EAST END DISTRICT
Regular Meeting of the Board of Directors
August 28, 2025

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 28, 2025, 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	Secretary
Position 3	Stephen Quezada	
Position 4	Vicki Luna	
Position 5	Rachel Cevallos de Gonzales	
Position 6	Joe Meppelink	Assistant Treasurer
Position 7	Lani Baker	
Position 8	Jose Valdez	
Position 9	Erik Ibarra	
Position 10	Jorge Lara	
Position 11	Taryn Sims	Assistant Secretary
Position 12	Elliot Barner	Vice Chairman
Position 13	Chude Chike-Obi	
Position 14	Marjorie Peña	
Position 15	VACANT	

and all of the above were present except Directors Deans, Quezada, Luna, Meppelink, and Sims, 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; Eva Quiroz, the District's Administrative Services Manager; Ariel Robinstein, the District's Manager of District Services; Julian Garcia, the District's Farmers' Market Manager; Robert Ruiz, the District's Public Safety Coordinator; Jack Hanagriff, the District's Director of Transportation Safety; Pablo Reyes, the District's Field Inspector & Field Services Clerk; Victoria Macalino, the District's Director of Planning and Infrastructure; Erica Berwick of Your Part-Time Controller, LLC; Sergeant Alvarado of Harris County Precinct 6 ("Precinct 6"); Patrick Ezzell of Coastal Builders; Ian Rosenberg and Alan Valazquez of Buffalo Bayou Partnership; Jeanette De Los Santos of METRO; and Laura Davis and Audrey Lyons (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

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

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

There were no public comments.

Item 3. Board Appointment.

This item was taken out of order.

President Chapa-Gorczynski introduced Peter Molick. The Board welcomed him as a new Director. After discussion, Director Peña moved to approve the Sworn Statement and Oath of Office for Peter Molick. Director Cevallos de Gonzales seconded the motion, which passed unanimously.

Item 5. Presentation by Buffalo Bayou Partnership Regarding Update of Buffalo Bayou East Master Plan.

This item was taken out of order.

Mr. Rosenberg introduced Alan Valazquez, Community Engagement Manager for BBP. He then provided a presentation regarding an update of the Buffalo Bayou East Master Plan.

Director Lara entered the meeting at 4:08 p.m.

Item 2. Consent Agenda.

This item was taken out of order.

a. **Assessments.** Receive report on collection of assessments and authorize appropriate action.
b. **Minutes.** Approve minutes of previous Board meeting(s).
c. **Proposal from Texas Municipal League.** Review and approve insurance proposal from Texas Municipal League for renewal of District insurance policies and authorize appropriate action.
d. **Update Check Signers on behalf of East End District.** Update authorization of check signers on accounts with Frost Bank and Space City Credit Union.
e. **Board Appointment to East End Improvement Corporation.** Appointment of Peter Molick to the East End Improvement Corporation Board of Directors.
f. **Contract with Flores Quality Services.** Review and consider contract renewal with Flores Quality Services for landscaping and maintenance of commercial corridors and authorize action as appropriate.

The Board considered approving the Consent Agenda. Director Blanco moved to approve the Consent Agenda, as presented. Director Valdez seconded the motion, which passed unanimously.

Item 4. Board Officers.

This item was taken out of order.

President Gorczynski presented the following slate of officers for approval:

- Marjorie Pena, Chair
- Elliot Barner, 1st Vice Chair
- Blanca Blanco, 2nd Vice Chair
- Jose Valdez, Treasurer
- Stephen Quezada, Secretary
- Joe Meppelink, Infrastructure Committee Chair

Director Chike-Obe moved to approve the slate of officers as presented. Director Ibarra seconded the motion, which passed unanimously.

Ms. Davis explained that the Texas Water Code provides that the District Registration Form must be revised and filed with the Texas Commission on Environmental Quality ("TCEQ") when any content changes. After discussion, Director Barner moved to approve the District Registration Form, and filing with the TCEQ. Director Peña seconded the motion, which passed unanimously

Item 6. Presentation by METRO Regarding METRONow Initiative.

Ms. De Los Santos provided a presentation regarding an update on the METRONow initiative.

Item 7. Financial Reports.

Ms. Berwick reviewed the monthly Financial Reports for June and July 2025 (the "Reports").

Director Valdez provided an update from the Finance Committee.

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

Item 8. Security Agreements for Annual Services from Precinct 6.

a. 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, 2025, and ends on September 30, 2026 (the "Contract"). Mr. Ruiz informed the Board that for the new Contract year, East Downtown Management District ("EADO") will not be participating as it had in the past in paying for one officer to patrol the EADO area. The Board discussed the decrease in patrol. After discussion, Director Blanco moved to approve the Contract to provide 13 officers to devote 80% of their working time to provide law enforcement services, which reflects the removal of one contract deputy for the Contract period. Director Valdez seconded the motion, which passed unanimously.

b. Review, consider, and approve Reimbursement Agreement for Security Services with Gulfgate Partners, L.P.

President Gorczynski presented and reviewed a Reimbursement Agreement for Security Services with Gulfgate Partners, L.P. for six (6) constable deputies. After discussion, Director Blanco moved to approve the Reimbursement Agreement for Security Services with Gulfgate Partners, L.P., as presented. Director Valdez seconded the motion, which passed unanimously.

Item 10. Security Report.

This item was taken out of order.

Sergeant Alvarado reported on criminal activity in the District for the months of June and July 2025, including work performed by the mental health team. No action was necessary.

Item 9. Proposal for Security Expenses on the Navigation Esplanade.

Mr. Joyce and Mr. Hanagriff reviewed a proposal for security expenses on the Esplanade totaling $51,425 for updates to the existing security camera system.

After discussion, Director Blanco moved to approve the proposal, as presented. Director Chike-Obe seconded the motion, which passed unanimously.

Item 11. Services Agreements.

a. Review and consider approval of Services Agreement with Patrick Ezzell d/b/a Coastal Builders for the Fourcade sidewalk project.

President Gorczynski presented and reviewed a services agreement with Coastal Builders for the Fourcade sidewalk project, totaling $85,513.00.

After discussion, Director Cevallos de Gonzales moved to approve the Agreement, as presented. Director Valdez seconded the motion, which passed unanimously.

b. Review and consider approval of Amendment No. 23 to Services Agreement with Patrick Ezzell d/b/a Coastal Builders for the Lockwood Intermodal, McKinney Sidewalks and Roundabout projects.

President Gorczynski and Mr. Ezzell reviewed Amendment No. 23 to the Services Agreement with Coastal Builders detailing the completion of the Lockwood Intermodal, McKinney Sidewalks and Roundabout projects by the end of the year.

After discussion, Director Valdez moved to approve Amendment No. 23, as presented. Director Ibarra seconded the motion, which passed unanimously.

Item 12. Draft Budget for Fiscal Year 2025-2026.

President Gorczynski presented a memorandum providing details to support the initial review of the District's working budget for fiscal year ending September 30, 2026. Ms. Berwick presented and reviewed with the Board the first working draft budget. No action was necessary.

Item 13. President's Report – District Overview.

President Gorczynski stated that the majority of the President's Report will be provided electronically.

Mr. Ezzell updated the Board on the status of the Roundabout and sidewalk improvements.

President Gorczynski provided an update on the EEIC.

Item 12. Executive Session, if Necessary.

The Board did not convene in Executive Session.

Item 13. Reconvene in Open Session.

The Board did not convene in Executive Session.

Item 14. Adjourn.

There being no further business, the meeting was then adjourned at 5:55 p.m.

EAST END DISTRICT SEAL STATE OF TEXAS EST. 1999

Blanca Blanco

East End District