

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, December 16, 2025, 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 Brian Smith. 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, Naomi Carrier, Emily Anderson, Nathan Seshadri, Erik Tschanz, and Anthony Gordon. The following attended via Zoom: Brian Smith, Connie Cochran, and Deborah Juneau.

The meeting was called to order at 12:34 P.M. by the Board Chair, Algenita Scott Davis.

PUBLIC COMMENTS

Naomi Carrier, founder of the Texas Center for African American Living History, updated the board on the current projects and proposed projects in the Greater Third Ward area to increase tourism.

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 November 25, 2025, for the Authority and the Zone; and approved the Expenditures Report for the Period Ended November 30, 2025.

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.

FINANCE AND OPERATIONS

The Board of Directors received the Finance and Operations Report presented by Floyd Smith, Director of Operations. The report included updates on the Monthly Financial Report for the period ending October 31, 2025, and the Amended JRS Just Really Simple, LLC. Agreement.

Upon recommendation by Director Lauren Fontaine, Finance and Operations Committee Chair, the Board of Directors approved the Monthly Financial Report for the Period Ending October 31, 2025.

Upon recommendation by Director Lauren Fontaine, Finance and Operations Committee Chair, the Board of Directors approved the Amended Just Really Simple, LLC (JRS) Professional Service Agreement with a Not-To-Exceed Amount of \$12,000.00.

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 with overview of the process and additional board approved costs; 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; and Alameda & Binz Reconstruction.

Director Lauren Haller Fontaine asked Hexser Holliday II, Director of Capital Projects, Planning and Development, to clarify the scoring for the bidding that the selection committee used to identify the bid winner for the Construction Contract for Construction and Installation of Live Oak Street Project (CIP# T-0724).

Upon recommendation by Director Brian Smith, Capital Projects, Planning, and Development Committee Chair, the Board of Directors approved the Intent Award a Contract to SER Construction Partners, LLC for \$20,743,747.90 for the reconstruction of Live Oak Street bound by Pierce Street on the north and Truxillo Street on the south, CIP# T-0724, WBS N-T070000-0002-7 and authorize legal, the Board Chair and the Executive Director to enter into a construction contract.

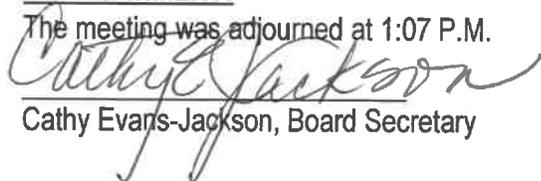
Upon recommendation by Director Brian Smith, Capital Projects, Planning, and Development Committee Chair, the Board of Directors approved The Goodman Corporation (TGC) to initiate the procurement process for contracting a qualified vendor to implement the initial phase of a camera installation program along the Columbia Tap Trail; and authorize legal, the Board Chair and the Executive Director to enter into an agreement with a Not-To-Exceed Amount of \$18,867.

NEXT REGULAR MEETING

The next meeting will be held on Tuesday, January 27, 2025, at 12:30 P.M.

ADJOURNMENT:

The meeting was adjourned at 1:07 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/Alameda Corridors Redevelopment Authority (the "Authority") on Tuesday, November 25, 2025, 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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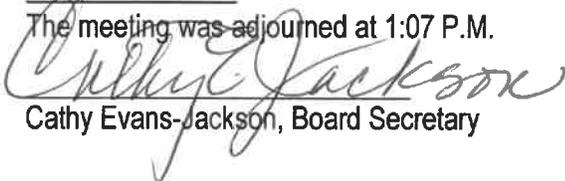
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