

GREATER NORTHSIDE MANAGEMENT DISTRICT  
NOTICE OF REGULAR MEETING

TO: THE BOARD OF DIRECTORS OF THE GREATER NORTHSIDE MANAGEMENT DISTRICT  
AND TO ALL OTHER INTERESTED PERSONS

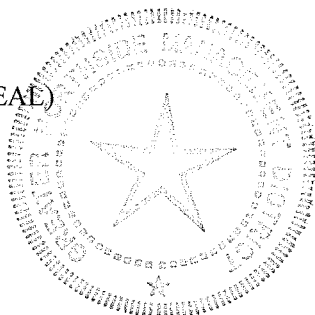
Notice is hereby given that a meeting of the Board of Directors of the Greater Northside Management District (the "District" or "GNMD") will be held at **218 Joyce Street, Houston, Texas 77009 on Wednesday, September 17<sup>th</sup>, 2025, at 12:00 p.m.**


The meeting is open to the public, and at such a meeting, the Board will consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient or desirable with respect to the following matters:

1. **Public Comment.** Receive comments from the public.
2. **Introduction.** Introduce guest(s) attending Board meeting.
3. **Minutes.** Review and approve minutes of previous Board meeting(s).
4. **Reappointment of Directors.** Review Director attendance.
  - a. Declare vacancies if appropriate; reappoint directors if appropriate; and authorize appropriate action.
  - b. Ratify reappointment of Director Mary Lawler to the Board of Directors; and authorize all appropriate action.
5. **Bookkeeper's Report.** Review and approve Bookkeeper's report, investment report and payment of bills.
  - a. **2025-2026 Budget.** Review and approve budget priorities and budget for the upcoming fiscal year 2025/2026; and authorize appropriate action.
6. **Assessment Report.** Receive and approve Assessment Report, including payment of invoices and assessment refunds, and authorizing action on delinquent assessment accounts.
7. **Audit.** Receive and approve the 2025 Audit Engagement Continuance letter for fiscal year ended September 30, 2025, and authorize appropriate action.
8. **Public Hearing.** Review property values certified by HCAD and consider calling a public hearing to supplement the District's assessment roll as provided by the District's Service Plan and authorize appropriate action.
9. **Pedestrian/Transit Master Plan.**
  - a. **Quitman Pedestrian Improvement.** Receive updates on the status of the project; and authorize appropriate action.
    - i. **Construction.** Receive update on construction of Quitman and authorize appropriate action.
      - A. **Quitman Trees.** Receive update on location of tree planting on Quitman; and authorize appropriate action.
10. **Capital Improvement Plan.** Discuss current CIP projects and review future action; and authorize appropriate action.
  - a. **South District.** Receive recommendation from the Special Projects Committee on approval of the South District Study; and next action items; and authorize appropriate action.
    - i. **Lyons Semmes.** Receive report on the status of Lyons Semmes intersection and authorize appropriate action.
  - b. **Reimagine Jensen.** Receive update on Jensen DCR; and authorize appropriate action.
  - c. **New District Office.** Receive update on new office and process; and authorize appropriate action.
11. **Security Services.**
  - a. **Patrol Updates.** Receive reports on District patrols and Safety Patrol, Hot Spot Programs, and activities; and authorize appropriate action.
  - b. **Safety Meetings.** Receive information and update on Safety Meetings; and authorize appropriate action.
  - c. **Cameras.** Receive report on Flock and other cameras being used in the District; and authorize appropriate action.

12. **Executive Director's Report.** Receive report from the Executive Director on District programs and activities and authorize appropriate action regarding the following:
- a. **TML Insurance.** Receive and approve renewal of insurance, including Workers' Compensation, Auto Insurance, and other related insurance related to the operating and maintaining of District; and authorize appropriate action
  - b. **Infrastructure Projects.** Receive report on transportation related projects within the District, including projects by Texas Department of Transportation (TxDOT), Harris County Toll Road Authority (HCTRA), and others.
    - i. **HCTRA.** Receive report on August stakeholder and community meetings with HCTRA staff; and authorize appropriate action.
  - c. **District Events and Activities.** Receive report of recent events and activities District staff has participated in for the previous month.
    - i. **Northside Festival.** Receive report on ongoing activities and partnerships for festival and bike ride including a request for funding from GNMD for the ride and festival; and authorize appropriate action.
    - ii. **Avenue.** Receive a request for sponsorship of Avenue's annual event, review list of benefits that will come with sponsorship; and authorize appropriate action.
    - iii. **Greater Northside Chamber of Commerce.** Receive a request to sponsor the first GNCC Golf Tournament; and authorize appropriate action.
  - d. **Greater Northside Improvement Corporation.** Receive update on non-profit status; and authorize appropriate action.
  - e. **Newsletter Writing Services.** Receive and approve contract with Bertrand Communications for newsletter writing services; and authorize appropriate action.
13. **Graffiti Abatement Program.** Receive report on the graffiti abatement program and authorize appropriate action.
14. **Right-of-Way ("ROW") Maintenance/Litter Program.** Receive report on ROW Maintenance/Litter Program, Clean-up Projects, and authorize appropriate action.
- a. **Clean-ups.** Receive updates and review past and upcoming clean-ups in collaboration with Keep Houston Beautiful, and City of Houston; and authorize appropriate action.
  - b. **Field Inspector Report.** Receive report on field inspector activities and 311 reports; and authorize appropriate action.
  - c. **ROW RFP.** Receive update on Maintenance ROW proposal responses and authorize entering into a new contract with vendor; and authorize appropriate action.
15. **Executive Session, if Necessary.** Convene executive session to discuss: (a) pending or contemplated litigation or to consult with the District's attorney in accordance with Section 551.071 of the Texas Government Code; (b) acquisition of real property in accordance with Section 551.072 of the Texas Government Code; (c) personnel matters in accordance with Section 551.074 of the Texas Government Code; (d) to receive information from employees or question employees in accordance with Section 551.075 of the Texas Government Code; (e) deployment of security personnel or devices or a security audit in accordance with Section 551.076 of the Texas Government Code; or (f) economic development negotiations or offers of financial incentives for economic development in accordance with Section 551.087 of the Texas Government Code.
16. **Reconvene in Open Session.** Reconvene in public session to consider authorizing District staff and consultants to take any action necessary with respect to (a) pending or contemplated litigation or attorney advice; (b) acquisition of real property; (c) personnel matters; and (d) receiving information from or questioning employees; (e) economic development negotiations or offers of financial incentives; (e) deployment of security personnel or devices or a security audit; and (f) any other matters relative to any of these matters which was discussed in Executive Session.

(SEAL)



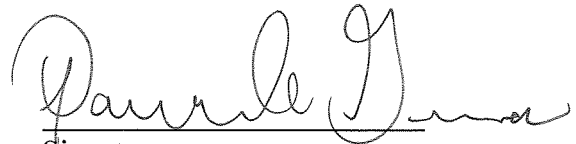
  
Rebecca Reyna  
Executive Director

**CERTIFICATE OF POSTING**

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF HARRIS     §

I, Pamela Guerra, do hereby certify that on the 10th day of September, 2025, I posted a copy of the attached Notice of Meeting of the Board of Directors of the GREATER NORTHSIDE MANAGEMENT DISTRICT, within the boundaries of the District in a place readily accessible to the general public at all times, and that such posting was done at least seventy-two (72) hours prior to the scheduled time of said meeting.

Executed this 10th day of September 2025.

  
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Signature

Attachment: Notice

**PLEASE DO NOT DETACH AGENDA**