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

May 20, 2026

The Board of Directors (the "Board") of Greater Northside Management District (the "District") met in regular session, open to the public, on Wednesday, May 20, 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 Galindo, Smith, and Maguz, thus constituting a quorum.

Also present for all or a portion of the meeting were Brock Wagner of St. Arnold's Brewery; Rebecca Reyna, the District's Executive Director; Anibeth Turcios, the District's Deputy Executive Director; Pamela Guerra, the District's Program Coordinator; Bianca Gavarrette, the District's Administrator; Derrik Williams, the District's Project Coordinator (via phone conference); Demitra Berry of Government Financial Reporting, LLC ("GFR"); Kristi Miller of The Goodman Corporation ("TGC"); Andy Lynn of Houston Metro Coordinators Corporation ("HMC"); Lisa Sustaita of Utility Tax Services, LLC; Michael Zientek and Sydney Burns of HillDay Public Relations, Inc.; 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 Mr. Wagner, Founder of St. Arnold's Brewing Company in the District, as a potential director to fill the vacant Position 7 on the Board.

The meeting attendees introduced themselves.

NORTH HOUSTON HIGHWAY IMPROVEMENT PROJECT

Mr. Zientek reviewed a presentation, a copy of which is attached, on the status of the Texas Department of Transportation's I-45 North Houston Highway Improvement Project.

MINUTES

The Board considered approval of the minutes of its meeting held on April 15, 2026. Following review and discussion, Director Lawler moved to approve such minutes, as presented. Director Vazquez seconded the motion, which passed unanimously.

REAPPOINTMENT OF DIRECTORS

The Board considered approving the appointment of Brock Wagner to fill vacant Position 7 on the Board. Ms. Davis stated that director appointment is a two-step process that also requires approval by the City of Houston (the "City"). Following discussion, Director Barraza moved to submit a request to the City to approve the appointment of Brock Wagner to the Board. Director Lawler seconded the motion, which passed unanimously.

The Board also considered authorizing submittal to the City for the reappointment of Directors Smith, Maguz, and Mason (Positions 6, 8 and 10), for terms ending June 1, 2029. After discussion, Director Caviedes moved to authorize submittal to the City requesting the reappointment of Directors Smith, Maguz, and Mason to the Board. Director Vazquez seconded the motion, which passed unanimously.

BOOKKEEPER'S REPORT

Ms. Berry presented the Bookkeeper's Report for April, 2026, a copy of which is attached hereto. After review and discussion, Director Reyes moved to approve the Bookkeeper's Report and payment of the District's bills listed therein. Director Lawler seconded the motion, which passed unanimously.

ASSESSMENT REPORT

Ms. Sustaita presented the Assessment Collector's Report for the month of April, 2026, a copy of which is attached hereto. She reported that as of April 30, 2026, the District's 2025 assessments were 84.13% collected. After discussion, Director Reyes moved to approve the Assessment Collector's Report and authorize payment of the bills listed therein. Director Caviedes seconded the motion, which passed unanimously.

PEDESTRIAN/TRANSIT PLAN

a. Quitman Pedestrian Improvement

i. Construction. Ms. Turcios provided an update regarding the Quitman Street Project, a copy of which is attached, noting that 55% of the contract payments have been made at approximately 68% completion.

ii. Change Order. Ms. Turcios reviewed a summary of draft Change Order No. 7 to the contract, a copy of which is attached, noting that she will present the change order for approval at the next Board meeting.

CAPITAL IMPROVEMENT PLAN

Ms. Turcios reviewed capital improvement plan projects and funding. No action was necessary.

a. District's Title VI Program

Ms. Miller presented a Resolution Adopting Title VI Compliance Plan (the "Resolution") for consideration and briefly reviewed the updated Plan. After review and discussion, Director

Reyes moved to adopt the Resolution. Director Caviedes 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 (the "Project"), noting that the ribbon cutting ceremony will be held on June 6, 2026, at 2:30 p.m. at St. Arnold Brewing Company. She said that the Project has been accepted into the City's maintenance program.

c. Highway Safety Improvement Program

Ms. Reyna said she is coordinating with the property owners to execute the necessary Right-of-Entry Agreements.

d. Reimagine Jensen

Ms. Turcios presented an overview of the Jensen Corridor project, a copy of which is attached, noting that she is responding to design plan inquiries from the City.

e. New District Office

Ms. Turcios and Ms. Reyna reported on the completed District office move, noting that an Open House will be held on June 4, 2026, with the ribbon-cutting ceremony at 5:30 p.m. Ms. Reyna reviewed potential vinyl window graphics for the office, a copy of which is attached.

f. Branding Signs

Ms. Guerra reviewed proposed branding sign options for District parks/facilities, a copy of which is attached. She said the Special Projects Committee recommended approving sign option no. two at a cost of $2,300 per sign. After review and discussion, Director Lawler moved to approve the purchase and installation of two District brand signs, one for the butterfly pocket park and one for the White Oak Park, at a cost of $2,300 per sign. Director Mason seconded the motion, which passed unanimously.

g. Mini-Murals

Ms. Reyna discussed the proposed re-painting of mini-murals in the District and reviewed a summary of the locations and budget, a copy of which is attached. She said that the Special Projects Committee recommended a budget of $20,000, which pays for painting five mini-murals. Following discussion, Director Lawler moved to approve the re-painting of five mini-murals at a cost not to exceed $20,000. Director Richards seconded the motion, which passed unanimously.

SECURITY SERVICES

a. Patrol Updates

Mr. Lynn reviewed the April District Patrol Report, a copy of which is attached hereto. No action was necessary.

b. Safety Meetings

Ms. Guerra reviewed recent safety events and meetings. No action was necessary.

c. Cameras

Ms. Guerra reported on Flock security cameras, noting that they will not be renewed. She said Flock will remove the cameras when all of the respective leases expire.

EXECUTIVE DIRECTOR'S REPORT

a. Infrastructure Projects

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

b. Cybersecurity Training

Ms. Reyna and Ms. Davis reported on Cybersecurity and Artificial Intelligence Training required of all directors by the 89th Texas Legislature and requested the Board complete the video training by June 30, 2026.

c. Open House.

The Board considered the budget for the District's Open House event on June 4, 2026. Following discussion, Director Reyes moved to approve a budget for $2,500 for the Open House, as recommended by the Special Projects Committee. Director Vazquez seconded the motion, which passed unanimously.

d. District Events and Activities

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

e. Tree Planting

Ms. Guerra discussed tree planting opportunities along Calvacade Street from I-45 to Airline. After review and discussion, Director Reyes moved to approve the planting of 50 15-gallon trees on Calvacade Street at a cost of $23,000. Director Mason seconded the motion, which passed unanimously.

GRAFFITI ABATEMENT

Ms. Reyna reviewed the monthly Graffiti Abatement Report for April, a copy of which is 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 on the April Keep2Clean event.

b. Field Inspector Report

The Board received the Field Inspector Report, a copy of which is attached. No Board action was necessary.

EXECUTIVE SESSION

The Board did not convene in Executive Session.

RECONVENE IN OPEN SESSION

The Board did not convene in Executive Session.

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

GREATER NORTHSIDE MANAGEMENT DISTRICT

(SEAL)

Secretary, Board of Directors