

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

May 17, 2023

The Board of Directors (the “Board”) of Greater Northside Management District (the “District”) met in regular session, open to the public, on Wednesday, May 17, 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 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; Carlos Espinoza y Sánchez, the District’s Director of Programs and Planning; Pamela Guerra, the District’s Programs Coordinator; Jack Roland and Caryn Adams of Governmental Financial Reporting, LLC; Andy Lynn of Houston Metro Coordinators Corporation (“HMC”); Michael Brown and Chrystal Stiglete, members of the public; and Laura Davis and Judy Marcantel (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”).

PUBLIC COMMENT

Director Reyes stated that the Lindal Park Fourth Parade will be held at 10:00 a.m. on the Fourth of July.

INTRODUCTIONS

Mr. Brown and Ms. Stiglete introduced themselves to the Board and stated they were attending the meeting to hear about District activities.

MINUTES

The Board considered approval of the minutes of its meeting held on April 14, 2023, a copy of which are attached hereto. Director Maguz moved that the Board approve the minutes of the meeting held on April 14, 2023, as presented. Director Barraza seconded the motion, which passed unanimously.

BOOKKEEPER'S REPORT

Ms. Adams presented the Bookkeeper's Report (including the Monthly Financial Report as of April 30, 2023, Bank Register from April 15, 2023, through May 17, 2023), and the quarterly investment report, a copy of which is attached hereto. After discussion, Director Reyes moved to approve the Bookkeeper's Report and payment of the District's bills. Director Mason seconded the motion, which passed unanimously.

ASSESSMENT REPORT

Ms. Turcios presented the Assessment Collector's Reports for the month of April 2023, copies of which are attached hereto. She reported that as of April 30, 2023, the District's 2022 assessments were 86.64% collected and the District's 2021 assessments were 95.91% collected. After discussion, Chair Rash moved to approve the Assessment Collector's Report for April 2023 and authorize payment of the bills. Director Reyes seconded the motion, which passed unanimously.

DELINQUENT ASSESSMENTS

There was no report.

PEDESTRIAN/TRANSIT PLAN

a. Quitman Pedestrian Improvement.

Ms. Turcios provided a general update regarding the Quitman Street Partnership Project. She stated that the bids came in higher than estimated, and they are determining to re-bid or negotiate the partner cost-sharing contracts. Ms. Reyna stated that Mr. Espinosa y Sánchez is working with the TIRZ on possible funds for trees. After discussion, no action was necessary.

i. Groundbreaking Invite.

Ms. Turcios stated the Groundbreaking Invite has been postponed. After discussion, no action was necessary.

ii. Federal Transit Authority (FTA) Requirements.

Ms. Reyna presented to the Board an updated policy on required DBE and Title VI for FTA funds. After discussion, Director Reyes moved to approve the updated policy statement. Director Barraza seconded the motion, which passed unanimously.

Director Galindo joined the meeting at 12:15 p.m.

CAPITAL IMPROVEMENT PLAN

a. Report.

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

i. Northside on the Move.

Mr. Espinoza y Sánchez stated that the District's application for Jensen design was approved and that the Interlocal Agreement with the County will be on the June Commissioner Court agenda. No action was necessary.

ii. Capital Improvement Projects.

Mr. Espinoza y Sánchez stated he is working on prioritization map of District projects. Ms. Reyna provided an update on the Safe Streets and Roads for All ("SS4A") project. She stated that she will have more information at the next meeting. Ms. Reyna also stated that staff is working on submitting to TxDOT a list of desired elements in the NHHIP as they affect the District. 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. No action was necessary.

ii. Houston Police Department Support Letter.

Ms. Reyna reviewed letters of support for the Fulton Revitalization Project Grant and the Fulton Critical Crime Reduction Strategy Project Grant to promote public safety initiatives within the District. After discussion, Chair Rash moved to approve the letters of support for the Fulton Revitalization Project and the Fulton Critical Crime Reduction Strategy Project Grant letters. Director Caviedes seconded the motion, which passed unanimously.

iii. Houston Housing Authority.

Ms. Guerra addressed the request from Houston Housing Authority regarding support for Flock Safety cameras for safety efforts. She stated that the Flock Safety cameras were approved, and no action was needed by the Board.

EXECUTIVE DIRECTOR'S REPORT

a. Board Meeting.

Ms. Reyna discussed moving the Board meeting to the third Wednesday of the month for the summer. After discussion, Chair Rash moved to change the meeting date to the third Wednesday of the month until August, 2023. Director Maguz seconded the motion, which passed unanimously.

b. 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 stated that TxDOT requested design input for walkability, District area exits, and pedestrian bridges. She stated that the District may engage a consultant to provide renderings of the requested elements. After discussion, no action was necessary.

ii. METRO.

Mr. Espinoza y Sánchez reviewed the report regarding METRO Rapid University Corridor Project ("BRT"). He stated that METRO will be holding a local meeting. No action was necessary.

iii. Memorial Heights Request for Support.

Ms. Reyna reviewed a request from Memorial-Heights Redevelopment Authority regarding support for TxDOT Transportation Alternatives grant. After discussion, Director Reyes moved to approve the support letter for Memorial-Heights Redevelopment Authority regarding support for TxDOT Transportation Alternatives grant. Director Barraza seconded the motion, which passed unanimously.

c. YMCA.

Ms. Reyna reviewed the MOU with YMCA M.D. Anderson for access to YMCA facilities for District meetings. After discussion, Director Reyes moved to approve the payment to YMCA M.D. Anderson for access to YMCA facilities for District meetings. Director Barraza seconded the motion, which passed unanimously.

d. District Events.

Ms. Guerra stated she is working with Frost Bank to coordinate a summer shred event. No action was necessary.

e. Employee Manual.

Ms. Reyna reviewed the proposed revisions to the Employee Manual regarding the part-time officer positions. After discussion, Director Reyes moved to approve the revised Employee Manual, as presented. Director Caviedes seconded the motion, which passed unanimously.

GRAFFITI ABATEMENT.

Ms. Guerra reviewed the monthly Graffiti Abatement Report for April, 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. She stated that she invoiced METRO for abatement at its sites. 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)