

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

September 20, 2023

The Board of Directors (the “Board”) of Greater Northside Management District (the “District”) met in regular session, open to the public, on Wednesday, September 20, 2023, at 12:00 p.m., at 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 Caviedes, Lawler, Maguz and Mason, 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; Pamela Guerra, the District’s Programs Coordinator; Caryn Adams of Governmental Financial Reporting, LLC; Lita Lemus of Utility Tax Services, LLC; Andy Lynn of Houston Metro Coordinators Corporation (“HMC”); Kristi Miller of The Goodman Corporation (“TGC”); and Laura Davis 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 August 16, 2023, a copy of which is attached hereto. Chair Rash moved that the Board approve the minutes of the

meeting held on August 16, 2023, as presented. Director Smith seconded the motion, which passed unanimously.

BOOKKEEPER'S REPORT

Ms. Adams presented the Bookkeeper's Report (including the Monthly Financial Report as of August 31, 2023, Bank Register from August 17, 2023, through September 20, 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.

BUDGET

Next, Ms. Reyna reviewed a proposed budget for fiscal year October 1, 2023, to September 30, 2024. She stated that assessment revenues were higher than anticipated, and the Board discussed moving \$25,000.00 to cover costs of GNIC. After discussion, Director Smith moved to approve the proposed budget, as presented, including moving \$25,000.00 to cover costs of GNIC. Director Reyes seconded the motion, which passed unanimously.

ASSESSMENT REPORT

Ms. Lemus presented the Assessment Collector's Reports for the month of August 2023, a copy of which is attached hereto. She reported that as of August 31, 2023, the District's 2022 assessments were 93.32% collected and the District's 2021 assessments were 96.80% collected. After discussion, Director Barraza moved to approve the Assessment Collector's Report for August 2023 and authorize payment of the bills. Director Reyes seconded the motion, which passed unanimously.

ASSESSMENT ROLL/ PUBLIC HEARING

Ms. Reyna then updated the Board on the District's certified values for assessable property within the District as reported by Utility Tax and determined by the Harris County Appraisal District. She noted that, in accordance with the terms of the District's Service Plan, the District can add approximately \$291,191.95 in additional assessment revenue by holding a public hearing to add newly developed or redeveloped properties and any increases in value that exceed the maximum individual assessment (i.e., that portion of the increase in a property's value that exceeds 110% of the previous year's value for that property). After discussion, Director Reyes moved to authorize District staff and consultants to do all things necessary to call and hold the required public hearing to supplement the District's assessment roll. Director Galindo 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 rebidding the Quitman Street Partnership Project. No action was necessary.

CAPITAL IMPROVEMENT PLAN

a. Report.

Ms. Reyna stated that there is no Capital Improvement Plan Committee meeting this month and directed people to METRO BRT meeting. No action was necessary.

b. Northside on the Move.

Ms. Reyna provided a general update on the progress of Northside on the Move projects. No action was necessary.

c. Support Letter Request.

Ms. Reyna reviewed a request from City of Houston for a grant support letter to the United States Department of Transportation's Reconnecting Communities and Neighborhood: Neighborhood Access and Equity (RCN NAE) for beautification along the proposed I-45 expansion. After discussion, Director Barraza moved to authorize Ms. Reyna to revise and finalize the grant support letter for beautification along the proposed I-45 expansion. Chair Rash seconded the motion, which passed unanimously.

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.

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

ii. Crime Reduction Initiatives.

Ms. Reyna discussed the status of corridors experiencing numerous issues with crime and possible courses of action. No action was necessary.

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. City of Houston Planning and Development, Development Ordinance.

Dipti Mathur with the City of Houston gave a presentation on changes to the City of Houston's development guidelines. No action was necessary.

b. THRIVE.

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

c. 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 August, 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 and volunteer opportunities. 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)