

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

February 21, 2024

The Board of Directors (the “Board”) of Greater Northside Management District (the “District”) met in regular session, open to the public, on Wednesday, February 21, 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 Vazquez, Lawler, 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; Pamela Guerra, the District’s Programs Coordinator; Bianca Gavarrette, the District’s Administrative Assistant; Cindy Craig of Governmental Financial Reporting, LLC; Andy Lynn of Houston Metro Coordinators Corporation (“HMC”); Sara Ahlschlager-Caudle of Utility Tax Services, LLC; Kristi Miller of The Goodman Corporation (“TGC”); 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

There were no introductions.

MINUTES

The Board considered approval of the minutes of its meeting held on January 24, 2024, a copy of which are attached hereto. Director Smith moved that the Board approve the minutes of

the meeting held on January 24, 2024, as presented. Director Galindo seconded the motion, which passed unanimously.

BOOKKEEPER'S REPORT

Ms. Craig presented the Bookkeeper's Report (including the Monthly Financial Report as of January 31, 2024, Bank Register from January 18, 2024, through February 21, 2024), a copy of which is attached hereto. After discussion, Director Reyez moved to approve the Bookkeeper's Report and payment of the District's bills. Director Barraza seconded the motion, which passed unanimously.

AMEND BUDGET

Action taken below.

ASSESSMENT REPORT

Ms. Ahlschlager-Caudle presented the Assessment Collector's Report for the month of January 31, 2024, a copy of which is attached hereto. She reported that as of January 31, 2024, the District's 2023 assessments were 79.46% collected. After discussion, Director Caviedes moved to approve the Assessment Collector's Report for January 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. Reyna provided a general update regarding the Quitman Street Partnership Project. She advised that the Mayor is reviewing all projects. She advised that a groundbreaking ceremony is scheduled for Tuesday, March 19, 2024, at 2:00 p.m. at 1100 Quitman St., Houston, Texas 77009.

i. Award Contract.

Ms. Reyna reviewed the First Amendment to Interlocal Agreement for the Quitman Street Pedestrian, Bicycle, and Transit Project adding \$750,000 to the County's cost share. After discussion, Director Reyez moved to approve the First Amendment to Interlocal Agreement with Harris County. Director Galindo seconded the motion, which passed unanimously.

CAPITAL IMPROVEMENT PLAN

a. Report.

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

i. FY 24 Congressional Grant.

Ms. Reyna discussed a 2024 Grant Application to the 29th Congressional Office Representative Sylvia Garcia. She advised that she does not recommend seeking funding at this time. No action was necessary.

ii. HGAC Grant Application.

Ms. Miller discussed the HGAC Grant Application for a study of Berry Road, as prioritized by Northside on the Move. She advised that the application was submitted last week. 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. Ms. Reyna stated that the council member is looking into initiating a District H patrol.

ii. Special Initiative.

Ms. Guerra reviewed a Proactive Patrol Northline Initiative Proposal. No action was necessary.

EXECUTIVE DIRECTOR'S REPORT

a. Infrastructure Projects.

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

b. Hardy Yards Development.

Ms. Reyna discussed possible new development on the City-owned property. No action was necessary.

c. ULI.

Ms. Reyna reviewed the ULI spring meeting and stated that she and Anibeth will be in attendance. No action was necessary.

d. Brand Refresh.

Ms. Reyna reviewed options on brand refresh. No action was necessary.

e. Elected Officials and Staff Tour.

Ms. Reyna discussed the tour and presentation for elected officials and new staff members. No action was necessary.

GRAFFITI ABATEMENT.

Ms. Guerra reviewed the monthly Graffiti Abatement Report for January, 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. She also reviewed the upcoming HGAC Trash Bash 2024 and volunteer opportunities and District involvement. No action was necessary.

EXECUTIVE SESSION

The Board of Directors convened into Executive Session at 12:47 p.m. to discuss personnel matters in accordance with Section 551.074 of the Texas Government Code.

RECONVENE IN OPEN SESSION

The Board of Directors reconvened into open session at 1:18 p.m.

Motion by Director Barraza, seconded by Director Reyes, to authorize an amendment to the budget to include an increase of \$53,976 in the administrative budget to allow the hiring of experienced personnel.

ADJOURNMENT

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

Secretary,
Board of Directors

(SEAL)