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

July 16, 2025

The Board of Directors (the "Board") of Greater Northside Management District (the "District") met in regular session, open to the public, on Wednesday, July 16, 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	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 Galindo, 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 Willaims, the District's Project Coordinator; Andy Lynn of Houston Metro Coordinators Corporation ("HMC"); Cindy Craig of Governmental Financial Reporting, LLC (virtual); Lisa Sustaita of Utility Tax Services, LLC ("UTS"); 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

Ms. Guadarrama invited the Board to attend the James Bute Park Master Plan second community meeting on Saturday, July 19, 2025, at Frost Town Brewing.

INTRODUCTIONS

Ms. Reyna introduced Ms. Sustaita, stating that she would be attending the meetings on behalf of UTS going forward.

Ms. Davis advised that Director Lawler would need to be reinstated as a Director. Director Reyes moved to reinstate Director Lawler. Director Vazquez seconded the motion, which passed unanimously.

MINUTES

The Board considered approval of the minutes of its meeting held on June 18, 2025, a copy of which is attached hereto. Director Reyes moved that the Board approve the minutes of the meeting held on June 18, 2025, as presented. Director Smith seconded the motion, which passed unanimously.

BOOKKEEPER'S REPORT

Ms. Craig presented the Bookkeeper's Report (including the Monthly Financial Report as of June 30, 2025, Bank Register from June 19, 2025, through July 16, 2025), a copy of which is attached hereto.

After discussion, Director Lawler moved to approve the Bookkeeper's Report and payment of the District's bills. Director Smith seconded the motion, which passed unanimously.

Director Caviedes entered the meeting at 12:08 p.m.

ASSESSMENT REPORT

Ms. Sustaita presented the Assessment Collector's Report for the month of June, a copy of which is attached hereto. She reported that as of June 30, 2025, the District's 2024 assessments were 87.30% collected. After discussion, Director Smith moved to approve the Assessment Collector's Report for June, and authorize payment of the bills. Director Reyes seconded the motion, which passed unanimously.

a. Consider authorizing change to the bank for the tax account.

Ms. Sustaita discussed moving the tax account to Stellar Bank. She stated that the ability to process payments quickly would be a benefit to the District. Director Smith moved to approve moving the tax account to Stellar Bank. Director Reyes seconded the motion, which passed unanimously.

b. Receive and approve Depository Pledge Agreement.

Ms. Davis reviewed the Depository Pledge Agreement for the District. Director Smith moved to approve the Depository Pledge Agreement with Stellar Bank. Director Reyes 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, stating that there have been rain delays, but communications will continue with Resicom to accommodate. She stated that the anticipated completion date will be in February. Director Reyes queried on tree planting in the right-of-way areas. Ms. Turcios confirmed that the right-of-way will include trees.

Mr. Williams reviewed right-of-way and ADA compliance matters.

CAPITAL IMPROVEMENT PLAN

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

a. South District Small Area Study.

Ms. Miller provided an update on prioritization of projects within the area. She stated that the next steps include coordination with local, regional, and state partners to discuss funding options, and have the Special Projects Committee review and bring recommendations to the Board.

b. Reimagine Jensen.

Ms. Turcios reviewed the HPW design concept report.

c. New District Office.

Mr. Williams provided a progress update on the new office, and that he and Ms. Turcios continue working on budget allocation for furnishings. He also stated that expected occupancy is mid-December.

SECURITY SERVICES

a. Patrol Updates.

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

b. Safety Meetings.

Ms. Guerra reviewed events and meetings that occurred in June, and upcoming events and meetings. No action was necessary.

c. Cameras.

i. Flock Cameras.

Ms. Guerra 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.

i. HCTRA.

Ms. Reyna reviewed a report on the July meeting with HCTRA staff, and provided information on upcoming presentations with TAG.

b. Northside Festival.

Ms. Reyna reviewed the sponsorship levels for the Northside Bike Tour and Festival. After discussion Director Caviedes moved that the Board approve a $500 sponsorship in exchange for the various marketing for the District. Director Lawler seconded the motion, which passed unanimously.

c. New Office Lease.

Ms. Davis reviewed a minor change to the new office lease, advising that it is ready for full execution. Director Vazquez moved to approve the change and execution. Director Lawler seconded the motion, which passed unanimously.

d. District Event and Activities.

Ms. Reyna reviewed events and activities District staff participated in for the month of June.

e. Greater Northside Improvement Corporation.

Ms. Reyna provided an update on the GNIC non-profit status.

GRAFFITI ABATEMENT.

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

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

a. Clean-ups.

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

b. Solid Waste Grant.

Ms. Guerra reviewed various litter cleanup events.

c. Field Inspector Report.

No report was given.

d. Request for Proposals.

Ms. Reyna provided an update on the District's requests for proposals for right-of-way maintenance services, stating that the request has been sent out, and that the deadline is July 28th. 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.

(SEAL)

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Secretary,
Board of Directors