

## **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 Tuesday, January 23, 2024, at 12:00 p.m. at the offices of OST/Almeda Corridors Redevelopment Authority, 3131 Emancipation Suite 225, 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:

| <u>Position #</u> | <u>Board Members</u>   |
|-------------------|------------------------|
| 1                 | Algenita Scott Davis   |
| 2                 | Hexser Holliday, II    |
| 3                 | Zinetta A. Burney      |
| 4                 | Brian G. Smith         |
| 5                 | Lauren Haller Fontaine |
| 6                 | Cathy Evans-Jackson    |
| 7                 | Michael R. Williams    |

All the above were present except Director Brian Smith. Others in attendance were Jennifer Curley, Glen Crawford, Dr. Teddy McDavid, Martin Herrera, Cory Glenn, Danielle Page, Dr. Karun Sreerama, Malik Kenyata, Theola Petteway, Floyd Smith, and Tia Alexander. Tamiko Brock attended via Zoom. The meeting was called to order at 12:12 p.m. by Board Chair Algenita Scott Davis.

### **PUBLIC COMMENTS**

Dr. Teddy McDavid, on behalf of the MacGregor Park Conservancy and Friends of MacGregor Park, thanked the board of directors for its approval of funds to support the renovation of MacGregor Park.

### **CONSENT AGENDA**

Upon motion by Director Evans-Jackson and seconded by Director Williams, the Board of Directors approved the (a) minutes of the December 19, 2023, meeting of the Authority; and (b) Payment of Recurring and Non-Recurring Expenses.

### **EXECUTIVE DIRECTOR'S REPORT ON ADMINISTRATIVE MATTERS AND STRATEGIC PARTNERSHIPS**

Upon motion by Director Evans-Jackson and seconded by Director Burney, the Board of Directors received the Executive Director's Report on Administrative Matters and Strategic Partnerships as presented by Theola Petteway, Executive Director. The Executive Director's Report on Administrative Matters and Strategic Partnerships will be emailed to board members prior to the board meetings. Floyd Smith, Director of Operations, will send the meeting schedule for the Greater Third Ward Super Neighborhood Council and the Third Ward Community Cloth Cooperative to the board members.

### **FINANCE AND OPERATIONS**

The Board of Directors received the Finance and Operations Report as presented by Floyd Smith, Director of Operations. The Board of Directors approved the following actions related to the recommendations presented by Director Haller Fontaine on behalf of the Finance/Operations Committee: (1) engaging a professional to complete the Authority's Accounting Policies & Procedures Manual to ensure proper internal controls are in place and (2) hiring an Accounting /Finance professional to manage/direct in-house finance and accounting operations.

### **CAPITAL PROJECTS**

The Board of Directors received the Capital Projects Report for Non-Bond Funded Projects as presented by Floyd Smith, Director of Operations; and the Capital Projects Report for Bond Funded Projects as presented by Dr. Karun Sreerama of Concepts Engineers, Inc.

Upon motion by Director Williams and seconded by Director Holliday II, the Board of Directors, approved a Scope of Work and Not-to-Exceed amount of \$5,053.50 for HVJ Associates, Inc. to provide Construction Materials Engineering and Testing Services; and authorized the Executive Director to issue Notices to Proceed. Upon motion by Director Williams and seconded by Director Evans-Jackson, the Board of Directors, approved Change Order No. 2 for a Not-to-Exceed Amount of \$212,252.00 for B&D Contractors, Inc. to remove playground shade sails, repair the foundations, and re-install playground shade sails for Emancipation Park and Community Center Phase – III (CIP# T-0712); and authorize the Executive Director to issue Change Order No. 2.

Upon motion by Director Williams and seconded by Director Evans-Jackson, the Board of Directors, approved Change Order No. 1 for B&D Contractors, Inc. to complete additional park repairs, painting and installation of new electric service in the garden for Park @ Palm Center – Phase I & Phase II (CIP# T-0706) for a not-to-exceed amount of \$108,023.01 to be paid in advance by Greater Southeast Management District (the District); and authorized the Executive Director to issue Change Order No. 1 upon receipt of funding from the District.

### **PLANNING & DEVELOPMENT**

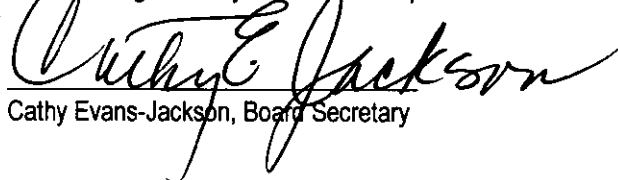
Floyd Smith, Director of Operations, presented the Planning & Development Report which included an update on the Fourteenth Amendment to Amended and Restated Interlocal Agreement related enhanced public safety services provided by Greater Southeast Management District which was fully executed by all parties.

### **NEXT REGULAR MEETING**

The next meeting will be held on Tuesday, February 27, 2024, at 12:00 p.m.

### **ADJOURNMENT**

The meeting was adjourned at 1:35 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, January 23, 2024, at 12:00 p.m. at the offices of OST/Almeda Corridors Redevelopment Authority, 3131 Emancipation Suite 225, 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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Upon motion by Director Williams and seconded by Director Evans-Jackson, the Board of Directors, approved Change Order No. 1 for B&D Contractors, Inc. to complete additional park repairs, painting and installation of new electric service in the garden for Park @ Palm Center – Phase I & Phase II (CIP# T-0706) for a not-to-exceed amount of \$108,023.01 to be paid in advance by Greater Southeast Management District (the District); and authorized the Executive Director to issue Change Order No. 1 upon receipt of funding from the District.

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Cathy Evans-Jackson, Board Secretary