

**EAST END DISTRICT  
Special Meeting of the Board of Directors  
March 4, 2022**

The Board of Directors (the “Board”) of the East End District (the “District” or “EED”) met in special session, open to the public, at 3211 Harrisburg, Houston, Texas 77003 and via video/audio conference on Friday, March 4, 2022, at 2:00 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 Pefia  |                     |
| Position 15 | Vacant          |                     |

and all of the above were present except for Director 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 Vice President; Erick Ratan, the District’s Director of Operations; Robert Ruiz, the District’s Public Safety Coordinator; Eva Quiroz, the District’s Administrative Services Manager; Sergeant Maldonado of Harris County Precinct 6 (“Precinct 6”); Angela Stephens of Your Part-Time Controller, LLC; Patrick Ezzell of Coastal Builders (“CB”); Roy Rodriguez, the District’s Farmers’ Market Manager; Sandra Wegmann of Wegmann and Associates; Victoria Macalino, Member of the public; and Laura Davis and Judy Marcantel (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

Ms. Davis reminded the Board that for any Board members who attend a meeting virtually, applicable Texas law requires that such Board member be visible, with audio turned on, during the entire duration of the meeting in order to be counted “present” and to be able to vote on agenda items. Director Licata attended the meeting virtually, and in compliance with legal requirements to be counted as present for the meeting.

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

Sergeant Maldonado on behalf of Precinct 6, reported on criminal activity in the District. He reported that Precinct 6 is receiving an average of 16 calls a day. No action was necessary.

Mr. Joyce introduced Mr. Robert Ruiz, the District's new Public Safety Coordinator. Mr. Ruiz reviewed his work experience, including such experience in the East End area.

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

Ms. Stephens presented the Assessment report. She reported that the District's 2020 assessments were 98% collected, and the District's 2021 assessments were 55% collected as of January 31, 2022. No action was necessary.

Director Valdez entered the meeting at 2:11 p.m.

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

The Board next considered approving the minutes of the January 27, 2022, meeting. Director Peña moved to approve the minutes of the January 27, 2022, regular Board meeting, as presented. Director Blanco seconded the motion, which passed unanimously.

**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.

Ms. Stephens presented and reviewed the monthly Financial Reports for November and December, 2021; the District's investment report as of January 31, 2022; and the Leverage Log of Match, Grants and In-Kind Funds 2021-2022 (collectively, the "Reports"). Director Quezada updated the Board on the Finance Committee's discussion to maintain a fund for future projects.

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

**Item 5. Reappointment of Elliot Barner to East End Improvement Corporation.** Reappoint Elliot Barner to the East End Improvement Corporation Board of Directors.

Mr. Joyce reviewed the East End Improvement Corporation Board of Directors. He stated that Director Barner's term expired February 28, 2022, and requested the Board's approval to reappoint Director Barner for another two year term.

After discussion, Director Quezada moved to approve reappointment of Elliot Barner to the East End Improvement Corporation Board of Directors. Director Pena seconded the motion, which passed unanimously, with the exception of Director Barner, who abstained from voting.

Mr. Rodriguez and Director Deans joined the meeting at 2:27 p.m.

**Item 6. Presentation to the Board of Directors.** Receive a presentation from Sandra Wegmann regarding the strategic planning framework for economic development in the East End.

President Gorczynski introduced Ms. Wegmann, who presented and reviewed with the Board the strategic planning of economic development in the District.

Ms. Wegmann discussed next steps in the process and stated that a final analysis will be presented at the next meeting. The Board determined that no action was necessary at this time.

**Item 7. Contract with Imágina Communications.** Consider contract renewal with Imágina Communications and authorize action, as appropriate.

Mr. Joyce reviewed the annual renewal of the District's contract with Imágina Communications. He stated the financial obligation of \$1,800.00 per month is in line with the District's budgeted amount for media expenses. After discussion, Director Barner moved that the Board approve the contract renewal for one year with Imágina Communications, not to exceed \$1,800.00 per month, for \$21,600.00 per year. Director Quezada seconded the motion, which passed unanimously.

**Item 8. Budget Amendment.** Receive presentation and consider amendment to the 2022-2023 budget.

Ms. Stephens stated that a budget amendment is needed to transfer \$95,285 from the budget stabilization fund to the General Operating budget to fund various expenditures.

After discussion, Director Blanco moved to approve the budget amendment, as presented. Director Perez seconded the motion, which passed unanimously.

**Item 9. Interlocal Agreement with Harris County for Bike Infrastructure Investment.** Receive and consider an Interlocal Agreement with Harris County for Bike Infrastructure Investment project in partnership with Precinct 2 and authorize release of District funding share.

This item was deferred.

**Item 10. Federal Transit Administration (FTA) FY 2022 Certifications and Assurances.** Review Federal Transit Administration (FTA) FY 2022 Certifications and Assurances and approve as appropriate.

President Gorczynski explained that the District must approve the Federal Transit Administration Certifications and Assurances annually in connection with the District's receipt of federal grant funding. After discussion, Director Quezada moved to approve the 2022 Federal Transit Administration Certifications and Assurances. Director Blanco seconded the motion, which passed unanimously.

**Item 11. District Code of Ethics and Federal Transit Administration Disclosure Statement.** Consider and approve Disclosure Statement Regarding compliance with District Code of Ethics and acknowledge Federal Transit Administration Disclosure Statement for Master Agreement, and authorize appropriate action.

President Gorczynski presented and reviewed with the Board the District Code of Ethics and the Federal Transit Administration Disclosure Statement for Master Agreement. She stated the disclosure statement prohibits the recipient's employees, officers, board members or agents from participation in the selection, award, or administration of a third party contract or sub-agreement supported by Federal funds if a real or apparent conflict of interest would be involved.

After discussion, Director Quezada moved to approve the District Code of Ethics, acknowledge Federal Transit Administration Disclosure Statement for Master Agreement, and authorize execution of same. Director Lira seconded the motion, which passed unanimously.

**Item 12. President's Report – District Overview.** Receive the President's report on the following District programs and authorize appropriate action.

President Gorczynski advised the Board that the President's report and video will be sent to the Board for their review.

Mr. Rodriguez updated the Board on the local business support for the Farmer's Market.

President Gorczynski reported that the Maker Hub received the ULI Impact Award for national impact. Mr. Ezzell updated the Board on the Maker Hub stating that it was awarded an additional grant for a commercial kitchen addition, the feasibility of which is being reviewed.

**Item 13. Executive Session, if Necessary.**

The Board did not convene in Executive Session.


**Item 14. Executive Session, if Necessary.**

The Board did not convene in Executive Session.

**Item 15. Adjourn.**

There being no further business, the meeting was then adjourned at 3:31 p.m.



  
East End District