

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

July 19, 2023

The Board of Directors (the “Board”) of Greater Northside Management District (the “District”) met in regular session, open to the public, on Wednesday, July 19, 2023, at 12:00 p.m., at the Lindale Park Civic Club, 218 Joyce Street, Houston, Texas 77009, inside the boundaries of the District. 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	Vacant	
Pos. 4	Christian Barraza	Vice Chairman
Pos. 5	Mary Lawler	
Pos. 6	Linda Smith	
Pos. 7	Jeanette Rash	Chair
Pos. 8	Anas Maguz	
Pos. 9	Ed Reyes	Secretary
Pos. 10	Richard Mason	

and all of said persons were present with the exception of Directors Lawler and Maguz, 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; Carlos Espinoza y Sánchez, the District’s Director of Programs and Planning; Pamela Guerra, the District’s Programs Coordinator; Caryn Adams of Governmental Financial Reporting, LLC; Andy Lynn of Houston Metro Coordinators Corporation (“HMC”); and Laura Davis and Judy Marcantel (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”).

PUBLIC COMMENT

There were no public comments.

INTRODUCTIONS

There were no introductions.

MINUTES

The Board considered approval of the minutes of its meeting held on May 17, 2023, a copy of which are attached hereto. Director Reyes moved that the Board approve the minutes of the

meeting held on May 17, 2023, as presented. Director Caviedes seconded the motion, which passed unanimously.

Chair Rash entered the meeting at 12:04 pm.

### BOOKKEEPER’S REPORT

Ms. Adams presented the Bookkeeper’s Report (including the Monthly Financial Report as of June 30, 2023, Bank Register from May 18, 2023, through July 19, 2023), and the quarterly investment report, a copy of which is attached hereto. After discussion, Director Barraza moved to approve the Bookkeeper’s Report and payment of the District’s bills. Chair Rash seconded the motion, which passed unanimously.

### ASSESSMENT REPORT

Ms. Reyna presented the Assessment Collector’s Reports for the month of May 2023, copies of which are attached hereto. She reported that as of May 30, 2023, the District’s 2022 assessments were 90.07% collected and the District’s 2021 assessments were 95.96% collected. After discussion, Director Barraza moved to approve the Assessment Collector’s Report for May 2023 and authorize payment of the bills. Director Smith seconded the motion, which passed unanimously.

### DELINQUENT ASSESSMENTS

There was no report.

### DIRECTOR APPOINTMENT

Ms. Reyna reviewed the resume of Mayra Vazquez with Latin Specialties, LLC, who has shown interest in serving on the Board of Directors. Ms. Davis reminded the Board that the terms of those Directors in Positions 1-5 are set to expire on June 1, 2023. She then explained the process of having the directors reappointed, noting that the District must approve a proposed slate of directors and submit the slate to the City of Houston (“City”) for approval and reappointment/appointment to new four-year terms. After discussion, Director Mason moved to submit for appointment by the City, Mayra Vasquez to fill position 3 on the District’s Board of Directors, and to approve the slate of directors for positions 1-5 and authorize its submission to the City of Houston for appointment of such directors to new four-year terms. Director Barraza seconded the motion, which passed unanimously.

Mr. Lynn joined the meeting at 12:11 p.m.

### PEDESTRIAN/TRANSIT PLAN

#### a. Quitman Pedestrian Improvement.

Ms. Turcios provided a general update regarding the Quitman Street Partnership Project. She stated that the project will be re-bid in the fall due to the City of Houston making other improvements in the area.

## CAPITAL IMPROVEMENT PLAN

### a. Report.

Mr. Espinoza y Sánchez reviewed Capital Improvement Plan Committee meetings. He stated that they have been meeting with the City of Houston on various projects. No action was necessary.

### b. GNMD Wayfinders.

Ms. Turcios stated that the wayfinder signs are being produced and she will announce the unveiling date to the Board when all are complete. No action was necessary.

## SECURITY SERVICES

### a. Patrol Officers.

Mr. Lynn reviewed with the Board the Patrol Officers Reports, copies of which are attached hereto. No action was necessary.

#### i. Safety Meetings.

Mr. Lynn provided a general update regarding the Safety Meetings. He stated that two officers retired and new officers are currently being trained. No action was necessary.

#### ii. Homeless.

Ms. Reyna stated an informational meeting will be held on July 26, 2023, to help business owners in the Fulton and Crosstimbers Corridor regarding the elevated homeless issues. No action was taken.

Director Galindo joined the meeting at 12:35 pm.

#### iii. Crime Prevention Through Environmental Design (CPTED).

Ms. Reyna requested the Board's approval for Ms. Guerra to obtain an online CPTED certification to assist with aiding business safety. After discussion, Chair Rash moved to approve the cost of \$625.00 for Ms. Guerra to attend the CPTED training online. Director Smith seconded the motion, which passed unanimously.

#### iv. Pct. 6 National Night Out.

Ms. Reyna reviewed the National Night Out sponsorship request for

Precinct 6. She stated that National Night Out is scheduled for August 1, 2023, and suggested the Board approve \$500.00 sponsorship. Director Barraza moved to approve the \$500.00 sponsorship for District marketing. Director Mason seconded the motion, which passed unanimously.

## EXECUTIVE DIRECTOR'S REPORT

### a. Infrastructure Projects.

Ms. Reyna discussed projects within the District by TxDOT and Harris County Toll Road Authority. No action was necessary.

#### i. NHHIP.

Ms. Reyna reviewed list of major concerns to TxDOT regarding walkability, District area exits, and pedestrian bridges. After discussion, no action was necessary.

#### ii. Proposal.

Ms. Reyna reviewed a proposal from Community Design Resource Center (CDRC) and Huitt-Zollars, Inc. for identifying elements to TxDOT regarding the redesign of I-45 Freeway. Ms. Reyna stated that \$10,000.00 can be utilized from the return of funds from the Rice Art Alliance project that was not completed and the District would need to contribute an additional \$10,000.00 from its general budget for a total of \$20,000.00. After discussion, Director Caviedes moved to approve the proposal for a total of \$20,000.00. Director Galindo seconded the motion, which passed unanimously.

### b. Jensen Jubilee.

Ms. Reyna presented a sponsorship opportunity for the Ninth Annual Jensen Jubilee Parade and Fall Festival in the amount of \$5,000.00 and discussed the benefits to the District. After discussion, Director Barraza moved to approve the sponsorship for the Ninth Annual Jensen Jubilee Parade and Fall Festival in the amount of \$5,000.00. Chair Rash seconded the motion, which passed unanimously. Director Smith abstained from voting.

### d. Art on the Avenue.

This item was taken out of order. Ms. Reyna reviewed a request for sponsorship from Art on the Avenue. The Board discussed the various opportunities and benefits to the District. After discussion, Director Reyes moved that the Board sponsor the video wall in the amount of \$5,000.00. Director Barraza seconded the motion, which passed unanimously.

c. Marketing Material.

Ms. Reyna reviewed District branded table linen and pop-up tents for events. After discussion, Director Barraza moved to approve purchasing marketing material in an amount not to exceed \$3,200.00. Director Mason seconded the motion, which passed unanimously.

e. Tour and Festival of Northside.

Ms. Turcios provided an up update on the Tour de Northside and Northside Festival. No action was necessary.

f. Special Projects Committee.

Ms. Reyna discussed appointing Directors Caviedes, Barraza, and Mason to the Special Projects Committee. After discussion, Chair Rash moved to appoint Directors Caviedes, Barraza, and Mason to the Special Projects Committee. Director Smith seconded the motion, which passed unanimously.

GRAFFITI ABATEMENT.

Ms. Guerra reviewed the monthly Graffiti Abatement Report for May and June, copies of which are attached hereto. No action was necessary.

RIGHT-OF-WAY (“ROW”) MAINTENANCE/LITTER PROGRAM.

a. Clean-ups.

Ms. Guerra reviewed the monthly clean-up projects report, a copy of which is attached hereto. No action was necessary.

EXECUTIVE SESSION

The Board did not convene in executive session.

ADJOURNMENT

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

---

Secretary,  
Board of Directors

(SEAL)

