

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

June 12, 2024

The Board of Directors (the “Board”) of Greater Northside Management District (the “District”) met in special session, open to the public, on Wednesday, June 12, 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 Director Rash, thus constituting a quorum. Director Smith attended the meeting virtually but was not counted as part of the 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 Hoogeboom, the District’s Director of Projects, Planning, and Development; Jermale McCall, the District’s Field Inspector; 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

Ms. Guerra introduced Mr. Jermale McCall, the District’s new Field Inspector.

MINUTES

The Board considered approval of the minutes of its meeting held on April 17, 2024, a copy of which are attached hereto. Director Reyes moved that the Board approve the minutes of the meeting held on April 17, 2024, as presented. Director Caviedes seconded the motion, which passed unanimously.

BOOKKEEPER’S REPORT

Ms. Craig presented the Bookkeeper’s Report (including the Monthly Financial Report as of May 31, 2024, and Bank Register from April 18, 2024, through June 12, 2024), a copy of which is attached

hereto. After discussion, Director Reyes moved to approve the Bookkeeper's Report and payment of the District's bills. Director Lawler seconded the motion, which passed unanimously.

INVESTMENT ISSUES

The Board deferred this item until the next meeting.

CONFLICTS OF INTEREST DISCLOSURES

Ms. Reyna reviewed the conflicts of interest, and no Director had a disclosure to make.

ASSESSMENT REPORT

Ms. Ahlschlager-Caudle presented the Assessment Collector's Report for the months of April and May, copies of which are attached hereto. She reported that as of May 31, 2024, the District's 2023 assessments were 88.32% collected. After discussion, Director Lawler moved to approve the Assessment Collector's Reports for April and May and authorize payment of the bills. Director Galindo 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 a contract was awarded to Resicom, Inc., and that the Notice to Proceed is projected to be issued in August. After discussion, Director Caviedes moved to approve the Notice to Proceed, subject to the determination of the final contract start date. Director Barraza seconded the motion, which passed unanimously.

CAPITAL IMPROVEMENT PLAN

Ms. Reyna updated the Board on the pursuit of the Safe Streets for All grant. Ms. Miller stated that H-GAC is delayed in making awards.

Ms. Miller also updated the Board on the HSIP grant and stated that the team is working with the City on the commencement date.

Mr. Hoogeboom stated that the draft Jensen Street DCR was received and is in review.

SECURITY SERVICES

a. Patrol Updates.

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

i. Safety Meetings.

A. Public Safety Meetings

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

ii. Special Initiatives

A. Cameras

Ms. Guerra stated that Zaladium cameras are deployed and that two Flock cameras are being installed.

B. District H Patrol

Ms. Reyna stated that a kick-off press conference is being held at June 13 at 9:00 a.m. at Moody Park.

EXECUTIVE DIRECTOR'S REPORT

a. Infrastructure Projects.

i. NNHIP.

Mr. Hoogeboom stated that staff have participated in monthly meetings hosted by the City and that the District is addressing Segment 3C as it affects the District.

ii. Resolution of Support for Hardy Toll Road Extension.

Ms. Reyna provided an update on the project and reviewed local amenities that would be included in the project. After discussion, Director Reyes moved to approve the support Resolution. Director Mason seconded the motion, which passed unanimously.

b. Near Northside HUD Grant Letter of Support.

Ms. Reyna reviewed with the Board the Near Northside - Irvington Village HUD Choice Neighborhood Planning Grant. She stated that avenue will also be a partner on the planning grant. After discussion, Director Barraza moved that the Board approve a letter of support for the Grant. Director Lawler seconded the motion, which passed unanimously.

c. New Facility.

Ms. Reyna reviewed the due diligence staff have done to investigate a new location for the District offices. Mr. Hoogeboom stated that over the last two months he has been looking at alternatives for new space and reviewed them with the Board.

Director Lawler exited the meeting at 1:12 p.m.

The Board discussed various terms for a new lease and a potential Letter of Intent. After discussion, Director Barraza moved to authorize District staff to move forward with lease negotiations for the new space. Director Mason seconded the motion, which passed unanimously.

d. Greater Northside Chamber of Commerce.

This item was deferred.

e. Jensen Jubilee.

Reviewed the sponsorship levels for the Jensen Jubilee. After discussion Director Baraza moved that the Board approve a \$5000 sponsorship in exchange for the various marketing for the District through the Jubilee. Director Caviedes seconded the motion, which passed unanimously.

GRAFFITI ABATEMENT

Ms. Guerra stated that Mr. McCall will be driving the District boundaries for inspection purposes. She then reviewed the monthly Graffiti Abatement Reports for April and May, copies of which are attached hereto. No action was necessary.

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

Reyna reviewed the monthly clean-up projects reports, copies of which are 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)