

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

January 24, 2024

The Board of Directors (the “Board”) of Greater Northside Management District (the “District”) met in regular session, open to the public, on Friday, January 13, 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	Mayra Vasquez	
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 Barraza, Rash, 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; Bianca Gavarrette, the District’s Administrative Assistant; Cindy Craig of Governmental Financial Reporting, LLC; Sara Ahlschlager-Caudle of Utility Tax Services, LLC; Kristi Miller of The Goodman Corporation (“TGC”); Julia McCain of McCall Gibson Swedlund Barfoot PLLC (“McCall”); 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 Mayra Vazquez as newly appointed Director.

MINUTES

The Board considered approval of the minutes of its meeting held on November 15, 2023, a copy of which are attached hereto. Director Reyes moved that the Board approve the minutes of

the meeting held on November 15, 2023, as presented. Director Maguz seconded the motion, which passed unanimously.

APPOINTMENT OF DIRECTORS

Ms. Reyna reported that the City of Houston has approved the reappointment of Directors Caviedes, Galindo, Barraza, and Lawler, and the appointment of Director Vazquez to new four-year terms expiring on June 1, 2027, in Positions 1-5. After discussion, Director Reyes moved to approve the bonds, oaths of office, and sworn statements of the newly reappointed directors in Positions 1-5; and approve a new District Registration Form. Director Smith seconded the motion, which passed unanimously.

DIRECTOR BONDS

Ms. Reyna reported that it is time for the District to consider renewal of the District's Director Bonds with Merchants Bonding Company, obtained through McDonald & Wessendorff. She noted that the quoted annual premium of \$350 is the same as the previous year's premium. Director Smith moved to approve the renewal of the Director Bonds with McDonald & Wessendorff. Director Galindo seconded the motion, and it passed unanimously.

BOOKKEEPER'S REPORT

Ms. Craig presented the Bookkeeper's Report (including the Monthly Financial Report as of December 31, 2023, Bank Register from November 16, 2023 through January 17, 2024), and the quarterly investment report, a copy of which is attached hereto. After discussion, Director Caviedes moved to approve the Bookkeeper's Report and payment of the District's bills. Director Galindo seconded the motion, which passed unanimously.

AMEND BUDGET

Ms. Reyna reviewed a proposed amendment to the District's budget to include funding a Director of Planning position and discussed the interview and hiring process. After discussion, the Board deferred action until the February Board meeting.

ASSESSMENT REPORT

Ms. Ahlschlager-Caudle presented the Assessment Collector's Reports for the months of November and December 2023, copies of which are attached hereto. She reported that as of December 31, 2023, the District's 2023 assessments were 30.70% collected. After discussion, Director Caviedes moved to approve the Assessment Collector's Report for November and December and authorize payment of the bills. Director Reyes seconded the motion, which passed unanimously.

AUDIT

Ms. McCain presented and reviewed the District's audit report for the fiscal year ended September 30, 2023, stating that the District received a clean opinion. After discussion, Director Maguz moved to approve the District's 2023 financial audit subject to staff and attorney review

and authorize the filing of such report with the Texas Commission on Environmental Quality. 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 advised that Commissioner Garcia is currently working on obtaining additional funding for alternatives. She also advised that TIRZ 21 has committed \$100,000 towards trees.

b. Bidding

Ms. Turcios reviewed the results of the last bid letting and advised that the District received two bids for the Quitman Street Partnership Project.

CAPITAL IMPROVEMENT PLAN

a. Report.

Ms. Turcios reviewed projects and funding. No action was necessary.

i. TxDOT HSIP Grant.

Ms. Miller discussed the HSIP Grant. She advised the City of Houston requested moving up implementation of the project to this fiscal year. Ms. Reyna stated that the District has money in its reserves. Director Reyes moved to authorize implementing the HSIP project to the current fiscal year. Director Caviedes seconded the motion, which passed unanimously.

ii. SS4A.

Ms. Miller discussed the SS4A grant application, advising that \$10.1 million has been awarded. She advised that the City of Houston is providing a 20% match.

iii. HGAC Grant Application.

Ms. Reyna discussed the HGAC Grant Application for a study of Berry Road, as prioritized by Northside on the Move. She advised the match is \$200,000 and will be programmed in 2025. Ms. Miller reviewed the application process. Director Reyes moved to authorize the application submission to HGAC. Director Maguz seconded the motion which passed unanimously.

SECURITY SERVICES

a. Patrol Officers.

Ms. Reyna reviewed with the Board the Patrol Officers Reports, copies of which are attached hereto. No action was necessary.

i. Safety Meetings.

Ms. Reyna advised that Director Vazquez is hosting a safety meeting following the Board meeting.

EXECUTIVE DIRECTOR'S REPORT

a. Infrastructure Projects.

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

b. Request for Letter to Pause N. Main Project.

Ms. Reyna reviewed a letter requesting the District submit a letter to the City of Houston requesting a pause to review design of the proposed N. Main Road Project. After discussion, Director Reyes moved to approve the submission of the letter. Director Smith seconded the motion which passed unanimously.

c. Hardy Yards Development.

This item is deferred to the next Board meeting.

d. Brand Refresh.

This item is deferred to the next Board meeting.

GRAFFITI ABATEMENT.

Ms. Reyna reviewed the monthly Graffiti Abatement Report for December, 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 report, a copy of which is attached hereto. 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)