

## **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, April 28, 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 Michael R. Williams and Director Cortney Robinson Jones. Others attending in person were Clark Lord, Gerald Wilson, Andrew Busker, Robert Bradford, Floyd Smith, Hexser Holliday II, Tia Alexander, Danielle Page, Tamiko Brock, Katina Hightower, Dr. Teddy McDavid, Corey Glenn, Ken Rodgers, Rashad Cove, Deanea LeFlore, Tucker Toole, Germaine Morgan, Erne Dargan, Linda Hollins, Corey Wilson, Nzinga Jones, Christina Tegbe, Emily Anderson, Naomi Carrier, and Anthony Gordon. The following attended via Zoom: Greg Goodman, Jim Bielstein, Nikki Knight, Michael Williams, Cortney Robinson Jones, Nat Treadway, Jamila Glover-Hurd, and Deborah Juneau.

The meeting was called to order at 12:33 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 there will be 113 students receiving scholarships from the Worthing Scholarship Foundation on June 4, 2026, at the Houston Business Center at Palm Center. Dr. McDavid asked for an update on MacGregor Park Renovations by the Houston Parks Board in May 2026.

Naomi Carrier, Founder of TCAALH, reported to the board on the Heritage Tour with self-walking tours and asked for support and collaboration with the Greater Southeast Management District.

C. Germaine Morgan, Vice President of Global Corporate Trust for U.S. Bank Global Corporate Trust, formerly the trustee from Bank of New York Mellon, and a Trustee for OST/Alameda Corridors Redevelopment Authority -TIRZ 07 introduced himself to the board.

### **CONSENT AGENDA**

Upon motion by Director Cathy Evans-Jackson, and seconded by Director Brian Smith, the Board of Directors approved the agenda and the minutes of the previous meeting on March 30, 2026, for the Authority and the Zone; and approved the Expenditures Report for the Period Ending March 30, 2026.

### **EXECUTIVE DIRECTOR'S REPORT ON ADMINISTRATION AND ADVANCEMENT**

Upon motion by Director Brian Smith, 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 Brian Smith, and seconded by Director Cathy Evans-Jackson, 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 selection of CRI Advisors, LLC. for auditing services; and the Branding Report as presented by Deanea LeFlore, Executive Director.

Upon recommendation by Director Lauren Haller Fontain, Finance and Operations Committee Chair, the Board of Directors approved the Professional Services Master Agreement and Letter of Engagement with CRI Advisors, LLC to provide Professional Auditing Services beginning with the FY2026 Audit, contingent on legal counsel review of the Master Agreement and Engagement Letter with a Not-To-Exceed Amount of \$18,000.

Upon motion by Director Brian Smith, seconded by Cathy Evans-Jackson, the Board of Directors approved to authorize the Board Chair to take all necessary action to engage Greenberg Traurig, LLP, and to terminate the agreement with Bracewell LLP, at the appropriate time.

Upon recommendation by Director Lauren Haller Fontain, Finance and Operations Committee Chair, the Board of Directors approved to authorize the Executive Director to utilize the new logo, the Wisdom Knot selected by the Board of Directors, subject to minor design edits recommended for functionality.

## **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 Live Oak Street Improvement Project (CIP # T-0724) the NTP was sent to SER Construction Partners, LLC. on April 14, 2026; and the Greater Third Ward Neighborhood Streets Project – Section B (CIP# T-0722 B) SER Construction Partners, LLC has submitted contract documents and are under legal review. The Board Chair stated that project plans for bond-funded and non-bond-funded projects daily will be submitted to the Executive Director for review.

Upon recommendation by Director Brian Smith, Capital Project, Planning and Development Committee Chair, and seconded by Director Cathy Evans-Jackson, the Board of Directors approved to authorize the Executive Director to approve a Change Order with a Not-To-Exceed Amount of \$21,482.95 for MC2 Civil LLC. for Emancipation Avenue Milling and Overlay Project (CIP# T-0711A) for additional material and labor utilized based on the unit pricing established in the bid documents.

Upon recommendation by Director Brian Smith, Capital Project, Planning and Development Committee Chair, and seconded by Director Cathy Evans-Jackson, the Board of Directors approved to authorize the Executive Director to execute a Work Order with a Not-To-Exceed Amount of \$1,655,265.00 to Agility Engineering and Management, Inc. to provide program and project management services and support the TIRZ staff in proper execution of :

- Live Oak Street Improvement Project (CIP# T-0724)
- GTWNS-B Project (CIP# T-0722)
- Holman Street Sidewalk Improvements Project (CIP# T-0713)
- Alameda at Binz Intersection Improvement Project
- GTWNS – Phases II (E-W Streets) and III (N-S Streets) Projects
- Additional Projects as assigned

Upon recommendation by Director Brian Smith, Capital Projects, Planning and Development Committee Chair, and seconded by Director Cathy Evans-Jackson, the Board of Directors approved to authorize the Executive Director to execute an Agreement with a Not-To-Exceed Amount of \$465,000 for Professional Services with Zaladium Analytics, LLC to design, install, test, and train for the Columbia Tap Trail Camera System with up to 59 security Cameras.

Upon recommendation by Director Brian Smith, Capital Projects, Planning and Development Committee Chair, and seconded by Director Cathy Evans-Jackson, the Board of Directors approved to authorize the Executive Director to negotiate and execute an Agreement with a Not-To-Exceed Amount of \$130,500 for Spark Lighting for the installation of solar lighting in Riverside Park and Mills Bennett Park.

Upon recommendation by Director Brian Smith, Capital Projects, Planning and Development Committee Chair, and seconded by Director Cathy Evans-Jackson, the Board of Directors approved to authorize the Executive Director to execute an Agreement with a Not-To-Exceed Amount of \$65,000 for Professional Services with Zaladium Analytics, LLC to provide a security camera system in Riverside Park and Mills Bennett Park, consisting of a minimum of 3 cameras installed on individual poles.

Upon recommendation by Director Brian Smith, Capital Project, Planning and Development Committee Chair, and seconded by Director Cathy Evans-Jackson, the Board of Directors approved the construction of supplemental electrical hardware to facilitate supplemental and upgraded lighting on Alameda Rd. (Cleburne St. to Binz St.) with a Not-To-Exceed Amount of \$3,300,000.00

Upon recommendation by Director Brian Smith, Capital Projects, Planning and Development Committee Chair, and seconded by Director Cathy Evans-Jackson, the Board of Directors approved Greater Third Ward Neighborhood Streets Phase II-A, Phase II-B, and Greater Third Ward Neighborhood Streets Phase III, and authorized the Executive Director to negotiate agreements.

**NOT TO EXCEED AMOUNT:**

Greater Third Ward Neighborhood Streets – Phase II-A \$9,065,000.

East - West Streets:

**Gray St:** Emancipation Ave - Sauer St; and

**Webster St:** Emancipation Ave - Sauer St

Greater Third Ward Neighborhood Streets – Phase II-B \$8,065,000

East - West Streets:

**Hadley St:** Emancipation Ave - Sauer St; and

**McIlhenny St:** Emancipation Ave - Delano St

Greater Third Ward Neighborhood Streets – Phase III \$28,370,000

North - South Streets:

**Sauer St:** Pierce St - Rosalie St; and **Nagle St:** Webster St – Elgin St

Upon recommendation by Director Brian Smith, Capital Projects, Planning and Development Committee Chair, and seconded by Director Cathy Evans-Jackson, the Board of Directors approved to authorize the engagement of a qualified consultant to evaluate conditions at Moses LeRoy Park and Peggy Park and to implement recommended restoration measures addressing facility conditions, equipment operations, and safety concerns with a Not-To-Exceed Amount of \$350,000.

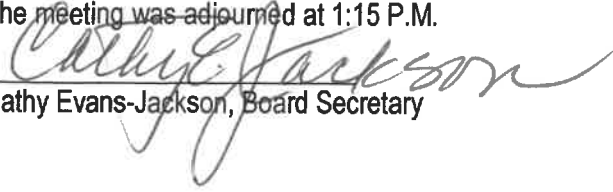
Upon recommendation by Director Brian Smith, Capital Projects, Planning and Development Committee Chair, and seconded by Director Cathy Evans-Jackson, the Board of Directors approved to issue an agreement for Professional Services with a Not-To-Exceed Amount of \$580,000 for Martin Construction Management & Design, LLC., for Quality Assurance and Quality Control (QA/QC) for Live Oak Street Improvement Project (CIP# T-0724) and Greater Third Ward Neighborhood Street Project – B (CIP# T-0722); and authorize Executive Director to execute.

**NEXT REGULAR MEETING**

The next meeting will be held on Tuesday, May 26, 2026, at 12:30 P.M.

**ADJOURNMENT:**

The meeting was adjourned at 1:15 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, April 28, 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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**NEXT REGULAR MEETING**

The next meeting will be held on Tuesday, May 26, 2026, at 12:30 P.M.

**ADJOURNMENT:**

The meeting was adjourned at 1:15 P.M.

A handwritten signature in cursive script, appearing to read "Cathy E. Jackson".

Cathy Evans-Jackson, Board Secretary