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

April 15, 2026

The Board of Directors (the "Board") of Greater Northside Management District (the "District") met in regular session, open to the public, on Wednesday, April 15, 2026, at 12:00 p.m., at 722 Caplin Street, Houston, Texas 77022, 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 Vazquez	
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 Vazquez and Barraza, 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; Bianca Gavarrette, the District's Administrator; Steven Garcia, the District's Safety Manager; Demitra Berry of Government Financial Reporting, LLC ("GFR"); Kristi Miller of The Goodman Corporation ("TGC"); Andy Lynn of Houston Metro Coordinators Corporation ("HMC"); Janice Evans of J. Evans Davis LLC; and Laura Davis and Tara Miles (Legal Assistant) of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SK Law").

PUBLIC COMMENTS

There were no public comments.

INTRODUCTIONS

Ms. Reyna introduced Ms. Evans of J. Evans Davis LLC and Ms. Berry of GFR.

MINUTES

The Board considered approval of the minutes of its meeting held on February 24, 2026. Following review and discussion, Director Caviedes moved to approve the minutes of the February 24, 2026, Board meeting, as presented. Director Reyes seconded the motion, which passed unanimously.

REAPPOINTMENT OF DIRECTORS

There was no discussion on this agenda item.

BOOKKEEPER'S REPORT

Ms. Berry presented the Bookkeeper's Reports for February and March, 2026, copies of which are attached hereto. After review and discussion, Director Lawler moved to approve the Bookkeeper's Reports and payment of the District's bills listed therein. Director Maguz seconded the motion, which passed unanimously.

BOOKKEEPER REQUEST FOR PROPOSALS

Ms. Reyna reviewed three proposals for bookkeeping services with the Board. Following review and discussion, Director Maguz moved to approve the Agreement for Bookkeeping Services with Government Financial Reporting, LLC, in the amount of $1,250 per month. Director Mason seconded the motion, which passed unanimously.

AMEND BUDGET

The Board tabled this agenda item until the end of the meeting.

ASSESSMENT REPORT

Ms. Davis presented the Assessment Collector's Reports for the months of February and March, 2026, copies of which are attached hereto. She reported that as of March 31, 2026, the District's 2025 assessments were 83.18% collected. After discussion, Director Reyes moved to approve the Assessment Collector's Reports and authorize payment of the bills listed therein. Director Lawler seconded the motion, which passed unanimously.

Director Galindo joined the meeting at 12:20 p.m.

PEDESTRIAN/TRANSIT PLAN

a. Quitman Pedestrian Improvement

i. Construction

Ms. Turcios provided an update regarding the Quitman Street Partnership Project. She stated that the project is approximately 85% complete and that the milling and overlay phase of construction is nearing completion.

CAPITAL IMPROVEMENT PLAN

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

a. District's Title VI Program

Ms. Miller stated that the District's Title VI Plan (the "Plan") expires June 1, 2026, and reviewed a proposal from TGC, a copy of which is attached, to update the Plan for a 3-year renewal. After review and discussion, Director Maguz moved to approve the proposal from TGC in the amount of $10,000 to update the Plan. Director Galindo seconded the motion, which passed unanimously.

b. Lyons Semmes Pedestrian Crossing Improvements

Ms. Turcios provided an update on the progress of the Lyons Semmes Pedestrian Crossing Improvements, noting that the ribbon cutting ceremony will be held on June 6, 2026, at 2:30 p.m. at Saint Arnold Brewing Company and that the City of Houston (the "City") issued its acceptance letter of the project. She noted that the current project contractor, Miranda Trucking & Services, Inc., submitted a bid to repaint the bicycle lanes in the amount of $4,700, which is less than the amount previously authorized by the Board.

c. Highway Safety Improvement Program

Ms. Turcios provided an update on the Airline Drive Intersection Improvements, stating that the 90% design phase has been completed. She noted that Right of Entry Agreements with the City are needed from four property owners, and that TGC will coordinate with the affected businesses for execution.

d. Reimagine Jensen

Ms. Turcios provided an update on project progress and community input, noting that the City is reviewing design plans.

e. Precinct 2 and COH Park Project

Ms. Reyna discussed a potential opportunity for the District to partner with the City for funding and maintenance of a green space park in the Eastex/Jensen area.

f. New District Office

Ms. Turcios and Ms. Reyna reported on the completed District office move, noting that the budget for the new office signage and various office items will be presented to the Special Projects Committee for approval.

SECURITY SERVICES

a. Patrol Updates

Mr. Lynn reviewed the February and March Patrol Officers Reports, copies of which are attached hereto. Director Maguz noted concerns regarding copper theft in the area. No action was necessary.

b. Safety Meetings

Mr. Garcia reviewed recent safety events and meetings, including the March 5, 2026, hotel and motel safety meeting in preparation for the 2026 FIFA World Cup. No action was necessary.

c. Cameras

Director Lawler requested additional information on the Flock cameras, and Ms. Reyna said a Flock representative will attend a future Board meeting.

EXECUTIVE DIRECTOR'S REPORT

a. Infrastructure Projects

Ms. Reyna provided an update on activities and meetings with Harris County Toll Road Authority and Texas Department of Transportation.

b. Surplus Property

Ms. Reyna reviewed photographs of items from the old District office to be declared as surplus property, as discussed at the prior Board meeting. Following review and discussion, Director Reyes moved to adopt a Resolution Declaring Certain Property to be Surplus and Authorizing the Disposal of Such Property. Director Maguz seconded the motion, which passed unanimously.

c. Mural Wall Event

This agenda item was tabled.

d. District Mini Murals

Ms. Reyna recommended the District revive and repaint several of the District's aging mini murals, at an estimated cost of $3,450 per mural. Following discussion, the Board concurred to defer evaluation and approval of such costs to the District's Special Projects Committee.

e. Communication Plan

Ms. Evans presented the proposed District Communication Plan, a copy of which is attached hereto. After review and discussion, Director Caviedes moved to approve the Communication Plan as presented. Director Mason seconded the motion, which carried unanimously.

f. District Events and Activities

Ms. Reyna provided an update on District events and activities for February and March. No action was necessary.

g. Meeting Time and Date

The Board tabled this agenda item.

GRAFFITI ABATEMENT.

Ms. Reyna reviewed the monthly Graffiti Abatement Reports for February and March, copies of which are attached hereto. No action was necessary.

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

a. Clean-ups

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

i. Pct. 2 Keep2Clean

i. Ms. Reyna reported that Precinct 2 is holding a Keep2Clean event on April 18, 2026, at which residents can dispose of bulk items.

b. Field Inspector Report

Ms. Reyna reviewed the Field Inspector Report, a copy of which is attached. No Board action was necessary.

EXECUTIVE SESSION

The Board convened in Executive Session at 1:23 p.m., to discuss personnel matters in accordance with Section 551.074 of the Texas Government Code.

RECONVENE IN OPEN SESSION AND AMEND BUDGET

The Board reconvened in open session at 1:28 p.m. After review and discussion, Director Lawler moved to approve the amended budget for the fiscal year ending September 30, 2026, to include an increase in the salary for the Director of Programs from $92,700 to $97,700. Director Maguz seconded the motion, which passed unanimously. A copy of the amended budget is attached hereto.

There being no further business before the Board, the meeting was adjourned.

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Secretary, Board of Directors

(SEAL)