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02/07/2025 PERSONAL
\$9.00 MPR - NOTICE MTG

GREATER SOUTHEAST MANAGEMENT DISTRICT

"WE CHAMPION STAKEHOLDER SERVICES THAT SPUR OPPORTUNITIES IN THE GREATER SOUTHEAST MANAGEMENT DISTRICT "HOUSTON SOUTHEAST" FOR A COMMUNITY THAT IS SAFE, BEAUTIFUL, AND CULTURALLY DIVERSE" AND "WE WILL BECOME THE PREMIER DISTRICT OF DISTINCTION TO CONDUCT BUSINESS, LIVE, WORK, LEARN, PLAY, AND PRAY"

TO: THE BOARD OF DIRECTORS OF THE GREATER SOUTHEAST MANAGEMENT DISTRICT AND TO ALL OTHER INTERESTED PARTIES: Notice is hereby, given that the Board of Directors of the Greater Southeast Management District will hold a regular meeting on **Wednesday, February 12, 2025, 12:00 p.m.** at **5445 Almeda Rd, Suite 502, TX 77004**, inside the boundaries of the District and online at the following link: <https://us06web.zoom.us/j/84573114685?pwd=Feo1rzPbQxJlYqoAoxYA4VuDqBR5N.1>

Meeting ID: 845 7311 4685 Passcode: 833679 Dial-In: 1-346-248-7799.

inside the boundaries of the District. Meetings are open to the public to consider, discuss, and adopt such orders, resolutions, or motions, and take direct actions as may be necessary, convenient, or desirable, with respect to the following matters:

AGENDA

1. Determine quorum and call meeting to order.
2. Receive public comments. (A statement of no more than 3 minutes may be made on items of general relevance. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law. Comments should be directed to the entire Board, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of time privileges.)
3. Receive General Manager's Monthly Report on Actions/Initiatives in Support of the District's Service Plan.
4. Approve Minutes from January 08, 2025, Board meetings.
5. Receive Enhanced Public Safety Coordinator Report
6. District Administration
 - a. Receive Assessment Collection Reports
 - b. Discuss Delinquent Apartment Assessment Payers
7. Receive Updates and Recommendations from the Governance Committee
8. Receive Updates and Recommendations from the Budget & Finance Committee:
 - a. Receive Financial Reports
 - b. Consider Recurring and Non-Recurring Expenses
 - c. Consider renewing the commercial lease agreement for 5445 Almeda, Suite 503, Houston, Texas for the period beginning April 1, 2025, and ending March 31, 2025, Authorize Budget in a Not-To-Exceed Amount, Authorize Board Chair and Legal Counsel to Execute Agreement
 - d. Consider an Engagement Letter from George Baugh III CPA for FY 2024 Auditing Services and Authorize Budget in a Not-To-Exceed Amount
 - e. Consider a Professional Services Agreement with McConnell Jones LLP for FY 2025 Accounting Services and Authorize Budget in a Not-To-Exceed Amount, Authorize Board Chair and Legal Counsel to Execute Agreement
9. Receive Updates and Recommendations from District Services and Improvements:
 - a. Consider an Independent Contractor Agreement with DiTubbs Photography for On-Call FY 2025 Photography Services, Authorize Budget in a Not-To-Exceed Amount, Authorize Board Chair and Legal Counsel to Execute Agreement
 - b. Consider an Independent Contractor Agreement with Supreme Video Productions, Inc. for On-Call FY 2025 Videography Services, Authorize Budget in a Not-To-Exceed Amount, Authorize Board Chair and Legal Counsel to Execute Agreement
 - c. Consider a Business Improvement Grant for 4824 Old Spanish Trail, Authorize Budget in a Not-To-Exceed Amount, Authorize Board Chair to Execute Agreement
 - d. Consider a Business Improvement Grant for 4501 Almeda Group, LLC, Authorize Budget in a Not-To-Exceed Amount, Authorize Board Chair to Execute Agreement
 - e. Consider a Scope of Services for Martin Construction Management and Designs to provide FY 2025 Professional Project and Construction Management Services, Authorize Budget in a Not-To-Exceed Amount and Authorize Board Chair to Issue Notice to Proceed
 - f. Ratify Work Order# 2022-MCMD-04A for Martin Construction Management and Designs to provide additional consulting services for monthly cleaning of restrooms in Park at Palm Center, Authorize Budget in a Not-To-Exceed Amount and Authorize General Manager to Execute Work Order# 2022-MCMD-04A

*Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's office at (713) 942-0500 at least three business days prior to the meeting so that the appropriate arrangements can be made. The Board will conduct an in-person meeting at its physical meeting location. As an accommodation during the current levels of transmission during this COVID-19 virus epidemic emergency, the is making available a Zoom teleconference and/or videoconference option for members of the public to participate and to address the Board. Members of the Board may participate by videoconference in accordance with requirements of the Texas Open Meetings Act, provided a quorum of the Board meets in person. Pursuant to V.T.C.A. Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending Board or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and/or economic development negotiations.



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- g. Ratify Work Order# 24-0814AEM-03 for Agility Engineering and Management, Inc to provide additional consulting services for Electrical Light Wiring and Holiday Tree Lighting along Alameda Rd, Authorize Budget in a Not-To-Exceed and Authorize General Manager to Execute Work Oder# 24-0814AEM-03
h. Ratify Work Order# FQS-24-12101 for Flores Quality Services to provide Tree Trimming Services along Alameda Road, Authorize Budget in a Not-To-Exceed Amount and Authorize General Manager to Execute Work Oder#FQS-24-12101
i. Consider Enhanced Public Safety Services FY25 Shred Day Events and Authorize Budget in a Not-To-Exceed Amount
j. Consider Enhanced Public Safety Services Emergency Management Workshop and Authorize Budget in a Not-To-Exceed Amount
k. Consider a Letter of Support for the Friends of Columbia Tap Third Ward on Tap Festival
l. Consider a Letter of Support for the Third Ward Real Estate Council Mobility and Transit Initiatives
10. Next Meeting Date: Wednesday, March 12, 2025, 12:00 p.m., at 5445 Alameda Rd. Suite 502, Houston, Tx 77004.
11. Adjournment

[Signature]
General Manager

UNOFFICIAL

[Signature]
COUNTY CLERK
HARRIS COUNTY TEXAS

2025 FEB -7 PM 12:55

FILED

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