

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 Friday, September 26, 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 duly appointed members of the Board:

<u>Position #</u>	<u>Board Members</u>
1	Algenita Scott Davis
2	Open
3	Cortney Robinson Jones
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. Others attending in person were Clark Lord, Dr. Karun Sreerama, Naomi Carrier, Ken Rodgers, Dolores Rodgers, Andrew Busker, Nathan Seshadri, Dr. Teddy McDavid, George Baugh III, Lucille Dixon, Ed Pettit, Gerald Wilson, Jerry Sowell, Cathy Ray, Melissa Morton, Dr. Inge Ford, Nathan Seshadri, Cris Wright, Emily Anderson, Deanea LeFlore, Floyd Smith, Hexser Holliday II, and Anthony Gordon. The following attended via Zoom: Zackery Martin, Jason Oliver, Erik Tschanz, Keisha Fenton, Tia Alexander, Katina Hightower, Nikki Knight, and Deborah Juneau.

The meeting was called to order at 12:09 P.M. by the Board Chair, Algenita Scott Davis.

PUBLIC COMMENTS

Dr. Teddy McDavid reported to the board on the success of Old Spanish Trail Community Partnership's efforts to aid in the \$10 million grant to revitalize the Southeast Metro Transit Center, additional banking workshops at the Palm Center Business Center on October 13, 2025, and Shred Day on October 11, 2025, at the Park at Palm Center.

Naomi Carrier, Founder of the Texas Center for African American Living History, asked the board of directors to approve the Third Ward Trail Blazers Projects.

Ed Pettitt with the Friends of Columbia Tap requested that the board of directors approve the extension of a median on Elgin Street nearest the Columbia Tap Trail and encouraged everyone to stop at the crosswalks leading to the Columbia Tap for pedestrian safety.

Algenita Scott Davis, Board Chair, expressed that all who request assistance in completing capital projects in the Third Ward area should contact Deanea LeFlore, Executive Director, for consideration. However, the FY2026 Financial Budget has already been submitted to the City of Houston for approval.

CONSENT AGENDA

Upon motion by Director Cathy Evans-Jackson and seconded by Director Michael R. Williams, the Board of Directors approved the agenda and the minutes of the previous meeting on August 9, 2025, for the Authority and the Zone; and approved the Expenditures Report for the Period Ended August 31, 2025.

EXECUTIVE DIRECTOR'S REPORT ON ADMINISTRATION AND ADVANCEMENT

Upon motion by Director Michael R. Williams and seconded by Director Brian Smith, the Board of Directors received the Executive Director's Report on Administration and Advancement, which included the HB 1522

Texas Open Meeting Act and participation in stakeholder meetings with FIFA World Cup Place Based Partners Committee and South Main Alliance updates, as presented by Deanea LeFlore, Executive Director.

FINANCE AND OPERATIONS

Upon motion by Director Brian Smith and seconded by Director Cathy Evans-Jackson, the Board of Directors accepts the FY2025 Financial Audit as presented by George Baugh III, Certified Public Accountant, and authorized its submission to the City of Houston and other parties, as required.

The Board of Directors received the Finance and Operations Report presented by Floyd Smith, Director of Operations. The report included updates on the following: 1.) FY 2025 Financial Audit 2.) Payments made to the Houston Parks Board for MacGregor Park and the City of Houston Municipal Services. 3.) Financial Statements with Period Ending July 31, 2025, 4.) The 2019 Bond Series drawdown, and 5.) Proposed New Board Meeting Schedule. Floyd Smith announced that, moving forward, Melissa Morton, CPA, with Morton Accounting Services, will present the Quarterly Financial Statements, and monthly financial statements will no longer be provided to the board.

Upon motion by the Finance and Operations Committee, the Board of Directors approved the new Proposed Board Meeting Schedule every 4th Tuesday at 12:30 PM.

CAPITAL PROJECTS

The Board of Directors received the Capital Projects Report as presented by Hexser Holliday II, Director of Capital Projects, Planning and Development, and Dr. Karun Sreerama with Agility Engineering and Management, Inc. regarding Live Oak Street Improvement Project (CIP # T-0724), Greater Third Ward Neighborhood Streets Project – Section B (CIP# T-0722 B); Historic Holman Street Reconstruction Project (CIP #T-0713) Third Ward Streets and Sidewalk Improvements Project; and Emancipation Avenue Reconstruction Project (CIP #T-0711A) for Emancipation Avenue Mill and Overlay with Curbs and Sidewalk Repair.

Hexser notified the board of a request regarding the WALIPP Project for the Authority to assist with the installation of fire hydrants and waterlines, and the need to repair a median in the Griggs and MLK Corridor Improvements Project (CIP #T-0729). The RFP and Approve Not-to-Exceed Amount, to reconstruct the Binz & Almeda Intersection.

Upon motion by the Capital Projects, Planning and Development Committee, the Board of Directors approved to authorize the Executive Director to award a contract to X-Scape Environmental, LLC., for the Construction and Installation of Upgrades and Improvements for the District Landscape Median Project related to the median closest to the Griggs and MLK Intersection. Capital Improvement Project (CIP #T-0729) and authorize the Executive Director to issue Notice to Proceed.

Upon motion by the Capital Projects, Planning and Development Committee, the Board of Directors approved to authorize the Executive Director to issue Master Agreements to both HVJ Associates, Inc., and Geotech Engineering and Testing Construction Materials Testing (CMT) firms, enabling their inclusion into the approved pool of service providers. These firms will be selected on an as-needed basis to support ongoing and future project requirements.

Upon motion by the Capital Projects, Planning and Development Committee, the Board of Directors approved to Authorize the Executive Director to issue Master Agreements to: Agility Engineering and Management, Inc., and Wilson Engineering and Construction, PLLC for Engineer on Call (EOC) Professional Services. The amount of compensation shall be negotiated based on an hourly rate derived from an estimate submitted by the vendor. A Work Order will be established with a unit cost hourly rate to serve as the guide for compensation

Upon motion by the Capital Projects, Planning and Development Committee, the Board of Directors approved to authorize the Executive Director to issue an advertisement and Approve Not to Exceed Amount to be determined to reconstruct the Binz & Almeda Intersection.

Upon motion by the Capital Projects, Planning and Development Committee, the Board of Directors approve to Authorize the Board Chair, Executive Director and legal Counsel to negotiate a Developer Agreement to reimburse infrastructure costs associated with upgrading existing 2" water lines to 8" inch water lines, add needed fire hydrants, and pumphouse to facilitate the construction of 102 new low-income senior living, one-bedroom residences in TIRZ 7 with a Not to Exceed Amount of \$171,000 for distribution in FY2027.

NEXT REGULAR MEETING

The next meeting will be held on Tuesday, October 28, 2025, at 12:30 P.M.

EXECUTIVE SESSION

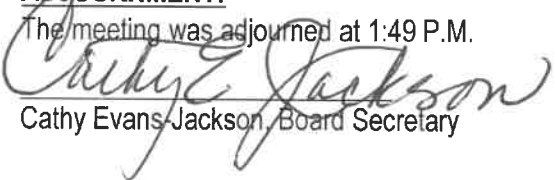
The executive session began at 12:58 P.M.

The board meeting reconvened at 1:49 P.M.

The board chair stated the topics discussed by the Board of Directors included the Bond Proceeds Expenditures Audit and policy practices, and no decision was made.

ADJOURNMENT:

The meeting was adjourned at 1:49 P.M.


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 Friday, September 26, 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:

<u>Position #</u>	<u>Board Members</u>
1	Algenita Scott Davis
2	Open
3	Cortney Robinson Jones
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. Others attending in person were Clark Lord, Dr. Karun Sreerama, Naomi Carrier, Ken Rodgers, Dolores Rodgers, Andrew Busker, Nathan Seshadri, Dr. Teddy McDavid, George Baugh III, Lucille Dixion, Ed Pettit, Gerald Wilson, Jerry Sowell, Cathy Ray, Melissa Morton, Dr. Inge Ford, Nathan Seshadri, Cris Wright, Emily Anderson, Deanea LeFlore, Floyd Smith, Hexser Holliday II, and Anthony Gordon. The following attended via Zoom: Zackery Martin, Jason Oliver, Erik Tschanz, Keisha Fenton, Tia Alexander, Katina Hightower, Nikki Knight, and Deborah Juneau.

The meeting was called to order at 12:09 P.M. by the Board Chair, Algenita Scott Davis.

PUBLIC COMMENTS

Dr. Teddy McDavid reported to the board on the success of Old Spanish Trail Community Partnership's efforts to aid in the \$10 million grant to revitalize the Southeast Metro Transit Center, additional banking workshops at the Palm Center Business Center on October 13, 2025, and Shred Day on October 11, 2025, at the Park at Palm Center.

Naomi Carrier, Founder of the Texas Center for African American Living History, asked the board of directors to approve the Third Ward Trail Blazers Projects.

Ed Pettitt with the Friends of Columbia Tap requested that the board of directors approve the extension of a median on Elgin Street nearest the Columbia Tap Trail and encouraged everyone to stop at the crosswalks leading to the Columbia Tap for pedestrian safety.

Algenita Scott Davis, Board Chair, expressed that all who request assistance in completing capital projects in the Third Ward area should contact Deanea LeFlore, Executive Director, for consideration. However, the FY2026 Financial Budget has already been submitted to the City of Houston for approval.

CONSENT AGENDA

Upon motion by Director Cathy Evans-Jackson and seconded by Director Michael R. Williams, the Board of Directors approved the agenda and the minutes of the previous meeting on August 9, 2025, for the Authority and the Zone; and approved the Expenditures Report for the Period Ended August 31, 2025.

EXECUTIVE DIRECTOR'S REPORT ON ADMINISTRATION AND ADVANCEMENT

Upon motion by Director Michael R. Williams and seconded by Director Brian Smith, the Board of Directors received the Executive Director's Report on Administration and Advancement, which included the HB 1522

Texas Open Meeting Act and participation in stakeholder meetings with FIFA World Cup Place Based Partners Committee and South Main Alliance updates, as presented by Deanea LeFlore, Executive Director.

FINANCE AND OPERATIONS

Upon motion by Director Brian Smith and seconded by Director Cathy Evans-Jackson, the Board of Directors accepts the FY2025 Financial Audit as presented by George Baugh III, Certified Public Accountant, and authorized its submission to the City of Houston and other parties, as required.

The Board of Directors received the Finance and Operations Report presented by Floyd Smith, Director of Operations. The report included updates on the following: 1.) FY 2025 Financial Audit 2.) Payments made to the Houston Parks Board for MacGregor Park and the City of Houston Municipal Services. 3.) Financial Statements with Period Ending July 31, 2025, 4.) The 2019 Bond Series drawdown, and 5.) Proposed New Board Meeting Schedule. Floyd Smith announced that, moving forward, Melissa Morton, CPA, with Morton Accounting Services, will present the Quarterly Financial Statements, and monthly financial statements will no longer be provided to the board.

Upon motion by the Finance and Operations Committee, the Board of Directors approved the new Proposed Board Meeting Schedule every 4th Tuesday at 12:30 PM.

CAPITAL PROJECTS

The Board of Directors received the Capital Projects Report as presented by Hexser Holliday II, Director of Capital Projects, Planning and Development, and Dr. Karun Sreerama with Agility Engineering and Management, Inc. regarding Live Oak Street Improvement Project (CIP # T-0724), Greater Third Ward Neighborhood Streets Project – Section B (CIP# T-0722 B); Historic Holman Street Reconstruction Project (CIP #T-0713) Third Ward Streets and Sidewalk Improvements Project; and Emancipation Avenue Reconstruction Project (CIP #T-0711A) for Emancipation Avenue Mill and Overlay with Curbs and Sidewalk Repair.

Hexser notified the board of a request regarding the WALIPP Project for the Authority to assist with the installation of fire hydrants and waterlines, and the need to repair a median in the Griggs and MLK Corridor Improvements Project (CIP #T-0729). The RFP and Approve Not-to-Exceed Amount, to reconstruct the Binz & Almeda Intersection.

Upon motion by the Capital Projects, Planning and Development Committee, the Board of Directors approved to authorize the Executive Director to award a contract to X-Scape Environmental, LLC., for the Construction and Installation of Upgrades and Improvements for the District Landscape Median Project related to the median closest to the Griggs and MLK Intersection. Capital Improvement Project (CIP #T-0729) and authorize the Executive Director to issue Notice to Proceed.

Upon motion by the Capital Projects, Planning and Development Committee, the Board of Directors approved to authorize the Executive Director to issue Master Agreements to both HVJ Associates, Inc., and Geotech Engineering and Testing Construction Materials Testing (CMT) firms, enabling their inclusion into the approved pool of service providers. These firms will be selected on an as-needed basis to support ongoing and future project requirements.

Upon motion by the Capital Projects, Planning and Development Committee, the Board of Directors approved to Authorize the Executive Director to issue Master Agreements to: Agility Engineering and Management, Inc., and Wilson Engineering and Construction, PLLC for Engineer on Call (EOC) Professional Services. The amount of compensation shall be negotiated based on an hourly rate derived from an estimate submitted by the vendor. A Work Order will be established with a unit cost hourly rate to serve as the guide for compensation

Upon motion by the Capital Projects, Planning and Development Committee, the Board of Directors approved to authorize the Executive Director to issue an advertisement and Approve Not to Exceed Amount to be determined to reconstruct the Binz & Almeda Intersection.

Upon motion by the Capital Projects, Planning and Development Committee, the Board of Directors approve to Authorize the Board Chair, Executive Director and legal Counsel to negotiate a Developer Agreement to reimburse infrastructure costs associated with upgrading existing 2" water lines to 8" inch water lines, add needed fire hydrants, and pumphouse to facilitate the construction of 102 new low-income senior living, one-bedroom residences in TIRZ 7 with a Not to Exceed Amount of \$171,000 for distribution in FY2027.

NEXT REGULAR MEETING

The next meeting will be held on Tuesday, October 28, 2025, at 12:30 P.M.

EXECUTIVE SESSION

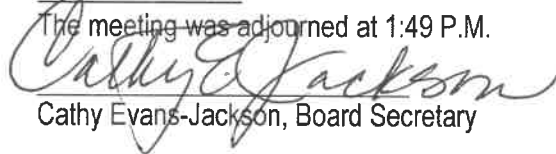
The executive session began at 12:58 P.M.

The board meeting reconvened at 1:49 P.M.

The board chair stated the topics discussed by the Board of Directors included the Bond Proceeds Expenditures Audit and policy practices, and no decision was made.

ADJOURNMENT:

The meeting was adjourned at 1:49 P.M.

A handwritten signature in cursive script, reading "Cathy Evans-Jackson", written in dark ink. The signature is fluid and stylized, with the first and last names being more prominent.

Cathy Evans-Jackson, Board Secretary