

EAST END DISTRICT
Regular Meeting of the Board of Directors
April 27, 2023

The Board of Directors (the “Board”) of the East End District (the “District” or “EED”) met in special session, open to the public, at 3211 Harrisburg, Houston, Texas 77003 on Thursday, April 27, 2023, 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	Secretary
Position 3	Stephen Quezada	Chairman
Position 4	Ann Bacon	
Position 5	Roy Lira	
Position 6	Joe Meppelink	Assistant Treasurer
Position 7	Lani Baker	
Position 8	Jose Valdez	
Position 9	Erik Ibarra	
Position 10	Josue Perez	
Position 11	Taryn Sims	Assistant Secretary
Position 12	Elliot Barner	Vice Chair
Position 13	Chude Chike-Obi	
Position 14	Marjorie Peña	
Position 15	Victoria Macalino	

and all of the above were present except for Directors Bacon, Meppelink, Perez, Sims, Peña, and Macalino thereby establishing a quorum.

Also present during all or part of the meeting were Dan Joyce, the District’s Vice President; Eva Quiroz, the District’s Administrative Services Manager; Erick Retana, the District’s Director of Operations; Jack Hanagriff, the District’s Railroad Safety and Mobility Coordinator; Ariel Robinstein, the District’s Operations Coordinator; Sergeant Alvarado of Harris County Precinct 6 (“Precinct 6”); Justine Townsend and Jeannie Joe of Your Part-Time Controller, LLC; Patrick Ezzell of Coastal Builders (“CB”); Jason Bullen of UPCDC; Tim Applewhite of McGrath & Co. PLLC; Art Wager, member of the public; and Laura Davis and Judy Marcantel (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

Chairman Quezada called the meeting to order at 3:32 p.m.

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

Mr. Wager addressed his concern regarding the North Houston Highway Improvement Project (“NHHIP”) and limiting access in and out of the District. Chairman Quezada stated that District staff will obtain an update regarding the project.

Item 2. Consent Agenda

- a. **Assessments.** Receive report on collection of assessments and authorize appropriate action.
- b. **Minutes.** Approve minutes of previous Board meeting(s).
- c. **Contract Renewal with Frost Bank.** Consider and approve a renewal of services with Frost Bank.
- d. **Assessment Resolution.** Approve Annual Resolution Authorizing the Imposition of an Additional 20% Penalty on Delinquent Assessments and authorize appropriate action.

The Board considered approving the Consent Agenda. Director Lira moved to approve the Consent Agenda, with the exception of the Contract renewal with Frost Bank, which was deferred. Director Blanco seconded the motion, which passed unanimously.

Item 3. Appointment of Directors.

Ms. Davis reviewed with the Board the appointment letter and process of appointment of Directors. After discussion, Director Deans moved to approve the slate of recommended candidates for appointment to Board Positions of 8-15 and submission of same to the City of Houston to appoint such candidates to the Board for four-year terms. Director Ibarra seconded the motion, which passed unanimously.

Item 4. Financial Reports.

Ms. Townsend presented and reviewed the monthly Financial Reports for February and March, 2023; and the District's investment report as of March 31, 2023 (the "Reports"). Chairman Quezada reported on the Finance Committee's review of the financials.

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

Item 5. Security Report.

Sergeant Alvarado reported on criminal activity in the District for the months of February and March 2023. He reported that Precinct 6 is receiving an average of 88 calls per week. No action was necessary.

Mr. Joyce stated that the remaining unused portion of funds from holiday over-time security are being used to increase security presence in the Wayside and Harrisburg corridors.

Item 6. Railroad Safety & Mobility Report.

Mr. Hanagriff reviewed the block crossing report and stated that the District received a \$603,646.00 grant from Safe Streets for All ("SS4A") to analyze and prepare a safety plan. No action was necessary.

Item 7. Audit for FY 2021-2022.

Mr. Applewhite reviewed with the Board the audit report for fiscal year ended September 30, 2022. He stated that the District received a clean opinion. Director Valdez moved to approve the District's audit report for fiscal year ended September 30, 2022, upon final review of Board and consultants, and to authorize the filing of such report with the Texas Commission on Environmental Quality. Director Barner seconded the motion, which passed unanimously.

Mr. Applewhite left the meeting at 4:26 p.m.

Item 8. President's Report – District Overview.

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

Mr. Ezzell reviewed infrastructure improvements, including the roundabout and Lockwood Garage.

Mr. Joyce reviewed marketing outreach and efforts. He then discussed the EEIC and its call for kiosk mural artists and the East End Street Fest, which is scheduled for May 6, 2023.

Mr. Ezzell updated the Board on the Maker Hub, stating that it is fully occupied, and that the HUB had a 900 job impact.

Mr. Bullen updated the Board on the Garrow and Walker Streets improvements.

Mr. Joyce updated the Board on the status of the Buns & Brews kiosk, stating that it will be used during Street Fest for an active public component.

Item 9. Executive Session, if Necessary.

The Board did not convene in Executive Session.

Item 10. Reconvene in Open Session.

The Board did not convene in Executive Session.

Item 11. Adjourn.

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



Blanca E. Blanco
East End District