

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, January 30, 2026, 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 Cortney Robinson Jones. Others attending in person were Clark Lord, Gerald Wilson, Andrew Busker, Montasir Maruf, Previn Jones, Robert Bradford, Deanea LeFlore, Corey Glenn, Floyd Smith, Hexser Holliday II, Tia Alexander, Katina Hightower, Danielle Page, Tamiko Brock, Billy Buckmaster, Frederick Sunderman, Jimmy Mammom, Dr. Teddy McDavid, Pastor C. Crosby, H. Marion, Kamac Rashieyeid, Wayne Cole, Valeria Cole, Danielle Page, Zack Martin, Dominique King, Horace Allison, Gary Wade, Emily Anderson, Jolanda Jones, Keith Sheffield, Jerry Sowell, Cece Scott, Borris Miles, Nathan Seshadri, Erik Tschanz, and Anthony Gordon. The following attended via Zoom: Ram Maddali, Tiffany Cruz, Lindsay Wilson, Cortney Robinson Jones, Emily Anderson, H. Hall, Connie Cochran, and Deborah Juneau.

The meeting was called to order at 12:32 P.M. by the Board Chair, Algenita Scott Davis.

PUBLIC COMMENTS

Dr. Teddy McDavid, with the Old Spanish Trail Community Partnership, reported to the board on upcoming sponsored events, including Shredd Day on February 14, 2026.

Gary Wade, a Third Ward resident, expressed concerns to the Board of Directors about the level of participation by local small businesses in the Third Ward area on the Live Oak Street Project (CIP #T-0724), which was awarded to SER Construction Partners, LLC.

Dominique King, Director of Real Estate Development with the Harris County Housing Authority, updated the Board of Directors on the progress of the Bernicia Place, a 120-unit affordable housing development located at Old Spanish Trail and Scottcrest.

Jolanda Jones, Texas State Representative, requested that the Board of Directors consider upgrading the lighting at Riverside Park and installing security cameras to address safety concerns associated with increased crime in the area.

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 December 16, 2025, for the Authority and the Zone; and approved the Expenditures Report for the Period November 24, 2025, to December 31, 2025.

EXECUTIVE DIRECTOR'S REPORT ON ADMINISTRATION AND ADVANCEMENT

Upon motion by Director Brian Smith and seconded by Director Michael R. Williams, 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 as presented by Floyd Smith, Director of Operations. The report included updates on the Monthly Financial Report for the period ending November 30, 2025, the 2019 Bond Fund Drawdown Schedule, and the 2025 Vendor 1099 Completion.

Upon recommendation by Director Lauren Fontaine, Finance and Operations Committee Chair, the Board of Directors approved the Monthly Financial Report for the Period Ending November 30, 2025.

Upon motion by Director Michael R. Williams and seconded by Director Cathy Evans-Jackson, the Board of Directors approved the authorization of the Executive Director to issue a Request for Proposal (RFP) for Information Technology Support Services and to return to the Board of Directors with a recommended vendor for approval.

Upon recommendation by Director Lauren Fontaine, Finance and Operations Committee Chair, the Board of Directors approved the authorization of the Executive Director to issue (RFQ) Request for Qualifications for Professional Independent Financial Auditor Services to provide Yearly Fiscal Audits to the City of Houston on behalf of OST/Almeda Corridors Redevelopment Authority – TIRZ #7.

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 Emancipation Avenue Reconstruction Project (CIP #T-0711A) for Emancipation Avenue Mill and Overlay with Curbs and Sidewalk Repair completion, MC2 Civil, LLC. Change Order Request, 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; Almeda & Binz Reconstruction; and the City of Houston Public Works Sidewalks Project.

Lauren Haller Fontaine, Vice Chair, asked for a Monthly Project Status Update for all non-bund funded projects to be included in the board packets going forward.

Michael R. Williams, Director, asked for the Capital Projects Rolling Budget Forecast to be included in the board packets each month.

Upon recommendation by Director Brian Smith, Capital Project, Planning and Development Committee Chair, the Board of Directors approved the authorization of the Executive Director to issue an Intent to Award a Construction Manager Construction Inspector (CM-CI) Contract to LJA Engineering as CM-CI for the Live Oak Street Improvement Project (CIP# -T0724); and issue an Intent to Award a Construction Manager Construction Inspector (CM-CI) Contract to TLC Engineering as the CM-CI for the Greater Third Ward Neighborhood Sidewalks & Street Repair Program – Section B (CIP# T-0722). The Board of Directors also approved IDS Engineering Group (Ranked #3), IDCUS, Inc. (Ranked #4), Aster (Ranked #5), and Othon, Inc. (Ranked #6) engineering firms to serve as the qualified pool of Construction Manager and Construction Inspector Firms for future capital projects.

Upon recommendation by Director Brian Smith, Capital Project, Planning and Development Committee Chair, the Board of Directors approved the one (1) Change Order for MC2 Civil, LLC., for the Emancipation Avenue Milling and Overlay Project (CIP# T-0711A), between McGowen Street and Pierce and Pierce Street, with a

cumulative Not-to-Exceed Amount of \$200,000.

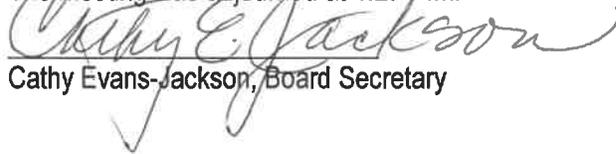
Upon recommendation by Director Brian Smith, Capital Project, Planning and Development Committee Chair, the Board of Directors approved to separate Tuam Street from The Greater Third Ward Section B (CIP# T-0722) and bid as a standalone project due to federal construction requirements that do not apply to The Greater Third Ward Section B Project (CIP# T-0722).

NEXT REGULAR MEETING

The next meeting will be held on Tuesday, February 24, 2026, at 12:30 P.M.

ADJOURNMENT:

The meeting was adjourned at 1:27 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 Friday, January 30, 2026, 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:

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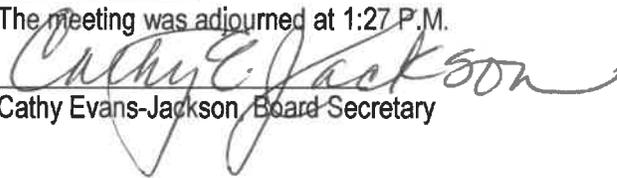
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