

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

November 8, 2019

The Board of Directors (the “Board”) of Greater Northside Management District (the “District”) met in regular session, open to the public, on November 8, 2019, 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 Barraza and Smith, 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”); Joel Cleveland and Olivia Galvan of Jeanne H. McDonald, P.C.; and attendees listed on the sign-in sheet attached hereto.

PUBLIC COMMENT

There were no public comments.

INTRODUCTIONS

There were no introductions.

## CAPITAL IMPROVEMENT PLAN

### d. Houston Avenue Project.

This item was taken out of order. Ms. Reyna provided an update regarding the Memorial-Heights Redevelopment Authority green space improvements at the northwest corner of Houston Avenue and White Oak Drive. She then presented a handout regarding the ribbon cutting ceremony held on October 26, 2019, a copy of which is attached hereto.

## EXECUTIVE DIRECTOR'S REPORT

This item was taken out of order.

### a. Infrastructure Projects.

#### i. North Houston Highway Improvement Project.

Ms. Reyna then provided an update on the North Houston Highway Improvement Project ("NHHIP"). She presented a handout regarding a community workshop on Segment 3 of the NHHIP to be held November 9, 2019, a copy of which is attached hereto. No action was necessary.

Director Maguz entered the meeting at 12:03 p.m.

Director Cohen and Director Lawler entered the meeting at 12:06 p.m.

Director Rash then expressed her concerns regarding NHHIP and its regional impact.

In response to Director Rash's comments, Mr. Reyna stated that she will coordinate a Board workshop regarding the impact of NHHIP.

## MINUTES

The Board then considered approval of the minutes of its meeting held on October 11, 2019, a copy of which are attached hereto. Director Clark moved that the Board approve the minutes of the meeting held on October 11, 2019, as presented. Director Caviedes seconded the motion, which passed unanimously.

## BOOKKEEPER'S REPORT

Mr. Roland then presented the Bookkeeper's Report (including the Monthly Financial Report as of October 31, 2019, and Bank Register from October 12, 2019, through November 8, 2019), a copy of which is 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.

Director Galindo entered the meeting at 12:20 p.m.

### ASSESSMENT REPORT

Ms. Ramos then presented the Assessment Collector's Report for the month of October 2019, a copy of which is attached hereto. She reported that as of October 31, 2019, the District's 2018 assessments were 94.22% collected. Ms. Ramos also requested that the Board approve adding Ms. Reyna and Director Barraza as authorized signers to the District's tax account. After discussion, Director Reyes moved to approve the Assessment Collector's Report for October, add Ms. Reyna and Director Barraza to the District's tax account as authorized signers, and authorize payment of the bills. Director Maguz seconded the motion, which passed unanimously.

### DELINQUENT ASSESSMENTS

There was no report.

### PEDESTRIAN/TRANSIT MASTER PLAN

- a. Quitman Pedestrian Improvement.
  - i. Partnerships.

Ms. Reyna then stated that the Quitman Pedestrian Improvement project (the "Quitman Project") continues to move forward. She then presented a handout illustrating the proposed bi-directional bike lane design options for the project, a copy of which is attached hereto. Ms. Reyna also reported on discussions with Harris County Precinct 2 ("Precinct 2") to include six-foot sidewalks in accordance with Commissioner Garcia's initiative to implement new sidewalk standards within Precinct 2. She further stated that Precinct 2 is considering providing the District with funding to implement such standards into the Quitman Project design. After discussion, no action was necessary.

### CAPITAL IMPROVEMENT PLAN

- a. Report.

Ms. Reyna presented a handout regarding the District's Capital Improvement Plan Committee meeting to be held December 16, 2019, a copy of which is attached hereto. No action was necessary.

- b. Pocket Park.

Ms. Reyna reported on the status of construction of the Fulton Butterfly Pocket Park project (the "Project"). She then reviewed with the Board the Project budget as of November 5, 2019, a copy of which is attached hereto. She then stated that a construction change order

is necessary to add an additional irrigation tap and water meter in connection with the Project's landscaping, as well as to remove chain link fencing and install a boulder. She stated that the change order would be in the amount of \$10,515. Ms. Reyna then requested that that Board consider engaging the landscape architect firm of Asakura Robinson Company LLC ("AR") to provide construction management services for the Project. After discussion, Director Clark moved to approve Change Order No. 1 to the construction contract with Custom Scapes in the amount of \$10,515 and approve the agreement with AR for construction management services in the amount of \$1,000. Director Galindo seconded the motion, which passed unanimously.

i. Groundbreaking.

Ms. Reyna reported that the groundbreaking ceremony for the Project is scheduled to be held November 22, 2019. No action was necessary.

SECURITY SERVICES

This item was taken out of order.

a. Patrol Officers.

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.

There was no report.

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

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 District staff obtained a proposal from Martin Chavez, Director of Constituent Services for the East End District, for preparation of the tunnel walls for painting at a cost of \$6,710.00. She reported that Mr. Chavez explained that the tunnel walls could be prepared to meet the District's needs but that their poor condition will require constant maintenance going forward. Discussion ensued regarding alternative options for installation of the Mural Project.

After discussion, no action was taken.

## EXECUTIVE DIRECTOR'S REPORT

a. Infrastructure Projects.

ii. Hardy Toll Road.

Ms. Reyna provided an update on recent efforts concerning adequate storm water detention for the Hardy Toll Road Extension. No action was necessary.

b. Tour de Northside.

Ms. Reyna distributed handouts regarding the Tour de Northside, copies of which are attached hereto. She reported that the event will be held November 9, 2019, and that 100 participant riders are already registered. No action was necessary.

c. Scenic Houston – Airport Corridor District.

Ms. Reyna then presented a request for support from Scenic Houston for a new City of Houston (the “City”) ordinance creating an Airport Corridor District with language that will modify the City’s sign ordinance. Ms. Reyna then expressed concerns with the request without the exception for construction activities. Discussion ensued regarding the letter and modifications to the City’s sign ordinance. After discussion, no action was taken.

d. Selfie Sculpture.

Ms. Reyna reported that a ribbon cutting ceremony will be held on November 18, 2019, for the Selfie Sculpture installed at BakerRipley Leonel Castillo Community Center. No action was necessary.

e. Graffiti Abatement Program.

Ms. Turcios distributed the Monthly Graffiti Abatement Report, a copy of which is attached hereto. She also reported on efforts to abate graffiti along the route for the Tour De Northside. No action was necessary.

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

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

g. Clean-up Projects.

Ms. Turcios distributed a handout regarding Underpass Initiative Locations, a copy of which is attached hereto. Ms. Reyna also reported on initiatives in Austin, Texas regarding homeless encampments. No action was necessary.

ADJOURNMENT

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

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Secretary,  
Board of Directors

(SEAL)

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