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

February 24, 2026

The Board of Directors (the "Board") of Greater Northside Management District (the "District") met in regular session, open to the public, on Tuesday, February 24, 2026, at 11:30 a.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, Maguz, and Mason 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; Derrick Williams, the District's Project Coordinator; Demitra Berry of McLennan and Associates ("McLennan"); Alyssa Zachmann of McCall Gibson Swedlund Barfoot Ellis, PLLC ("MGSBE"); Kristi Miller of The Goodman Corporation ("TGC"); Lisa Sustaita of Utility Tax Services, LLC; Andy Lynn of Houston Metro Coordinators Corporation ("HMC"); 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. Zachmann of MGSBE and Ms. Berry of McLennan.

MINUTES

The Board considered approval of the minutes of its meeting held on January 21, 2026, a copy of which is attached hereto. Director Reyes moved that the Board approve the minutes of the meeting held on January 21, 2026, as presented. Director Smith seconded the motion, which passed unanimously.

REAPPOINTMENT OF DIRECTORS

Ms. Davis advised that Director Maguz requires reappointment as a Director. Director Reyes moved to reappoint Director Maguz. Director Vazquez seconded the motion, which passed unanimously.

BOOKKEEPER'S REPORT

Ms. Berry presented the Bookkeeper's Report (including the Monthly Financial Report as of January 31, 2026, and Bank Register from January 21, 2026, through February 18, 2026), copies of which are attached hereto. After discussion, Director Caviedes moved to approve the Bookkeeper's Report and payment of the District's bills. Director Reyes seconded the motion, which passed unanimously.

ASSESSMENT REPORT

Ms. Sustaita presented the Assessment Collector's Report for the month of January 2026, a copy of which is attached hereto. She reported that as of January 31, 2026, the District's 2025 assessments were 74.59% collected. After discussion, Director Reyes moved to approve the Assessment Collector's Report for January and authorize payment of the bills. Director Smith seconded the motion, which passed unanimously.

DELINQUENT ASSESSMENTS

There was no report.

AUDIT

Ms. Zachmann presented and reviewed the District's audit report for the fiscal year ended September 30, 2025, stating that the District received a clean opinion. After discussion, Director Reyes moved to approve the District's 2025 financial audit subject to staff and attorney review and authorize the filing of such report with the Texas Commission on Environmental Quality. Director Vazquez seconded the motion, which passed unanimously.

PEDESTRIAN/TRANSIT PLAN

a. Quitman Pedestrian Improvement.

i. Construction.

Ms. Turcios provided an update regarding the Quitman Street Partnership Project. She advised that construction is entering the milling and overlay phase, and that roadway lane closures are anticipated. She noted that coordination with the community and property owners will be prioritized.

A. Change Order No. 6.

Ms. Turcios reviewed Change Order No. 6 in the amount of $147,515.19. After discussion, Director Reyes moved to approve Change Order No. 6, as presented. Director Vazquez seconded the motion, which passed unanimously.

CAPITAL IMPROVEMENT PLAN

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

a. Lyons Semmes.

Ms. Turcios provided a brief overview of project progress to date, noting that the previously scheduled ribbon cutting ceremony has been postponed to address paint issues at the crosswalks. She reviewed potential timeframes for rescheduling and will provide additional information as it becomes available.

Director Barraza inquired about the possible addition of signage at the crosswalk. Ms. Miller advised that she will follow up with the City to determine feasibility and associated costs.

b. HSIP.

Ms. Turcios provided an update on project progress, stating that the 60% design phase has been completed and the 90% design phase is currently in progress.

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

c. Reimagine Jensen.

Ms. Turcios provided an update on project progress and community input, noting that the project is at the 80% design phase. She advised that drainage will be evaluated following completion of the walkability analysis.

d. Berry Road.

Ms. Miller provided an update on project progress, noting that funding is insufficient to complete all of Berry Road and that efforts have shifted to prioritizing certain segments. She advised that METRO has mobilized to the site for its scope of work, which includes asphalt replacement, restriping, and sidewalk improvements.

e. Precinct 2 Call for Projects.

Ms. Miller reviewed the Harris County Precinct 2 2026 Call for Partnership Projects, stating that Commissioner Adrian Garcia's office is seeking projects within the area to be funded in partnership with local agencies. She advised that the intersection of Jensen Drive and Aldine Westfield needs improvements, noting the absence of designated crosswalks for safe pedestrian crossings. She further reviewed the project selection schedule, submission requirements, and anticipated timeframes.

Ms. Reyna advised that a letter of funding commitment had been submitted to the Commissioner's office, providing for a 50% local match of up to $500,000 toward the total project cost. She noted that due to the impending submission deadline, the letter was submitted in advance and now requires Board ratification.

After discussion, Director Barraza moved to ratify submission of the funding commitment letter and approve the application. Director Smith seconded the motion, and the motion passed unanimously.

f. New District Office.

Ms. Turcios and Ms. Reyna reviewed progress on the new District office, stating that occupancy is anticipated within the coming weeks.

i. Surplus Property.

Ms. Reyna next reviewed a Resolution Declaring Certain Property to be Surplus and Authorizing the Disposal of Such Property. She advised that the District intends to dispose of outdated equipment and miscellaneous office items in preparation for the move to the new location and requested Board approval.

After discussion, Director Smith moved to declare the noted items as surplus, authorize disposal of the items, and approve the Resolution. Director Reyes seconded the motion, which passed unanimously.

SECURITY SERVICES

a. Patrol Updates.

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

b. Safety Meetings.

Ms. Guerra reviewed events and meetings held in January. She also noted an upcoming workshop scheduled for March 3rd regarding hotel and motel safety preparations for the 2026 FIFA World Cup. No action was necessary.

c. Cameras.

Ms. Guerra reviewed the Flock Safety report. No action was necessary.

Ms. Reyna stated that due to time constraints, the remainder of agenda items would be taken out of order.

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.

b. Field Inspector Report.

Ms. Guerra reviewed Field Inspector activity, including inspection and reporting of streetlights. No action was necessary.

c. Tire Recycling Agreement.

Ms. Guerra provided an update on tire recycling, advising that coordination with Clean and Green is ongoing for tire sweeps. She stated that once the $4,000 grant amount has been reached, the agreement with the East Aldine Management District, as previously approved by the Board, will take effect. No action was necessary.

GRAFFITI ABATEMENT.

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

EXECUTIVE DIRECTOR'S REPORT

a. Infrastructure Projects.

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

b. Communication Plan.

Ms. Reyna stated that a first draft of the District's Communication Plan has been distributed to the Board and requested that Directors review and provide feedback.

c. Vehicle Policy.

Ms. Reyna presented an updated policy for the use of District vehicles, outlining requirements for proper use, storage, inspection, and reporting. The Board provided minor revisions to clarify and improve the policy.

After discussion, Director Barraza moved to approve the new Vehicle Policy, subject to revisions, as discussed. Director Vazquez seconded the motion, which passed unanimously.

d. District Events and Activities.

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

e. Meeting Time and Date.

Ms. Reyna discussed the potential need to change the Board's regular meeting date and time. She noted that she will continue to gather Director and consultant availability and, if necessary, present proposed dates and times at a future meeting.

Ms. Reyna also stated that the search for a candidate to fill the vacancy on the Board has begun and invited Directors to share any recommendations. 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.

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Secretary,
Board of Directors

(SEAL)