

**EAST END DISTRICT**  
**Regular Meeting of the Board of Directors**  
**August 24, 2023**

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 24, 2023, 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	Vacant	
Position 5	Roy Lira	
Position 6	Joe Meppelink	Assistant Treasurer
Position 7	Lani Baker	
Position 8	Jose Valdez	
Position 9	Erik Ibarra	
Position 10	Josue Perez	Treasurer
Position 11	Taryn Sims	Assistant Secretary
Position 12	Elliot Barner	Vice Chair
Position 13	Chude Chike-Obi	
Position 14	Marjorie Peña	
Position 15	Victoria Macalino	

and all of the above were present, thereby establishing a quorum.

Also present during all or part of the meeting were Veronica Chapa Gorczyński, the District’s President; Dan Joyce, the District’s Vice President; Eva Quiroz, the District’s Administrative Services Manager; Erick Retana, the District’s Director of Operations; Jack Hanagriff, the District’s Railroad Safety and Mobility Coordinator; Justine Townsend and Erica Berwick of Your Part-Time Controller, LLC; Ariel Robinstein, the District’s Operations Coordinator; Robert Ruiz the District’s Public Safety Coordinator; Sergeant Alvarado of Harris County Precinct 6 (“Precinct 6”); Patrick Ezzell of Coastal Builders (“CB”); Jason Bullen of UPCDC; Madeline Alvarez of Bazile Creative; Theresa Escobedo, Program Manager for the Mayor’s Office of the City of Houston; Jeannet De La Santos of METRO; Halston Luna with East End Music Lessons; Theresa Escobedo, member of the public; and Laura Davis and Judy Marcantel (legal assistant) of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

Chairman Quezada called the meeting to order at 3:34 p.m.

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

Mr. Luna addressed the Board regarding the East End Music Lessons which offers in-person music lessons in the East End. No action was necessary.

## **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. **Signers on TexPool.** Approve a resolution to authorize addition of Josue Perez, Stephen Quezada, Taryn Sims, and Veronica Chapa Gorczynski.
- d. **Signers for Space City Credit Union Accounts.** Approve a resolution to authorize addition for Josue Perez, Taryn Sims, Stephen Quezada, Veronica Chapa Gorczynski. as Treasurer of the District.
- e. **Investment Officer.** Appoint Director Blanco as Investment Officer.
- f. **Reimbursement Agreements for Security Services.**
  - i. Consider and approve Reimbursement Agreement for Security Services with East Downtown Management District; and
  - ii. Consider and approve Reimbursement Agreement for Security Services with Gulfgate Partners, L.P.

The Board considered approving the Consent Agenda, with the exception of the Reimbursement Agreement for Security Services with Gulfgate Partners, L.P. Director Lira moved to approve the Consent Agenda, with the exception of the Reimbursement Agreement for Security Services with Gulfgate Partners, L.P. Director Barner seconded the motion, which passed unanimously.

## **Item 3. New Terms for Directors.**

- a. **Approve the Bonds, Oaths and Sworn Statements of the Directors in Positions 8–15**

Ms. Davis stated that Directors Jose Valdez, Erik Ibarra, Josue Perez, Taryn Sims, Elliot Barner, Chude Chike-Obi, Marjorie Peña, and Victoria Macalino have made their Bonds, Sworn Statements and Oaths of Office. After discussion, Director Meppelink moved to approve the Bonds, Sworn Statements and Oaths of Office for the Directors in Positions 8 – 15. Director Peña seconded the motion, which passed unanimously.

- b. **Authorize filing of updated District Registration Form**

Ms. Davis explained that the Texas Water Code provides that this Form be revised and filed with the Texas Commission on Environmental Quality when any content changes. After discussion, Director Meppelink moved to approve the District Registration Form, as presented. Director Peña seconded the motion, which passed unanimously.

## **Item 4. Presentations**

Mr. Joyce introduced Ms. Escobedo to the Board who presented The Arco del Tiempo, or Arch of Time, which will be installed in the Guadalupe Plaza Park in the City's historic Second Ward in

late 2024. She added that the Arco del Tiempo will be a piece of regenerative art, meaning the artwork itself will be able to reduce Houston's carbon footprint. Ms. Escobedo added that the art installment will be maintained by the Houston Parks Department. No Board action was necessary.

Director Blanco joined the meeting at 3:51 p.m.

**Item 5. Financial Reports.**

Ms. Townsend introduced Ms. Berwick to the Board and presented and reviewed the monthly Financial Reports for June 30, 2023 and July 31, 2023 (the "Reports"). Director Perez stated that the Finance Committee is monitoring the assessment collections.

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

**Item 6. Investment Report.**

Ms. Townsend reviewed the Investment Report for June 30, 2023. She reviewed the Financial Committee's plans for investment of funds.

After discussion, Director Meppelink moved to approve the Investment Report, as presented. Director Ibarra seconded the motion, which passed unanimously.

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

This item was taken out of order. 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 2023-2024 increased 14.26% for a total premium amount of \$60,606, effective October 1, 2023.

After discussion, Director Perez moved to approve the renewal of the District's insurance through TML for the total premium amount of \$60,606, effective October 1, 2023. Director Lira seconded the motion, which passed unanimously.

**Item 10. Draft Budget for Fiscal Year 2023-2024.** Review the draft budget for Fiscal Year 2023-2024 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, 2024. Ms. Townsend presented and reviewed with the Board the first working draft budget. No action was necessary.

**Item 11. Warehouse Lease.** Discuss proposed Lease Agreement and delegate to Executive Committee authority to negotiate and approve final Lease Agreement.

President Gorczynski reviewed the Notice of Termination from Space City Credit Union, which will terminate on March 31, 2024. Ms. Gorczynski requested the Board's approval to delegate authority to the Executive Committee to negotiate and finalize details of the new warehouse lease at 2802 Canal Street.

After discussion, Director Blanco moved to authorize the Executive Committee to negotiate and finalize the warehouse lease for 2802 Canal Street on behalf of the District. Director Meppelink seconded the motion, which passed unanimously.

**Item 12. Ratification of 5310 Grant Application to METRO for Eastwood Accessibility to Transit Project.**

The Board considered ratifying the 5310 Grant Application to METRO for Eastwood Accessibility to Transit Project. After discussion, Director Meppelink moved to ratify approval of the 5310 Grant Application to METRO for Eastwood Accessibility to Transit Project. Director Perez seconded the motion, which passed unanimously.

**Item 13. Ratification of Safe Streets and Roads for All (SS4A) Grant Agreement with Federal Highway Administration.**

The Board considered ratifying the Safe Streets and Roads for All (SS4A) Grant Agreement with the Federal Highway Administration.

After discussion, Director Blanco moved to ratify approval of the Safe Streets and Roads for All (SS4A) Grant Agreement with the Federal Highway Administration. Director Lira seconded the motion, which passed unanimously.

**Item 2.f.(ii). Reimbursement Agreements for Security Services with Gulfgate Partners, L.P.**

Ms. Davis reviewed the Reimbursement Agreement for Security Services with Gulfgate Partners, L.P. ("Gulfgate"), and stated comments are pending from Gulfgate.

After discussion, Director Perez moved to approve the Reimbursement Agreement for Security Services with Gulfgate, subject to comments and finalization. Director Peña seconded the motion, which passed unanimously. Director Sims abstained from voting on this item.

**Item 8. Security Agreement with Harris County.** Review and consider approval of Agreement for the provision of security services by Harris County Constable, Precinct 6.

President Gorczynski presented and reviewed the Agreement for Law Enforcement Services, which commences October 1, 2023, and end on September 30, 2024. President Gorczynski stated that Harris County has agreed to provide 13 officers to devote 80% of their working time to provide law enforcement services. She also stated there is a rate increase of 5%, or \$93,120.00, per officer.

After discussion, Director Perez moved to approve the contract with Harris County Constable, Precinct 6. Director Peña seconded the motion, which passed unanimously. Director Sims abstained from voting on this item.

**Item 7. Security Report.**

Mr. Ruiz reported on criminal activity in the District for the month of June 2023, and the year-to-date comparison by category. No action was necessary.

Director Meppelink left the meeting at 5:05 p.m.

**Item 14. President's Report – District Overview.**

Ms. Robinstein updated the Board on the graffiti abatement program and illegal dumping.

President Gorczynski updated the Board on the Roundabout and stated work began on June 26, 2023. She stated that monthly meetings regarding this project will be held on the fourth Thursday of every month at 5:00 p.m.

Mr. Joyce updated the Board on the Eastwood Garage project and sidewalk improvements.

Mr. Joyce reviewed marketing outreach and efforts. Ms. Alvarez reviewed marketing and communication efforts for the District. She stated that she will be preparing a quarterly public safety newsletter.

**Item 15. Executive Session, if Necessary.**

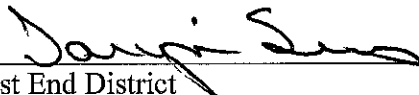
The Board did not convene in Executive Session.

**Item 16. Reconvene in Open Session.**

The Board did not convene in Executive Session.

**Item 17. Adjourn.**

There being no further business, the meeting was then adjourned at 5:34 p.m.

  
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East End District

