

EAST END DISTRICT
Regular Meeting of the Board of Directors
April 22, 2021

The Board of Directors (the “Board”) of the East End District (the “District” or “EED”) met in regular session, open to the public, via video/audio conference on Thursday, April 22, 2021, at 3:30 p.m. The video/audio conference meeting was authorized pursuant to the March 16, 2020 Declaration by the Governor of the State of Texas, which suspended certain provisions of Chapter 551, Texas Government Code, in response to the Coronavirus (COVID-19) disaster. The Governor’s Proclamation permitted governmental bodies to conduct meetings via telephone or videoconference to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the COVID-19. The roll was called for the members of the Board, to-wit:

Position 1	Anna Deans	
Position 2	Blanca Blanco	Assistant Secretary
Position 3	Stephen Quezada	Treasurer
Position 4	William McConnell	
Position 5	Domenic Laurenzo	
Position 6	Joe Meppelink	Chairman
Position 7	Lani Baker	
Position 8	Jose Valdez	
Position 9	Devin Licata	
Position 10	Josue Perez	
Position 11	Taryn Sims	Secretary
Position 12	Elliot Barner	
Position 13	Vacant	
Position 14	Marjorie Peña	
Position 15	Susan Sahwani-Garcia	

and all of the above were present except for Directors Deans, Quezada, Laurenzo, and Perez, thereby establishing a quorum.

Also present during all or part of the meeting were Veronica Chapa Gorczynski, the District’s President; Martin Chavez, the District’s Director of Constituent Services; Dan Joyce, the District’s Director of Marketing & Communications; Eva Quiroz, the District’s Administrative Services Manager; Patrick Ezzell of Coastal Builders (“CB”); Sergeant Maldonado of Harris County Precinct 6 (“Precinct 6”); Angela Stephens of Your Part-Time Controller, LLC; Sherry Weesner on behalf of Tax Increment Reinvestment Zone 15 (“TIRZ 15”); Muhammad Ali of Gauge Engineering; Crystal Horn of McGrath and Co., PLLC; Sean Garrison of Garrison Design Office, LLC; Laura Davis and Judy Marcantel of Sanford Kuhl Hagan Kugle Parker Kahn LLP; and Christian Navarro a member of the public.

Item 1. Receive Public Comments in accordance with adopted procedures.

There were no public comments.

Item 2. Assessments. Receive report on collection of assessments and authorize appropriate action.

Ms. Stephens presented the Assessment report. She reported that the District's 2020 assessments were 88% collected as of March 31, 2021. No action was necessary.

Item 3. Appointment of Directors. Declare vacancies, if appropriate; and appoint directors to if appropriate.

No action was taken.

Item 4. Appointment of Committee Members. Declare vacancies, if appropriate; and appoint directors to Committees if appropriate.

No action was taken.

Item 5. Minutes. Approve minutes of previous Board meeting(s).

The Board next considered approving the minutes of the February 25, 2021, meeting. Director McConnell moved to approve the minutes of the February 25, 2021, regular Board meeting, as presented. Director Blanco seconded the motion, which passed unanimously.

Item 6. Security Report. Receive a security report related to Precinct 6 Security contract.

Sergeant Maldonado of Precinct 6 reported on criminal activity in the District. He reported that Precinct 6 is receiving an average of 23 calls a day. Mr. Chavez reported that criminal activity in the District has decreased 43% since last year. No action was necessary.

Item 7. Financial Reports. Receive and approve the Treasurer's reports on revenues and expenditures, the investment report and the Finance Committee report, and authorize appropriate action.

Ms. Stephens presented and reviewed the monthly Financial Reports for February 28 and March 31, 2021; the District's investment reports for February and March 2021; and the Leverage Log of Match, Grants and In-Kind Funds 2020-2021 (collectively, the "Reports").

After discussion, Director Licata moved to approve the Reports, as presented. Director Barner seconded the motion, which passed unanimously.

Item 8. Audit for FY 2019-2020. Review report from Finance Committee and audit firm McGrath and Co. PLLC regarding report for FY 2019-2020, and authorize appropriate action, as appropriate.

Ms. Horn reviewed with the Board the audit report for fiscal year ended September 30, 2020. She stated that the District received a clean opinion. Director Peña moved to approve the District's audit report for fiscal year ending September 30, 2020, as presented, and to authorize the filing of such report with the Texas Commission on Environmental Quality. Director Blanco seconded the motion, which passed unanimously.

Item 9. Assessment Resolution. Approve annual Resolution Authorizing the Imposition of an Additional 20% Penalty on Delinquent Assessments, and authorize appropriate action.

President Gorczynski presented for the Board's consideration the Resolution Authorizing the Imposition of an Additional 20% Penalty on Delinquent Assessments. Ms. Davis then explained the penalty process for late assessments and stated that the 20% penalty would directly offset the fee of the District's delinquent assessment attorney.

After discussion, Director Barner moved that the Board approve the Resolution Authorizing the Imposition of an Additional 20% Penalty on Delinquent Assessments. Director Peña seconded the motion, which passed unanimously.

Item 10. Agreement for Gauge Engineers. Review and approve contract for Gauge Engineering for new METRO 5310 Grant sidewalk project.

Mr. Ezzell presented to and reviewed with the Board a Professional Services Agreement between the District and Gauge Engineering, LLC for design services associated with METRO 5310 Grant sidewalk project for a lump sum fee of \$32,946.00.

After discussion, Director McConnell moved that the Board approve the Agreement with Gauge Engineering, LLC and authorize President Gorczynski to execute and sign on behalf of East End District. Director Blanco seconded the motion, which passed unanimously.

Item 11. Workforce Grant Amendment. Review request from Houston Community College-Southeast regarding amendment to eligible programs for District Workforce Grant agreement and authorize appropriate action.

President Gorczynski reviewed with the Board a request from Houston Community College-Southeast ("HCC Southeast"), one of three awardees of the East End District Workforce Grant, asking that the District consider an amendment to its grant award. She explained that due to COVID, HCC Southeast has experienced challenges recruiting and enrolling students in the Certified Logistic Associate (CLA) and Certified Logistic Technician (CLT) training programs. She stated that HCC Southeast is requesting an expansion of the fund criteria to include Master Science Center of Excellence students as well.

After discussion, Director Blanco moved to amend the grant award as requested, and authorize the expansion of the fund criteria to include Master Science Center of Excellence students. Director Garcia seconded the motion, which passed unanimously.

Item 12. Funding Request for Cultural Arts Administrator. Review request from staff to consider transfer of \$40,000 to East End Improvement Corporation to support hiring of part-time consultant as Cultural Arts Administrator for the East End Houston Cultural District as identified in the Strategic Plan.

This item was pulled for consideration as the Finance Committee has asked for more work from staff before moving forward on this item.

Item 13. Farmers Market Esplanade Update. Receive an update regarding the Farmers Market containers on the Navigation Esplanade.

Mr. Garrison presented to and reviewed with the Board the Farmers Market containers on the Navigation Esplanade. No action was necessary.

Item 14. President's Report - District Overview. Receive the President's report on the following District programs and authorize appropriate action:

President Gorczynski advised the Board that the President's report and video was sent to the Board for their review.

Item 15. Adjourn.

There being no further business, the meeting was then adjourned at 4:45 p.m.




East End District