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

October 15, 2025

The Board of Directors (the "Board") of Greater Northside Management District (the "District") met in regular session, open to the public, on Wednesday, October 15, 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 Vazquez 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; Pamela Guerra, the District's Programs Coordinator; Andy Lynn of Houston Metro Coordinators Corporation ("HMC"); Cindy Craig of Governmental Financial Reporting, LLC; Lisa Sustaita of Utility Tax Services, LLC ("UTS"); Kristi Miller of The Goodman Corporation ("TGC"); Maynor Lainez of Harris County Precinct 2 ("PCT 2"); 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 Mr. Lainez of Harris County Precinct 2.

MINUTES

The Board considered approval of the minutes of its meeting held on September 17, 2025, a copy of which is attached hereto. Director Reyes moved that the Board approve the minutes of the meeting held on September 17, 2025, as presented. Director Smith seconded the motion, which passed unanimously.

REAPPOINTMENT OF DIRECTORS

There were no reappointments.

ASSESSMENT REPORT

Ms. Sustaita presented the Assessment Collector's Report for the month of September, a copy of which is attached hereto. She reported that as of September 30, 2025, the District's 2024 assessments were 90.61% collected.

After discussion, Director Lawler moved to approve the Assessment Collector's Report for September and to authorize payment of the bills. Director Barraza seconded the motion, which passed unanimously.

DELINQUENT ASSESSMENTS

There was no report.

ORDER LEVYING 2025 ASSESSMENT

Ms. Davis presented to the Board the Order Levying Assessments for 2025 at a rate of $0.10 on each $100 of assessed valuation. After discussion, Director Reyes moved to adopt the Order Levying Assessments for 2025. Director Mason seconded the motion, which passed unanimously.

AMENDMENT TO DISTRICT INFORMATION FORM

Ms. Davis presented to the Board the Amendment to the District Information Form. She stated that upon the Board's approval, the District Information Form will be recorded in the official property records of Harris County and filed with the Texas Commission on Environmental Quality ("TCEQ"). After discussion, Director Smith moved to approve the District Information Form, authorize recordation of the District Information Form, and authorize the filing of the District Information Form with the TCEQ. The motion was seconded by Director Lawler, which unanimously passed.

Director Galindo entered the meeting at 12:11 p.m.

BOOKKEEPER'S REPORT

Ms. Craig presented the Bookkeeper's Report (including the Monthly Financial Report as of September 30, 2025, and Bank Registers from September 18, 2025, through October 15, 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 Barraza 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 June.

ii. TGC Proposal.

Ms. Turcios reviewed a proposal from TGC to continue construction administration and compliance services for the Quitman Street bike, pedestrian, and transit improvements for an amount not to exceed $40,000.

iii. Change Order No. 4.

Ms. Turcios reviewed Change Order No. 4 for an additional $80,275.20.

iv. Memorandum of Understanding (HISD)

Ms. Turcios reviewed a proposed Memorandum of Understanding with HISD for construction and maintenance of security and infrastructure enhancements. She advised that a temporary grant of license and right of entry will allow the District to provide services until the MOU is finalized.

Director Caviedes moved to approve the TGC proposal for an amount not to exceed $40,000, Change Order No. 4 in the amount of $80,275.20, and the MOU with HISD. Director Lawler seconded the motion, which passed unanimously.

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

i. TGC Proposal.

Ms. Turcios reviewed a proposal from TGC for General Planning and Project Support for an amount not to exceed $30,000.

ii. TGC Contract Amendment.

Ms. Turcios reviewed a proposed contract amendment from TGC to include additional construction design phase services for an amount not to exceed $8,250.

Director Mason moved to approve the TGC proposal for General Planning and Project Support for an amount not to exceed $30,000, and the TGC contract amendment for an amount not to exceed $8,250. Director Caviedes seconded the motion, which passed unanimously.

iii. Miranda Trucking and Services, Inc. Contract Award.

Ms. Turcios stated that bids were received and a contract award to Miranda Trucking and Services, Inc. for an amount of $29,265. She stated that construction will begin in November.

Director Barraza moved to approve the Miranda Trucking and Services, Inc. contract for an amount of $29,265 is recommended. Director Lawler seconded the motion, which passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

b. Employee Handbook

This item was taken out of order.

Ms. Reyna reviewed proposed amendments to the Employee Handbook.

Director Lawler moved to approve the amendments as discussed. Director Galindo seconded the motion, which passed unanimously.

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

d. H-GAC Grant.

This item was taken out of order.

Ms. Guerra stated that an application has been submitted on behalf of the District for an H-GAC

grant in partnership with Buffalo Bayou Preservation. The Board discussed activities that would be undertaken, should the District receive the award.
Director Smith moved to approve the application, as discussed. Director Caviedes seconded the motion, which passed unanimously.

Director Lawler exited the meeting at 12:37 p.m.

EXECUTIVE DIRECTOR'S REPORT - CONTINUED

b. Reimagine Jensen.

Ms. Reyna updated the Board on public meeting.

Ms. Turcios reviewed community feedback on renderings of Jensen, stating that a majority of responses are in favor of rendering 4a, 4b, 5a, and 5b, copies of which are attached hereto.

c. New District Office.

Ms. Reyna provided a progress update on the new office, stating that the expected occupancy is November to mid-December.

SECURITY SERVICES

a. Patrol Updates.

Mr. Lynn reviewed with the Board the September 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 September, 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.

EXECUTIVE DIRECTOR'S REPORT - CONTINUED

a. Infrastructure Projects.

Ms. Reyna reviewed transportation-related projects.

c. District Events and Activities.

i. Northside Festival.

Ms. Reyna provided an update on Northside Festival activities.

d. 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 September, 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. Reyna provided an update on the Field Inspector activity.

c. ROW Request for Proposals.

Ms. Reyna provided an update on the District's request for proposals for right-of-way maintenance services, stating that SMC was selected as the new vendor. She stated that a contract will be provided for Board approval at the next scheduled meeting, with services expected to commence in December.

EXECUTIVE SESSION

The Board did not convene in executive session.

ADJOURNMENT

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

(SEAL)

Secretary,
Board of Directors