

**EAST END DISTRICT**  
**Regular Meeting of the Board of Directors**  
**April 28, 2022**

The Board of Directors (the "Board") of the East End District (the "District" or "EED") met in regular session, open to the public, at 3211 Harrisburg, Houston, Texas 77003 on Thursday, April 28, 2022, at 3:30 p.m. 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	Ann Bacon	
Position 5	Roy Lira	
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	Vice Chair
Position 13	Vacant	
Position 14	Marjorie Peña	
Position 15	Vacant	

and all of the above were present except for Director Licata, thereby establishing a quorum.

Also present during all or part of the meeting were Dan Joyce, the District's Vice President; Erick Retana, the District's Director of Operations; Jack Hanagriff, the District's Railroad Safety and Mobility Coordinator; Eva Quiroz, the District's Administrative Services Manager; Sergeant Maldonado of Harris County Precinct 6 ("Precinct 6"); Angela Stephens of Your Part-Time Controller, LLC; Patrick Ezzell of Coastal Builders ("CB"); Tim Applewhite and Alex Stachow of McGrath & Co. PLLC; Jason Bullen of UPCDC; Roy Rodriguez, the District's Farmers' Market Manager; Bryan Smart of Smartscaping; Jim and Evelyn Fasnacht, Members of the public; and Laura Davis and Judy Marcantel (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

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

Mr. Smart introduced himself and provided description of services from Smartscaping. The Board thanked him for attending the meeting.

Mr. Fasnacht addressed the Board regarding vehicles speeding and causing accidents on Canal and Commerce streets. Mr. Joyce stated that the District's field services team is aware of these issues and have reported the issues to the City. He stated that the City will have a traffic analyst review intersections and provide a solution after the traffic studies are complete. No action was necessary.

Mr. and Mrs. Fasnacht left the meeting at 3:50 p.m.

**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 98% collected, and the District's 2021 assessments were 93% collected as of March 31, 2022. No action was necessary.

**Item 3. Minutes.** Approve minutes of previous Board meeting(s).

The Board next considered approving the minutes of the March 4, 2022, meeting. Director Valdez moved to approve the minutes of the March 4, 2022, special Board meeting, as presented. Director Lira seconded the motion, which passed unanimously.

**Item 8. Audit for FY 2020-2021.** Review report from Finance Committee and audit firm McGrath and Co. PLLC regarding report for FY 2020-2021, and authorize appropriate action, as appropriate.

This item was taken out of order. Mr. Applewhite reviewed with the Board the audit report for fiscal year ended September 30, 2021. He stated that the District received a clean opinion. Director Barner moved to approve the District's audit report for fiscal year ending September 30, 2021, upon final review of Board and consultants, and to authorize the filing of such report with the Texas Commission on Environmental Quality. Director Quezada seconded the motion, which passed unanimously.

Mr. Applewhite and Mr. Stachow left the meeting at 4:09 p.m.

**Item 4. 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 and March, 2022; the District's investment report as of March 31, 2022; and the Leverage Log of Match, Grants and In-Kind Funds 2021-2022 (collectively, the "Reports"). Director Quezada updated the Board on the Finance Committee's discussion to maintain a fund for future projects.

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

Director Deans left the meeting at 4:33 p.m.

**Item 5. 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 72 calls a week. No action was necessary.

**Item 6. Railroad Safety & Mobility Report.** Receive report related to railroad safety and mobility.

Mr. Joyce introduced Mr. Hanagriff to the Board as the District's new Railroad Safety and Mobility Coordinator. Mr. Hanagriff reviewed his goals and crossing analysis to determine impacts to City services within the District. No action was necessary.

**Item 7. Infrastructure Project Presentation.** Receive a presentation from Patrick Ezzell, Coastal Builders, regarding an update of Infrastructure projects in the East End.

Mr. Ezzell next introduced his new associate, Jason Bullen. Mr. Ezzell presented and updated the Board of the infrastructure projects in the District. Mr. Bullen discussed the esplanade improvements at Lawndale at Wayside. The Board determined that no action was necessary at this time.

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

Mr. Joyce 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 collection attorney.

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

**Item 10. President's Report – District Overview.** Receive the President's report on the following District programs and authorize appropriate action.

Mr. Joyce advised the Board that the Law Enforcement Coordination Team met in person on April 12, 2022.

Mr. Retana updated the Board on the graffiti abatement program and illegal dumping.

Mr. Rodriguez updated the Board on the Farmer's Market and stated that the market is now back to the numbers prior to COVID.

Mr. Joyce updated the Board on EEIC activities, including the East End Street Fest.

**Item 11. Executive Session, if Necessary.**

The Board did not convene in Executive Session.

**Item 12. Reconvene in Open Session.**

The Board did not convene in Executive Session.

**Item 13. Adjourn.**

There being no further business, the meeting was then adjourned at 5:38 p.m.



  
East End District