

EAST END DISTRICT
Regular Meeting of the Board of Directors

August 27, 2026

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 27, 2026, 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	2 nd Vice Chair
Position 3	Vacant	
Position 4	Vicki Luna	
Position 5	Rachel Cevallos de Gonzales	
Position 6	Joe Meppelink	Assistant Treasurer
Position 7	Lani Baker	
Position 8	Jose Valdez	Treasurer
Position 9	Erik Ibarra	
Position 10	Jorge Lara	
Position 11	Jaimie D. Wells	
Position 12	Elliot Barner	1 st Vice Chair
Position 13	Chude Chike-Obi	
Position 14	Marjorie Peña	Chair
Position 15	Peter Molick	

and all of the above were present except Directors Barner, Cevallos de Gonzales, and Deans, 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; Erick Retana, the District's Vice President of District Services; Ariel Robinstein, the District's Manager of District Services; Eva Quiroz, the District's Administrative Services Manager; Victoria Macalino, the District's Director of Planning and Infrastructure; Julian Garcia, the District's Farmers' Market Manager; Pablo Reyes, the District's Field Inspector & Field Services Clerk; Markisha Sampson of Your Part-Time Controller, LLC; Lindsay Williams of Super Neighborhood Nos. 64 and 88; Dominic Mazoch; Adam Williams and Alfred Rivera of Lovett Development; Jerry Reyes of State Representative Jolanda Jones' Office; and Laura Davis and Tara Miles (Legal Assistant) of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

Chairwoman Peña called the meeting to order at 3:35 p.m.

Item 1. Receive Public Comments in Accordance with Adopted Procedures.

Ms. Williams addressed the Board concerning recent and upcoming events of the Super Neighborhood Boards.

Mr. Mazoch addressed the Board regarding rail district activities.

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).

The Board considered approving the Consent Agenda. After discussion and upon a motion made by Director Blanco and seconded by Director Meppelink, the Board voted unanimously to approve the Consent Agenda, as presented.

Item 4. Board Appointment

Ms. Davis stated that the City of Houston approved the appointment of Stephen Quezada to Position 3 on the Board. After discussion, Director Valdez moved to appoint Stephen Quezada to Position 3 the Board. Director Blanco seconded the motion, which passed unanimously.

The Board considered accepting the Sworn Statement and Oath of Office for Stephen Quezada. Following review and discussion, Director Valdez moved to accept the Sworn Statement and Oath of Office for Stephen Quezada. Director Blanco seconded the motion, which passed unanimously.

Item 5. Board Officers

The Board considered its slate of officers and concurred to appoint Director Quezada as the Secretary of the Board. After review and discussion, Director Valdez moved to approve the amended District Registration Form reflecting Director Quezada's appointment and to file the same with the Texas Commission on Environmental Quality. Director Blanco seconded the motion, which passed unanimously.

Item 6. Financial Reports.

Ms. Sampson reviewed the monthly Financial Reports for May, June, and July 2026, copies of which are attached.

After review and discussion, Director Meppelink moved to approve the Financial Reports as presented. Director Blanco seconded the motion, which passed unanimously.

Item 3. Presentation by Folgers Building Redevelopment

Mr. Williams and Mr. Rivera presented an overview of the development plans for the Folgers Coffee building as a music and art school and light retail.

Item 1. Public Comments (Cont'd)

Mr. Reyes introduced himself as a liaison with State Representative Jolanda Jones' office and encouraged the District to contact him if he can be of any assistance to the District.

Item 7. Staff Insurance.

Ms. Gorczynski presented a memorandum regarding renewal of health insurance for District staff, a copy of which is attached. Following review and discussion, Director Valdez moved to renew the District's staff insurance with Blue Cross Blue Shield of Texas at a cost of \$11,598.00 per month. Director Chike-Obi seconded the motion, which passed unanimously.

Item 8. District Insurance Renewal.

Ms. Gorczynski presented a renewal proposal from Texas Municipal League ("TML") for the District's insurance policies with an annual premium amount of \$64,770.00. After review and discussion, Director Meppelink moved to approve the renewal of the District's insurance policies with TML as presented. Director Blanco seconded the motion, which carried unanimously.

Item 11. Security Agreements for Annual Services.

a. Agreement for Security Services by Harris County Constable, Precinct 6

The Board considered approving an Agreement for Law Enforcement Services with Harris County, Texas (the "Agreement") for Precinct 6 to provide 13 deputies to serve the District for a one-year term ending September 30, 2027. Ms. Gorczynski noted a decrease in cost by \$11,540 per contract position compared to the prior year. After review and discussion, upon a motion made by Director Blanco and seconded by Director Molick, the Board unanimously voted to approve the Agreement.

b. Reimbursement Agreement for Security Services with Gulfgate Partners, LP

The Board considered approving a Reimbursement Agreement for Security Services with Gulfgate Partners, L.P. (the "Reimbursement Agreement"), whereby Gulfgate will reimburse the District for the cost of six officers. After review and discussion, Director Blanco moved to approve the Reimbursement Agreement. Director Molick seconded the motion, which carried unanimously.

Item 9. Draft Budget for Fiscal Year 2026-2027.

Ms. Sampson presented the draft budget for the fiscal year ending September 30, 2027, a copy of which is attached, for review by the Board prior to adoption at the next Board meeting.

Director Luna left the meeting at 4:45 p.m.

Item 10. Security Report.

Mr. Ruiz presented the Security Report for July 2026, a copy of which is attached.

Director Wells left the meeting at 5:00 p.m.

Item 12. President's Report – District Overview.

a. Visual and Infrastructure Improvements.

Mr. Retana reviewed the report on the graffiti abatement program, illegal dumping, and right-of-way cleanup.

Mr. Retana presented a video of a street sweeper, reviewed how it could be utilized to benefit the District, and requested the Board consider purchasing such street sweeper. No Board action was taken at this time.

Ms. Macalino provided an update on the McKinney sidewalk project.

Ms. Macalino reviewed the progress of the East West Connectivity Study.

Director Valdez left the meeting at 5:29 p.m.

b. Marketing and Perception.

Mr. Cardenas provided an update on District marketing and initiatives.

Director Chike-Obi left the meeting at 5:35 p.m.

c. East End Improvement Corporation.

There was no discussion on this agenda item.

Item 13. Executive Session, if Necessary.

The Board did not convene in Executive Session.

Item 14. Reconvene in Open Session.

The Board did not convene in Executive Session.

Item 15. Adjourn.

There being no further business, the meeting was then adjourned.




East End District