

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, April 18, 2023, at 12:00 p.m. at the offices of OST/Alameda Corridors Redevelopment Authority, 5445 Alameda Rd., Suite 502, 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	Antoine Bryant

All of the above were present in person except Directors Zinetta Burney, Lauren Haller Fontaine, and Antoine Bryant. Others in attendance were Clark Lord, Andrew Busker, Zackery Martin, Dr. Karun Sreerama, Dr. Mekdim Damtie, Michael Mauer, Naomi Carrier, Rakeem Bradshaw, Edwin Harris, Gerald Womack, Henry Porche, Jerold LaBeaux, Robert "RUEROB" Jackson, Parker Yingling, Nikki Knight, Theola Petteway, Eric Tschanz, Floyd Smith, Tamiko Brock, Deborah Juneau, and Kia Rand.

A quorum was present. The meeting was called to order at 12:06 p.m. by Vice-Chair Scott Davis who chaired the meeting.

PUBLIC COMMENTS

No public comments were given.

CONSENT AGENDA

Upon motion by Director Smith and seconded by Director Holliday II, the Board of Directors approved the minutes of previous meetings of the Authority and the Zone and approved the Payment of Recurring and Non-Recurring Expenses.

EXECUTIVE DIRECTOR'S REPORT

Upon motion by Director Holiday II and seconded by Director Evans-Jackson, the Board of Directors received the Executive Director's Report on Administrative Matters as presented by Theola Petteway.

FINANCE/OPERATIONS COMMITTEE

Upon motion by Director Holliday II and seconded by Director Smith, the Board of Directors received the Finance & Operations Committee Report as presented by Floyd Smith, Interim Director of Operations. Floyd Smith reported Alchemy Consulting Group, Human Resources Consultant, completed the deliverables as specified in Work Order #2023-ACG-01 including the Employee Handbook, Telework Policy, Job Descriptions, and SMART Goals. Floyd Smith with Nikki Knight, Program Manager with the Greater Southeast Management District, discussed the status of the Authority-owned parking lots maintenance,

construction, and operations. Floyd Smith, also, updated the board on the AHOC Garage, and the new office space buildout at 3131 Emancipation Avenue.

CAPITAL PROJECTS REPORT

Upon motion by Director Holliday, II and seconded by Director Smith, the Board of Directors received the FY2023 Capital Improvement Projects Report as of March 30, 2023, as presented by Erik Tschanz, Capital Projects Manager, and the report on the Summary of Bond Projects Progress Report as of April 14, 2023, as presented by Dr. Karun Sreerama, Concept Engineers, Inc.

PLANNING & DEVELOPMENT REPORT

Michael Mauer, of M2L Associates, Naomi Carrier, of Texas Center for American Living History (TCAALH), Edwin Harris and Parker Yingling, of Evoke Studios made a presentation to the Board of Directors on the conceptual plans for the Wesley Chapel AME Church site.

Upon motion by Director Smith and seconded by Director Holliday II, the Board of Directors approved the Wesley Chapel AME National Emancipation Heritage Center to be located at the Wesley Chapel AME Church Site as a capital project of OST/Almeda Corridors Redevelopment Authority – TIRZ 7.

CONSTRUCTION, OPERATIONS, AND MAINTENANCE OF AUTHORITY-OWNED PARKING LOTS

Upon motion by Director Evans-Jackson and seconded by Director Smith, the Board of Directors approved the following plan between the OST/Almeda Corridors Redevelopment Authority -TIRZ 7 and the Greater Southeast Management District for the Construction, Operations, and Maintenance of Authority-Owned Parking Lots to include: (1) Phase I: Complete critical maintenance of the Authority-owned public parking lot located at 5216 Almeda Houston, Texas 77004. (2) Phase II: Complete design of upgrades/improvements for the three Authority-owned public parking lots. (3) Phase III: Complete the bidding and construction of the upgrades/improvements for three Authority-owned public parking lots. (4) Complete the agreement for long-term maintenance and operation of the three Authority-owned public parking lots.

EXECUTIVE SESSION

Executive session held for deliberations regarding real property pursuant to the Open Meetings Act, V.T.C.A. Government Code §551.072; and personnel matters pursuant to the Open Meetings Act, V.T.C.A., Government Code §551.074

RECONVENE OPEN MEETING AND TAKE ACTION ON ANY MATTERS DISCUSSED DURING EXECUTIVE SESSION


Upon motion by Director Smith and being seconded by Director Holliday II, the Board of Directors approved the obtaining of an updated appraisal and relisting of the Authority-owned property located at 4435 Old Spanish Trail, Houston, Texas 77021.

NEXT REGULAR MEETING

The next meeting will be held on Tuesday, May 16, 2023, at 12:00 p.m.

ADJOURNMENT

The meeting was adjourned at 2:00 p.m.


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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, April 18, 2023, at 12:00 p.m. at the offices of OST/Almeda Corridors Redevelopment Authority, 5445 Almeda Rd., Suite 502, 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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PUBLIC COMMENTS

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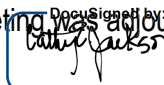
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