

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, November 25, 2025, at 12:30 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, excluding Director Brian Smith and Director Michael Williams. Others attending in person were Clark Lord, Dr. Karun Sreerama, Gerald Wilson, Frederick Suderman, Darron Thompson, Montasir Maruf, Rashed Cave, Zack Martin, Previn Jones, Tucker Toole, Robert Bradford, Deanea LeFlore, Corey Glenn, Floyd Smith, Hexser Holliday II, Tia Alexander, Katina Hightower, and Anthony Gordon. The following attended via Zoom: Michael Williams, Briam Smith, Melissa Morton, Clark Lord, Coney Cochran, and Deborah Juneau.

The meeting was called to order at 12:50 P.M. by the Board Chair, Algenita Scott Davis.

PUBLIC COMMENTS

There were no public comments; the Board Chair recognized her appreciation for Dr. Teddy McDavid, who is often in attendance to provide comments.

CONSENT AGENDA

Upon motion by Director Cathy Evans-Jackson, and seconded by Director Cortney Robinson Jones, the Board of Directors approved the agenda and the minutes of the previous meeting on October 28, 2025, for the Authority and the Zone; and approved the Expenditures Report for the Period Ended October 31, 2025.

EXECUTIVE DIRECTOR'S REPORT ON ADMINISTRATION AND ADVANCEMENT

Upon motion by Director Cathy Evans-Jackson and seconded by Courtney Robinson Jones, the Board of Directors received the Executive Director's Report on Administration and Advancement 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.) The Quarterly Financial Report for the period ending September 30, 2025, presented by Melissa Morton of Morton Accounting Services. Director Lauren Fontaine requested clarification regarding why the line-item *Employee Salaries and Wages* appeared higher in July compared to August and September in the Quarterly Financial Report. Director of Operations Floyd Smith explained that this was likely due to an additional payroll cycle.
- 2.) The Quarterly Investment Report for the period ending September 30, 2025, presented by Melissa Morton of Morton Accounting Services. Director Lauren Fontaine asked for clarification on the need and use of

the TexStar Investments Debt Service Fund. Melissa Morton explained the necessity and outlined the fund flow process. Lauren confirmed satisfaction with the explanation, and no further follow-up was required.

- 3.) Director of Operations Floyd Smith provided an update on bond expenditures.
- 4.) Director of Operations Floyd Smith provided an update that the invoice has been sent to the City of Houston to secure \$149,000 to aid in the construction of sidewalks, crosswalks, and ADA-compliant ramps along Holman Street, from Emancipation Avenue to the Columbia Tap Trail. He recognized City Council Member Carolyn Shabazz's office for making the funds possible, as well as Danielle Page and the Public Works Department for their assistance.

Upon motion by Director Lauren Fontaine and seconded by Director Michael Williams, the Board of Directors approved the Sixteenth Amendment to Amend and Restate the Interlocal Agreement between OST/Almeda Corridors Redevelopment Authority and Greater Southeast Management District. Director Brian Smith abstained.

Upon motion by Director Cathy Evans-Jackson and seconded by Director Cortney Robinson Jones, the Board of Directors approved the 2026 Annual Review of Investment Policy, containing an amended list of qualified broker/dealers.

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 the Emancipation Avenue Reconstruction Project (CIP #T-0711A) for Emancipation Avenue Mill and Overlay with Curbs and Sidewalk Repair, 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; MLK Medians; and Almeda & Binz Reconstruction.

Upon motion by Director Brian Smith and seconded by Director Cortney Robinson-Jones, the Board of Directors approved Application for Payment #01 in the amount of \$351,910 to MC Squared Civil Engineering for the Emancipation Avenue Milling and Overlay Project (T-0711A).

Upon motion by Director Cortney Robinson Jones and seconded by Director Cathy Evans-Jackson, the Board of Directors approved Agility Engineering Work Order #6 to serve as Engineer on Call for Bond Project Management, the Almeda at Binz Street Intersection Reconstruction, Upper Third Ward Street and Sidewalk Repairs, and Infrastructure Projects On-Call Consulting. NOT TO EXCEED AMOUNT: \$350,000

Upon motion by Director Cathy Evans-Jackson and seconded by Director Michael R. Williams, the Board of Directors approved the Wilson Engineering Master Agreement and Work Order #1, designating Wilson Engineering as the Engineer on Call for MLK Street Median Improvements and other Infrastructure Projects On-Call. NOT TO EXCEED AMOUNT: \$200,000

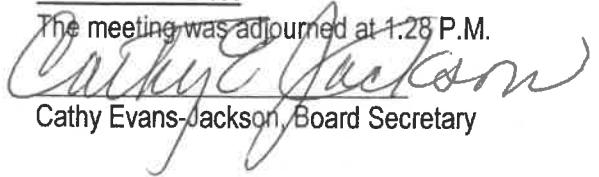
Upon motion by Director Cathy Evans-Jackson and seconded by Director Cortney Robinson Jones, the Board of Directors approved authorizing the Capital Projects Committee to approve change orders and other related items, such as field directives, up to a maximum amount of \$50,000 per occurrence.

NEXT REGULAR MEETING

The next meeting will be held on Tuesday, December 16, 2025, at 12:30 P.M.

ADJOURNMENT:

The meeting was adjourned at 1:28 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/Almeda Corridors Redevelopment Authority (the "Authority") on Tuesday, November 25, 2025, at 12:30 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
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Williams. Others attending in person were Clark Lord, Dr. Karun Sreerama, Gerald Wilson, Frederick Suderman, Darron Thompson, Montasir Maruf, Rashed Cave, Zack Martin, Previn Jones, Tucker Toole, Robert Bradford, Deanea LeFlore, Corey Glenn, Floyd Smith, Hexser Holliday II, Tia Alexander, Katina Hightower, and Anthony Gordon. The following attended via Zoom: Michael Williams, Briam Smith, Melissa Morton, Clark Lord, Coney Cochran, and Deborah Juneau.

The meeting was called to order at 12:50 P.M. by the Board Chair, Algenita Scott Davis.

PUBLIC COMMENTS

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- 6.) The Quarterly Investment Report for the period ending September 30, 2025, presented by Melissa Morton

of Morton Accounting Services. Director Lauren Fontaine asked for clarification on the need and use of the TexStar Investments Debt Service Fund. Melissa Morton explained the necessity and outlined the fund flow process. Lauren confirmed satisfaction with the explanation, and no further follow-up was required.

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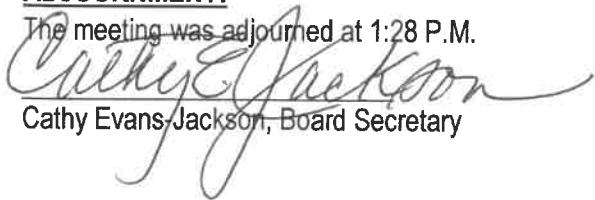
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A handwritten signature in black ink, appearing to read "Cathy Evans-Jackson".

Cathy Evans-Jackson, Board Secretary