

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

April 17, 2024

The Board of Directors (the “Board”) of Greater Northside Management District (the “District”) met in regular session, open to the public, on Wednesday, April 17, 2024, 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 | Mayra Vazquez | |
| 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, Mason, 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; Lonnie Hoogeboom, the District’s Director of Projects, Planning, and Development; Bianca Gavarrette, the District’s Administrative Assistant; Andy Lynn of Houston Metro Coordinators Corporation (“HMC”); Sara Ahlschlager-Caudle of Utility Tax Services, LLC; Kristi Miller of The Goodman Corporation (“TGC”); Brian Collister of Dolcefino Consulting; and Laura Davis and Audrey Lyons (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”).

PUBLIC COMMENT

There were no public comments.

INTRODUCTIONS

Ms. Reyna introduced Mr. Collister to the Board and stated that he was recording the meeting.

MINUTES

The Board considered approval of the minutes of its meeting held on February 21, 2024, a copy of which are attached hereto. Director Reyes moved that the Board approve the minutes of

the meeting held on February 21, 2024, as presented. Director Smith seconded the motion, which passed unanimously.

BOOKKEEPER'S REPORT

On behalf of Ms. Craig, Ms. Reyna presented the Bookkeeper's Report (including the Monthly Financial Report as of March 31, 2024 and Bank Register from February 22, 2024, through March 17, 2024), a copy of which is attached hereto. After discussion, Director Smith moved to approve the Bookkeeper's Report and payment of the District's bills. Director Reyes seconded the motion, which passed unanimously.

ASSESSMENT REPORT

Ms. Ahlschlager-Caudle presented the Assessment Collector's Report for the months of February 29, 2024, and March 31, 2024, copies of which are attached hereto. She reported that as of March 31, 2024, the District's 2023 assessments were 85.69% collected. After discussion, Director Reyes moved to approve the Assessment Collector's Reports for February and March, and authorize payment of the bills. Director Barraza seconded the motion, which passed unanimously.

DELINQUENT ASSESSMENTS

There was no report.

PEDESTRIAN/TRANSIT PLAN

a. Quitman Pedestrian Improvement.

Ms. Reyna provided a general update regarding the Quitman Street Partnership Project. She advised that the groundbreaking ceremony took place on Tuesday, March 19, 2024. She stated that the contract has been executed.

Ms. Turicos reviewed a preliminary timeline for the project, and advised that a preconstruction meeting is forthcoming. She noted that community outreach efforts continue.

CAPITAL IMPROVEMENT PLAN

a. Introduction.

Ms. Reyna introduced Mr. Hoozeboom, the District's new Director of Projects, Planning, and Development. Mr. Hoozeboom thanked the Board for the opportunity, and reviewed his qualifications. Mr. Reyna advised that as Mr. Hoozeboom settles in to his new role, the District will be looking at some restructuring of projects in the CIP.

b. SS4A.

Ms. Reyna advised that she will be meeting with federal representatives at the end of March. No action was necessary.

SECURITY SERVICES

a. Patrol Updates.

Mr. Lynn reviewed with the Board the February and March Patrol Officers Reports, copies of which are attached hereto. No action was necessary.

Director Galindo entered the meeting at 12:23 p.m.

i. Safety Meetings.

Mr. Lynn provided a general update regarding the Safety Meetings. No action was necessary. Ms. Reyna stated that Director Smith is chairing the April 30th meeting. Director Smith invited everyone to the meeting, and encouraged community involvement.

ii. District H Patrol.

Ms. Reyna advised that there has been an increase in calls along the METRO Rail Red Line Corridor, and it would be beneficial to increase coverage of the area. She advised that Councilmember Mario Castillo has proposed a new initiative for District H Patrol, and requested funding for additional resources. She advised that the total project cost is \$212,000, and the request for funding from the District is \$50,000. Discussion ensued.

Director Lawler entered the meeting at 12:34 p.m.

Ms. Reyna advised that if the Board approves the funding request, the funds would be taken from special projects budget line item. After discussion, Director Reyes moved to approve the funding request for \$50,000. Director Caviedes seconded the motion. The motion passed with Director Lawler abstaining.

EXECUTIVE DIRECTOR'S REPORT

a. Infrastructure Projects.

Ms. Reyna reported on the status of the transportation-related projects. No action was necessary.

i. Resolution of Support for Hardy Toll Road Extension.

This item was deferred to the next meeting.

ii. NNHIP.

Ms. Reyna provided an update on the expansion of I-45 highway. No action was necessary.

b. Hardy Yards Development.

Ms. Reyna advised that the property has been listed for sale. No action was necessary.

c. Support Letters.

Ms. Reyna updated the Board on support letters issued during the most recent congressional application for funding. No action was necessary.

d. Brand Refresh.

Ms. Reyna reviewed options on brand refresh, and discussion ensued. No action was necessary.

e. Electrical Contract.

Ms. Reyna advised that the electricity supply contract expires in June. She reviewed Ameresco's recommendation to enter into a contract with Shell Energy for a 60-month term commencing June 1, 2024. After full discussion, Director Barraza moved to approve the contract with Shell Energy, as recommended. Director Lawler seconded the motion, which passed unanimously.

f. Elected Officials and Staff Tour.

Ms. Turicos updated the Board on the tour and presentation for elected officials and new staff members. No action was necessary.

g. Nonprofit Corporation Resolution Approving Amended Articles of Incorporation and Bylaws.

Ms. Reyna and Ms. Davis reviewed the Resolution, advising that amendments to the Articles of Incorporation and Bylaws for the Greater Northside Improvement Corporation are required. Director Lawler moved to approve the Resolution. Director Barraza seconded the motion, which passed unanimously.

GRAFFITI ABATEMENT.

Ms. Reyna reviewed the monthly Graffiti Abatement Reports for February and March, copies of which are attached hereto. No action was necessary.

RIGHT-OF-WAY ("ROW") MAINTENANCE/LITTER PROGRAM.

a. Clean-ups.

Ms. Reyna reviewed the monthly clean-up projects reports, copies of which are attached hereto. No action was necessary.

i. Trash Bash.

Ms. Reyna updated the Board on the 2024 Trash Bash. 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)