

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

October 16, 2024

The Board of Directors (the “Board”) of Greater Northside Management District (the “District”) met in regular session, open to the public, on Wednesday, October 16, 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 Lawler, Rash, Reyes, Mason, and Vazquez thus constituting a quorum. Director Vazquez did, however, attend the meeting via teleconference.

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; Steven Garcia, the District’s Safety Manager; Andy Lynn and Paul Martinez of Houston Metro Coordinators Corporation (“HMC”); Cindy Craig of Governmental Financial Reporting (virtual); Sara Ahlschlager-Caudle of Utility Tax Services, LLC; Kris Banks, Precinct 2 Deputy Chief of Staff for Public Affairs; and Laura Davis and Audrey Lyons (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”).

EXECUTIVE DIRECTOR’S REPORT

a. Infrastructure Projects.

ii. Presentation.

Mr. Banks provided an informational presentation on Harris County Flood Control District Proposition A (“Proposition A”). He stated that Proposition A will appear on the ballot during the upcoming November election and proposes an increased ad valorem tax rate of \$0.04897 per \$100 of assessed valuation. He stated that, if passed, Proposition A would fund the ongoing maintenance and operation of HCFCD’s flood risk reduction infrastructure.

PEDESTRIAN/TRANSIT PLAN

- a. Quitman Pedestrian Improvement.
 - i. Construction.

Ms. Turcios reviewed construction progress to date. She also reviewed community engagement efforts and stated that the District's website now provides construction and traffic updates. She also advised that door hangers have been distributed to impacted property owners. No action was necessary.

CAPITAL IMPROVEMENT PLAN

- a. SS4A.

Mr. Hoogeboom stated that TGC is finalizing an agreement with FHWA.

- b. HSIP.

Mr. Hoogeboom stated that TGC is currently in the engineering phase.

- c. White Oak Improvement.

Ms. Reyna stated that the improvements at White Oak were damaged during a vehicle collision. She stated that she met with the Memorial-Heights Redevelopment Authority and Councilmember Castillo to devise a repair plan, and that Councilmember Castillo and the District will each contribute \$10,000 for the repairs.

SECURITY SERVICES

- a. Patrol Updates.

Mr. Lynn reviewed with the Board the September Patrol Officers Report, a copy of which is attached hereto. No action was necessary.

Director Galindo entered the meeting at 12:26 p.m.

Vice Chairman Barraza called the meeting to order at 12:28 p.m.

PUBLIC COMMENT

There was no public comment.

INTRODUCTIONS

There were no introductions.

MINUTES

The Board considered approval of the minutes of its meeting held on September 18, 2024, a copy of which is attached hereto. Director Caviedes moved that the Board approve the minutes of the meeting held on September 18, 2024, as presented. Director Smith seconded the motion, which passed unanimously.

BOOKKEEPER'S REPORT

Ms. Craig presented the Bookkeeper's Report (including the Monthly Financial Report as of September 30, 2024, and Bank Register from September 19, 2024, through October 16, 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 Galindo seconded the motion, which passed unanimously.

a. 2024-2025 Budget.

Next, Ms. Reyna reviewed a proposed amended budget to include the health insurance and retirement line items that were deferred last month. Vice Chairman Barraza stated that the Board is reviewed proposals and recommends adding \$80,000 to the budget for such benefits. Ms. Turcios reviewed the CIP line item reflected in the budget. After discussion, Director Caviedes moved to approve the amendment to the budget, as discussed. Director Maguz seconded the motion, which passed unanimously.

Director Vazquez entered the meeting via audio at 12:37 p.m.

ASSESSMENT REPORT

Ms. Ahlschlager-Caudle presented the Assessment Collector's Report for the month of September, a copy of which is attached hereto. She reported that as of September 30, 2024, the District's 2023 assessments were 92.49% collected. After discussion, Director Smith moved to approve the Assessment Collector's Report for August and authorize payment of the bills. Director Caviedes seconded the motion, which passed unanimously.

DELINQUENT ASSESSMENTS

No report was presented.

ORDER DESIGNATING ADMINISTRATIVE OFFICE OUTSIDE THE DISTRICT

Ms. Davis then presented to and reviewed with the Board an Order Designating Administrative Office Outside the District. She stated that SK Law will be moving to 1330 Post Oak Boulevard, Suite 2650, Houston, Texas 77056. After discussion, Director Galindo moved to adopt the Order Designating Administrative Office Outside the District, thereby designating 1330 Post Oak Boulevard, Suite 2650, Houston, Texas 77056 as an administrative office for the District, effective October 16, 2024. Director Caviedes seconded the motion, which passed unanimously.

ORDER LEVYING 2024 ASSESSMENT

Ms. Davis presented to the Board the Order Levying Assessments for 2024 at a rate of \$0.10 on each \$100 of assessed valuation. After discussion, Director Smith moved to adopt the Order Levying Assessments for 2024. Director Maguz seconded the motion, which passed unanimously.

AMENDMENT TO DISTRICT INFORMATION FORM

Ms. Davis presented to the Board the Amendment to the District Information Form. She stated that upon the Board's approval, the District Information Form will be recorded in the official property records of Harris County and filed with the Texas Commission on Environmental Quality ("TCEQ"). After discussion, Director Caviedes moved to approve the District Information Form, authorize recordation of the District Information Form, and authorize the filing of the District Information Form with the TCEQ. The motion was seconded by Director Smith, which unanimously passed.

CAPITAL IMPROVEMENT PLAN (CONTINUED)

d. Planning.

i. South District Small Area Study.

Mr. Hoogeboom reviewed a proposal from TGC to conduct a planning study for mobility related infrastructure improvements. He stated that the proposed study is for an amount not to exceed \$74,636 and would be included as an amendment to the existing project plan. After discussion, Director Maguz moved to approve the proposal for an amount not to exceed \$74,636. Director Caviedes seconded the motion, which passed unanimously.

ii. Multi-Street Mobility Improvements.

Mr. Hoogeboom reviewed a proposal from TGC to provide design services for Lyons Avenue at Semmes Street Crossing for an amount not to exceed \$29,424. After discussion, Director Caviedes moved to approve the proposal for an amount not to exceed \$29,424. Director Maguz seconded the motion, which passed unanimously.

SECURITY SERVICES (CONTINUED)

i. Safety Meetings.

Ms. Guerra and Mr. Garcia reviewed events and meetings that have occurred over the last month, including the Concha with an Officer event and a safety meeting with the new Chief of Police, Noe Diaz Jensen.

A. Cameras.

Ms. Guerra reviewed a possible three-month pilot program for new cameras.

B. District H Patrol.

Ms. Reyna reviewed the District H Patrol initiative. She stated that incidents can be looked up on the new website.

b. Security Services.

Ms. Reyna stated the Executive Committee recommended that a Special Projects Committee review current security services and opportunities in the area and evaluate the current plan. After discussion, Director Smith moved to approve the Special Projects Committee to review of security services. Director Caviedes seconded the motion, which passed unanimously.

EXECUTIVE DIRECTOR'S REPORT (CONTINUED)

a. Infrastructure Projects.

i. NNHIP.

Ms. Reyna stated that staff continue to participate in monthly meetings hosted by the City. She stated that a construction kickoff event will take place at Pitch 25 immediately following the Board meeting at 2:00 p.m.

b. Art on the Avenue.

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

c. Northside Festival.

Ms. Guerra updated the Board on the Northside Festival, stating that the event was well attended.

GRAFFITI ABATEMENT

Ms. Guerra then reviewed the monthly Graffiti Abatement Report for September, 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 reports, copies of which are attached hereto. No action was necessary.

b. HGAC Solid Waste Grant.

Ms. Reyna reviewed a proposed Services Agreement with Bayou Preservation Association in the amount of \$11,530 for development, marketing, implementation, and reporting of two (2) community-centered education and training activities. Action was deferred until the Agreement was finalized by Bayou Preservation Association.

EXECUTIVE SESSION

The Board did not convene in executive session.

ADJOURNMENT

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

(SEAL)

Secretary,
Board of Directors