

**EAST END DISTRICT
Regular Meeting of the Board of Directors**

April 23, 2026

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 23, 2026, at 3:30 p.m. The roll was called of the members of the Board, to-wit:

Position 1	Anna Deans	
Position 2	Blanca Blanco	2 nd Vice Chair
Position 3	VACANT	
Position 4	Vicki Luna	
Position 5	Rachel Cevallos de Gonzales	
Position 6	Joe Meppelink	Assistant Treasurer
Position 7	Lani Baker	
Position 8	Jose Valdez	Treasurer
Position 9	Erik Ibarra	
Position 10	Jorge Lara	
Position 11	Jaimie D. Wells	
Position 12	Elliot Barner	1 st Vice Chair
Position 13	Chude Chike-Obi	
Position 14	Marjorie Peña	Chair
Position 15	Peter Molick	

and all of the above were present except Directors Blanco, Meppelink, and Chike-Obi, 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; Eva Quiroz, the District's Administrative Services Manager; Victoria Macalino, the District's Director of Planning and Infrastructure; Julian Garcia, the District's Farmers' Market Manager; Pablo Reyes, the District's Field Inspector & Field Services Clerk; Erica Berwick and Markisha Sampson of Your Part-Time Controller, LLC; Jason Bullen of UPCDC; Sergeant Luis Acuña of Harris County Precinct 6 ("Precinct 6"); Dedrick Roberts; Karma Burford; Dominic Mazoch; Lindsay Williams; and Laura Davis and Tara Miles (Legal Assistant) of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

Chairwoman Peña called the meeting to order at 3:32 p.m.

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

Ms. Williams addressed the Board concerning recent and upcoming events of the Super Neighborhood Board.

Mr. Mazoch addressed the Board regarding free instruction on the use of ham radios on the esplanade, noting that he will coordinate with Julian Garcia.

Ms. Macalino introduced Dedrick Roberts, a data research fellow at the University of Houston, who is working on GIS mapping for the District.

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. **Certificates and Assurances.** Approve execution of Fiscal Year 2026 Certifications and Assurances.

The Board considered approving the Consent Agenda. Upon motion by Director Valdez, seconded by Director Lara, and after full discussion, the Board voted unanimously to approve the Consent Agenda, as presented.

Item 3. Board of Directors.

- a. **Declare vacancies and appoint directors.**

There was no action needed on this agenda item.

- b. **Request to City of Houston to appoint Stephen Quezada to Position 3.**

The Board considered authorizing the submittal of a request to the City of Houston (the "City") to appoint Stephen Quezada to vacant Position 3 of the District's Board of Directors. After discussion, Director Cevallos de Gonzales moved to authorize the request to the City to appoint Stephen Quezada to the Board. Director Ibarra seconded the motion, which passed unanimously.

- c. **Accept Sworn Statements, Bonds, and Oaths of Office for Reappointed Directors.**

Ms. Gorczynski reported that the City approved the District's request to reappoint the District's directors whose terms expired in 2025, which included Directors Rachel Cevallos de Gonzales, Lani Baker, Vicki Luna, Joe Meppelink, Anna Deans, and Blanca Blanco. She stated that their new terms of office expire in June 2029. Following discussion, Director Deans moved to accept the Sworn Statements, Bonds, and Oaths of Office for the aforementioned re-appointed directors. Director Valdez seconded the motion, which carried unanimously.

- d. **District Registration Form.**

Ms. Davis stated that the District Registration Form will be updated to reflect the new terms of the reappointed directors. After review and discussion, Director Molick moved to approve the amended District Registration Form and to authorize filing of the same with the Texas Commission on Environmental Quality. Director Valdez seconded the motion, which passed unanimously.

Item 4. Financial Reports.

Ms. Berwick reviewed the monthly Financial Reports for February and March, 2026.

Director Luna joined the meeting at 3:48 p.m.

The Board reviewed the Delinquent Tax Attorney Report from Perdue Brandon Fielder Collins & Mott, LLP, and Ms. Davis discussed the process for the collection of delinquent taxes.

Director Valdez provided a brief update from the Finance Committee.

Director Wells joined the meeting at 3:58 p.m.

The Board received a draft of the District's audit for the fiscal year ended September 30, 2025, for approval at the next Board meeting.

After discussion, Director Rachel moved to approve the Financial Reports as presented. Director Molick seconded the motion, which passed unanimously.

Director Deans left the meeting at 4:04 p.m.

Item 5. Security Report.

Sergeant Acuña reported on criminal activity in the District.

Item 6. Navigation Greenway Maintenance Agreement.

Ms. Macalino reviewed the proposed Harris County Precinct 2 Navigation Greenway Improvements, which include landscape, mobility, and trail improvements along Navigation Boulevard from Lockwood Drive to Mack Street (the "Project") and noted an anticipated construction timeline of April 2027-April 2028. The Board considered entering into a Maintenance Agreement with the City of Houston, whereby the District will maintain the esplanades (mowing, edging, litter removal, existing landscape) of 4700-6200 Navigation Boulevard on a weekly basis for a six month commitment. Mr. Ratana stated that the cost to the District for such maintenance will be \$1,600 for the remainder of this fiscal year and \$4,000 annually. After review and discussion, Director Valdez moved to approve the District's maintenance of the esplanades along 4700-6200 Navigation Boulevard, at an estimated cost of \$1,600 for the current fiscal year and \$4,000 annually. Director Ibarra seconded the motion, which passed unanimously.

Item 7. McKinney Sidewalk Project Contract.

Ms. Macalino and Ms. Gorczynski presented a proposed Amended and Restated Contract between the District and The Goodman Corporation (the "Contract") to add federal compliance, third-party materials testing, and District branding for the McKinney Street Sidewalk Improvements, noting the budget for the contract amendment is \$58,268. Following review and discussion, Director Valdez moved to approve the Contract. Director Ibarra seconded the motion, which passed unanimously.

Item 8. Navigation Corridor Study with H-GAC.

Ms. Macalino reviewed a potential Navigation Corridor Study (the "Study") on Navigation Boulevard from approximately Delano Street to Lockwood Drive and noted that the Houston-Galveston Area Council ("HGAC") has offered to assist in funding \$400,000 towards the Study without requiring a match. After review and discussion, Director Cevallos de Gonzales moved to proceed with the Study and to approve an agreement with HGAC for funding the Study, subject to attorney and staff review. Director Molick seconded the motion, which passed unanimously.

Director Luna left the meeting at 4:32 p.m.

Item 9. East End Street Fest and Fleet Week Report.

Mr. Joyce reported on recent District events, including the 14th annual East End Street Fest and Fleet Week.

Item 10. President's Report – District Overview.

a. Visual and Infrastructure Improvements.

Director Ibarra left the meeting at 4:45 p.m.

Mr. Retana reviewed the report on the graffiti abatement program, illegal dumping, and right-of-way cleanup.

Director Barner joined the meeting at 4:50 p.m.

Ms. Macalino updated the Board on the Navigation/Commerce/Franklin tunnel flooding matters, stating that the City is expediting a repair solution, has added gate arms to the underpass to prevent vehicles from entering during flooding, and will pump the tunnel after rain events. She stated that the District will help remove debris following the City's pumping in an effort to open the tunnel to traffic sooner.

Ms. Macalino updated the Board on the McKinney sidewalk improvements project, stating that the project should commence in May and be complete by mid-October. She updated the Board on the Fourcade project, stating that design is approximately 60% complete and that the engineer is preparing a cost estimate.

b. Marketing and Perception.

Mr. Joyce provided an update on District marketing and initiatives.

c. East End Improvement Corporation.

There was no discussion on this agenda item.

Item 11. Executive Session, if Necessary.

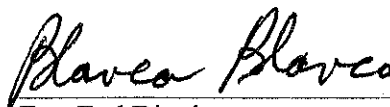
The Board did not convene in Executive Session.

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.


East End District

