

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

May 21, 2025

The Board of Directors (the “Board”) of Greater Northside Management District (the “District”) met in regular session, open to the public, on Wednesday, May 21, 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	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 Rash and Lawler, 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; Derrick Williams, the District’s Project Coordinator; 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”); Mariela Rea Guadarrama of Precinct 2; 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 Derrick Williams, the District’s new Project Coordinator, and Charles Dodson, the District’s new Field Inspector.

MINUTES

The Board considered approval of the minutes of its meeting held on March 19, 2025, a copy of which is attached hereto. Director Barraza moved that the Board approve the minutes of the meeting held on March 19, 2025, as presented. Director Smith seconded the motion, which passed unanimously.

Director Caviedes entered the meeting at 12:04 p.m.

DIRECTOR RESIGNATION

Ms. Reyna informed the Board of the resignation of Chair Rash, effective as of this meeting. Director Barraza moved that the Board accept the resignation of Chair Rash. Director Maguz seconded the motion, which passed unanimously.

BOARD OFFICERS

Ms. Davis advised that the resignation of Chair Rash creates a vacancy on the Board. After discussion, the following slate of officers was presented for discussion:

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	

Director Reyes moved to approve the slate as presented. Director Vasquez seconded the motion, which passed unanimously.

DISTRICT REGISTRATION FORM

Ms. Davis requested that the Board approve the filing of an updated District Registration Form with the Texas Commission on Environmental Quality (the "TCEQ"), due to the resignation of Director Rash and the change in officer positions. After discussion, Director Reyes moved to approve the updated District Registration Form and authorize filing with the TCEQ. Director Maguz seconded the motion, which passed unanimously.

BOOKKEEPER’S REPORT

Ms. Craig presented the Bookkeeper’s Report (including the Monthly Financial Report as of April 30, 2025, Bank Register from March 20, 2025, through May 21, 2025), a copy of which is attached hereto. After discussion, Director Smith moved to approve the Bookkeeper’s Report and payment of the District’s bills. Director Caviedes seconded the motion, which passed unanimously.

ASSESSMENT REPORT

Ms. Ahlschlager-Caudle presented the Assessment Collector’s Reports for the months of March and April, copies of which are attached hereto. She reported that as of March 31, 2025, the District’s 2024 assessments were 80.87% collected, and as of April 30, 2025, the District’s 2024 assessments were 82.69% collected. After discussion, Director Smith moved to approve the Assessment Collector’s Reports for March and April, and authorize payment of the bills. Director Vasquez seconded the motion, which passed unanimously.

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, including change orders.

CAPITAL IMPROVEMENT PLAN

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

a. SS4A.

Ms. Turcios provided an update on existing Interlocal Agreements, stating that the Agreements are almost complete.

b. South District Small Area Study.

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

c. Reimagine Jensen.

Mr. Williams provided a brief update on the Reimagine Jensen project and stated that a stakeholder meeting is forthcoming.

SECURITY SERVICES

a. Patrol Updates.

Ms. Reyna reviewed with the Board the March and April Patrol Officers Reports, copies of which are attached hereto. No action was necessary.

b. Safety Meetings.

Mr. Garcia reviewed events and meetings that occurred in March and April, and upcoming events and meetings. No action was necessary.

c. Cameras.

i. Flock Cameras.

Ms. Reyna 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. Lindale Park July 4th Parade.

Ms. Reyna reviewed a request for sponsorship for security for an upcoming event in the amount of \$500. She stated that the District will be included in promotional materials for its sponsorship. Director Maguz moved to approve the sponsorship for \$500 for traffic control. Director Vasquez seconded the motion, which passed unanimously with the exception of Director Reyes, who abstained.

c. Economic Trip – District H.

Ms. Reyna stated that she will be joining a best practice learning trip with District H, and that she will be personally funding the trip and expenses.

GRAFFITI ABATEMENT.

Ms. Reyna reviewed the monthly Graffiti Abatement Reports for March and April, copies of which are 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 stated that a litter cleanup event at Little White Oak Bayou took place on May 17, 2025, and noted a great turnout.

c. Request for Proposals.

Ms. Reyna discussed the need for the District to solicit requests for proposals for right-of-way maintenance services. Director Reyes moved to authorize the District staff and attorney to solicit requests for proposals. Director Vasquez seconded the motion, which passed unanimously.

DIRECTOR TRAINING

Ms. Davis provided an overview of District administrative and legal requirements.

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