

## **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 Monday, March 30, 2026, at 12:30 p.m. at One Emancipation Center, 3131 Emancipation Avenue, 2<sup>nd</sup> 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. Others attending in person were Clark Lord, Gerald Wilson, Andrew Busker, Previn Jones, Robert Bradford, Floyd Smith, Hexser Holliday II, Tia Alexander, Danielle Page, Tamiko Brock, Katina Hightower, Dr. Teddy McDavid, Corey Glenn, Ken Rodgers, Zackery Martin, Monica Wilson, Sharon Evans Brooks, Rashad Cove, Tucker Toole, CeCe Scott, Jamila Glover-Hurd, Deanea LeFlore, Emily Anderson, Naomi Carrier, and Anthony Gordon. The following attended via Zoom: Carol Harrison, Jim Webb, Greg Goodman, Jim Bielstein, John Reyes, Rich Fuller, Nikki Knight, Brian Smith, and Deborah Juneau.

The meeting was called to order at 12:30 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 that the Houston Business Center at Palm Center will launch its first conference regarding Artificial Intelligence for Businesses in the Third Ward area. Also, the Old Spanish Trail Community Partnership received an award from the Wells Foundation.

### **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 February 24, 2026, for the Authority and the Zone; and approved the Expenditures Report for the Period Ending February 28, 2026.

### **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, as presented by Deanea LeFlore, Executive Director.

### **FINANCE AND OPERATIONS**

Upon motion by Director Cathy Evans-Jackson, and seconded by Director Cortney Robinson-Jones, the Board of Directors received the Finance and Operations Report as presented by Floyd Smith, Director of Operations, which includes the Monthly Financials for the Period Ending February 28, 2026, and an update regarding the Auditor selection. Director Michael R. Williams raised concerns about obtaining an Auditor under contract to meet the City of Houston's financial audit submission.

## **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; Live Oak Street Improvement Project (CIP # T-0724) preconstruction meeting; Greater Third Ward Neighborhood Streets Project – Section B (CIP# T-0722 B) general contractor selection; Historic Holman Street Reconstruction Project (CIP #T-0713) plans submission to the City of Houston; Tuam Street Reconstruction Project; Almeda & Binz Reconstruction Project Agility Engineering and Management, Inc. has completed plans and the project is scheduled to bid on April 9, 2026; and MLK Median and the City of Houston Public Works Sidewalks Project will proceed upon the final approval from the Mayor's Office of Economic Development.

The Board of Directors received the report by Greg Goodman, from The Goodman Corporation, regarding all updates on the Columbia Tap Trail Camera (RFP) Request for Proposal.

Upon recommendation by Director Brian Smith, Capital Project, Planning and Development Committee Chair, the Board of Directors approved a Master Agreement and Work Order with Not-to-Exceed Amount of \$329,140.90 for Geotech Engineering and Testing to provide Construction Materials Testing (CMT) Professional Services for the Greater Third Ward Neighborhood Streets Project Section - B (CIP #T-0722).

Upon recommendation by Director Brian Smith, Capital Project, Planning and Development Committee Chair, the Board of Directors approved a Work Order with a Not-to-Exceed Amount of \$109,917.50 for Halff Associates, Inc. to provide Construction Phase Services (CPS) for the Live Oak Street Improvement Project (CIP #T-0724).

Upon recommendation by Director Brian Smith, Capital Project, Planning and Development Committee Chair, the Board of Directors approved a Work Order with a Not-to-Exceed Amount of \$374,226.60 for HVJ Associates, Inc. to provide Construction Materials (CMT) Professional Services for the Live Oak Street Improvement Project (CIP #T-0724).

Upon recommendation by Director Brian Smith, Capital Project, Planning and Development Committee Chair, the Board of Directors approved a Work Order with a Not-to-Exceed Amount of \$112,750.00 for IDS Engineering Group to provide Construction Phase Services (CPS) for the Greater Third Ward Neighborhood Street Project Section B, CIP #T-0722.

Upon recommendation by Director Brian Smith, Capital Project, Planning and Development Committee Chair, the Board of Directors approved a Master Agreement and Work Order with a Not-to-Exceed Amount of \$1,365,738.00 for TLC Engineering, Inc. to provide Construction Manager-Construction Inspector (CM-CI) Professional Services for the Greater Third Ward Neighborhood Streets Project Section - B (CIP #T-0722).

Upon recommendation by Director Brian Smith, Capital Project, Planning and Development Committee Chair, the Board of Directors approved a Master Agreement and Work Order with a Not-to-Exceed Amount of \$1,762,606.62 for LJA Engineering, Inc. to provide Construction Manager-Construction Inspector (CM-CI) Professional Services for the Live Oak Street Improvement Project (CIP #T-0724).

Upon recommendation by Director Brian Smith, Capital Project, Planning and Development Committee Chair, the Board of Directors approved the intent to award a contract in the amount of \$12,653,043 to SER Construction Partners, L.L.C., for the reconstruction of Greater Third Ward Neighborhood Streets Project Section B, CIP #T-0722, This authorization covers the reconstruction of streets within the Greater Third Ward Neighborhood Streets Project – Section B boundaries as defined in the contract documents. The scope of work includes but is not limited to concrete roadway pavement removal, storm sewer removal, water line removal, sanitary sewer removal, tree removal, and construction of new concrete pavement, storm sewer box culverts and circular pipe, inlets, manholes, curbs, sidewalks, landscaping, pavement markings, SWPPP, and signage. The selection for general contractor was based on the bid scoring criteria of the selection committee,

and qualified bidders were ranked as follows:

Ranked Highest to Lowest Table			
Company	Score	Rank	Proposal Price
SER Construction	379.80	1	\$ 12,653,043
MC2 Civil, LLC	323.02	2	\$ 14,916,843
JFT Construction	317.18	3	\$ 15,476,047
V&S Construction	312.96	4	\$ 13,768,988
ICON GC, LLC	294.18	5	\$ 15,147,050
Ballast Point Construction	271.17	6	\$ 16,362,344
Precise Services, Inc.	266.27	7	\$ 16,799,000

Upon recommendation by Director Brian Smith, Capital Project, Planning and Development Committee Chair, the Board of Directors approved a Work Order and Not-to-Exceed Amount of \$25,000 for The Goodman Corporation to provide Consultation Services to plan, identify, and pursue discretionary funding for infrastructure projects for OST/Alameda Corridors Redevelopment Authority Capital Projects. Services include planning and fund development assistance.

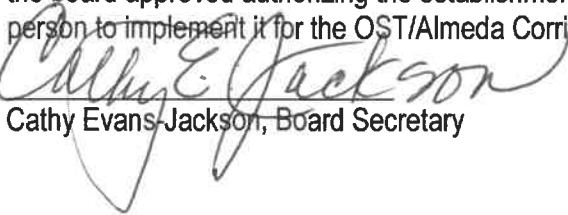
Upon motion by Cathy Evans Jackson, and second by Cortney Robinson Jones, the Board of Directors accepted the complete Capital Projects, Planning, and Development Report.

#### **NEXT REGULAR MEETING**

The next meeting will be held on Tuesday, April 28, 2026, at 12:30 P.M.

#### **ADJOURNMENT:**

The meeting was adjourned at 1:19 P.M. for the Board of Directors to enter into Executive Session. At 1:40 P.M., the Board of Directors Meeting resumed with a motion from the Finance and Operations Committee, and the board approved authorizing the establishment of an Organizational Improvement Program and retaining a person to implement it for the OST/Alameda Corridors Redevelopment Authority – TIRZ #7.



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 Monday, March 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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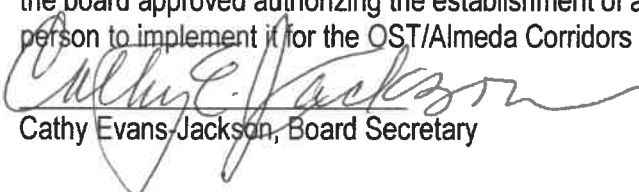
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