

GREATER EAST END MANAGEMENT DISTRICT
Meeting of the Board of Directors
February 26, 2017

3The Board of Directors (the "Board") of the Greater East End Management District (the "District" or "GEEMD") met in regular session, open to the public, at 3211 Harrisburg, Houston, Texas, on Thursday, February 23, 2017, at 3:30 p.m. The roll was called of the members of the Board, to-wit:

Position 1	Ann Taylor	
Position 2	Blanca Blanco	
Position 3	Stephen Quezada	
Position 4	William McConnell	Vice Chair
Position 5	Domenic Laurenzo	
Position 6	Joe Meppelink	
Position 7	Erin Dyer	
Position 8	Jose Valdez	
Position 9	Nory Angel	Chair
Position 10	Rodrigo Tejada	Assistant Treasurer
Position 11	Taryn Sims	Secretary
Position 12	R.D. Tanner	
Position 13	Craig Rohden	Treasurer
Position 14	Marjorie Pena	
Position 15	Susan Sahwani-Garcia	

and all of the above were present for all or a portion of the meeting except Ann Taylor, Joe Meppelink, Rodrigo Tejada and Susan C, Sahwani-Garcia, thereby establishing a quorum.

Also present during all or part of the meeting were Diane Schenke, Patrick Ezzell, Martin Chavez, and Rosyne Wimbish of the District staff; Jeanne McDonald of Jeanne H. McDonald, PC; Tim Applewhite of McCall Gibson Swedlund Barfoot, LLC; Melissa Noriega and Annise Parker representing Neighborhood Centers, and Stephanie Darling with the East End Foundation.

At 3:35 p.m. Chair Nory Angel called the meeting to order.

ITEM 4. MINUTES. APPROVE MINUTES OF PREVIOUS BOARD MEETING(S).

Director Blanca Blanco moved that the Board approve the minutes of the January 26, 2017, Board meeting as presented. Vice Chair Bill McConnell seconded the motion, which passed unanimously.

ITEM 10. AUDIT FOR FY 2015-2016. RECEIVE REPORT FROM FINANCE COMMITTEE AND AUDITORS ABOUT REPORT FOR FY 2015-2016, AND TAKE APPROPRIATE ACTION.

Tim Applewhite reviewed the audit with the Board. Director Craig Rohden reported that the Finance Committee recommended approval of the audit and moved that the audit be approved. Director Steven Quezada seconded the motion which passed unanimously.

At 3:45 p.m. Director Margie Pena entered the meeting.

ITEM 5. 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.

Treasurer Craig Rohden presented the financial reports for the previous month. Vice Chair Bill McConnell seconded the motion which passed unanimously.

ITEM 1. ASSESSMENTS. RECEIVE REPORT ON COLLECTION OF ASSESSMENTS AND AUTHORIZE APPROPRIATE ACTION.

President Diane Schenke presented the report on assessments. Director Steven Quezada moved to approve the report. Director Margie Pena seconded the motion, which passed unanimously.

At 3:40 p.m. Director R. D. Tanner entered the meeting.

ITEM 6. AMEND 2016-2017 BUDGET. RECEIVE REPORT FROM FINANCE COMMITTEE ON IMPACTS OF RECENTLY APPROVED BOARD CONTRACT AWARDS ON 2016-2017 BUDGET AND CASH FLOW ESTIMATES FOR END OF FY, AND TAKE APPROPRIATE ACTIONS.

President Diane Schenke presented proposed amendments to the current budget to reflect amounts approved by the Board. Director Dominic Laurenzo moved to adopt the amended budget. Director Blanca Blanco seconded the motion which passed unanimously. A copy of the amended budget is attached hereto.

ITEM 7. REPORT FROM NEIGHBORHOOD CENTERS, INC ON PROPOSED DEVELOPMENT AT HARRISBURG AND LOCKWOOD. RECEIVE REPORT FROM ANNISE PARKER OF NCI ABOUT PLANS FOR UPCOMING DEVELOPMENT AT HARRISBURG AND LOCKWOOD, AND TAKE APPROPRIATE ACTION.

Annise Parker, Senior Vice President and Chief Strategy Officer of Neighborhood Centers, Inc. ("NCI") next made a presentation on the change of name of NCI to Baker Ripley and on its plans to construct a new 80,000 sq. ft. headquarters building on Harrisburg in the District. She reviewed with the Board the planned uses of the new building as well as conceptual drawings. She also reported that Baker Ripley pre-paid Frank Liu of Lovett Commercial, the seller of the land, for more than 200 parking spaces that he is responsible for building.

ITEM 8. DEVELOPMENT OF EASTWOOD PARKING TERMINAL AND ASSOCIATED PEDESTRIAN-TRANSIT RELATED INFRASTRUCTURE : LETTER OF INTENT/TERMS

OF AGREEMENT. RECEIVE REPORT FROM INFRASTRUCTURE COMMITTEE ON THE LETTER OF INTENT WITH LOVETT COMMERCIAL TO FACILITATE PARKING TERMINAL AND ASSOCIATED PEDESTRIAN IMPROVEMENTS, AND TAKE APPROPRIATE ACTION.

Director Erin Dyer disclosed she had a conflict of interest as she works for Lovett, and she left the meeting room during the discussions. Vice Chair Bill McConnell and Planning and Infrastructure Director Patrick Ezzell then outlined a proposed non-binding letter of intent between the District and Lovett Commercial which provided:

- (1) that Lovett would provide all funds and design, construct, and operate a parking garage on Harrisburg available to transit riders and Baker Ripley employees;
- (2) that the District would lease the garage 40 years and contract with Lovett to operate it in accordance with the federal requirements;
- (3) that the District would be paid by Lovett to oversee all aspects of the design, procurement and construction of the garage to assure compliance with federal requirements; and
- (4) that the District would apply for federal funds to reimburse Lovett for construction of the parking garage.

The Board then questioned Mr. Ezzell and Ms. McDonald about the specific terms being proposed. Director Tanner then stated that he was opposed to being asked to vote on a complicated letter of intent that was not provided before the meeting for review. Mr. Ezzell responded that staff told Mr. Liu they would not present the letter of intent to the Board if they did not receive a signed copy from him prior to the meeting and that staff did not receive a response and understood he was not willing to proceed. Mr. Ezzell then reported that the signed letter of intent was delivered just minutes before the meeting began. Director Quezada agreed that more time was needed to consider the project before voting on even a non-binding letter of intent. After discussion, Director Blanca Blanco moved to delegate authority to the Infrastructure Committee with the addition of Director Tanner and Director Quezada to consider and approve the letter of intent. Director Lorenzo seconded the motion, which passed unanimously.

Director Dyer then re-entered the meeting.

ITEM 9. CONTRACT FOR FABRICATION AND INSTALLATION OF WAYFINDING SIGNAGE. RECEIVE REPORT FROM INFRASTRUCTURE COMMITTEE ON BIDS FOR FABRICATION AND INSTALLATION OF WAYFINDING SIGNAGE, AND TAKE APPROPRIATE ACTION TO AWARD CONTRACT FOR THE DESCRIBED WORK.

Patrick Ezzell then reviewed with the Board the bids received for the wayfinding signage project and recommended that the contract be awarded to the lowest responsive bidder Intex. Director Steven Quezada moved to award the contract to Intex. Director Craig Rohden seconded the motion, which passed unanimously.

Director Steven Quezada left the meeting at 5:10 p.m.

ITEM 11. REPORT FROM EAST END FOUNDATION. RECEIVE REPORT FROM EAST END FOUNDATION ABOUT ACCOMPLISHMENTS TO DATE AND PLANS FOR 2017, AND TAKE APPROPRIATE ACTION.

Melissa Noriega, Chairman of the Board of the East End Foundation reviewed with the Board the accomplishments of the East End Foundation and its goals for the future.

ITEM 12. GRAFFITI/FIELD SERVICES: PART TIME TO FULL-TIME: RECEIVE REPORT FROM CLEAN AND GREEN COMMITTEE ABOUT GROWTH IN FIELD SERVICE CONTRACTS, NEED FOR STAFF TO ASSUME THESE DUTIES, AND RECOMMENDATION TO CHANGE STATUS OF PART TIME EMPLOYEE TO FULL TIME IN ORDER TO MEET THESE CONTRACT OBLIGATIONS, AND TAKE APPROPRIATE ACTION.

Martin Chavez next reported to the Board on the increase in field service contracts and that he would like to make one of his part-time employees full time to handle the extra work. He explained that the employee's full-time salary would be \$35,049. Director Margie Pena moved to approve the change of such employee to full time and to approve the additional salary. Director Dominic Laurenzo seconded the motion which passed unanimously.

Director Erin Dyer left the meeting at 5:15 p.m.

ITEM 13. PRESIDENT'S REPORT – DISTRICT OVERVIEW. RECEIVE THE PRESIDENT'S REPORT ON THE FOLLOWING DISTRICT PROGRAMS AND AUTHORIZE APPROPRIATE ACTION:

- a. SECURITY AND PUBLIC SAFETY:
 - 1. GRAFFITI ABATEMENT PROGRAM;
 - 2. STATUS OF CLEAN AND GREEN PROGRAM WITH HARRIS COUNTY SHERIFF'S OFFICE;
 - 3. LAW ENFORCEMENT COORDINATION TEAM MEETING.
- b. VISUAL AND INFRASTRUCTURE IMPROVEMENTS:
 - 1. RIGHT OF WAY CLEAN-UP, LITTER PICK-UP, TIRE REMOVAL, DUMP SITE CLEAN-UP, AND STREET LAMP REPAIR;
 - 2. LIVABLE CENTERS ACTIVITY, INCLUDING PROGRESS REPORTS ON NEW METRO GRANT;
 - 3. REPORT ON THE FARMER'S MARKET; REPORT ON SUPER TAILGATE EVENT.
- c. ADMINISTRATIVE: REPORT ON SEARCH SCHEDULE PROGRESS

Item 13 was tabled.

ITEM 14. 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 EMPLOYEES OR QUESTION EMPLOYEES IN ACCORDANCE WITH SECTION 551.075 OF THE TEXAS GOVERNMENT CODE; OR (E) 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 15. 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; AND (D) RECEIVING INFORMATION FROM OR QUESTIONING EMPLOYEES; (E) ECONOMIC DEVELOPMENT NEGOTIATIONS OR OFFERS OF FINANCIAL INCENTIVES; AND (F) ANY OTHER MATTERS RELATIVE TO ANY OF THESE MATTERS WHICH WAS DISCUSSED IN EXECUTIVE SESSION.

As there was no Executive Session, there was no need to reconvene in open session.

There being no further business, the meeting was adjourned at 5:35 p.m.


Secretary, Board of Directors

(SEAL)

