

## **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, September 26, 2023, at 12:30 p.m. at the offices of OST/Alameda Corridors Redevelopment Authority, 3131 Emancipation 2<sup>nd</sup> 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	Zinetta A. Burney
4	Brian G. Smith
5	Lauren Haller Fontaine
6	Cathy Evans-Jackson
7	Michael R. Williams

All of the above were present except Brian G. Smith. Others in attendance were Clark Lord, Andrew Busker, Dr. Karun Sreerama, Zackery Martin, Dr. Mekdim Dantie, Tene Thomas, George Baugh II, Lucille Dixon, Glen Crawford, Cheryl Lawson, Lola Ladejobi, Naomi Carrier, Robert "RUEROB" Jackson, Theola Petteway, Floyd Smith, Deborah Juneau, Lynn Williams, and Tamiko Brock.

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

### **PUBLIC COMMENTS**

No public comments were given.

### **CONSENT AGENDA**

Upon motion by Director Haller Fontaine and seconded by Director Evans-Jackson, the Board of Directors approved the minutes of the August 15, 2023, meeting of the Authority and the Zone; and approved the Payment of Recurring and Non-Recurring Expenses.

### **ACCOUNTANT'S REPORT**

Tene Thomas, Partner with McConnell Jones presented to the Board of Directors, who received (a) the Compilation Report for the Period Ending June 30, 2023; and (b) the Quarterly Investment Report for the Period Ending June 30, 2023.

### **FY 2023 FINANCIAL AUDIT**

Upon motion by Director Holliday II and seconded by Director Evans-Jackson, the Board of Directors received the FY 2023 Financial Audit and authorized submitting it to the City of Houston and other parties, as required.

### **EXECUTIVE DIRECTOR'S REPORT ON ADMINISTRATIVE MATTERS AND STRATEGIC PARTNERSHIPS**

Upon motion by Director Holliday II and seconded by Director Smith, the Board of Directors received the Executive Director's Report on Administrative Matters and Strategic Partnerships as presented by Theola Petteway, Executive Director, and approved the activation of the Joint Infrastructure Committee for

OST/Alameda Corridors Redevelopment Authority and Greater Southeast Management District in response to the North Houston Highway Infrastructure Project (NHHIP).

### **FINANCE/OPERATIONS**

Floyd Smith, Interim Director of Operations presented to the Board of Directors the Finance/Operations Report.

Upon motion by Director Evans-Jackson and seconded by Director Williams, the Board of Directors authorized the Board Chair, Legal Counsel, and the Executive Director to enter into an agreement with McConnell & Jones, LLP for professional accounting services.

### **CAPITAL PROJECTS**

Upon motion by Director Holliday II and seconded by Director Evans-Jackson, the Board of Directors received the Capital Projects for Non-Bond Funded Projects as presented by Zackery Martin with Martin Construction Management & Design, LLC.

Upon motion by Director Holliday II and seconded by Director Evans-Jackson, the Board of Directors received the Capital Projects for Bond Funded Projects as presented by Dr. Karun Sreema with Concepts Engineers, Inc.

Upon motion by Director Holliday, II, and seconded by Director Williams, the Board of Directors approved to amend the current Professional Services Agreement with Concept Engineers, Inc. to provide additional professional services including interim Capital Project Management Services to expedite the completion of bond-funded projects for a Not-to-Exceed Amount of \$100,000.

Upon motion by Director Holliday, II, and seconded by Director Williams, the Board of Directors approved a Scope of Work and Not-to-Exceed Amount of \$25,000 for Martin Construction Management & Designs, LLC. to provide interim Capital Project Management Services for non-bond funded projects; and authorize the Executive Director to issue a Notice-to-Proceed.

### **PLANNING & DEVELOPMENT**

Cheryl Lawson, Executive Director of the William A. Lawson Institute of Peace and Prosperity (WALIPP) presented to the Board of Directors the proposed plan to build an additional 51 1-bedroom/1-bathroom WALIPP Senior Residence and requested the board approval of the annexation of property within TIRZ 7 boundaries.

Upon motion by Director Holliday II and seconded by Director Evans-Jackson, the Board of Directors approved a resolution adopting Reinvestment Zone Number Seven, City of Houston, Texas, Ninth Amended Project Plan, and Reinvestment Zone Financing Plan which includes the annexation of the WALLIP property and a ten-year extension of life.

### **NEXT REGULAR MEETING**

The next meeting will be held on Tuesday, October 17, 2023, at 12:00 p.m.

### **ADJOURNMENT**

The meeting was adjourned at 2:13 p.m.

DocuSigned by:  
  
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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, September 26, 2023, at 12:30 p.m. at the offices of OST/Almeda Corridors Redevelopment Authority, 3131 Emancipation 2<sup>nd</sup> 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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3	Zinetta A. Burney
4	Brian G. Smith
5	Lauren Haller Fontaine
6	Cathy Evans-Jackson
7	Michael R. Williams

All of the above were present except Lauren Haller Fontaine and Michael R. Williams. Others in attendance were Clark Lord, Jennifer Curley, Dr. Karun Sreerama, Dr. Mekdim Damtie, Kristin Blomquist, Margaret Wallace Brown, Thomas Jones, Theola Petteway, Eric Tschanz, Floyd Smith, and Deborah Juneau, online attendees: Zackery Martin, Tamiko Brock, Dipti Mathur, and Lynn Williams

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

### **PUBLIC COMMENTS**

No public comments were given.

### **CONSENT AGENDA**

Upon motion by Director Haller Fontaine and seconded by Director Evans-Jackson, the Board of Directors approved the minutes of the August 15, 2023, meeting of the Authority and the Zone; and approved the Payment of Recurring and Non-Recurring Expenses.

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