

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, May 16, 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	Michael R. Williams

All of the above were present in person except Directors Zinetta Burney and Cathy Evans-Jackson. Others in attendance were Clark Lord, Andrew Busker, Zackery Martin, Dr. Karun Sreerama, Dr. Mekdim Damtie, Naomi Carrier, Jerold LeBeaux, Clark Lord, Robert "RUEROB" Jackson, Fatima Chase, Jennifer Spriggs, Chanelle Frazier, 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: 20 p.m. by Chair Scott Davis.

PUBLIC COMMENTS

Chanelle Frazier from the Houston Parks Board asked the board of directors for a Letter of Support to be included in a grant submission to the Texas Parks and Wildlife Department for the MacGregor Park Improvement Project Outdoor Recreation Legacy Partnership (ORLP) Program Grant Submission for improvements and renovations. Chair Scott Davis referred to the request for a letter of support to the Executive Director for execution on behalf of the Authority.

Jennifer Spriggs announced to the board she was recently appointed as the Executive Director of the Emancipation Park Conservancy.

Naomi Carrier, the founder of the Texas Center for African American Living History (TCAALH), commented on the importance of tourism to support economic development and TCAALH's efforts to obtain a tour bus, auto insurance, and driver to provide this service.

Robert "RUEROB" Jackson from Project Row Houses informed the board on June 19, 2023, at the Juneteenth Celebration at Emancipation Park, a ceremony honoring seven (7) Black Historical Neighborhoods: 3rd Ward, 4th Ward, 5th Ward, Independence Heights, Acres Home, Sunnyside, and South Park will the held.

REORGANIZATION OF THE BOARD OF DIRECTORS

Attorney Clark Lord of Bracewell administered the Oath of Office to the directors present: Algenita Scott Davis, Lauren Haller Fontaine, Hexser Holliday II, Brian Smith, and Michael R. Williams.

On May 3, 2023, Houston City Council approved the appointment/reappointment of the following: Algenita Scott Davis, Position One; Hexser J. Holliday II, Position Two; Zinetta A. Burney, Position Three; Brian G. Smith, Position Four; Lauren Haller Fontaine, Position Five; and Michael R. Williams, Position Seven. Algenita Scott Davis was appointed as Board Chair.

Upon motion by Director Williams and seconded by Director Smith, the Board of Directors approved the Election of Board Officers: Lauren Haller Fontaine, Vice Chair; Cathy Evans-Jackson, Secretary; and Hexser Holliday II, Treasurer.

Board Committee Appointments are as follows:

- Finance/Operations Committee: Lauren Haller Fontaine, Committee Chair; Michael R. Williams, Committee Member; and Algenita Scott Davis, Committee Member.
- Capital Projects, Planning & Development Committee: Hexser Holliday II; Committee Chair; Brian Smith, Committee Member; and Cathy Evans-Jackson, Committee Member

CONSENT AGENDA

Upon motion by Director Smith and seconded by Director Williams, the Board of Directors approved the minutes of the May 16, 2023 meeting of the Authority and the Zone and approved the Payment of Recurring and Non-Recurring Expenses.

ACCOUNTANT'S REPORT

The Board of Directors received the Accountant's Report on the Compilation Report for the Period Ending March 31, 2023, and the Quarterly Report Investment Report for the Period Ending March 31, 2023, as presented by Fatima Chase from McConnell Jones.

EXECUTIVE DIRECTOR'S REPORT

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

FINANCE/OPERATIONS

Upon motion by Director Smith and no second needed, the Board of Directors received the Finance & Operations Committee Report as presented by Floyd Smith, Interim Director of Operations on behalf of Lauren Haller Fontaine, Committee Chair.

CAPITAL PROJECTS

Upon motion by Director Haller Fontaine and seconded by Director Williams, the Board of Directors received the FY 2023 Capital Improvement Projects Report as of May 12, 2023, as presented by Erik Tschanz, Capital Projects Manager.

Upon motion by Director Haller Fontaine and seconded by Director Williams, the Board of Directors approved the following actions subject to the Capital Projects, Planning & Development (CPPD) Committee review and approval at its next meeting to be held within a week with meeting packets submitted at least seventy-two (72) hours before the scheduled meeting:

- A Notice of Intent to Award a Contract to B&D Contractors, Inc. in the amount of \$824,674.00 for the Construction and Installation of Upgrades and Improvements for Park at Palm Center Project Phase II (CIP #T-0706);
- Establishing a Contingency Fund in the amount of \$123,701.10 for Construction Services, Construction Management & Inspection, Construction Administration Services, and Construction Materials Engineering & Testing Services for Park at Palm Center Project Phase II (CIP#T-0706);
- A Scope of Work and Not-to-Exceed Amount of \$37,649.00 for Geotech Engineering, Inc. to provide Construction Materials Testing for Park at Palm Center Project Phase II (CIP#T-0706);
- A Scope of Work and Not-to-Exceed Amount of \$98,950.00 for Martin Construction Management & Designs, LLC. to provide Project Management, Construction Management & Inspection and Construction Administration Services for Park at Palm Center Project Phase II (CIP #T- 0706);
- A Scope of Work and Not-to-Exceed Amount of \$40,716.00 for Asakura Robinson Company, LLC. to provide Professional Architectural and Engineering Services during the Construction Phase for Park at Palm Center Project Phase II (CIP #T-0706);
- A Scope of Work and Not-to-Exceed Amount of \$20,354.00 for Geotest Engineering, Inc. to provide Additional Geotechnical Testing for Greater Third Ward Neighborhood Project-Section A (CIP #T0722);
- A Scope of Work and Not-to-Exceed Amount of \$58,944.00 for M2L Associates to provide Professional Landscape Architectural Services for improvements to three (3) public parking lots owned by the Authority;
- Change Order in the amount of \$26,788.15 to remove the existing 8 shade sails and columns for storage related to the Emancipation Park and Community Center Phase II (CIP #T-0712).

Upon motion by Director Smith and seconded by Director Holliday II, the Board of Directors received the Monthly Report as presented by Dr. Karun Sreerama of Concept Engineers, Inc.; and approved Dr. Karun Sreerama requesting the City of Houston reimburse the OST/Alameda Corridors Redevelopment Authority for costs associated with increasing the water and sewer lines for the bonded projects per the City of Houston's request.

PLANNING & DEVELOPMENT

Upon motion by Director Smith and seconded by Director Williams, the Board of Directors received the Planning & Development Report as presented by Floyd Smith, Interim Director of Operations.

Upon motion by Director Smith and seconded by Director Williams, the Board of Directors approved a Scope of Work and Not-to-Exceed Amount of \$25,500 for M2L Associates, Inc. to provide Additional Professional Services for planning and development of The National Emancipation Heritage Center at the Wesley Chapel AME Church site including additional Design Concepts for the Wesley Chapel AME Church facility and segments of the Emancipation Avenue Reconstruction Project (CIP #T-0711A) adjacent to the site in collaboration with Texas Center for African American Living History, Evoke Studio, and other strategic partners; and Authorized the Executive Director to issue Notices-To-Proceed.

Upon motion by Director Smith and seconded by Director Williams, the Board of Directors approved a Scope of Work and Not-to-Exceed Amount of \$9,000 for the Texas Center for African American Living History to

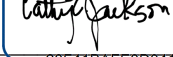
provide Additional Professional Services to incorporate historical interpretation in the planning and development of The National Emancipation Heritage Center at the Wesley Chapel AME Church site and segments of the Emancipation Avenue Reconstruction Project (CIP #T-0711A) adjacent to the site in collaboration with M2L Associates, Inc., Evoke Studio, and other strategic partners; and Authorized the Executive Director to issue Notices-To-Proceed.

NEXT REGULAR MEETING

The next meeting will be held on Tuesday, June 20, 2023, at 12:00 p.m.

ADJOURNMENT

The meeting was adjourned at 1:49 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/Alameda Corridors Redevelopment Authority (the “Authority”) on Tuesday, May 16, 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:

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