

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

August 16, 2023

The Board of Directors (the “Board”) of Greater Northside Management District (the “District”) met in regular session, open to the public, on Wednesday, August 16, 2023, at 12:00 p.m., at the 615 North Loop East, Suite 104, Houston, Texas 77022, 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 Rash 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; Sara Ahlschlager-Caudle of Utility Tax Services, 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 July 19, 2023, a copy of which are attached hereto. Director Lawler moved that the Board approve the minutes of the

meeting held on July 19, 2023, as presented. Director Barraza seconded the motion, which passed unanimously.

### OFFICERS OF THE BOARD

Consideration was given to appointing Director Smith to serve as Treasurer for the Board. Director Reyes moved to appoint Director Smith to serve as Treasurer of the Board. Director Barraza seconded the motion, which passed unanimously.

Director Mason entered the meeting at 12:05 p.m.

### INVESTMENT ISSUES

This item was taken out of order.

a. Review Investment Policy and adopt resolution amending/confirming same:

Ms. Davis explained that there were no changes in the law that would require an amendment of the Investment Policy adopted June 2, 2017, and presented a resolution confirming same. Ms. Davis then presented a Resolution Adopting List of Approved Broker/Dealers of the Greater Northside Management District. After discussion, Director Barraza moved to adopt the Resolution Confirming the Amended Investment Policy of the Greater Northside Management District Effective June 2, 2017, and adopt the Resolution Adopting List of Approved Broker/Dealers of the Greater Northside Management District. Director Caviedes seconded the motion, which passed unanimously.

### ASSESSMENT REPORT

This item was taken out of order. Ms. Ahlschlager-Caudle presented the Assessment Collector's Reports for the month of July 2023, copies of which are attached hereto. She reported that as of July 31, 2023, the District's 2022 assessments were 91.92% collected and the District's 2021 assessments were 96.46% collected. After discussion, Director Smith moved to approve the Assessment Collector's Report for July 2023 and authorize payment of the bills. Director Lawler seconded the motion, which passed unanimously.

Director Galindo joined at 12:07 p.m.

### DELINQUENT ASSESSMENTS

There was no report.

## PEDESTRIAN/TRANSIT PLAN

### a. Quitman Pedestrian Improvement.

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

## CAPITAL IMPROVEMENT PLAN

### a. Report.

Mr. Espinoza y Sánchez reviewed the Capital Improvement Plan Committee meetings. No action was necessary.

### b. METRO Letter of No Opposition.

Ms. Reyna reviewed request from METRO for a letter of no opposition towards the Inner Katy Bus Rapid Transit (BRT) route as a Transit Corridor Street in the Major Thoroughfare and Freeway Plan (MTFP). Ms. Reyna noted that the letter will also include a request to city transportation planning staff to include the District in future transit oriented development required and optional street destinations in the future. After discussion, Director Lawler moved to approve the letter of no opposition towards the Inner Katy Bus Rapid Transit (BRT) route as a Transit Corridor Street in the Major Thoroughfare and Freeway Plan (MTFP). Director Barraza seconded the motion, which passed unanimously.

Ms. Adams joined the meeting at 12:12 p.m.

## BOOKKEEPER'S REPORT

Ms. Adams presented the Bookkeeper's Report (including the Monthly Financial Report as of July 31, 2023, Bank Register from July 20, 2023, through August 16, 2023), and the quarterly investment report, a copy of which is attached hereto. After discussion, Director Cavedes moved to approve the Bookkeeper's Report and payment of the District's bills. Director Mason seconded the motion, which passed unanimously.

## CONFLICT OF INTERESTED DISCLOSURES

Ms. Davis then reviewed with the Board the laws and procedures required when a Board member has a conflict of interest, as described by law, may exist between the Board member and a party contracting with or offering to contract with the District. Ms. Davis stated that she received the bookkeeper's disclosure which reflects no conflicts.

## CAPITAL IMPROVEMENT PLAN

### c. Big Wall Big Dreams

Consideration was given to participating in Big Walls Big Dreams, 2023, and sponsoring a mural. Director Barraza reported that the Special Projects Committee discussed District rebranding and marketing efforts and that the District should reserve funds for those purposes. The Board concurred with this recommendation and declined participation in the 2023 Big Walls Big Dreams

## 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.

#### a. Patrol Updates.

Mr. Lynn reviewed report on District patrols and Safety Patrol, Hot Spot Programs, and activities. No action was necessary.

#### b. Safety Meetings.

Ms. Guerra provided a general update regarding the Safety Meetings. No action was necessary.

#### c. Homeless.

Ms. Reyna discussed overtime for HPD officers and efforts to curb homelessness and the best use of funds at this time.

## 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.

### b. Public Funds Investment Act Seminar.

Ms. Reyna reviewed request to attend the TML PFIA Seminar. Ms. Reyna and Director Smith agreed to attend training virtually at the cost of \$275.00. No action was necessary.

c. HPD Rising Star.

Ms. Reyna reviewed a request for sponsorship for fundraising gala with Houston Police Department. She stated the sponsorship opportunity will give the District an opportunity to advertise District activities. After discussion, Director Barraza approved purchasing a table in the amount of \$1,800.00. Director Caviedes seconded the motion, which passed unanimously.

d. Surplus Property.

Ms. Reyna stated that the District would like to dispose of some old equipment and stated that a new truck was purchased. Ms. Davis then presented and reviewed the proposed Resolution Declaring Certain Property to be Surplus and Authorizing the Disposal of Such Property, a copy of which is attached hereto. After discussion, Director Lawler moved to approve the Resolution as presented and for staff to determine the best option to dispose of the surplus property. Director Barazza seconded the motion, which passed unanimously.

e. ULI Fall Meeting.

Ms. Reyna reviewed Urban Land Institute Dallas Fall meeting on October 30, 2023. After discussion, Director Barraza made a motion for three staff members to attend the Urban Land Institute Dallas Fall meeting at an expense not to exceed \$4,000.00. Director Galindo seconded the motion, which passed unanimously.

Director Lawler left the meeting at 12:50 p.m.

f. District Brand Refresh.

Ms. Reyna reviewed a proposal from Like Minds Communications for a brand refresh, including website improvements, in the amount of \$10,000.00. The Special Projects Committee noted that they are impressed with the presentation and recommend approval. Director Smith made a motion to approve the Like Minds Communications brand refresh proposal in the amount of \$10,000.00. Director Mason seconded the motion, which passed unanimously.

g. THRIVE.

Ms. Turcios reviewed status of THRIVE small business program. No action was necessary.

h. Tour and Festival of Northside.

Ms. Turcios provided a general update of the Tour and Festival. No action was necessary.

GRAFFITI ABATEMENT.

Ms. Guerra reviewed the monthly Graffiti Abatement Report for July, a copy of which is 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.

b. Trash Bash.

Ms. Guerra reviewed report on HGAC Trash Bash 2023 and volunteer opportunities. No action was necessary.

PERSONNEL.

Discuss personnel matters.

EXECUTIVE SESSION

The Board of Directors convened into Executive Session at 1:07 p.m. to discuss personnel matters in accordance with Section 551.074 of the Texas Government Code.

RECOVENEN IN OPEN SESSION

The Board of Directors reconvened into open session at 1:23 p.m.

Motion by Director Reyes, seconded by Director Barraza, to authorize Ms. Reyna to negotiate Personnel leave under Employee Handbook.

ADJOURNMENT

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

---

Secretary,  
Board of Directors

(SEAL)