

MINUTES OF THE MEETING OF
BOARD OF DIRECTORS OF
GREATER NORTHSIDE MANAGEMENT DISTRICT

October 11, 2019

The Board of Directors (the “Board”) of Greater Northside Management District (the “District”) met in regular session, open to the public, on October 11, 2019, at the District’s Office located at Lindale Park Civic Center located at 218 Joyce, Houston, Texas 77009, inside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Pos. 1	Edwin Caviedes	
Pos. 2	Jose Galindo	
Pos. 3	Sandra Clark	
Pos. 4	Christian Barraza	Vice Chairman
Pos. 5	Mary Lawler	
Pos. 6	David Smith	
Pos. 7	Jeanette Rash	Chairman
Pos. 8	Anas Maguz	
Pos. 9	Ed Reyes	Secretary
Pos. 10	April Cohen	Assistant Secretary

and all of said persons were present with the exception of Directors Rash, Maguz, Reyes and Cohen, thus constituting a quorum.

Also present for all or a portion of the meeting were Rebecca Reyna, the District’s Executive Director; Anibeth Turcios, the District’s Deputy Executive Director; Jorge Bustamante, the District’s Project Manager; Mariana Raschke of the Goodman Corporation (“Goodman”); Jack Roland of Governmental Financial Reporting, LLC; JoAnn Ramos of Utility Tax Service, LLC (“Utility Tax”); Andy Lynn of Houston Metro Coordinators Corporation (“HMC”); Susan Rogers of the University of Houston; Joel Cleveland and Olivia Galvan of Jeanne H. McDonald, P.C.; and attendees listed on the sign-in sheet attached hereto.

EXECUTIVE DIRECTOR’S REPORT

a. Infrastructure Projects.

i. North Houston Highway Improvement Project (“NHHIP”).

a. UH CDC.

This item as taken out of order. Ms. Rogers introduced herself and conducted a presentation by the University of Houston’s Community Design Resource Center regarding the development of alternative design

strategies for mitigating the negative impacts of the I-45 Expansion Project on the District. No action was necessary.

Director Galindo entered the meeting at 12:05 p.m. Ms. Reyna then announced that a quorum was present, and the meeting was called to order.

Director Lawler entered the meeting at 12:11 p.m.

PUBLIC COMMENT

There were no public comments.

INTRODUCTIONS

There were no introductions.

MINUTES

The Board then considered approval of the minutes of its meeting held on August 9, 2019, a copy of which is attached hereto. Director Barraza moved that the Board approve the minutes of the meeting held on August 9, 2019, as presented. Director Smith seconded the motion, which passed unanimously.

BOOKKEEPER'S REPORT

Mr. Roland then presented the Bookkeeper's Report (including the Monthly Financial Reports as of September 30, 2019, and Bank Register from August 10, 2019, through October 11, 2019), copies of which are attached hereto. After discussion, Director Lawler moved to approve the Bookkeeper's Report and payment of the District's bills. Director Clark seconded the motion, which passed unanimously.

BUDGET

Ms. Reyna presented and reviewed a draft of the budget for fiscal year ending September 30, 2020. Discussion ensued regarding line items for personnel, preparation of the District's new Service Plan and the District's assessment revenue. After discussion, Director Clark moved to approve the budget for fiscal year ending September 30, 2020, as amended. Director Barraza seconded the motion, which passed unanimously.

403B THRIFT PLAN

This item was tabled.

ASSESSMENT REPORT

Ms. Ramos then presented the Assessment Collector's Reports for the months of August 2019 and September 2019, copies of which are attached hereto. She reported that as of September 30, 2019, the District's 2018 assessments were 92.97% collected. After discussion, Director Lawler moved to approve the Assessment Collector's Reports for August and September and authorize payment of the bills. Director Clark seconded the motion, which passed unanimously.

ASSESSMENT ROLL/ PUBLIC HEARING

Ms. Reyna then updated the Board on the District's certified values for assessable property within the District as reported by Utility Tax and determined by the Harris County Appraisal District. She noted that, in accordance with the terms of the District's Service Plan, the District can add approximately \$99,000 in additional assessment revenue by holding a public hearing to add additional property value to its assessment roll. She then stated that the Budget Committee recommends not holding the hearing this year due to the necessity of getting a new service plan approved in 2020, which will require signed petitions from District assessment payers and another public hearing. After discussion, Director Barraza moved to approve the distribution of the District's assessment bills and to not hold a public hearing to supplement the District's assessment roll this year. Director Smith seconded the motion, which passed unanimously.

DELINQUENT ASSESSMENTS

There was no report.

INSURANCE

Ms. Reyna explained that the District's insurance policies with Texas Municipal League ("TML") are up for renewal in October. She stated that the renewal contribution total is \$16,973. Director Barraza moved to approve the renewal of the District's insurance policies with TML. Director Galindo seconded the motion, which passed unanimously.

PREVAILING WAGE RATES

Next, Mr. Cleveland reviewed with the Board the Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, utilizing the rate surveys conducted by the United States Department of Labor. After discussion, Director Smith moved to adopt the Resolution Adopting Prevailing Wage Rate Scale for Construction Projects as presented. Director Caviedes seconded the motion, which passed unanimously.

PEDESTRIAN/TRANSIT MASTER PLAN

a. Quitman Pedestrian Improvement.

Ms. Reyna then stated that the Quitman Pedestrian Improvement project continues to move forward. She then presented a handout illustrating the proposed bi-directional bike lane design for the project, a copy of which is attached hereto. No action was necessary.

b. B-Cycle.

Ms. Reyna presented a request from B-Cycle for the Board to fund a portion of a 15-bike dock/station to be located on Quitman and Main with a District contribution of \$13,000. A copy of the letter is attached hereto. She then recommended that the Board participate in the dock/station but limit its contribution to \$6,000 due to other available funding sources for the project, specifically METRO. In response to questions from the Board, she reported that B-Cycle is already pursuing additional funding and that the local match portion of the funding for the project is estimated to be \$26,000. After discussion, Director Lawler moved to approve the expenditure of \$6,000 toward a B-Cycle dock/station to be located on Quitman and Main. Director Clark seconded the motion, which passed unanimously.

CAPITAL IMPROVEMENT PLAN

b. Pocket Park.

This item was taken out of order. Ms. Reyna reported on the status of the Fulton Butterfly Pocket Park project (the "Project"). She reported that the District recently received bids from contractors and requested that this item be tabled until a review of the bids is conducted. Mr. Cleveland then inquired regarding the time sensitivity of the Project and recommended holding a special meeting to consider awarding the construction contract. After discussion, the Board concurred to hold a special meeting to consider awarding a contract for construction of the Project.

EXECUTIVE DIRECTOR'S REPORT

b. Tour de Northside.

i. Street Cleaning.

This item was taken out of order. Ms. Reyna distributed handouts regarding the Tour de Northside event, copies of which are attached hereto. She reported that District staff conducted an initial walkthrough of the District's tour route and recommends that the Board consider conducting a street cleaning of sections of the route. Ms. Reyna then presented a quote to address sections of the bike route that need the most work. Discussion ensued regarding clean-up of the entire route. After discussion, Director Barraza moved to approve clean-up of the entire

Tour de Northside bike route in an amount not to exceed \$2,000. Director Smith seconded the motion, which passed unanimously.

c. Independence Heights Festival.

Ms. Reyna distributed a handout regarding a sponsorship opportunity for the Independence Heights Festival event, a copy of which is attached hereto. She stated that the Independence Heights Redevelopment Council (“IHRC”) is requesting sponsorship in the amount of \$1,500 to use toward the costs of event security. She then inquired if the Board wished to become a sponsor for the event. Director Barraza then inquired whether the District could provide the security services requested for the event through its security program. In response, Mr. Reyna stated that she would need to confirm with the IHRC if the request for sponsorship is for costs already incurred or if the exchange of services will be acceptable. After discussion, Director Lawler moved to approve sponsorship of the Independence Heights Festival event via security services provided by the District, or alternatively, with a donation not to exceed \$1,500, subject to the preference of the IHRC. Director Smith seconded the motion, which passed unanimously.

Director Clark and Director Smith left the meeting at 1:08 p.m.

SECURITY SERVICES

a. Patrol Officers.

This item was taken out of order. Mr. Lynn distributed and reviewed with the Board the Patrol Officers Reports, copies of which are attached hereto. No action was necessary.

b. Public Safety Initiative.

Mr. Lynn distributed and reviewed with the Board the Proactive Patrol Initiative Report, a copy of which is attached hereto. No action was necessary.

c. Public Safety.

Ms. Reyna presented a handout regarding the District’s Public Safety Committee meeting, to be held November 13, 2019, a copy of which is attached hereto. No action was necessary.

CAPITAL IMPROVEMENT PLAN

a. Report.

Ms. Reyna presented an agenda for the District’s Capital Improvement Program Committee meeting to be held December 16, 2019, a copy of which is attached hereto. No action was necessary.

c. Hernandez Tunnel.

Ms. Reyna then reported on the status of installation of the mural at the Hernandez Tunnel (the “Mural Project”). She reported that Reinvestment Zone Number Twenty-One was not able to obtain a structural engineering to address the condition of the surface area for the Mural Project. She also stated that the District staff is investigating other methods to address the surface area for the Mural Project. No action was necessary.

d. Houston Avenue Project.

This item was tabled.

EXECUTIVE DIRECTOR’S REPORT

a. Infrastructure Projects.

ii. Hardy Toll Road.

There was no report.

d. Graffiti Abatement Program.

Ms. Reyna distributed the Monthly Graffiti Abatement Report, a copy of which is attached hereto. No action was necessary.

e. Right-of-Way (“ROW”) Maintenance/Litter Program.

Ms. Reyna distributed the Monthly Right of Way Maintenance/Litter Program Report, a copy of which is attached hereto. No action was necessary.

f. Clean-up Projects.

There was no report.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned.

Secretary,
Board of Directors

(SEAL)

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