

EAST END DISTRICT
Special Meeting of the Board of Directors
August 22, 2019

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, on Thursday, August 22, 2019, at 2:30 p.m. The roll was called for the members of the Board, to-wit:

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	Vacant	
Position 13	Craig Rohden	Vice Chair
Position 14	Marjorie Pena	
Position 15	Vacant	

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

Also present during all or part of the meeting were Erin Dyer and Elliot Barner, members of the public; Veronica Chapa Gorczynski, the District’s President; Martin Chavez, the District’s Director of Constituent Services; Dan Joyce, the District’s Director of Marketing & Communications; Eva Quiroz, the District’s Administrative Services Manager; Patrick Ezzell of Coastal Builders; Justine Townsend of Your Part-Time Controller, LLC; Joel Cleveland and Olivia Galvan of Jeanne H. McDonald PC; and Sergeant Maldonado of Harris County Precinct 6 (“Precinct 6”).

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

Sergeant Maldonado of Precinct 6 reported on crime in the District. He reported an increase in burglaries of motor vehicles (“BMV”) in the area. Devin Licata then reported on recent BMVs on her property and concern that the issue will lead to the loss of tenants. In response, Sergeant Maldonado stated that he wished to coordinate a meeting to address Devin Licata’s concerns. There were no further public comments.

Item 2. Assessments. Receive report on collection of assessments and authorize appropriate action.

Ms. Justine Townsend, of Your-Part Time Controller, LLC, then presented the Assessment Report. She reported that the District’s 2018 assessments were 95% collected as of July 31, 2019. She also

noted that the District's Delinquent Tax Attorney will present their report at the District's next Board meeting. No action was necessary.

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

President Gorczynski stated that Ms. Erin Dyer was statutorily resigned from the Board due to missing three consecutive Board meetings. She then asked the Board to consider reappointing Ms. Dyer to the Board for the remainder of the unexpired term in Board Position 7. After discussion, Treasurer Rodrigo Tejada moved to reappoint Ms. Dyer to Board Position 7 for the remainder of the position's unexpired term. Marjorie Pena seconded the motion, which passed unanimously.

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

There was no discussion.

Item 5. Minutes. Approve minutes of previous Board meeting(s).

Treasurer Rodrigo Tejada moved to approve the minutes of the June 27, 2019, regular Board meeting and August 13, 2019, special Board meeting, both as presented. Blanca Blanco seconded the motion, which passed unanimously.

Item 6. 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. Justine Townsend presented and reviewed the Budgetary Comparison Schedule for the Nine Months ended June 30, 2019. No action was necessary.

Treasurer Rodrigo Tejada then presented the financial report dated July 31, 2019, as well as the District's investment report for July 2019. After discussion, Erin Dyer moved to approve the financial report dated July 31, 2019, and investment report for July 2019 as presented. Marjorie Pena seconded the motion, which passed unanimously.

Item 7. Director Appointments for Positions 8 - 15. Consider and approve a slate of recommended candidates for appointment to Positions 8-15 and approve submission of such slate to the City of Houston requesting the City to appoint such candidates to the Board for four-year terms, and authorize appropriate action.

President Gorczynski then presented a resume for Mr. Elliot Barner and recommended that the Board include Mr. Barner on its slate of Board candidates being submitted to the City of Houston ("City") for approval. She explained that Mr. Barner would replace John Jacob in Position 12. Mr. Cleveland then reminded the Board that the terms of those Directors in Positions 8-15 expired on June 1, 2019, but that the directors continue to serve until reappointed or replaced by the City. He then explained the process of having the directors reappointed, noting that the District must approve a proposed slate of directors and submit the slate to the City for approval and reappointment/appointment

of directors to new four-year terms. After discussion, Assistant Secretary Joe Meppelink moved to approve the slate of directors for positions 8-15, including Mr. Barner in Position 12, and authorize its submission to the City for appointment of such directors to new four-year terms. Treasurer Rodrigo Tejada seconded the motion, which passed unanimously.

Item 8. Review and Approve Submission of 5310 Grant. Review and consider a resolution to approve application submission and match commitment for METRO 5310 Grant, and authorize appropriate action.

President Gorczynski presented for Board approval a resolution in support of the District's application for METRO 5310 grant funding for sidewalk improvements in the District (the "5310 Grant Resolution"). Mr. Ezzell then reviewed the matching requirements and possible funding partners in connection with the project. He explained that the grant will be for \$600,000 and requires a \$120,000 local match obligation for the District. In response to questions from the Board, Mr. Ezzell stated that should the District not be able to obtain funding partners for the project, the District has budgeted funds to meet the local match obligation. After discussion, Joe Meppelink moved to adopt the 5310 Grant Resolution. Blanca Blanco seconded the motion, which passed unanimously.

Item 9. Review Insurance Proposal from Texas Municipal League. Review and approve insurance proposal from TML for renewal of District insurance policies, and authorize appropriate action.

President Gorczynski reported that the District's insurances policies through the Texas Municipal League ("TML") are up for renewal. She then presented and reviewed with the Board a premium summary of the District's insurance coverages. She noted that the District's premium increased by 9% overall due to claims in the last fiscal year. After discussion, Marjorie Pena moved to approve the renewal of the District's TML insurance policies for a total premium of \$38,341.00. Blanca Blanco seconded the motion, which passed unanimously.

Item 10. Draft Budget for Fiscal Year 2019-2020. Review the draft budget for Fiscal Year 2019-2020 and take appropriate action.

President Gorczynski then provided the Board with an update on the status of the District's draft budget for Fiscal Year 2019-2020. She then recommended tabling this item. After discussion, this item was tabled.

Item 11. 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.


There was no need for an Executive Session.

Item 12. 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 13. Adjourn.

There being no further business, the meeting was then adjourned at 4:52 p.m.




East End District