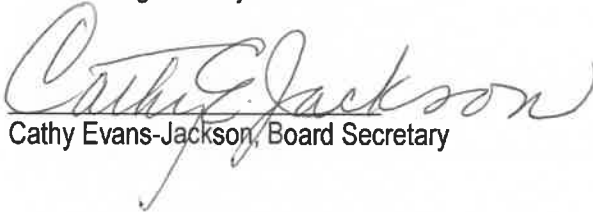
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Cathy Evans-Jackson, Board Secretary