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 Friday, May 29, 2026, at 11:00 a.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:

Position #	Board Members
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. Others attending in person were Clark Lord, Gerald Wilson, Robert Bradford, Floyd Smith, Tia Alexander, Tamiko Brock, Katina Hightower, Dr. Teddy McDavid, Chantel McKinney, Zack Martin, Erre Dargan, Paul Mouie, Montasin Manuf, Justin Schultz, John Brandt, CeCe Scott, Tyler Rayburn, Denita Rives, Zoe Shankling, Leah Wolfta, Melissa Morton, Corey Glenn, Deanea LeFlore, Nzinga Jones, Naomi Carrier, and Anthony Gordon. The following attended via Zoom: Dr. Carolyn Evans-Shabazz, Andrew Busker, Nikki Knight, Anthony Gordon, and Deborah Juneau.

The meeting was called to order at 11:03 A.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 scholarships for H.I.S.D. students.

Naomi Carrier, Founder of TCAALH, reported to the board on the Heritage Tour with self-guided walking tours, which is considered by the OST/Almeda Corridors Redevelopment Authority, in collaboration with the Greater Southeast Management District and the Super Neighborhoods.

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 April 28, 2026, for the Authority and the Zone; and approved the Expenditures Report for the Period Ending April 30, 2026.

HOUSTON PARKS BOARD UPDATE ON MACGREGOR PARK RENOVATIONS

Justin Schultz, President and CEO of Houston Parks Board, and John Brandt, Project Manager of Houston Parks Board, provided the Board of Directors with an update on the MacGregor Park renovations, MacGregor Park and Tennis Center (CIP# T-0723). Director Brian Smith asked if the Houston Parks Board would commit to the renovation questions regarding the Weight Room and the Dr. Teddy McDavid Amphitheater. Board Chair Algenita Scott Davis asked if the Houston Parks Board could provide the Board with a lighting schematic.

ACCOUNTANT'S REPORT

Upon motion by Director Michael R. William and being seconded by Director Brian Smith, the Board of Directors approved the Quarterly Financials Report for the period ending March 31, 2026, and the Investment Report for the period ending March 31, 2026, as presented by Melissa Morton, CPA, with The Morton Accounting Services.

EXECUTIVE DIRECTOR'S REPORT ON ADMINISTRATION AND ADVANCEMENT

Upon motion by Director Cortney Robinson Jones 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, which included the need for OST/Almeda Corridors Redevelopment Authority to complete and submit the Opportunity Zone with the State of Texas.

FINANCE AND OPERATIONS

The Board of Directors received the Finance and Operations Report as presented by Floyd Smith, Director of Operations, which includes the MacGregor Park Disbursement of $2,500,000, the FY2027 Financial Budget, $10MM Funds Transfer, Community Parks Renovations Cost Recommendations for the FY2027 Financial Budget, and the $4.2MM drawdown for bond-funded expenses.

Upon recommendation by Director Lauren Haller Fontain, Finance and Operations Committee Chair, the Board of Directors approved the disbursement of $2,500,000 for FY2026 to The Houston Parks Board pursuant to the Funding Agreement for the MacGregor Park & Tennis Center Project (CIP# T-0723).

Upon recommendation by Director Lauren Haller Fontain, Finance and Operations Committee Chair, the Board of Directors approved the FY2027 Financial Budget for OST/Almeda Corridors Redevelopment Authority – TIRZ #7 to be submitted to the City of Houston City Council for final approval. Subject to taking the recommendations back to the Finance and Operations Committee, and subject to the understanding from Houston Parks Board regarding Phase III, and Subject to staff and Capital Improvement Refinements.

Upon recommendation by Director Lauren Haller Fontain, Finance and Operations Committee Chair, the Board of Directors approved the membership fee with a Not-To-Exceed Amount of $2,000 to the Houston Minority Supplier Development Council Membership.

ECONOMIC DEVELOPMENT

Upon motion by Director Brian Smith and seconded by Director Cathy Evans-Jackson, the Board of Directors approved the establishment of the Economic Development Program Committee, comprised of board members and OST Almeda Redevelopment Authority (TIRZ 7) stakeholders, to administer the program authorized by the Redevelopment Authority Board in its meeting of March 16, 2021.

Upon motion by Director Michael R. Williams and seconded by Director Cortney Robinson Jones, the Board of Directors approved the Economic Development Program Committee to contract real estate professionals to identify real estate opportunities within the OST/Almeda Corridors Redevelopment Authority – TIRZ07 boundaries for acquisition.

CAPITAL PROJECTS

The Board of Directors received the Capital Projects Report as presented by Erik Tschanz, Capital Projects Manager.

Upon recommendation by Director Brian Smith, Capital Project, Planning and Development Committee Chair, the Board of Directors approved to authorize the Executive Director to negotiate agreements with the Greater Southeast Management District, TXCAALH, and/or the Third Ward Cultural District and other appropriate parties to implement a Texas Historical Marker and historical-tour signage initiative in key TIRZ corridors. Staff will return to the board with costs and recommended agreement terms for approval.

Upon recommendation by Director Brian Smith, Capital Project, Planning and Development Committee Chair, the Board of Directors approved the SER Construction Partners, LLC, Pay Application # 1 in the amount of **$4,067,243.81** as General Contractor for construction phase services for the Live Oak Street Improvements Project.

Upon recommendation by Director Brian Smith, Capital Project, Planning and Development Committee Chair, the Board of Directors approved the LJA Engineering, Inc. Pay Application # 1 in the amount of **$63,581.90** for (CM-CI) Construction Management and Construction Inspection services during the construction phase for the Live Oak Street Improvements Project.

Upon recommendation by Director Brian Smith, Capital Project, Planning and Development Committee Chair, the Board of Directors approved the MC2 pay application and release of retainage in the amount of **$69,070.30,** completing construction phase services for the Emancipation Avenue Milling & Overlay Project (CIP# T-0711-A).

Upon recommendation by Director Brian Smith, Capital Project, Planning and Development Committee Chair, the Board of Directors approved to authorize the Executive Director to negotiate and update the Interlocal Agreement with Greater Southeast Management District to provide an additional $100,000 for Enhanced Public Safety.

NEXT REGULAR MEETING

The next meeting will be held on Tuesday, June 23, 2026, at 12:30 P.M.

ADJOURNMENT:

The meeting was recessed at 12:20 P.M. for the Board of Directors to enter Executive Session. At 1:30 P.M., the Board of Directors Meeting was reconvened with no decision or vote.

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, May 29, 2026, at 11:00 a.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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CONSENT AGENDA

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Cathy Jackson

Cathy Evans-Jackson, Board Secretary