

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

January 15, 2025

The Board of Directors (the “Board”) of Greater Northside Management District (the “District”) met in regular session, open to the public, on Wednesday, January 15, 2025, 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 Vasquez	
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, Smith, Rash, 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; Cindy Craig of Governmental Financial Reporting, LLC (virtual); Sara Ahlschlager-Caudle of Utility Tax Services, LLC; Kristi Miller of The Goodman Corporation (“TGC”) (virtual); Mariana Guadarrama of Precinct 2; Brian Toldan and Anna Zepeda of McCall Gibson Swedlund Barfoot Ellis PLLC (“McCall”); 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. Reyna introduced Ms. Guadarrama of Precinct 2, and Mr. Toldan and Ms. Zepeda of McCall.

MINUTES

The Board considered approval of the minutes of its meeting held on November 20, 2024, a copy of which are attached hereto. Director Reyes moved that the Board approve the minutes of the meeting held on November 20, 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 December 31, 2024, Bank Register from November 21, 2024 through January 15, 2025), and the quarterly investment report, 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. Director Bonds.

Ms. Reyna reported that it is time for the District to consider renewal of the District's Director Bonds with Merchants Bonding Company, obtained through McDonald & Wessendorff. She noted that the quoted annual premium of \$350 is the same as the previous year's premium. Director Reyes moved to approve the renewal of the Director Bonds with McDonald & Wessendorff. Director Mason seconded the motion, and it passed unanimously.

ASSESSMENT REPORT

Ms. Ahlschlager-Caudle presented the Assessment Collector's Reports for the months of November and December 2024, copies of which are attached hereto. She reported that as of December 31, 2024, the District's 2024 assessments were 8.04% collected, and 36.28% collected as of today's meeting. After discussion, Director Reyes moved to approve the Assessment Collector's Reports for November and December and authorize payment of the bills. Director Galindo seconded the motion, which passed unanimously.

DELINQUENT ASSESSMENTS

There was no report.

AUDIT

Mr. Toldan presented and reviewed the District's audit report for the fiscal year ended September 30, 2024, stating that the District received a clean opinion. After discussion, Director Caviedes moved to approve the District's 2024 financial audit subject to staff and attorney review and authorize the filing of such report with the Texas Commission on Environmental Quality. Director Reyes seconded the motion, which passed unanimously.

PEDESTRIAN/TRANSIT PLAN

a. Quitman Pedestrian Improvement.

Ms. Turcios provided a general update regarding the Quitman Street Partnership Project. She reviewed a Letter Agreement between the District and TIRZ 21 in the amount of \$100,000 for installation of trees. After discussion, Director Galindo moved to approve the agreement. Director Reyes seconded the motion, which passed unanimously.

i. Construction.

Ms. Turcios provided an update on project construction, noting ROW issues and related communications with property owners.

CAPITAL IMPROVEMENT PLAN

a. Report.

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

i. SS4A.

Ms. Miller discussed the SS4A grant application, advising that TGC is working on an Interlocal Agreement with the City and the International Management District.

ii. Highway Safety.

Ms. Turcios updated the Board on the status of the project.

iii. Jensen.

Ms. Turcios noted an upcoming stakeholder meeting on January 22nd, followed by a community meeting on February 12th.

iv. Multi-Street Mobility Improvements.

Ms. Turcios advised that communications with the City are ongoing.

v. South District Small Area Study.

Ms. Turcios noted that TGC has completed the baseline study.

b. New Office.

Ms. Turcios provided a progress update on the new office. Director Barraza noted that the lease agreement has been submitted to the landlord, and that staff is awaiting comments. Ms. Turcios also noted that the permit process is ongoing.

SECURITY SERVICES

a. Patrol Updates.

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

b. Safety Meetings.

Ms. Guerra reviewed events and meetings that occurred in November and December. No action was necessary.

c. Cameras.

Ms. Guerra presented renewal proposals from Flock Safey. She advised that two (2) of the cameras are up for renewal now, and that the remaining four (4) are up for renewal next year. She noted a price increase of \$500 per camera. After discussion, Director Reyes

moved to authorize Ms. Guerra to negotiate renewing all six (6) cameras at the current price, and if unsuccessful, approve the renewal of the current two (2) cameras. Director Galindo seconded the motion, which passed unanimously.

d. District H Patrol.

Ms. Guerra presented November and December statistics, a copy of which is attached hereto. No action was necessary.

At this time, the agenda was taken out of order due to time constraints.

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

a. Clean-ups.

Ms. Guerra introduced the District’s maintenance crew, thanked them for their hard work and dedication, and presented a Proclamation. The Board thanked them for their services for the District.

She then reviewed the monthly clean-up projects report, a copy of which is attached hereto. No action was necessary.

b. Solid Waste Grant.

Ms. Reyna reviewed an agreement with the Bayou Preservation Association for litter abatement. She stated that BPA will still provide the educational materials required by the grant. After discussion, Director Caviedes moved to approve the Agreement. Director Mason seconded the motion, which passed unanimously.

EXECUTIVE DIRECTOR’S REPORT

b. Check Signing Authority.

Ms. Reyna requested Board approval to increase signing authority for the Executive Director from \$3,000 to \$5,000 and to authorize the Deputy Director signing authority. After discussion, the Board deferred this item.

a. Infrastructure Projects.

i. NNHIP.

Ms. Reyna stated that TXDOT is moving forward with the project, and that construction is expected to begin in late 2026 or 2027.

ii. Harris County Toll Road Extension.

Ms. Reyna provided an update on activities and meetings with the HCTRA.

c. TAG.

Ms. Reyna noted that Transportation Advocacy Day will be held on February 26th and 27th in Austin and encouraged attendance.

GRAFFITI ABATEMENT.

Ms. Guerra reviewed the monthly Graffiti Abatement Report for December, 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)