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 special meeting open to the public with the Board of Directors of Reinvestment Zone Number Seven, City of Houston (the "Zone") on Friday, June 12, 2026, at 11:30 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, excluding Director Lauren Haller Fontaine and Director Brian G. Smith. Others attending in person were Clark Lord, Kennedy Hayes, Austin Buthod, Gerald Wilson, Robert Bradford, Tia Alexander, Hexser Holliday II, Erik Tschanz, Katina Hightower, Deborah Junea, Dr. Karun Sreerama, Zack Martin, Corey Glenn, Deanea LeFlore, Naomi Carrier, CeCe Scott, Danielle Page, and Anthony Gordon.

The special meeting was called to order at 11:36 a.m. by the Board Chair, Algenita Scott Davis.

PUBLIC COMMENTS

No public comments were presented.

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 May 29, 2026, for the Authority and the Zone; the Expenditures Report for the Period Ending May 31, 2026; and the Monthly Financial Statements for the Period Ending April 2026.

EXECUTIVE DIRECTOR'S REPORT ON ADMINISTRATION AND ADVANCEMENT

Upon motion by Director Cathy Evans-Jackson and seconded by Director Cortney Robinson Jones, the Board of Directors received the Executive Director's Report on Administration and Advancement, as presented by Deanea LeFlore, Executive Director. I.

Upon the recommendation of Board Chair Algenita Scott Davis, the Board took the agenda out of order to consider Capital Projects before Finance and Operations.

CAPITAL PROJECTS

The Board of Directors received the Capital Projects Report as presented by Hexser Holliday II, Director of Capital Projects.

Director Hexser Holliday II provided updates on GTWNS-B (T-0722) City of Houston permitting progress.

Upon recommendation by Director Cortney Robinson Jones, and seconded by Director Michael R. Williams, the Board of Directors approved authorizing the Executive Director and Board Chair along with Legal Counsel to negotiate and discuss appropriate agreements and TIRZ boundaries to reimburse Developer for construction costs associated with City of Houston Lift Station, to be built in TIRZ 7 boundaries, in the Levit Green Development.

Upon recommendation by Director Michael R. Williams, and seconded by Director Cathy Evans-Jackson, the Board of Directors approved authorizing the Executive Director to accept and receive $250,000.00 in HUD funding for the TUAM Project (T-0722) from the University of Houston and execute necessary agreements.

Upon review of the Competitive Sealed Proposal process conducted and the results of the General Contractor evaluation for Construction of Almeda at Binz Intersection Improvement (T-0736), by Director Hexser Holliday II, the Board of Directors approved authorizing the Executive Director to approve J Simmons Group as the chosen General Contractor to perform construction phase stamped concrete and sidewalk related improvements to the Almeda at Binz Road Intersection Project (T-0736) in the amount of **$ 374,524.65.**

FINANCE AND OPERATIONS

The Board of Directors received the Finance and Operations Report.

Clark Lord, Legal, provided an overview of the proposed Harris County Interlocal Participation Agreement and Interlocal Project Agreement and background on prior TIRZ participation.

Upon recommendation by Clark Lord, Legal, the Board of Directors approved authorizing the Executive Director to authorize all necessary actions to implement and execute the Harris County Interlocal Participation Agreement and Interlocal Project Agreement in substantial final form as presented to the Board.

Upon recommendation by Director Cathy Evans-Jackson, and seconded by Director Michael R. Williams, the Board of Directors approved authorizing the Executive Director and legal counsel to negotiate and approve a Developer Agreement for reimbursable public infrastructure costs associated with upgrading the existing water line to provide the needed fire suppression services near the WALIPP Senior Housing project. Reimbursements will occur as outlined in the agreement, with a Not-To-Exceed Amount of $375,000.

Upon recommendation by Director Cathy Evans-Jackson and seconded by Director Cortney Robinson Jones, the Board of Directors approved to authorize the Executive Director to approve the amendment to the Professional Service Contract and Not-to-Exceed Amount for Just Really Simple to provide Professional Information Technology Services and Support (IT). This amendment extends the contract term beyond June 30, 2026, on a month-to-month basis, up to 3 months, with a Not-to-Exceed Amount of $6,000.

NEXT REGULAR MEETING

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

ADJOURNMENT:

The meeting was adjourned at 12:18 P.M.

Cathy E. Jackson

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, June 12, 2026, at 11:30 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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