

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

September 18, 2024

The Board of Directors (the “Board”) of Greater Northside Management District (the “District”) met in regular session, open to the public, on Wednesday, September 18, 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 Smith 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; Steven Garcia, the District’s Safety Manager; Andy Lynn of Houston Metro Coordinators Corporation (“HMC”); Cindy Craig of Governmental Financial Reporting (virtual); Joann Ramos of Utility Tax Services, LLC; Kristi Miller of The Goodman Corporation (“TGC”); Wayne Dolcefino and Brian Collister of Dolcefino Consulting; and Laura Davis and Audrey Lyons (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”).

PUBLIC COMMENT

Mr. Dolcefino addressed the Board regarding his concerns about the District’s graffiti abatement program, funding, and security services.

Director Caviedes entered the meeting at 12:02 p.m.

INTRODUCTIONS

The Board and all consultants introduced themselves.

MINUTES

The Board considered approval of the minutes of its meeting held on August 21, 2024, a copy of which is attached hereto. Director Barraza moved that the Board approve the minutes of the meeting held on August 21, 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 August 31, 2024, and Bank Register from August 22, 2024, through September 18, 2024), a copy of which is attached hereto. After discussion, Director Lawler 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 budget for fiscal year October 1, 2024, to September 30, 2025. She stated that a capital projects budget item was created. She also discussed a 3% increase for full-time staff salaries and further discussed health insurance coverage and retirement benefits. Chair Rash stated that she would like to see additional information on health and retirement costs before approving those line items. After discussion, Director Caviedes moved to approve the proposed budget, as presented, with the exception of the health insurance and retirement line items. Director Mason seconded the motion, which passed unanimously.

FROST BANK AGREEMENTS

Ms. Reyna reviewed extensions to the Depository Agreement and Collateral Security Agreement with Frost Bank. Director Barraza moved to approve the extensions with Frost Bank. Director Reyes seconded the motion, which passed unanimously.

ASSESSMENT REPORT

Ms. Ramos presented the Assessment Collector's Report for the month of August, a copy of which is attached hereto. She reported that as of August 31, 2024, the District's 2023 assessments were 91.70% collected. After discussion, Director Reyes moved to approve the Assessment Collector's Report for August and authorize payment of the bills. Director Lawler seconded the motion, which passed unanimously.

DELINQUENT ASSESSMENTS

No report was presented.

ASSESSMENT ROLL/ PUBLIC HEARING

Ms. Reyna then updated the Board on the District's certified values for assessable property within the District as reported by Utility Tax and determined by the Harris County Appraisal District. She discussed the assessment amounts the District can capture by holding a public hearing to add additional property value to its assessment roll. After thorough discussion, Director Lawler moved to approve the distribution of the District's assessment bills and to not hold a public hearing to supplement the District's assessment roll this year. Director Vazquez seconded the motion, which passed unanimously.

PEDESTRIAN/TRANSIT PLAN

a. Quitman Pedestrian Improvement.

i. Construction.

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

CAPITAL IMPROVEMENT PLAN

a. SS4A.

Ms. Miller stated that an agreement with FHWA is currently in progress.

b. HSIP

Ms. Miller stated that TGC is working through design of El Camino at Airline and Service Link at Airline.

c. APA Award

Ms. Miller stated that the American Planning Association – Houston Texas Section (“APA”) has awarded TGC a gold designation for public outreach on the Northside on the Move project.

SECURITY SERVICES

a. Patrol Updates.

Mr. Lynn reviewed with the Board the August Patrol Officers Report, a copy of which is 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.

ii. Special Initiatives

A. Cameras.

Ms. Reyna stated that she is looking into cameras that combine benefits of Flock and Zaladium.

B. District H Patrol.

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

EXECUTIVE DIRECTOR’S REPORT

a. TML Insurance.

Ms. Reyna explained that the District’s insurance policies with Texas Municipal League (“TML”) are up for renewal in October. Chair Rash moved to approve the renewal of the District’s insurance policies with TML. Director Reyes seconded the motion, which passed unanimously.

b. Infrastructure Projects.

i. NNHIP.

Ms. Reyna stated that staff have participated in monthly meetings hosted by the City. She reviewed issues at the south end of Segment 3, which impacts the District.

c. New Facility.

Ms. Reyna reviewed the general layout of the new office space.

d. Northside Festival.

Ms. Reyna reviewed an MOU between Precinct2gether and the District.

GRAFFITI ABATEMENT

Ms. Guerra then reviewed the monthly Graffiti Abatement Report for August, 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.

Director Reyes queried on a possible addition of “Adopt an Esplanade” signage. Ms. Reyna stated that she will contact the City for further information.

b. HGAC Solid Waste Grant.

Ms. Guerra stated that she is working on an agreement to add partnerships.

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)