

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, July 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 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, with the exception of Brian Smith. Others attending in person were Clark Lord, Robert Bradford, Dr. Karun Sreerama, Naomi Carrier, Ken Rodgers, Andrew Busker, Danielle Page, Dr. Teddy McDavid, Previn Jones, Trentin Young, Christian Bang, Stephen Spedding, Michael Frauista, Montasir Maruf, Ayesha Hussain, Nathan Seshadri, Keisha Fenton, Jason Oliver, Michael Fontaine, Melissa Morton, Deanea LeFlore, Floyd Smith, Hexser Holliday II, Erik Tschanz, Anthony Gordon, Katina Hightower, and Tia Alexander. The following attended via Zoom: Christopher Johnson, Connie Cockren, Corey Glenn, Brian Smith, Zackery Martin, and Deborah Juneau.

The meeting was called to order at 12:00 P.M. by the Board Chair, Algenita Scott Davis.

PUBLIC COMMENTS

Dr. Teddy McDavid reported to the board on the successful Old Spanish Trail Community Partnership's meeting held May 21, 2025. During this meeting Floyd Smith and Erik Tschanz delivered presentations on Doing Business with OST/Alameda Corridors Redevelopment Authority- TIRZ #7 (The Authority). Dr. McDavid invited the Authority to return and present at future meetings of the Old Spanish Trail Community Partnership.

Naomi Carrier, Founder of the Texas Center for African American Living History, informed the board of a presentation she made in Galveston, Texas, regarding Black American History.

Ken Rodgers, President of the Greater Third Ward Super Neighborhood #67, requested support from the Authority in addressing infrastructure and public amenity needs along Emancipation Avenue. He recommended

- Additional parking within the corridor
- Installation of portable restrooms (Porta Potties)
- Assistance with the placement of trash receptacles

This initiative is intended to be a collaborative effort involving the Greater Southeast Management District, Emancipation Economic Development Council (EEDC), and the OST/Alameda Corridors Redevelopment Authority.

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 June 17, 2025, for the Authority and the Zone; and approved the Expenditures Report for the Period Ended June 30, 2025.

ACCOUNTANT'S REPORT

Upon motion by Director Cortney Robinson Jones and seconded by Director Cathy Evans-Jackson, the Board of Directors received the Financial Statements for Fiscal Year 2025 Period Ending June 30, 2025, as presented by Melissa Morton, CPA of The Morton Accounting Services.

Upon motion by Director Cathy Evans-Jackson, and seconded by Director Cortney Robinson Jones, the Quarterly Investment Reports for Period Ending September 30, 2024; Period Ending December 31, 2024, and March 30, 2025, as presented by Melissa Morton, CPA, The Morton Accounting Services.

EXECUTIVE DIRECTOR'S REPORT ON ADMINISTRATION AND ADVANCEMENT

Upon motion by Director Michael R. Williams and seconded by Director Cathy Evans-Jackson, the Board of Directors received the Executive Director's Report on Administration and Advancement, which included Q1 strategic objectives, as presented by Deanea LeFlore, Executive Director.

FINANCE AND OPERATIONS

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.) FY2026 Financial Budget and FY 2026-2030 Capital Improvement Plan. 2.) The receipt of the City of Houston Tax Increment dollars. 3.) The 2019 Series Bond Drawdown of which \$178,883.73 was drawn down for the month of June 2025; and 4.) Accounts Payables Update.

Upon motion by the Finance and Operations Committee, the Board of Directors approved the FY2026 Budget and FY2026-2030 Capital Improvement Plan and authorized it to be sent to the City of Houston for approval.

CAPITAL PROJECTS

The Board of Directors received the Capital Projects Report as presented by Hexser Holliday II, Director of Capital Projects, Planning and Development, regarding the bid awarded for the Emancipation Avenue Mill and Overlay with Curbs, Sidewalks, and ADA Ramps. Dr. Karun Sreerama, President of Agility Engineering and Management, Inc. updated the board on the 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 Avenue Reconstruction Project (CIP #T-0711A) for Emancipation Avenue Mill and Overlay with Curbs and Sidewalk Repair Project, and Historic Holman Street Reconstruction Project (CIP #T-0713) Third Ward Streets and Sidewalk Improvements Project.

Upon motion by Director Cathy Evans-Jackson and seconded by Director Michael R. Williams, the Board of Directors approved a Notice of Intent to Award a Construction Contract to MC2 Civil, LLC. with a Not-to-Exceed amount of \$1,159,923.00 for Construction and Installation of Emancipation Avenue Mill and Overlay with Curbs, Sidewalks, and ADA Ramps from Pierce Street to McGowan Street for Emancipation Avenue Reconstruction Project (CIP# T-0711A) and authorize the Executive Director to issue Notice to Proceed.

Upon motion by Director Cathy Evans-Jackson and seconded by Director Michael R. Williams, the Board of Directors approved the Interlocal Agreement for Holman Street Sidewalk Safety and Accommodation Improvements with the City of Houston – Historic Holman Street Reconstruction Project (CIP# T-0713) and to receive contributions from the City of Houston in the amount of \$149,000.00 towards the construction project.

Upon motion by Director Michael R. Williams, and seconded by Director Cortney Robinson Jones, the Board of Directors approved the following actions related to the Live Oak Street Improvement Project (CIP# T-0724):

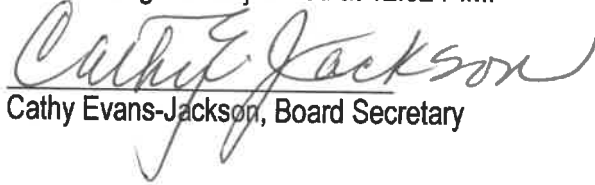
- Authorization for the Executive Director to issue a Request for Qualifications (RFQ) for Construction Management and Inspection (CMI) services during the construction phase of the project.
- Authorization for the Executive Director to issue a Notice to Proceed (NTP) upon selection of qualified service providers.

NEXT REGULAR MEETING

The next meeting will be held on Tuesday, August 19, 2025, at 12:00 P.M.

ADJOURNMENT

The meeting was adjourned at 12:52 P.M.

A handwritten signature in cursive script, reading "Cathy Evans-Jackson". The signature is written in dark ink and is positioned above the printed name.

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, July 15, 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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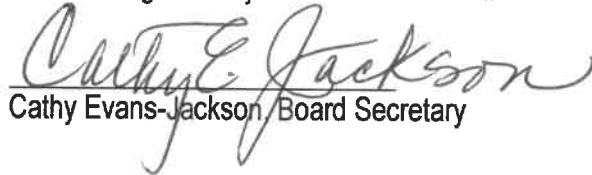
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Cathy Evans-Jackson, Board Secretary