

EAST END DISTRICT
Regular Meeting of the Board of Directors
April 24, 2025

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 24, 2025, 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	Vicki Luna	
Position 5	Roy Lira	
Position 6	Joe Meppelink	Assistant Treasurer
Position 7	Lani Baker	
Position 8	Jose Valdez	
Position 9	Erik Ibarra	
Position 10	Rachel Cevallos de Gonzales	
Position 11	Taryn Sims	Assistant Secretary
Position 12	Elliot Barner	Vice Chairman
Position 13	Chude Chike-Obi	
Position 14	Marjorie Peña	
Position 15	Victoria Macalino	

and all of the above were present except Directors Quezada, Lira, Baker, Cevallos de Gonzales, and Sims, thereby establishing a quorum.

Also present during all or part of the meeting were Veronica Chapa Gorczynski, the District’s President; Dan Joyce, the District’s Executive Vice President; Erick Retana, the District’s Vice President of District Services; Ariel Robinstein, the District’s Manager of District Services; Robert Ruiz the District’s Public Safety Coordinator; Ricky Cardenas, the District’s Director of External Affairs; Pablo Reyes, the District’s Field Inspector & Field Services Clerk; Rachel Adriete of District Services; Erica Berwick and Markisha Sampson of Your Part-Time Controller, LLC; Deputy Tran of Harris County Precinct 6 (“Precinct 6”); Patrick Ezzell of Coastal Builders; Jason Bullen of UPCDC; Jose Monterrosa of Imagina Communications (“Imagina”); Lindsay Williams of Super Neighborhood 6488; Marci Dallas; and Laura Davis of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

Vice Chairman Barner called the meeting to order at 3:30 p.m.

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

Ms. Williams of Super Neighborhood 6488 thanked the Board for its participation throughout the community.

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. **Assessment Resolution.** Approve Annual Resolution Authorizing the Imposition of an Additional 20% Penalty on Delinquent Assessments and authorize appropriate action.
- d. **Signature Authority Update for EEIC.** Authorize the addition of Victoria Macalino as an authorized signature for the East End Improvement Corporation financial account with Frost Bank.
- e. **Signature Authority Update for EED.** Authorize the addition of Rachel Cevallos de Gonzales as an authorized signature for the East End District financial account with Frost Bank.

The Board considered approving the Consent Agenda. Director Valdez moved to approve the Consent Agenda, as presented. Director Blanco seconded the motion, which passed unanimously.

Item 3. Presentation by St. Thomas University Rising Star Intern.

President Chapa-Gorczyński introduced Laura Martinez, a student at St. Thomas University, and intern with the District. Ms. Martinez thanked the Board and staff for the opportunity.

Item 4. Financial Reports.

Ms. Berwick reviewed the monthly Financial Report for March 2025 (the “Report”).

Director Valdez provided an update from the Finance Committee.

After discussion, Director Chike-Obe moved to approve the Report, as presented. Director Peña seconded the motion, which passed unanimously.

Item 5. Amendment to Financial Authorization.

President Chapa-Gorczyński reviewed a Resolution authorizing the District’s Executive Vice President to contract on behalf of the District for an amount not to exceed \$10,000. She stated that the Resolution provides that any such contract would also need to already be budgeted.

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

Director Meppelink entered the meeting at 3:54 p.m.

Item 6. Security Report.

Deputy Tran reported on criminal activity in the District for the month of March 2025, including work performed by the mental health team. No action was necessary.

Mr. Ruiz reviewed Part 1 crimes and the year-to-date comparison by category. No action was necessary.

Director Deans exited the meeting at 4:05 p.m.

Item 7. Presentation for Creative Career Pathways from East End Improvement Corporation.

Ms. Dallas and Mr. Joyce presented a proposed agreement between the District and EEIC for expansion of the workforce in the District, through partnerships with the East End Cultural District, Houston Art Alliance, and local artists. Mr. Joyce reviewed a proposed budget of \$100,000 plus 10% (administrative) to cover workforce labor, but would look into partnerships with other entities for supplemental funding.

Director Blanco moved to approve moving forward with the proposed agreement between the District and EEIC. Director Meppelink seconded the motion, which passed unanimously.

Item 8. Strategic Planning Process Update.

President Chapa Gorczynski provided an update on the Strategic Planning Process, stating that the session is scheduled for April 28.

Item 9. President's Report – District Overview.

Mr. Retana reported on the graffiti abatement program, illegal dumping and right-of-way clean up.

Mr. Bullen updated the Board on the status of the Roundabout and sidewalk improvements.

Mr. Cardenas then reviewed marketing outreach and efforts, including upcoming events.

Mr. Joyce updated the Board on the EEIC and planning events.

Mr. Monterrosa updated the Board on data collected from the Meta Campaign.

Item 12. Executive Session, if Necessary.

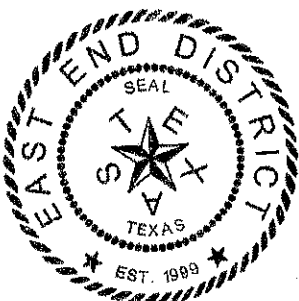
The Board convened into Executive Session at 4:59 p.m. to discuss economic development matters in accordance with Section 551.087 of the Texas Government Code.

Item 13. Reconvene in Open Session.

The Board reconvened into open session at 5:09 p.m. No action was taken.

Item 14. Adjourn.

There being no further business, the meeting was then adjourned at 5:02 p.m.



Blanca Blanco

East End District