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

September 17, 2025

The Board of Directors (the "Board") of Greater Northside Management District (the "District") met in regular session, open to the public, on Wednesday, September 17, 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 Caviedes and Lawler, 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"); Susan Hill of Governmental Financial Reporting, LLC; Joann Ramos of Utility Tax Services, LLC ("UTS"); Kristi Miller of The Goodman Corporation ("TGC"); 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.

REAPPOINTMENT OF DIRECTORS

Ms. Davis advised that Directors Maguz, Smith, and Vazquez would need to be reinstated as Directors, and Director Lawler's reinstatement would require ratification. Director Barraza moved to reinstate Directors Maguz, Smith, and Vazquez, and to ratify the reinstatement of Director Lawler. Director Galindo seconded the motion, which passed unanimously.

MINUTES

The Board considered approval of the minutes of its meeting held on July 16, 2025, a copy of which is attached hereto. Director Maguz moved that the Board approve the minutes of the meeting held on July 16, 2025, as presented. Director Galindo seconded the motion, which passed unanimously.

BOOKKEEPER'S REPORT

Ms. Hill presented the Bookkeeper's Reports (including the Monthly Financial Reports as of July 31, 2025, and August 31, 2025, Bank Register from July 17, 2025, through September 17, 2025), a copy of which is attached hereto.

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

a. 2025-2026 Budget.

Next, Ms. Reyna reviewed a proposed budget for fiscal year October 1, 2025, to September 30, 2026. Ms. Turcios reviewed the capital projects included in the proposed budget. After discussion, Director Maguz moved to approve the proposed budget, as presented. Director Galindo seconded the motion, which passed unanimously.

ASSESSMENT REPORT

Ms. Ramos presented the Assessment Collector's Reports for the months of July and August, copies of which are attached hereto. She reported that as of August 31, 2025, the District's 2024 assessments were 89.56% collected. After discussion, Director Reyes moved to approve the Assessment Collector's Report for July and August and to authorize payment of the bills. Director Mason seconded the motion, which passed unanimously.

DELINQUENT ASSESSMENTS

There was no report.

AUDIT

Ms. Reyna presented an engagement letter from McCall Gibson Swedlund Barfoot Ellis ("MGSBE") for the fiscal year ended September 30, 2025. After discussion, Director Reyes moved to approve the engagement of MGSBE for the fiscal year ended September 30, 2025. Director Maguz seconded the motion, which passed unanimously.

ASSESSMENT ROLL/ PUBLIC HEARING

Ms. Ramos then updated the Board on the District's certified values for assessable property within the District as reported by Utility Tax and determined by the Harris Central Appraisal District. She discussed the assessment amounts the District can capture by holding a public hearing to add additional property value to its assessment roll. After thorough discussion, the Board concurred to not hold a public hearing to supplement the District's assessment roll this year.

PEDESTRIAN/TRANSIT PLAN

a. Quitman Pedestrian Improvement.

i. Construction.

Ms. Turcios provided a general update regarding the Quitman Street Partnership Project. She stated that the anticipated completion date will be in March.

A. Quitman Trees

Mr. Williams provided an update on tree planting progress on Quitman. He then presented Change Order No. 3, which includes tree removal and stump grinding, and quantity adjustments for utility boring and sleeving, for a total additional cost of $55,891.20. After discussion, Director Maguz moved to approve the Change Order. Director Galindo seconded the motion, which passed unanimously.

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.

The Projects Committee presented its recommendation to approve the South District Study. Director Barraza moved to approve the study, as presented. Director Mason seconded the motion, which passed unanimously.

i. Lyons Semmes.

Mr. Williams provided an update on the project, stating that the bid package has been published.

b. Reimagine Jensen.

Ms. Reyna stated that the community meeting will be held on September 25th.

Ms. Turcios reviewed the HPW design concept report. She stated that renderings of Jensen will be provided at a future meeting, based on community feedback.

c. New District Office.

Mr. Williams provided a progress update on the new office, stating that the expected occupancy is still mid-December.

Director Barraza suggested fencing or caging the HVAC system in an effort to deter copper thefts.

SECURITY SERVICES

a. Patrol Updates.

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

b. Safety Meetings.

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

c. Cameras.

i. Flock Cameras.

Ms. Guerra reviewed camera usage statistics. She stated that Pearland Police Department requested access, which was given.

EXECUTIVE DIRECTOR'S REPORT

a. TML Insurance.

Ms. Reyna stated that the District's insurance policies with Texas Municipal League ("TML") are up for renewal in October. Director Reyes moved to approve the renewal of the District's insurance policies with TML. Director Maguz seconded the motion, which passed unanimously.

b. Infrastructure Projects.

Ms. Reyna reviewed transportation-related projects.

i. HCTRA.

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

c. District Events and Activities.

i. Northside Festival.

Ms. Reyna reviewed the sponsorship levels for the ride and festival and suggested a $5,000 sponsorship.

ii. Avenue.

Ms. Reyna reviewed the sponsorship levels for the Avenue's annual event and suggested a $5,000 sponsorship.

iii. Greater Northside Chamber of Commerce.

Ms. Reyna reviewed the sponsorship levels for the Greater Northside Inaugural Golf Tournament and suggested a $2,000 sponsorship.

After discussion, Director Smith moved that the Board approve the three sponsorships, as suggested, in exchange for various marketing for the District. Director Barraza seconded the motion, which passed unanimously.

d. Greater Northside Improvement Corporation.

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

e. Newsletter Writing Services.

Ms. Reyna reviewed a proposal from Bertrand Communications for newsletter writing services at the rate of $50 per hour with a minimum of 10 hours per month.

After discussion, Director Maguz moved that the Board approve the proposal for newsletter writing services, as presented. Director Mason seconded the motion, which passed unanimously.

GRAFFITI ABATEMENT.

Ms. Guerra reviewed the monthly Graffiti Abatement Reports for July and August, copies of which are 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. Field Inspector Report.

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

c. 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 best bidder.

Director Mason moved to approve the selection of SMC for ROW maintenance. Director Galindo 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