

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

June 18, 2025

The Board of Directors (the “Board”) of Greater Northside Management District (the “District”) met in regular session, open to the public, on Wednesday, June 18, 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	Treasurer
Pos. 2	Jose Galindo	
Pos. 3	Mayra Vasquez	
Pos. 4	Christian Barraza	Chairman
Pos. 5	Mary Lawler	
Pos. 6	Linda Smith	Vice Chair
Pos. 7	Vacant	
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 and Vasquez, 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; Charles Dodson, the District’s Field Inspector; Cindy Craig of Governmental Financial Reporting, LLC (virtual); 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

There were no introductions.

MINUTES

The Board considered approval of the minutes of its meeting held on May 21, 2025, a copy of which is attached hereto. Director Reyes moved that the Board approve the minutes of the meeting held on May 21, 2025, 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, 2025, Bank Register from May 22, 2025, through June 17, 2025), a copy of which is attached hereto.

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

a. Amend budget.

Ms. Reyna reviewed the amended budget to reflect new staff positions and salaries. After discussion, Director Smith moved to approve the amended budget. Director Mason seconded the motion, which passed unanimously.

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 Caviedes 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 Maguz seconded the motion, which passed unanimously.

b. Conflicts of Interest disclosures.

Ms. Reyna reviewed the conflicts disclosure of the Investment Officer, stating that there are no conflicts.

ASSESSMENT REPORT

Ms. Ahlschlager-Caudle presented the Assessment Collector's Report for the month of May, a copy of which is attached hereto. She reported that as of May 31, 2025, the District's 2024 assessments were 85.18% collected. After discussion, Director Maguz moved to approve the Assessment Collector's Reports for March and April, and authorize payment of the bills. Director Smith seconded the motion, which passed unanimously.

Ms. Ahlschlager-Caudle also discussed moving the District's tax fund to Stellar Bank. The Board stated that it will consider the change at the next meeting.

DELINQUENT ASSESSMENTS

There was no report.

PEDESTRIAN/TRANSIT PLAN

a. Quitman Pedestrian Improvement.

i. Construction.

Ms. Turcios provided a general update regarding the Quitman Street Partnership Project.

A. Change Order.

Ms. Turcios presented a change order in the amount of \$152,488 for additional work on the project and the addition of 50 workdays. After discussion, Director Maguz moved to approve the change order. Director Smith seconded the motion, which passed unanimously.

CAPITAL IMPROVEMENT PLAN

Ms. Miller provided an update on pursuit of funding through federal earmarks and H-GAC, for projects throughout the District.

a. South District Small Area Study.

Ms. Miller provided an update on prioritization of projects within the area and next steps.

b. Reimagine Jensen.

Ms. Miller provided an update on existing conditions, identified needs, and possible design options.

c. New District Office.

Ms. Turcios provided a progress update on the new office.

SECURITY SERVICES

a. Patrol Updates.

Mr. Lynn reviewed with the Board the May 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 May, and upcoming events and meetings. No action was necessary.

c. Cameras.

i. Flock Cameras.

Ms. Guerra reviewed camera usage statistics.

EXECUTIVE DIRECTOR'S REPORT

a. Infrastructure Projects.

Ms. Reyna reviewed transportation-related projects, and recent legislative changes that may impact the District.

b. Surplus Property.

Ms. Reyna reviewed a Resolution Declaring Certain Property to be Surplus and Authorizing the Disposal of Such Property. She stated that the District would like to dispose of old equipment and requested Board approval. After discussion Director Lawler moved that the Board declare the noted items as surplus, authorize disposal of the old equipment, and approve the Resolution. Director Vazquez seconded the motion, which passed unanimously.

c. Jensen Jubilee.

Ms. Reyna reviewed the sponsorship levels for the Jensen Jubilee. After discussion Director Caviedes moved that the Board approve a \$5,000 sponsorship in exchange for the various marketing for the District through the Jubilee. Director Galindo seconded the motion, which passed unanimously, with the exception of Director Smith, who abstained from voting.

d. Northside Festival.

Ms. Reyna reviewed a proposed letter of agreement with Northside Chamber of Commerce to act as a fiscal sponsor for the festival. Director Smith moved to approve the letter of agreement with Northside Chamber of Commerce. Director Reyes seconded the motion, which passed unanimously.

e. Letter of Support.

Ms. Reyna updated the Board on a letter of support issued for the Halls Bayou Greenway Project. Director Smith moved to approve the letter of support. Director Caviedes seconded the motion, which passed unanimously.

f. District Event and Activities.

Ms. Reyna reviewed events and activities District staff participated in for the month of May.

GRAFFITI ABATEMENT.

Ms. Guerra reviewed the monthly Graffiti Abatement Report for May, a copy of which is attached hereto. No action was necessary.

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

a. Clean-ups.

Ms. Reyna 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 various litter cleanup events.

c. Clean and Green MOU.

Ms. Reyna reviewed an MOU for the Clean and Green program. Director Maguz moved to approve the MOU, subject to attorney review. Director Reyes seconded the motion, which passed unanimously.

Director Maguz exited the meeting at 1:04 p.m.

d. Request for Proposals.

Ms. Reyna provided an update on the District's requests for proposals for right-of-way maintenance services, stating that the request has been sent out. 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.

(SEAL)

Secretary,
Board of Directors