

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, May 20, 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	Open
3	Courtney 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 Lauren Haller-Fontaine and Michael R. Williams. Others attending in person were Dr. Teddy McDavid, Garrison Jones, Fredrick Sunderman, Ken Rogers, Dominique King, Montasir Maruf, Jennifer Curley, Zackery Martin, Danielle Page, Sheridan Shawartz, Clark Lord, Robert Bradford, Dr. Karun Sreerama, Floyd Smith, Hexser Holliday II, Erik Tschanz, Katina Hightower, Anthony Gordon, and Tia Alexander. The following were attended via Zoom: Jerry Davis, Connie Cochran, Previn Jones, Nikki Knight, and Deborah Juneau.

The meeting was called to order at 12:03 P.M. by the Board Chair, Algenita Scott Davis.

PUBLIC COMMENTS

Dr. Teddy McDavid, representing the Old Spanish Trail Community Partnership, and Dominique King, representing the Harris County Housing Authority, presented the scope of the Southeast Transit Center Housing project. This project will be 120 units, and rental payments will be 30% of Area Median Income (AMI). Release of the general contractor Request for Proposal (RFP) is targeted for June 2025

CONSENT AGENDA

Upon motion by Director Brian G. Smith and seconded by Director Cathy Evans-Jackson, the Board of Directors approved the agenda and the minutes of the previous meeting on April 15, 2025, for the Authority and the Zone; and approved the Expenditures Report for the Period Ended April 30, 2025.

FINANCE AND OPERATIONS

The Board of Directors received the Finance and Operations Report as presented by Floyd Smith, Director of Operations, regarding 1.) The off-boarding of Theola Petteway, former Executive Director of OST/Almeda Corridors Redevelopment Authority – TIRZ 7; 2.) FY2026 Financial Budget Template was received from the City of Houston to be completed by July 31, 2025; 3) The update regarding the Interlocal Agreement between TIRZ #7 and the City of Houston is in review by the City of Houston; 4) The Authority is awaiting the Scope of Work and funding requirements for the Enhanced Public Safety program managed by the Greater Southeast Management District. Upon receiving the Scope of Work and funding the Houston Police Department estimates 3 weeks to a month for approval to have officers mobilized as needed; 5) The Interlocal Agreement for a \$250,000 Grant in partnership with University of Houston (U of H) is in review and OST is awaiting feedback from U of H;

6) The Legal Notice to release funds for the 1.4M grant in partnership with OST/Almeda Corridors

Redevelopment Authority, the Greater Southeast Management District, and Midtown Redevelopment Authority was advertised in the Houston Chronicle as required. Grant funds will be used for the Tuam Street within the Greater Third Ward Neighborhood Project (CIP# T-0722).

Upon motion by Director Brian Smith, and seconded by Director Cathy Evans-Jackson, the Board of Directors approved extending the Professional Services Agreement for Just Really Simple, LLC to provide monthly information systems support/website support from the ending date of June 30, 2025, to the ending date of December 31, 2025.

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 Avenue Reconstruction Project (CIP #T-0711A) for Emancipation Ave Street and Sidewalk Repair Project, and Historic Holman Street Reconstruction Project (CIP #T-0713) Third Ward Streets and Sidewalk Improvements Project presented by Dr. Karun Sreerama, President of Agility Engineering and Management, Inc.

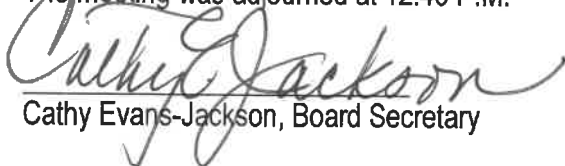
Recommended by the Capital Projects, Planning, and Development Committee, the Board of Directors authorized Agility Engineering and Management, Inc., and staff to publish the invitation to bid for the construction contractors for the Live Oak Street Improvement Project (CIP # T-0724); and authorized the Project Bid Review Committee to select the most responsive bid, after legal review, authorized the Board Chair to execute the Notice of Intent to Award, Work Order, and the Director of Capital Projects, Planning, and Development to issue the Notice to Proceed.

NEXT REGULAR MEETING

The next meeting will be held on Tuesday, June 17, 2025, at 12:00 P.M.

ADJOURNMENT

The meeting was adjourned at 12:40 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, May 20, 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	Courtney 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 Lauren Haller-Fontaine and Michael R. Williams. Others attending in person were Dr. Teddy McDavid, Garrison Jones, Fredrick Sunderman, Ken Rogers, Dominique King, Montasir Maruf, Jennifer Curley, Zackery Martin, Danielle Page, Sherridan Shawartz, Clark Lord, Robert Bradford, Dr. Karun Sreerama, Floyd Smith, Hexser Holliday II, Erik Tschanz, Katina Hightower, Anthony Gordon, and Tia Alexander. The following were attended via Zoom: Jerry Davis, Connie Cochran, Previn Jones, Nikki Knight, and Deborah Juneau.

The meeting was called to order at 12:03 P.M. by the Board Chair, Algenita Scott Davis.

PUBLIC COMMENTS

Dr. Teddy McDavid, representing the Old Spanish Trail Community Partnership, and Dominique King, representing the Harris County Housing Authority, presented the scope of the Southeast Transit Center Housing project. This project will be 120 units, and rental payments will be 30% of Area Median Income (AMI). Release of the general contractor Request for Proposal (RFP) is targeted for June 2025

CONSENT AGENDA

Upon motion by Director Brian G. Smith and seconded by Director Cathy Evans-Jackson, the Board of Directors approved the agenda and the minutes of the previous meeting on April 15, 2025, for the Authority and the Zone; and approved the Expenditures Report for the Period Ended April 30, 2025.

FINANCE AND OPERATIONS

The Board of Directors received the Finance and Operations Report as presented by Floyd Smith, Director of Operations, regarding 1.) The off-boarding of Theola Petteway, former Executive Director of OST/Almeda Corridors Redevelopment Authority – TIRZ 7; 2.) FY2026 Financial Budget Template was received from the City of Houston to be completed by July 31, 2025; 3) The update regarding the Interlocal Agreement between TIRZ #7 and the City of Houston is in review by the City of Houston; 4) The Authority is awaiting the Scope of Work and funding requirements for the Enhanced Public Safety program managed by the Greater Southeast Management District. Upon receiving the Scope of Work and funding the Houston Police Department estimates 3 weeks to a month for approval to have officers mobilized as needed; 5) The Interlocal Agreement for a \$250,000 Grant in partnership with University of Houston (U of H) is in review and OST is awaiting feedback from U of H;

6) The Legal Notice to release funds for the 1.4M grant in partnership with OST/Almeda Corridors Redevelopment Authority, the Greater Southeast Management District, and Midtown Redevelopment

Authority was advertised in the Houston Chronicle as required. Grant funds will be used for the Tuam Street within the Greater Third Ward Neighborhood Project (CIP# T-0722).

Upon motion by Director Brian Smith, and seconded by Director Cathy Evans-Jackson, the Board of Directors approved extending the Professional Services Agreement for Just Really Simple, LLC to provide monthly information systems support/website support from the ending date of June 30, 2025, to the ending date of December 31, 2025.

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 Avenue Reconstruction Project (CIP #T-0711A) for Emancipation Ave Street and Sidewalk Repair Project, and Historic Holman Street Reconstruction Project (CIP #T-0713) Third Ward Streets and Sidewalk Improvements Project presented by Dr. Karun Sreerama, President of Agility Engineering and Management, Inc.

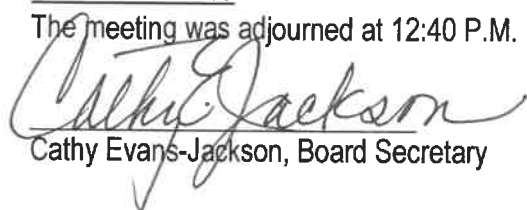
Recommended by the Capital Projects, Planning, and Development Committee, the Board of Directors authorized Agility Engineering and Management, Inc., and staff to publish the invitation to bid for the construction contractors for the Live Oak Street Improvement Project (CIP # T-0724); and authorized the Project Bid Review Committee to select the most responsive bid, after legal review, authorized the Board Chair to execute the Notice of Intent to Award, Work Order, and the Director of Capital Projects, Planning, and Development to issue the Notice to Proceed.

NEXT REGULAR MEETING

The next meeting will be held on Tuesday, June 17, 2025, at 12:00 P.M.

ADJOURNMENT

The meeting was adjourned at 12:40 P.M.



Cathy Evans-Jackson, Board Secretary