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

November 19, 2025

The Board of Directors (the "Board") of Greater Northside Management District (the "District") met in regular session, open to the public, on Wednesday, November 19, 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 Lawler, Smith, 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; Andy Lynn of Houston Metro Coordinators Corporation ("HMC"); Susan Hill of Governmental Financial Reporting, LLC ("GFP"); Joann Ramos of Utility Tax Services, LLC ("UTS"); Kristi Miller of The Goodman Corporation ("TGC"); representatives of Dolcefino Consulting; 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 October 15, 2025, a copy of which is attached hereto. Director Reyes moved that the Board approve the minutes of the meeting held on October 15, 2025, as presented. Director Caviedes seconded the motion, which passed unanimously.

REAPPOINTMENT OF DIRECTORS

There were no reappointments.

BOOKKEEPER'S REPORT

Ms. Hill presented the Bookkeeper's Report (including the Monthly Financial Report as of October 31, 2025, and Bank Registers from October 16, 2025, through November 19, 2025), a copy of which is attached hereto.

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

a. RFP for Bookkeeping Services.

Ms. Reyna stated that GFP is being sold, and presented a draft RFP for bookkeeping services.

After Discussion, Director Reyes moved to approve the RFP for bookkeeping services. Director Galindo seconded the motion, which passed unanimously.

ASSESSMENT REPORT

Ms. Ramos presented the Assessment Collector's Report for the month of October, a copy of which is attached hereto. She reported that as of October 31, 2025, the District's 2024 assessments were 91.36% collected. After discussion, Director Caviedes moved to approve the Assessment Collector's Report for September and to authorize payment of the bills. Director Vazquez seconded the motion, which passed unanimously.

DELINQUENT ASSESSMENTS

There was no report.

PROHIBITED TECHNOLOGY POLICY

Ms. Davis presented to the Board the Resolution Evidencing Annual Review of Covered Applications and Prohibited Technology Policy. After discussion, Director Caviedes moved to approve the Resolution Evidencing Annual Review of Covered Applications and Prohibited Technology Policy. Director Vazquez seconded the motion, which passed unanimously.

PEDESTRIAN/TRANSIT PLAN

a. Quitman Pedestrian Improvement.

i. Construction.

Ms. Turcios provided a general update regarding the Quitman Street Partnership Project. She noted an anticipated completion date in May of 2026. She stated that concrete work should be completed by end of the year, with landscaping and lighting anticipated at the beginning of 2026.

CAPITAL IMPROVEMENT PLAN

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

a. Lyons Semmes

Ms. Turcios provided a brief overview of the project, stating that a walkthrough has been completed with COH.

b. HSIP.

Ms. Turcios and Ms. Miller reviewed a proposed Interlocal Agreement between the City and the District for Airline Drive intersection improvements. Ms. Miller reviewed the scope of work, which will include updating traffic signals, pavement markings, crosswalks, ADA ramps, and sidewalks at Airline Drive and East Canino Road. She stated that the scope also includes pedestrian crossing improvements, including installation of rectangular rapid flashing beacons (RRFBs), at Airline Drive and Link Road.

After discussion, Director Reyes moved to approve the Interlocal Agreement, as presented. Director Caviedes seconded the motion, which passed unanimously.

c. Reimagine Jensen.

Ms. Turcios and Ms. Miller provided an update on the project and community input.

d. New District Office.

Ms. Turcios provided an update on progress, stating that City permitting has delayed occupancy until January.

i. Conference Room Proposal.

This item was deferred.

ii. Board Meeting Locations.

Ms. Reyna stated a need to designate the new office as an additional meeting place inside the boundaries of the District.

After discussion, Director Caviedes moved to adopt the Resolution Establishing Additional Meeting Places of the Board of Directors of Greater Northside Management District. Director Galindo seconded the motion. The motion passed unanimously with Director Reyes abstaining.

SECURITY SERVICES

a. Patrol Updates.

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

i. Patrol Holiday Policy.

This item was deferred.

b. Safety Meetings.

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

c. Cameras.

Ms. Guerra reviewed Flock camera usage statistics.

i. Parklet Cameras.

Ms. Guerra discussed the need for an additional camera at White Oak Parklet. After discussion, Director Galindo moved to authorize an additional camera. Director Reyes seconded the motion, which passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

a. Infrastructure Projects.

Ms. Reyna reviewed transportation-related projects.

b. Office Holiday Hours.

Ms. Reyna reviewed the District's office holiday closure schedule. After discussion, Director Vazquez moved to approve the District's office holiday closure schedule. Director Galindo seconded the motion, which passed unanimously.

c. University of Houston-Downton (UHD) Grant.

Ms. Turcios reviewed an opportunity to apply for a grant with UHD. After discussion, Director Vazquez moved to authorize Ms. Turcios to move forward with the grant application. Director Caviedes seconded the motion, which passed unanimously.

d. Communication Plan Proposal.

Ms. Reyna reviewed a Communication Plan for the District. After discussion, Director Reyes moved to approve the plan, as presented. Director Vazquez seconded the motion, which passed unanimously.

e. Near Northside TIRZ No. 21 Agreement

This item was deferred.

f. District Retirement Program.

Pending further information, this item was deferred.

g. District Events and Activities.

i. Northside Festival.

Ms. Turcios provided an update on Northside Festival activities.

h. 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 October, a copy of which is attached hereto. No action was necessary.

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

a. Clean-ups.

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

b. Field Inspector Report.

Ms. Guerra provided an update on the Field Inspector activity.

c. ROW Contract.

The Board next considered a contract with SMC for right-of-way maintenance services. After discussion, Director Caviedes moved to approve the contract. Director Reyes seconded the motion, which passed unanimously.

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