

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, March 19, 2024, at 12:00 p.m. at OST/Alameda Corridors Redevelopment Authority, at 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:

<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 of the above were present. Others in attendance were Clark Lord, Andrew Busker, Dr. Karun Sreerama, Dr. Mekdim Damtie, Danielle Page, Zackery Martin Theola Petteway, Floyd Smith, Tia Alexander, Derrick Woods, Anthony Gordon, and Tamiko Brock. The following attended via Zoom: Melissa Walters, Arquella Hargrove, Sonja Walker, Nikki Knight, and Deborah Juneau.

The meeting was called to order at 12:07 p.m. by Board Chair Algenita Scott Davis.

PUBLIC COMMENTS

No Public Comments

CONSENT AGENDA

Upon motion by Director Hexser Holliday II and seconded by Director Cathy Evans-Jackson, the Board of Directors approved the minutes of the February 27, 2024, meeting of the Authority and the Zone; and approved the Payment of Recurring and Non-Recurring Expenses.

EXECUTIVE DIRECTOR'S REPORT ON ADMINISTRATIVE MATTERS AND STRATEGIC PARTNERSHIPS

Upon motion by Director Brian Smith and seconded by Director Michael R. Williams, the Board of Directors received the Executive Director's Report on Administrative Matters and Strategic Partnerships as presented by Theola Petteway, Executive Director.

FINANCE/OPERATIONS

Upon motion by Director Michael R. Williams and seconded by Director Brian Smith, the Board of Directors received the Finance and Operations Report as presented by Floyd Smith, Director of Operations. Sonia Walker with Alchemy Consulting Group presented the Authority's New Organization Structure.

Upon motion by the Finance Operation Committee, the board approved (a) the Authority's New Organizational Structure; and (b) Resolution Authorizing Creation and Maintenance of One or More

Corporate Bank Accounts and Related Administrative Matters for Old Spanish Trail/Almeda Corridors
Redevelopment Authority.

CAPITAL PROJECTS

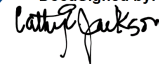
Upon motion by Director Hexser Holliday II and seconded by Director Michael R. Williams, the Board of Directors received the Capital Projects Report for Bond Funded Projects and the request for a workshop with the Board of Directors on Saturday, March 23, 2024, as presented by Dr. Karun Sreerama with Concepts Engineers, Inc. Danielle Page Deputy Assistant Director with the City Houston Public Works-Transportation & Drainage Operations Department presented an overview of On-Street Bike Lanes and Road Diets concerns; and the Non-Bond Funded Projects Report as presented by Zackery Martin, with Martin Construction Management & Design, LLC.

NEXT REGULAR MEETING

The next meeting will be held on Tuesday, April 16, 2024, at 12:00 p.m.

ADJOURNMENT

The meeting was adjourned at 1:25 p.m.

DocuSigned by:


28F41BAFE8D0414...

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 the public with the Board of Directors of Reinvestment Zone Number Seven, City of Houston (the “Zone”) on Tuesday, March 19, 2024, at 12:00 p.m. at OST/Almeda Corridors Redevelopment Authority, at 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:

<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 of the above were present. Others in attendance were Clark Lord, Andrew Busker, Dr. Karun Sreerama, Dr. Mekdim Damtie, Danielle Page, Zackery Martin Theola Petteway, Floyd Smith, Tia Alexander, Derrick Woods, Anthony Gordon, and Tamiko Brock. The following attended via Zoom: Melissa Walters, Arquella Hargrove, Sonja Walker, Nikki Knight, and Deborah Juneau.

The meeting was called to order at 12:07 p.m. by Board Chair Algenita Scott Davis.

PUBLIC COMMENTS

No Public Comments

CONSENT AGENDA

Upon motion by Director Hexser Holliday II and seconded by Director Cathy Evans-Jackson, the Board of Directors approved the minutes of the February 27, 2024, meeting of the Authority and the Zone; and approved the Payment of Recurring and Non-Recurring Expenses.

EXECUTIVE DIRECTOR’S REPORT ON ADMINISTRATIVE MATTERS AND STRATEGIC PARTNERSHIPS

Upon motion by Director Brian Smith and seconded by Director Michael R. Williams, the Board of Directors received the Executive Director’s Report on Administrative Matters and Strategic Partnerships as presented by Theola Petteway, Executive Director.

FINANCE/OPERATIONS

Upon motion by Director Michael R. Williams and seconded by Director Brian Smith, the Board of Directors received the Finance and Operations Report as presented by Floyd Smith, Director of Operations. Sonia Walker with Alchemy Consulting Group presented the Authority’s New Organization Structure.

Upon motion by the Finance Operation Committee, the board approved (a) the Authority's New Organizational Structure; and (b) Resolution Authorizing Creation and Maintenance of One or More Corporate Bank Accounts and Related Administrative Matters for Old Spanish Trail/Alameda Corridors Redevelopment Authority.

CAPITAL PROJECTS

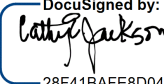
Upon motion by Director Hexser Holliday II and seconded by Director Michael R. Williams, the Board of Directors received the Capital Projects Report for Bond Funded Projects and the request for a workshop with the Board of Directors on Saturday, March 23, 2024, as presented by Dr. Karun Sreerama with Concepts Engineers, Inc. Danielle Page Deputy Assistant Director with the City Houston Public Works-Transportation & Drainage Operations Department presented an overview of On-Street Bike Lanes and Road Diets concerns; and the Non-Bond Funded Projects Report as presented by Zackery Martin, with Martin Construction Management & Design, LLC.

NEXT REGULAR MEETING

The next meeting will be held on Tuesday, April 16, 2024, at 12:00 p.m.

ADJOURNMENT

The meeting was adjourned at 1:25 p.m.

DocuSigned by:

28E41BAFE8D0414...
Cathy Evans-Jackson, Board Secretary

Minutes of the Joint Workshop on Capital Projects with 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 Workshop on Capital Projects open to the public with the Board of Directors of Reinvestment Zone Number Seven, City of Houston (the “Zone”) on Saturday, March 23, 2024, at 4:00 P.M. at One Emancipation Center, 3131 Emancipation Avenue, 2nd Floor, Houston, TX 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 of the above were present, except Zinetta A. Burney. Others in attendance were Andrew Busker, Dr. Karun Sreerama, Dr. Mekdim Dantie, Michael Mauer, Theola Petteway, and Floyd Smith.

The meeting was called to order at 4:17 p.m. by Board Chair Algenita Scott Davis.

PUBLIC COMMENTS

No Public Comments

WORKSHOP ON CAPITAL PROJECTS

The Board Workshop on Capital Projects' objective was to provide a mitigation plan to address the City of Houston's temporary hold on capital projects submitted to TIRZs which includes all roadway diets and street projects including streets under design as “Roadway Diet”: (i.e., narrow lanes to 10'), lane reduction, and on-street bike lanes which affected several TIRZ #7 2019 Bond-Funded CIP Projects.

On behalf of the Mayor's Office of Economic Development, Andrew Busker Staff Analyst, informed the Board of Directors that the City of Houston is still working out the process to determine how the roadway diet and bike lanes elimination will be addressed in capital project submittals in the coming weeks. The Mayor's Office of Economic Development recommends the Authority not completely modify project plans until after the determination by the City of Houston is completed. The timeline for this determination is unknown.

Dr. Karun Sreerama with Concept Engineers, Inc. made a presentation on the effects of the City of Houston's “hold” on several TIRZ #7 2019 Bond-Funded CIP Projects. All three aspects of the “road diet” are included in the bond projects: narrow lanes to 10', lane reduction, and on-street bike lanes. These aspects are highly likely to slow down the progress of the project. The Live Oak project will be least affected but will still be slowed down. The Greater Third Ward Neighborhood Project Sections A and B will experience a significant slowdown in their present form. Finally, the Emancipation Avenue project is very unlikely to be approved by the City of Houston in its present form because the current design includes narrow lanes and lane reduction.

Upon motion by Director Brian Smith and seconded by Director Hexser Holliday II, the Board of Directors approved the modification to the project design for the Live Oak Street Improvement Project (CIP T-0724) to adhere to the City of Houston's recommendations.

Upon motion by Director Hexser Holliday II and seconded by Director Brian Smith, the Board of Directors approved the following changes related to the Emancipation Avenue Reconstruction Project (CIP T-0711A): (a) halt the existing design efforts: and (b) rehabilitate Emancipation Avenue from Pierce Street to McGowen Street as an asphalt mill and overlay project.

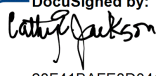
Upon motion by Director Hexser Holliday II and seconded by Director Brian Smith, the Board of Directors approved moving forward with the Greater Third Ward Neighborhood Streets Project Sections A & B (CIP T-0722) with the following street segments: Hadley Street (Emancipation Avenue to Sauer Street), Mclhenny Street (Live Oak Street to Delano Street), Dennis Street (Live Oak Street to Sauer Street), Tuam Street (Emancipation Avenue to Sauer Street), Anita Street (Emancipation Avenue to Sauer Street), Rosalie Street (Live Oak Street to Sauer Street), Francis Street (Live Oak Street to Paige Street) and St. Charles Street (Alabama to Division and Stuart to Rosalie Streets).

NEXT REGULAR MEETING

The next meeting will be held on Tuesday, April 16, 2024, at 12:00 p.m.

ADJOURNMENT

The meeting was adjourned at 5:25 p.m.

DocuSigned by:


28F41BAFE8D0414...

Cathy Evans-Jackson, Board Secretary