

EAST END DISTRICT
Regular Meeting of the Board of Directors
August 23, 2018

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, on Thursday, August 23, 2018, at 3:30 p.m. The roll was called for the members of the Board, to-wit:

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|-------------|----------------------|---------------------|
| Position 1 | Ann Taylor | |
| Position 2 | Blanca Blanco | |
| Position 3 | Stephen Quezada | |
| Position 4 | William McConnell | Chair |
| Position 5 | Domenic Laurenzo | |
| Position 6 | Joe Meppelink | Assistant Secretary |
| Position 7 | Vacant | |
| Position 8 | Jose Valdez | |
| Position 9 | Devin Licata | |
| Position 10 | Rodrigo Tejada | Treasurer |
| Position 11 | Taryn Sims | Secretary |
| Position 12 | Dr. John Jacob | |
| Position 13 | Craig Rohden | Vice Chair |
| Position 14 | Marjorie Pena | |
| Position 15 | Susan Sahwani-Garcia | |

and all of the above were present except for Blanca Blanco, Dr. John Jacob, Stephen Quezada, and Marjorie Pena, thereby establishing a quorum.

Also present during all or part of the meeting were Veronica Gorczynski, Asha John, Dan Joyce, Martin Chavez, Roy Rodriguez and Eva Quiroz of the District staff; Patrick Ezzell and Rosyne Wimbish of Coastal Builders; Officer Jason Cisneros, Officer V. Lopez from HPD, John G. from Mackey Sewing Machines, and Dr. Lester King from Rice University.

At 3:40 p.m. Chair Bill McConnell called the meeting to order.

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

Officer Jason Cisneros and Officer Lopez provided a report on the East End Cantina Initiative, the goal of which is to ensure responsible management of cantinas. They reported that there have been 7 cantinas assigned and 5 cases have been cleared and that the initiative focused on code violations.

There were no further public comments.

Item 2. Assessments.

Receive report on collection of assessments and authorize appropriate action.

Asha John, Director of Finance, presented the report on assessments. No action was taken.

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

President Veronica Gorczynski reported that Erin Dyer missed 3 consecutive meetings due to personal reasons. Taryn Sims then moved to reappoint Erin Dyer to the Board of Directors. Jose Valdez seconded the motion, which passed unanimously.

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

No action was taken.

Item 5. Create Committee. Take action to create a committee to analyze the long-term needs of the District for warehouse, office and other space and appoint committee members.

Veronica Chapa Gorczynski, District President, requested that the Board Chair create a Committee to review office space needs and to analyze needs and make recommendations to the Board but not to take action on such needs. Chair Bill McConnell approved the creation of the Committee.

Item 6. Minutes. Approve minutes of previous Board meeting(s).

Joe Meppelink, Assistant Secretary, moved to approve the minutes of the previous Board meeting. Domenic Laurenzo seconded the motion, which has passed unanimously.

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.

Treasurer Rodrigo Tejeda presented the financial reports for June and July 2018. Craig Rohden moved to approve the financial reports for June and July 2018. Jose Valdez seconded the motion, which passed unanimously.

Item 8. Draft Budget for Fiscal Year 2018-2019. Review the draft budget for Fiscal Year 2018-2019 and take appropriate action.

Asha John, Director of Finance, presented the draft Annual Budget for consideration. No further action was taken.

Item 9. District Insurance for 2019. Consider proposal from the Texas Municipal League for District Insurance for 2019 and authorize appropriate action.

Asha John, Director of Finance, explained that the TML policies need to be renewed. She reported that although during the year, items were added to the policy including a new vehicle, the bathrooms on the Esplanade and a storage container, the premium did not change during the year but is being adjusted at contract renewal with the new rate an increase of 8% from the prior year.

Rod Tejada moved to approve renewing the District Insurance. Ann Taylor seconded the motion, which passed unanimously.

Item 10. Disadvantaged Business Enterprises Policy. Consider and adopt the Disadvantaged Business Enterprises Policy of the Texas Department of Transportation (TXDOT) for the Runnels roundabout project as required by the Advance Funding Agreement with TXDOT.

Attorney Jeanne McDonald explained that the District must adopt the DBE policy for the Runnels Roundabout project to receive federal funding for the project but that the DBE goal is lower than the District's current goal. Domenic Laurenzo then moved to adopt the DBE policy for the Roundabout project. Rodrigo Tejada seconded the motion, which passed unanimously.

Item 11. Presentation of Research. Presentation by Dr. Lester King of District Property Value Assessment, 2007-2017.

District President introduced Dr. Lester King, who was previously contracted by the District for a research project. Dr. Lester King presents draft report on research of property value in the East End.

Ann Taylor left the meeting at 4:40 p.m.
Taryn Simms left the meeting at 4:47 p.m.

Treasurer Rodrigo Tejada moved to approve the study and place it on the District website. Assistant Secretary Joe Meppelink seconded the motion, which passed unanimously.

Item 12. President's Report – District Overview. Receive the President's report on the following District programs and authorize appropriate action:

a. Security and Public Safety:

1. Graffiti abatement program
Martin Chavez, Director of Operations and Constituent Affairs, gave the monthly graffiti report for the District.
2. Law Enforcement Coordination Team meeting
Martin Chavez, Director of Operations and Constituent Affairs, gave an update from the monthly LECT meeting for the District.

b. Visual and Infrastructure Improvements:

1. Right of way clean-up, litter pick-up, tire removal, dump site clean-up, and street lamp repair
2. Report on 5310 Sidewalk Grant
3. Report on Lockwood Garage
4. Report on Roundabout Project
5. Report on Livable Center Study

- Staff hired to get the project started
6. Report from UP CDC

Patrick Ezzell from Coastal Builders gave an update for visual and infrastructure improvements in the District and reported that UP CDC is working on a \$5MILL EDA grant for the Maker Hub.

c. Marketing & Perception. Receive report on marketing activities

Dan Joyce reported that he is working on a digital and print newsletter and the re-brand process, which will increase our digital audience. Mr. Joyce presented a report for social media followers for various District websites. No action was taken.

d. East End Improvement Corporation. Receive report on EEIC and East End Street Fest.

Asha John, Acting Executive Director, gave a report on the EEIC and the recent fundraising efforts for the East End Street Fest for 2018.

2. **Item 13 Executive Session, if Necessary.** Convene executive session to discuss: (a) pending or contemplated litigation or to consult with the attorney in accordance with Section 551.071 of the Texas Government Code; (b) acquisition of real property in accordance with Section 551.072 of the Texas Government Code; (c) personnel matters in accordance with Section 551.074 of the Texas Government Code; (d) to receive information from or question employees in accordance with Section 551.075 of the Texas Government Code; employees ; (e) deployment of security personnel or devices or a security audit in accordance with Section 551.076 of the Texas Government Code; or (f) economic development negotiations or offers of financial incentives for economic development in accordance with Section 551.087 of the Texas Government Code.

Item 14 Reconvene in Open Session. Reconvene in public session to consider authorizing District staff and consultants to take any action necessary with respect to (a) pending or contemplated litigation or attorney advice; (b) acquisition of real property; (c) personnel matters; (d) receiving information from or questioning employees; (e) economic development negotiations or offers of financial incentives; (f) deployment of security personnel or devices or a security audit; and (g) any other matters relative to any of these matters which was discussed in Executive Session.

Item 15. Adjourn.

There being no further business, the meeting was then adjourned at 5:37 pm.




Greater East End Management District