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

September 16, 2026

The Board of Directors (the "Board") of Greater Northside Management District (the "District") met in regular session, open to the public, on Wednesday, September 16, 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 Reyes, Maguz, 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 Program Coordinator; Demitra Berry of Government Financial Reporting, LLC ("GFR"); Kristi Miller of The Goodman Corporation; Andy Lynn of Houston Metro Coordinators Corporation ("HMC"); Lisa Sustaita and JoAnn Ramos of Utility Tax Services, LLC; 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

There was no discussion on this agenda item.

MINUTES

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

REAPPOINTMENT OF DIRECTORS

a. Appoint/Reappoint Directors; Approve Bonds, Oaths Of Office, and Sworn Statements

Ms. Davis reported that the City of Houston (the "City") approved the appointment of directors to the Board as follows:

Director	Position	Term Ending
Linda Smith	6	June 1, 2029
Brock Wagner	7	June 1, 2029
Anas Maguz	8	June 1, 2029
Richard Mason	10	June 1, 2029

Following discussion, Director Caviedes moved to appoint the directors to the Board in accordance with the City's appointments, and to accept the executed Sworn Statements, Oaths of Office, and Official Bonds for Directors Smith, Wagner, Maguz, and Mason. Director Vazquez seconded the motion, which carried unanimously.

b. Amend District Registration Form

Ms. Davis presented an amended District Registration Form to update the directors and terms. After review and discuss, Director Caviedes moved to approve the amended District Registration Form and authorize filing with the Texas Commission on Environmental Quality. Director Mason seconded the motion, which carried unanimously.

c. Declare Vacancies

Ms. Davis stated that there were no Board vacancies to declare.

BOOKKEEPER'S REPORT

Ms. Berry presented the Bookkeeper's Reports for July and August, 2026, copies of which are attached hereto. After review and discussion, Director Vazquez moved to approve the Bookkeeper's Reports and payment of the District's bills listed therein. Director Wagner seconded the motion, which passed unanimously.

a. Annual Budget

The Board considered adopting the District's budget for the fiscal year ending September 30, 2027, a copy of which is attached. Ms. Turcios presented the Capital Improvement Projects ("CIP") budget, a copy of which is attached. Following review and discussion, Director Vazquez moved to adopt the budget and CIP budget as presented. Director Wagner seconded the motion, which carried unanimously.

AUDIT

The Board considered approving the audit continuance letter from McCall Gibson Swedlund Barfoot Ellis PLLC to conduct the District's audit for the fiscal year ending September 30, 2026. Following review and discussion, Director Mason moved to approve the audit continuance letter. Director Smith seconded the motion, which carried unanimously.

ASSESSMENT REPORT

Ms. Sustaita presented the Assessment Collector's Reports for the months of July and August 2026, copies of which are attached hereto. She reported that as of August 31, 2026, the District's 2025 assessments were 90.35% collected. After discussion, Director Smith moved to approve the Assessment Collector's Reports and authorize payment of the bills listed therein. Director Galindo seconded the motion, which passed unanimously.

PUBLIC HEARING

Ms. Reyna and the Board discussed holding a public hearing regarding the District's 2026 assessment. Ms. Ramos reviewed a cost analysis of such public hearing, a copy of which is attached. Following discussion, Director Barraza moved to hold a public hearing to add to the District's assessment roll the new accounts only on November 10, 2026, at 11:00 a.m., at the District's office at 722 Caplin Street, Houston, Texas 77022. Director Mason seconded the motion, which passed unanimously.

PEDESTRIAN/TRANSIT PLAN

The Board received a written status update on the District's Pedestrian/Transit Plan from The Goodman Corporation, a copy of which is attached.

a. Quitman Pedestrian Improvements

i. Construction. Ms. Turcios provided an update regarding the Quitman Street Sidewalk Project, a copy of which is attached.

ii. Change Order. Ms. Turcios stated that a change order will be forthcoming due to another party's construction of a driveway affecting the plans for Quitman sidewalk project.

iii. Amendment to Compliance Services Agreement. Ms. Turcios presented an Amendment to the Compliance Services Agreement (the "Amendment") with The Goodman Corporation for the Quitman sidewalk project in an amount not to exceed $25,000. Following review and discussion, upon a motion made by Director Barraza and seconded by Director Galindo, the Board unanimously voted to approve the Amendment.

CAPITAL IMPROVEMENT PLAN

Ms. Turcios reviewed capital improvement plan projects and funding.

a. Highway Safety Improvement Program

Ms. Turcios provided an update on the pedestrian improvements on Airline and Camino.

b. Reimagine Jensen

Ms. Turcios presented an updated overview of the Reimagine Jensen Dr. project, a copy of which is attached. She reviewed a Joint Participation Interlocal Agreement with Harris County, for funding the Jenson Drive sidewalk, flashing beacons, and crosswalk at the intersection of Jensen Drive and Aldine Westfield Road (the "Agreement"). She noted that the Agreement is scheduled to be considered by Commissioners Court on October 15, 2026. After review and discussion, Director Smith moved to approve the Agreement. Director Barraza seconded, which passed unanimously.

c. Safe Streets For All ("SS4A")

Ms. Turcios reported that the District's Interlocal Safe Streets for All Agreement with the City was approved by the City, with the City agreeing to a 20% match for funding the project.

Ms. Turcios presented a Safe Streets For All Grant Agreement with Federal Highway Administration (the "Grant Agreement"). After review and discussion, Director Wagner moved to approve the Grant Agreement, subject to final review by the District's attorney and Goodman. Director Mason seconded the motion, which passed unanimously.

Director Wagner left the meeting at 1:20 p.m.

SECURITY SERVICES

a. Patrol Updates

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

i. HMC Amendment. Ms. Guerra presented Amendment No, 2 to Patrol Service Coordination Agreement with Houston Metro Coordinators Corporation, Inc., (the "HMC Amendment"), which increases the cost of services from $300 to $380 per week. Following review and discussion, Director Vazquez moved to approve the HMC Amendment. Director Galindo seconded the motion, which passed by unanimous vote.

b. Safety Meetings

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

c. Cameras

Ms. Guerra reported that Flock cameras are no longer installed in the District.

EXECUTIVE DIRECTOR'S REPORT

a. Infrastructure Projects

Ms. Reyna reported on delays with Texas Department of Transportation ("TxDOT") timelines.

b. TML Insurance

Ms. Reyna reviewed a proposal from Texas Municipal League ("TML") for renewal of the District's insurance policies, a copy of which is attached. After review and discussion, Director Caviedes moved to approve the renewal proposal from TML. Director Mason seconded the motion, which passed by unanimous vote.

c. Gateway Project

Ms. Reyna and the Board discussed the proposed neighborhood signage for distinct neighborhoods in the District and concurred to further discuss the matter with the Special Projects Committee.

d. AVENUE

The Board considered sponsoring the AVENUE annual event. Ms. Reyna noted the various public marketing and acknowledgement the District will receive for sponsorship. After discussion, Director Barraza moved to sponsor the AVENUE annual event in the amount of $3,500. Director Galindo seconded the motion, which passed unanimously.

e. THRIVE

Ms. Reyna and Ms. Turcios reported on the District's THRIVE Business Revitalization Program.

f. Northside Festival

Ms. Reyna stated that the Northside Festival will be held on October 3, 2026, with The Goodman Corporation sponsoring the event.

g. District Events and Activities

Ms. Reyna reviewed monthly events and activities of District staff.

h. Greater Northside Chamber of Commerce

The Board considered sponsoring the Greater Northside Chamber of Commerce Second Annual Golf Tournament. Following review and discussion, Director Barraza moved to approve sponsoring the event in the amount of $1,500.00. Director Mason seconded motion, which passed unanimously. Ms. Reyna noted the various public marketing and acknowledgement the District will receive for sponsorship.

Director Mason left meeting at 1:45 p.m.

GRAFFITI ABATEMENT

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

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

a. 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.

(SEAL)

GREATER NORTHSIDE MANAGEMENT DISTRICT

Secretary, Board of Directors