

**EAST END DISTRICT**  
**Regular Meeting of the Board of Directors**  
**August 25, 2022**

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, August 25, 2022, 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	Assistant Secretary
Position 3	Stephen Quezada	Treasurer
Position 4	Ann Bacon	
Position 5	Roy Lira	
Position 6	Joe Meppelink	Chairman
Position 7	Lani Baker	
Position 8	Jose Valdez	
Position 9	Devin Licata	
Position 10	Josue Perez	
Position 11	Taryn Sims	Secretary
Position 12	Elliot Barner	Vice Chair
Position 13	Vacant	
Position 14	Marjorie Peña	
Position 15	Vacant	

and all of the above were present except for Directors Quezada, Bacon, and Valdez, 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 Vice President; Erick Retana, the District’s Director of Operations; Julian Garcia, the District’s Market Manager; Robert Ruiz, the District’s Public Safety Coordinator; Jack Hanagriff, the District’s Railroad Safety and Mobility Coordinator; Eva Quiroz, the District’s Administrative Services Manager; Sergeant Maldonado of Harris County Precinct 6 (“Precinct 6”); Neil Hoover of Your Part-Time Controller, LLC; Patrick Ezzell of Coastal Builders (“CB”); Victoria Macalino; Ricky Cardenas; and Laura Davis and Judy Marcantel of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

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

There were no public comments.

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

Mr. Hoover presented the Assessment report for July and August. No action was necessary.

**Item 3. Minutes.** Approve minutes of previous Board meeting(s).

The Board next considered approving the minutes of the June 23, 2022, meeting. Director Blanco moved to approve the minutes of the June 23, 2022, regular Board meeting, as presented. Director Perez seconded the motion, which passed unanimously.

Director Deans joined the meeting at 3:35 p.m.

**Item 4. 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.

Mr. Hoover presented and reviewed the monthly Financial Reports for June and July, 2022; the District's investment report as of July 31, 2022; and the Leverage Log of Match, Grants and In-Kind Funds 2021-2022 (collectively, the "Reports"). Mr. Hoover stated there is an unfavorable variance of \$124,000 due to a budgeting error for TxDOT to reimburse 80% of roundabout construction engineering costs incurred during the fiscal year. He stated that this variance is budgeted to be absorbed by TIRZ funding in the fiscal year ending 2023.

After discussion, Director Licata moved to approve the Reports, as presented. Director Perez seconded the motion, which passed unanimously.

**Item 5. Security Report.** Receive a security report related to Precinct 6 Security contract.

Sergeant Maldonado of Precinct 6 reported on criminal activity in the District. He reported that Precinct 6 is receiving an average of 59 calls a week. No action was necessary.

**Item 6. Railroad Safety & Mobility Report.** Receive report related to railroad safety and mobility.

Mr. Hanagriff reviewed the block crossing report and rail corridor collaborative in order to reduce blockages during peak traffic times. He stated that the Traffic Injury Research Foundation surveyed 12 neighborhoods in the East Houston area and discussed road safety concerns. Mr. Hanagriff reviewed citizen inquiries and responses. No action was necessary.

**Item 7. Appointment of Investment Officers.** Consider and appoint Investment Officers of the District and authorize Investment Officer training pursuant to the Texas Public Funds Investment Act.

Ms. Davis presented a Resolution Appointing Investment Officers and requested the Board's approval to appoint Director Devin Licata, Director Stephen Quezada, and President Veronica Chapa Gorczynski to serve as Investment Officers of the District.

After discussion, Director Peña moved to approve the Resolution Appointing Investment Officers and to appoint Director Devin Licata, Director Stephen Quezada, and President Veronica Chapa Gorczynski to serve as Investment Officers of the District. Director Blanco seconded the motion, which passed unanimously, with the exception of a vote by Director Licata, who abstained from voting.

**Item 8. Resolution Approving Amendments to Advanced Funding Agreement with Texas Department of Transportation.** Consider and approve a Resolution of the Board of Directors of the East End District approving amendments to the Advanced Funding Agreement for Surface Transportation Block Grant Program and Local Contribution Off-System, CSJ# 0912-72-386 – Navigation Blvd: At Jensen/Runnels – Intersection Reconstruction.

Mr. Ezzell reviewed a Resolution of the Board of Directors of the East End District approving amendments to the Advanced Funding Agreement for Surface Transportation Block Grant Program and Local Contribution Off-System, CSJ# 0912-72-386 – Navigation Blvd: At Jensen/Runnels – Intersection Reconstruction. He stated that the Resolution authorizes and approves Amendment No. 1 to the advanced Funding Agreement executed on May 1, 2019, with the State of Texas for the Surface Transportation Block Grant improvements to the intersection of Navigation Blvd. at Jensen/Runnels. Mr. Ezzell stated that the District will be responsible for its share of the costs as estimated and shown in Amendment No. 1 to the Agreement.

After discussion, Director Lira moved to approve Resolution of the Board of Directors of the East End District approving amendments to the Advanced Funding Agreement for Surface Transportation Block Grant Program and Local Contribution Off-System, CSJ# 0912-72-386 – Navigation Blvd: At Jensen/Runnels – Intersection Reconstruction, subject to finalization by legal and the District. Director Licata seconded the motion, which passed unanimously.

President Gorczynski discussed the possibility of approaching HGAC for additional funding. After discussion, Chairman Meppelink moved that the Board authorize President Gorczynski to apply to HGAC for additional funding. Director Blanco seconded the motion, which passed unanimously.

**Item 9. Amendment to Advance Funding Agreement with Texas Department of Transportation.** Authorize Chairman and President to review and approve final Amendment to Advance Funding Agreement for Surface Transportation Block Grant Program and Local Contribution Off-System, CSJ# 0912-72-386 – Navigation Blvd: At Jensen/Runnels – Intersection Reconstruction.

Mr. Ezzell reviewed a draft Amendment to Advance Funding Agreement for Surface Transportation Block Grant Program and Local Contribution Off-System, CSJ# 0912-72-386 – Navigation Blvd: At Jensen/Runnels – Intersection Reconstruction, and requested the Board's approval to authorize the Chairman and President to review and approve the final Amendment to Advance Funding Agreement.

After discussion, Director Perez moved to authorize the Chairman and the President to review and approve the final Amendment to Advance Funding Agreement for Surface Transportation Block Grant Program and Local Contribution Off-System, CSJ# 0912-72-386 – Navigation Blvd: At Jensen/Runnels – Intersection Reconstruction, subject to finalization by legal and the District. Director Blanco seconded the motion, which passed unanimously.

**Item 10. Security Agreement with Harris County.** Review and consider approval of Agreement for the provision for security services by Harris County Constable, Precinct 6.

President Gorczynski presented and reviewed the Agreement for Law Enforcement Services, which commences October 1, 2022, and end on September 30, 2023. President Gorczynski stated that Harris County has agreed to provide 12 officers to devote 80% of their working time to provide law enforcement services. She also stated there is a rate increase of 4.5%, or \$88,700.00, per officer.

After discussion, Director Blanco moved to approve the contract with Harris County Constable, Precinct 6. Director Peña seconded the motion, which passed unanimously.

Mr. Hanagriff left the meeting at 4:31 p.m.

**Item 11. Reimbursement Agreements for Security Services.** Review, consider, and approve consider approval of reimbursement agreements with East Downtown Management District and Gulfgate Partners, L.P.

Ms. Davis presented and reviewed with the Board Reimbursement Agreements for Security Services. She stated that the East End District will be working directly with Gulfgate Partners, L.P., East Downtown Management District, and Harris County Precinct 6. She stated the pursuant to the agreements with East Downtown Management District will reimburse the District \$7,392.00, monthly, and Gulfgate Partners, L.P. will reimburse the District \$44,350.00, monthly for their respective costs of officers for which they have contracted.

After discussion, Director Licata moved to approve the reimbursement agreements with East Downtown Management District and Gulfgate Partners, L.P. Director Deans seconded the motion, which passed unanimously. Director Sims abstained from voting on this item.

**Item 12. Insurance Proposal from Texas Municipal League.** Review and approve insurance proposal from TML for renewal of District insurance policies.

President Gorczynski presented a memorandum regarding the renewal of the District's insurance through Texas Municipal League ("TML"). She stated that the total premium for 2022-2023 increased 11.98% for a total premium amount of \$53,040, effective October 1, 2022.

After discussion, Director Perez moved to approve the renewal of the District's insurance through TML for the total premium amount of \$53,040, effective October 1, 2022. Director Blanco seconded the motion, which passed unanimously.

**Item 13. Draft Budget for Fiscal Year 2022-2023.** Review the draft budget for Fiscal Year 2022-2023 and take appropriate action.

President Gorczynski presented a memorandum providing details to support the initial review of the District's working budget for fiscal year ending September 30, 2023. Mr. Hoover presented

and reviewed with the Board the first working draft budget. He explained that the budget has been prepared with conservative revenues although District management expects property values to increase in the next fiscal year. No action was necessary.

**Item 14. Ratification of Agreement.** Review and ratify agreement between the East End District and Southeast Management District regarding field services to be offered from the East End District.

Mr. Joyce reviewed a Field Services Agreement between the East End District and Greater Southeast Management District where the East End District will observe and report nuisance abatement issues within Greater Southeast Management District.

After discussion, Director Blanco moved to ratify approval of agreement between the East End District and Greater Southeast Management District regarding field services to be performed by the East End District. Director Lira seconded the motion, which passed unanimously.

President Gorczynski, Director Blanco, and Director Sims left the meeting at 5:02 p.m.

**Item 15. President's Report – District Overview.** Receive the President's report on the following District programs and authorize appropriate action.

Mr. Ruiz reported on the Law Enforcement Coordination Team meeting held August 9, 2022.

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

Mr. Garcia reviewed activity at the Farmer's Market and Esplanade.

Mr. Ezzell reviewed status of the roundabout, 5310 sidewalk grant, and kiosks. He discussed proposed sculpture for gift and reviewed possible locations to place sculpture.

**Item 16. Executive Session, if Necessary.**

The Board did not convene in Executive Session.

**Item 17. Reconvene in Open Session.**

The Board did not convene in Executive Session.

**Item 18. Adjourn.**

There being no further business, the meeting was then adjourned at 5:26 p.m.



  
East End District