

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

February 9, 2021

The Board of Directors (the “Board”) of Greater Northside Management District (the “District”) met in special session, open to the public, via video/audio conference on Tuesday, February 9, 2021, at 2:00 p.m. The video/audio conference meeting was authorized pursuant to the March 16, 2020 Declaration by the Governor of the State of Texas, which suspended certain provisions of Chapter 551, Texas Government Code, in response to the Coronavirus (COVID-19) disaster. The Governor’s Proclamation permitted governmental bodies to conduct meetings via telephone or videoconference to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the COVID-19. 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	Chair
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 Maguz and Lawler, 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; Gina Magana, the District’s Project Manager; Cynthia Craig of Governmental Financial Reporting, LLC; JoAnn Ramos of Utility Tax Service, LLC (“Utility Tax”); Andy Lynn of Houston Metro Coordinators Corporation (“HMC”); Jim Webb of the Goodman Corporation; and Laura Davis and Judy Marcantel of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”).

PUBLIC COMMENT

There were no public comments.

INTRODUCTIONS

There were no further introductions.

## MINUTES

The Board considered approval of the minutes of its meeting held on January 8, 2021, a copy of which are attached hereto. Director Caviedes moved that the Board approve the minutes of the meeting held on January 8, 2021, as presented. Director Cohen seconded the motion, which passed unanimously.

## BOOKKEEPER'S REPORT

Ms. Craig presented the Bookkeeper's Report (including the Monthly Financial Report as of January 31, 2021, Bank Register from January 9, 2021, through February 9, 2021), and the quarterly investment report, a copy of which is attached hereto. After discussion, Director Cohen moved to approve the Bookkeeper's Report and payment of the District's bills. Director Barraza seconded the motion, which passed unanimously.

## ASSESSMENT REPORT

Ms. Ramos presented the Assessment Collector's Reports for the month of January 2021, a copy of which are attached hereto. She reported that as of January 31, 2021, the District's 2019 assessments were 95.01% collected and the District's 2020 assessments were 50.18% collected. After discussion, Director Clark moved to approve the Assessment Collector's Reports for January and authorize payment of the bills. Director Caviedes seconded the motion, which passed unanimously.

## DELINQUENT ASSESSMENTS

There was no report.

## DIRECTOR BOND

Ms. Reyna reported that it is time for the District to consider renewal of the District's Director Bonds with Merchants Bonding Company, obtained through McDonald & Wessendorff. She noted that the quoted annual premium of \$350 is the same as the previous years' premium. Director Smith moved to approve the renewal of the Director Bonds with McDonald & Wessendorff. Director Clark seconded the motion, and it passed unanimously.

## PEDESTRIAN/TRANSIT PLAN

### a. Quitman Pedestrian Improvement.

Ms. Reyna provided a general update regarding the Quitman Street Partnership Project. She stated that Harris County is currently reviewing a draft interlocal agreement. After discussion, no action was necessary.

b. Goodman Proposal.

Ms. Reyna presented and reviewed The Goodman Corporation (“TGC”) proposal providing the District with assistance on overall Quitman project coordination, FTA reporting and design phase oversight, and coordination on bid phase compliance and bid package preparation. She stated that the amendment to the existing contract will authorize an additional \$50,000 in funding to support activities projected to facilitate TGC involvement through 2021.

After discussion, Chair Rash moved to accept the amendment to the existing contract with The Goodman Corporation authorizing an additional \$50,000 in funding to support projected activities with the District. Director Cohen seconded the motion, which passed unanimously.

### CAPITAL IMPROVEMENT PLAN

a. Report.

Ms. Turcios stated that the next meeting will be held March 9, 2021. No action was necessary.

Director Galindo joined the meeting at 12:24 p.m.

b. Precinct 2 Project Application

Ms. Reyna reviewed the project identification strategy with the Board. Mr. Webb stated the process will result in four or five defined projects with schematic designs with costs estimates. Ms. Reyna stated if the application is approved by Precinct 2, the District’s commitment will be \$100,000.00. After discussion, Director Smith moved to approve application to Precinct 2 for matching funds for a District study to identify and conduct initial design and engineering for future projects. Director Cohen seconded the motion, which passed unanimously.

c. Pocket Park.

Ms. Reyna reported on the status of construction of the Fulton Butterfly Pocket Park project. She notified the Board that the Park is the winner of the H-GAC Parks and Natural Areas Award in the On-the-Ground Project Under \$500k category. No action was necessary.

d. Hernandez Tunnel Mural.

Ms. Turcios reported on the status of the mural stating that the project is pending final date from the artist. 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.

### b. Public Safety Initiative.

#### i. Proactive Patrols.

Ms. Magana reviewed with the Board the proactive patrol initiative report. No action was necessary.

#### ii. Zalladium Camera Pilot.

Ms. Magana reviewed with the Board the security program report. No action was necessary.

## EXECUTIVE DIRECTOR'S REPORT

### a. Infrastructure Projects.

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

Ms. Reyna reported on the status of the North Houston Highway Improvement Project and stated she is continuing to work with TxDOT. No action was necessary.

### b. Lindale Park Civic Club.

Ms. Reyna reviewed the Lindale Park Civic Club House lease renewal with the Board. Director Smith moved to renew the lease for one year for \$100 per month. Director Barraza seconded the motion, which passed unanimously.

### c. William Booth Support Letter.

Ms. Reyna presented a request for a letter of support from National Church Residences to renovate William Booth Apartments. The Board declined providing a letter of support at this time.

### d. District Round Table.

Ms. Reyna stated that the District Round Table should commence at the end of February. No action was necessary.

e. Business Development.

Ms. Reyna discussed appointment of committee to plan and pursue economic and business development opportunities within the District. Directors Barraza and Reyes agreed to serve on the committee. Ms. Reyna stated she would reach out to Director Lawler regarding same. No action was necessary.

f. Graffiti Abatement Program.

Ms. Magana reviewed the Monthly Graffiti Abatement Reports for January, a copy of which is attached hereto. No action was necessary.

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

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

h. Clean-up Projects.

Ms. Magana reported on clean-up efforts within the District. 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.

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Secretary,  
Board of Directors

(SEAL)

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