

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

August 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, August 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	Treasurer
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 Galindo, 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; Lonnie Hoozeboom, the District’s Director of Projects, Planning, and Development; Andy Lynn of Houston Metro Coordinators Corporation (“HMC”); Cindy Craig of Governmental Financial Reporting (virtual); Sara Ahlschlager-Caudle of Utility Tax Services, LLC; 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 June 12, 2024, a copy of which are attached hereto. Director Barraza moved that the Board approve the minutes of the meeting held on June 12, 2024, as presented. Director Reyes seconded the motion, which passed unanimously.

BOOKKEEPER’S REPORT

Ms. Craig presented the Bookkeeper’s Report (including the Monthly Financial Report as of July 31, 2024, and Bank Register from June 13, 2024, through August 21, 2024), 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 Barraza seconded the motion, which passed unanimously.

a. Budget Priorities.

Ms. Reyna gave an overview of priorities for the next budget. She advised that she will get an assessment roll at the end of August.

INVESTMENT ISSUES

a. Review Investment Policy and adopt resolution amending/confirming same:

Ms. Davis explained that there were no changes in the law that would require an amendment of the Investment Policy adopted June 2, 2017, and presented a resolution confirming same. Ms. Davis then presented a Resolution Adopting List of Approved Broker/Dealers of the Greater Northside Management District. After discussion, Director Barraza moved to adopt the Resolution Confirming the Amended Investment Policy of the Greater Northside Management District Effective June 2, 2017, and adopt the Resolution Adopting List of Approved Broker/Dealers of the Greater Northside Management District. Director Rash seconded the motion, which passed unanimously.

CONFLICTS OF INTEREST DISCLOSURES

Ms. Davis advised that this item was addressed at the last meeting. No action was required.

ASSESSMENT REPORT

Ms. Ahlschlager-Caudle presented the Assessment Collector's Report for the months of June and July, copies of which are attached hereto. She reported that as of July 31, 2024, the District's 2023 assessments were 90.43% collected. After discussion, Director Barraza moved to approve the Assessment Collector's Reports for June and July and authorize payment of the bills. Director Rash seconded the motion, which passed unanimously.

DELINQUENT ASSESSMENTS

No report was presented.

PEDESTRIAN/TRANSIT PLAN

a. Quitman Pedestrian Improvement.

i. Letter to Proceed.

Ms. Turcios stated that the Notice to Proceed has been issued, and Resicom, Inc. is authorized to proceed with construction project activities as of September 30, 2024.

Mr. Hoogenboom reviewed 4 phases of the project and noted preconstruction meetings on September 10, 2024, and September 24, 2024.

CAPITAL IMPROVEMENT PLAN

a. SS4A.

Ms. Reyna stated that TGC was successful in securing a grant award for \$10.1 million through the SS4A FY 2023 discretionary grant program for the Greater Northside and International Districts Safe Streets Project.

Ms. Miller then reviewed TGC implementation and grant management project scope. She stated that the projected budget for the project is \$140,000 to be paid out over 5 years.

Ms. Turcios discussed yearly budgeting of the fees and stated that she will work with TGC to estimate the fees associated with the services over the 5 years.

After discussion, Director Barraza moved to approve the project Agreement with The Goodman Corporation. Director Smith seconded the motion, which passed unanimously.

b. Logo.

Ms. Reyna reviewed logo options. The Board concurred to approve design #1 with the following modifications: 1) remove seeds, 2) increase size of “N”, 3) with the option of 2 styles of butterflies in concepts 1 and 3, depending on the use.

SECURITY SERVICES

a. Patrol Updates.

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

i. Safety Meetings.

A. Public Safety Meetings

Ms. Guerra stated that several meetings have occurred over the last 2 months. She noted that the next Concha with Officers will take place on September 24, 2024.

Director Rash reviewed a couple of fatalities that occurred due to people exiting broken down cars on freeways due to extreme heat and provided industry safety tips.

ii. Special Initiatives

A. Cameras

Ms. Guerra stated that a common issue with Zaladium cameras is that the camera carts take up a parking spot in parking lots. She reviewed an alternative Lot Witness cameras which are mounted to poles, noting an installation fee of \$700 and \$400 per month.

B. District H Patrol

Ms. Reyna reviewed the District H Patrol initiative. She stated that the District hired a part time retired police officer to oversee the District’s security.

EXECUTIVE DIRECTOR'S REPORT

a. Infrastructure Projects.

i. NNHIP.

Mr. Hoogeboom stated that staff have participated in monthly meetings hosted by the City. He noted construction begins mid-October at St. Emmanuel in EADO, which will last approximately 2 ½ years.

b. TML Cyber Security Coverage.

Ms. Reyna reviewed a letter from TML Risk Pool regarding cyber security coverage at a cost of \$1,250. After discussion, Director Barraza moved to approve the coverage. Director Cavedes seconded the motion, which passed unanimously.

c. New Facility.

i. Office Lease.

Ms. Reyna stated that she has a meeting tomorrow regarding the office lease.

Mr. Hoogeboom reviewed the general layout of the new office space.

d. Transportation, Infrastructure, and Flooding Fall Luncheon.

Ms. Reyna reviewed the event and sponsorship options noting the recognition the District will receive. After discussion, Director Rash moved to approve the Gold Sponsorship option. Director Smith seconded the motion, which passed unanimously.

e. Northside Festival.

i. Partnerships with University of Houston-Downtown.

Ms. Guerra and Ms. Reyna reviewed a sponsorship request for the Annual Northside Festival including the recognition the District will receive. After discussion, Director Barraza moved to approve the Platinum Sponsorship option. Director Rash seconded the motion, which passed unanimously.

Director Vazquez exited the meeting at 1:30 p.m.

GRAFFITI ABATEMENT

Ms. Guerra then reviewed the monthly Graffiti Abatement Reports for June and July, 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 reports, copies of which are attached hereto. No action was necessary.

b. HGAC Solid Waste Grant.

Ms. Reyna reviewed a HGAC Solid Waste Grant agreement from HGAC for \$13,000. After discussion, Director Rash moved to approve the agreement. Director Caviedes seconded the motion, which passed unanimously.

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)