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

January 21, 2026

The Board of Directors (the "Board") of Greater Northside Management District (the "District") met in regular session, open to the public, on Wednesday, January 21, 2026, 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 Maguz 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; Derrick Williams, the District's Project Coordinator; Steven Garcia, the District's Safety Manager; Cindy Craig of Governmental Financial Reporting, LLC (virtual); 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

There were no introductions.

MINUTES

The Board considered approval of the minutes of its meeting held on November 19, 2025, a copy of which are attached hereto. Director Reyes moved that the Board approve the minutes of the meeting held on November 19, 2025, as presented. Director Caviedes seconded the motion, which passed unanimously.

REAPPOINTMENT OF DIRECTORS

No action was necessary.

BOOKKEEPER'S REPORT

Ms. Craig presented the Bookkeeper's Report (including the Monthly Financial Report as of December 31, 2025, Bank Register from November 20, 2025, through January 21, 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.

Director Smith entered the meeting at 12:15 p.m.

a. Automated Clearing House (ACH).

Ms. Reyna reviewed a proposal for ACH Services and Treasury Connect Services from Frost Bank. After discussion, Director Reyes moved to approve the implementation of ACH Services and Treasury Connect Services. Director Caviedes seconded the motion, which passed unanimously.

ASSESSMENT REPORT

Ms. Sustaita presented the Assessment Collector's Reports for the months of November and December 2025, copies of which are attached hereto. She reported that as of November 30, 2025, the District's 2025 assessments were 10.14% collected. She also reported that as of December 31, 2025, the District's 2025 assessments were 28.57% collected. After discussion, Director Smith moved to approve the Assessment Collector's Reports for November and December and authorize payment of the bills. Director Mason seconded the motion, which passed unanimously.

DELINQUENT ASSESSMENTS

There was no report.

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

PEDESTRIAN/TRANSIT PLAN

a. Quitman Pedestrian Improvement.

i. Construction.

Ms. Turcios provided a general update regarding the Quitman Street Partnership Project. She stated that construction is moving along and currently stands at approximately 42% complete.

A. Change Order No. 5.

Ms. Turcios reviewed Change Order No. 5 in the amount of $207,449.92. After discussion, Director Reyes moved to approve Change Order No. 5, as presented. Director Barraza 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. Mr. Williams reviewed a ribbon cutting ceremony to take place.

b. HSIP.

Ms. Turcios provided an update on project progress, stating that the project is at 60% design.

c. Reimagine Jensen.

Ms. Turcios provided an update on project progress and community input, stating that the project is at 80% design.

.

d. New District Office.

Ms. Turcios and Ms. Reyna reviewed progress on the new District office, stating that it is not ready for occupancy. Ms. Reyna stated that occupancy is likely in the next couple of months.

SECURITY SERVICES

a. Patrol Updates.

Mr. Lynn reviewed with the Board the November and December Patrol Officers Reports, copies of which are attached hereto. No action was necessary.

i. Patrol Holiday Policy.

Ms. Reyna reviewed the District's current policy regarding holiday pay for patrol officers. After discussion, Director Barraza moved to approve holiday pay at a cost not to exceed $7,000, for patrol officers to cover Thanksgiving Day, Christmas Day and New Years Day, with the residual $700 to be used at the discretion of staff to cover any other possible "holiday" days that may lack patrol services. Director Smith seconded the motion, which passed unanimously.

b. Safety Meetings.

Mr. Garcia reviewed events and meetings that occurred in November and December. No action was necessary.

c. Cameras.

Mr. Garcia reviewed the Flock Safety report. No action was necessary.

EXECUTIVE DIRECTOR'S REPORT

a. Infrastructure Projects.

i. HCTRA.

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

b. Communication Plan.

Ms. Reyna noted that a Communication Plan was reviewed at the last meeting and welcomed Director input.

c. Near Northside TIRZ No. 21 Agreement.

Ms. Reyna presented an agreement with Near Northside TIRZ No. 21, which allows for collaboration to increase safety funds and infrastructure projects. Director Reyes moved to approve the agreement, as presented. Director Vazquez seconded the motion, which passed unanimously.

d. District Retirement Program.

Ms. Reyna updated the Board on the District Retirement Program, noting that the process is moving forward. No action was necessary.

e. District Events and Activities.

Ms. Reyna provided an update on District events and activities from November and December.

f. Community Development Institute ("CDI").

Ms. Reyna reviewed a request for staff, and any interested Board members, to attend a training in economic development at Lone Star College. Director Smith moved to approve such attendance. Director Vazquez seconded the motion, which passed unanimously.

g. TAG Meeting.

Ms. Reyna noted that a TAG meeting will be held on February 4th and encouraged attendance.

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. Reyna reviewed Field Inspector activity, including inspection and reporting of street lights. No action was necessary.

c. Tire Recycling Agreement.

Ms. Reyna presented an Interlocal Agreement between East Aldine Management District and the District for tire recycling facilities. After discussion, Director Caviedes moved to approve the Interlocal Agreement, instructing Ms. Reyna to request the ability to recycle more than 200 tires for the first quarter of the Agreement term. Director Reyes seconded the motion, which passed unanimously.

GRAFFITI ABATEMENT.

Ms. Reyna reviewed the monthly Graffiti Abatement Reports for November and December, copies of which are attached hereto. 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.

____

Secretary,
Board of Directors

(SEAL)