

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

July 10, 2020

The Board of Directors (the “Board”) of Greater Northside Management District (the “District”) met in regular session, open to the public, via video/audio conference on Friday, July 10, 2020, at 12:00 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	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 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; Gina Magana, the District’s Program/Project Manager; JoAnn Ramos of Utility Tax Service, LLC (“Utility Tax”); Andy Lynn of Houston Metro Coordinators Corporation (“HMC”); Jack Roland of Governmental Financial Reporting, LLC; Henry Morris of Houston B Cycle; Elia Quiles of Up Art Studio; Greg Goodman of The Goodman Corporation; and Laura C. Davis and Judy Marcantel of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”).

PUBLIC COMMENT

There were no public comments.

INTRODUCTIONS

Ms. Reyna introduced Greg Goodman of The Goodman Corporation and Elia Quiles of Up Art Studio.

MINUTES

The Board considered approval of the minutes of its meeting held on June 12, 2020, a copy of which are attached hereto. Director Cohen moved that the Board approve the minutes of the meeting held on June 12, 2020, as presented. Director Barraza seconded the motion, which passed unanimously.

BOOKKEEPER'S REPORT

Mr. Roland presented the Bookkeeper's Report (including the Monthly Financial Report as of June 30, 2020, and Bank Register from June 13, 2020, through July 10, 2020), a copy of which is attached hereto. Ms. Reyna noted that the budget amendment approved at June meeting was not reflected on current report. Mr. Roland stated he would make the revision. After discussion, Director Smith moved to approve the Bookkeeper's Report and payment of the District's bills. Director Cohen seconded the motion, which passed unanimously.

a. Staff Health Insurance

Ms. Reyna presented to and reviewed with the Board a health reimbursement account ("HRA") and requested approval of expenditures and reimbursable rates. After discussion, Director Barraza moved to approve the HRA for District staff. Director Reyes seconded the motion, which passed unanimously.

ASSESSMENT REPORT

Ms. Ramos presented the Assessment Collector's Report for the month of June 2020, a copy of which is attached hereto. She reported that as of June 30, 2020, the District's 2018 assessments were 95.80% collected, and the District's 2019 assessments were 90.45% collected. After discussion, Director Reyes moved to approve the Assessment Collector's Reports for June and authorize payment of the bills. Director Clark, seconded the motion, which passed unanimously.

DELINQUENT ASSESSMENTS

No report was presented.

UPDATING SERVICE PLAN

a. Engage Firm for Survey.

Ms. Reyna presented to and reviewed with the Board a proposal from Lionheart, Inc. to perform professional services for the purpose of creating an online survey that will be used for Virtual Town Hall. After discussion, Director Cohen moved to approve the proposal from Lionheart, Inc. Director Reyes seconded the motion, which passed unanimously.

b. Set Date for Virtual Meeting for Service Plan.

Ms. Reyna next presented a proposed timeline for the new service plan. No action was necessary.

c. New Staff for Public Hearing Process.

Ms. Reyna next requested the approval to hire a part-time/temporary staff member to assist with petition and public hearing process. She stated the cost would be \$1,000 per month. After discussion, Chairman Rash moved to approve hiring a part-time staff member to assist with public hearing process. Director Smith seconded the motion which passed unanimously.

PEDESTRIAN/TRANSIT MASTER PLAN

a. Quitman Pedestrian Improvement.

Ms. Turcios provided a general update regarding the Quitman Street Intergovernmental Partnership Proposal. No action was necessary.

CAPITAL IMPROVEMENT PLAN

a. Report.

Ms. Turcios presented the minutes of the District's Capital Improvement Plan Committee meeting that was held June 15, 2020, a copy of which is attached hereto. No action was necessary.

b. Pocket Park.

Ms. Magana reported on the status of construction of the Fulton Butterfly Pocket Park project. No action was necessary.

c. Hernandez Tunnel Mural.

Ms. Reyna reported that the Hernandez Tunnel is in need of surface repairs to proceed with mural installation. Ms. Quiles presented to and reviewed with the Board a proposal from Millsap Waterproofing, Inc. for the approximate amount of \$8,000.00 for crack waterproofing and restoration. After discussion, the Board deferred action on the proposal pending presentation to and input from the City, and determining what the warranty is for the work. The Board will discuss the proposal again in August.

d. White Oak/Houston Ave. Improvement.

Ms. Reyna reported on the status of the transfer of maintenance from Memorial TIRZ #5 and stated that the contractor has not yet completed the work. No action was necessary.

Ms. Quiles left the meeting at 12:57pm.

e. B-Cycle Station Request.

Mr. Morris reviewed with the Board a funding proposal in support of a new bike share station at Hardy Yards. He explained that the project cost for additional equipment and installation is \$17,636.00, and he is requesting 50% from the District for a total of \$8,818.00. After discussion, Director Cohen moved that the Board approve the funding proposal for the total amount of \$8,818.00. Director Galindo seconded the motion, which passed unanimously.

f. Irvington Blvd. Esplanade.

Ms. Reyna reported on the status of new plantings and maintenance of Irvington Blvd. Esplanade. 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.

Ms. Turcios and Ms. Magana reviewed the Public Safety Initiative program's progress in addressing criminal activity within the District's hotspot locations. No action was necessary.

i. Proactive Patrols.

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

ii. Zalladium Camera Pilot.

Ms. Turcios presented the report on pilot security program and advised that additional cameras are being installed. 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. She presented a letter from the Mayor to Texas Transportation Commission regarding required improvements around Segments 1, 2 and 3. No action was necessary.

ii. Houston Galveston Area Council (H-GAC) Transportation Policy Council Meeting.

Ms. Reyna shared with the Board a memorandum of understanding for the future coordination on the North Houston Highway Improvement Project. No action was necessary.

b. Independence Heights Redevelopment Council (IHRC).

Ms. Reyna reported on the status of the IHRC event, and presented flyer from Juneteenth Event. No action was necessary.

c. COVID Updates.

No action was necessary.

d. Graffiti Abatement Program.

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

f. Clean-up Projects.

Ms. Magana reported on clean-up efforts within the District. No action was necessary.

ADJOURNMENT

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

Secretary,
Board of Directors

(SEAL)

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