

EAST END DISTRICT
Special Meeting of the Board of Directors
February 23, 2023

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 on Wednesday, February 23, 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	Ann Bacon	
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	
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 except for Directors Bacon and Sims, thereby establishing a quorum.

Also present during all or part of the meeting were Veronica Chapa Gorczynski, the District's President; Eva Quiroz, the District's Administrative Services Manager; Erick Retana, the District's Director of Operations; Dan Joyce, the District's Vice President; Ariel Robinstein, the District's Operations Coordinator; Sergeant Alvarado of Harris County Precinct 6 ("Precinct 6"); Jeannie Joe of Your Part-Time Controller, LLC; Robert Ruiz the District's Public Safety Coordinator; Jason Bullen of UPCDC; John Plail and Carie-Anne Simmons of Baker Ripley East End Leaning Center; Art Wager, Arlinda Arriaga, Carie-Anne Simmons, Nelly Quijano, Luis Acevedo, and Victor Villareal, members of the public; and Laura Davis and Judy Marcantel (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

Chairman Quezada called the meeting to order at 3:35 p.m.

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

Mr. Wager addressed his concern regarding bike lane on Commerce Street and removal of public parking. President Gorczynski explained the process of the newly approved bike lane stating that the awards will not be approved for another six to eight weeks. No action was necessary.

Ms. Arriaga with Second Ward Super Neighborhood 63 introduced herself, stated she is interested in upcoming projects, and will be attending future Board meetings. No action was necessary.

Ms. Quijano addressed the Board regarding her concerns about her McDonald's location on Harrisburg. She stated the crime has increased due and requested more attention on Harrisburg. She stated that Precinct 6 is helpful but that they can only do so much. Mr. Acevedo discussed businesses closing due to crime and how the neighborhood looks unattended. President Gorczynski invited Mr. Acevedo to attend the LECT meetings and for him to also contact METRO regarding crime in that area. President Gorczynski also requested a note from Ms. Quijano so she may present to Council Members in area. 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. **Appointment of Erik Ibarra to Infrastructure Committee.** Consider and approve the appointment of Board member Erik Ibarra to Infrastructure Committee.
- d. **Signature Authority of President.** Consider and approve an increase in signature authority for President.

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

Item 3. Presentation.

Mr. Plail introduced himself and Ms. Simmons to the Board and discussed classes and workshops that will be offered at the East End Learning Center. The Board thanked Mr. Plail and Baker Ripley. Mr. Plail and Ms. Simmons left the meeting at 4:20 p.m.

Item 13. Amendment to Handbook Regarding Prenatal, Paternal, and Infant Wellness Policy.

This item was taken out of order. President Gorczynski reviewed proposed changes made to the Employee Handbook regarding implementation of a new Prenatal, Paternal and Infant Wellness Policy. The Board made suggestions to the revisions and requested a revised Prenatal, Paternal and Infant Wellness Policy to the Employee Handbook be revised and re-presented.

Director Baker and President Gorczynski left at 4:40 p.m.

Item 4. Security Report. Receive a security report related to Precinct 6 Security contract.

Sergeant Alvarado reported on criminal activity in the District for the month of January 2023. He reported that Precinct 6 is receiving an average of 79 calls a day. Director Meppelink requested police radars on Sampson and York Drive due to speeding vehicles. No action was necessary.

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.

Ms. Joe presented and reviewed the monthly Financial Reports for January, 2023; and the District's investment report as of January 31, 2023 (the "Reports"). Chairman Quezada reported on the Finance Committee's review of the financials.

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

Vice-Chair Barner left the meeting at 5:00 p.m.

Item 6. Budget Amendment.

Ms. Joe reviewed the budget amendment request for fiscal year ending September 30, 2023. She stated a need to increase the budget for two programs due to projected expenditures and compliance with the District's Service Agreement with the Community. Ms. Joe stated a budget amendment is requested to transfer \$104,299 to the Workforce Development budget from Fund Balance without Restrictions or Assignments, and a second budget amendment to transfer \$50,000 to the Bike Infrastructure Capital Improvement Fund from Fund Balance without Restrictions of Assignments.

After discussion, Director Meppelink moved to approve two budget amendments to increase the Workforce Development Budget by \$99,425 and the Bike Infrastructure Capital Improvement Fund by \$50,000, assigning these amounts from Fund Balance without Restrictions or Assignments. Director Blanco seconded the motion, which passed unanimously, with Director Peña abstaining from voting.

Item 7. Federal Transit Administration (FTA) FY 2023 Certifications & Assurances.

Ms. Davis 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 Perez moved to approve the 2023 Federal Transit Administration Certifications and Assurances. Director Chike-Obi seconded the motion, which passed unanimously.

Item 8. Amendment to Ground Lease with Six Westheimer Ltd.

Ms. Davis reviewed the ground lease that the District entered with Six Westheimer Ltd. on January 25, 2018 to develop 250 parking garage spots with public transportation funds received through competitive award from the Houston-Galveston Council of Governments ("H-GAC"). She stated that the Ground Lease amendment aligns performance dates with the Lump Sum Parking Lease. After discussion, Director Meppelink moved to approve the Ground Lease amendment to align performance dates with the Lump Sum Parking Lease. Director Peña seconded the motion, which passed unanimously.

Director Deans left the meeting at 5:17 p.m.

Item 9. TIRZ 23 Grant Agreement.

Ms. Davis reviewed the Grant Agreement for TIRZ 23's contribution to the District's Bike Improvements project with Harris County in which the Harrisburg Redevelopment Authority grants the District \$1,000,000 for the construction of certain bike trails and related facilities.

After discussion, Director Meppelink moved to approve the Grant Agreement for TIRZ 23's contribution to the District's Bike Improvements project with Harris County. Director Lira seconded the motion, which passed unanimously.

Item 10. 2022 5310 Garrow Sidewalk Improvement Project.

Mr. Bullen reviewed the 2022 5310 Garrow Sidewalk Improvement Project. Mr. Bullen stated that McCrory-CTI Services was the lowest bidder and was awarded the contract pursuant to Board approval at the January meeting. After discussion, Director Valdez moved to approve the construction contract with McCrory-CTI Services to build the Garrow sidewalk project in the District. Director Perez seconded the motion, which passed unanimously.

Item 11. 2022 5310 Walker Sidewalk Improvement Project.

Mr. Bullen reviewed the 2022 5310 Walker Sidewalk Improvement Project. Mr. Bullen stated that LAC Services, LLC was the lowest bidder and was awarded the contract pursuant to Board approval at the January meeting. After discussion, Director Peña moved to approve the construction contract with LAC Services, LLC to build the Walker sidewalk project in the District. Director Ibarra seconded the motion, which passed unanimously.

Director Blanco left the meeting at 5:28 p.m.

Item 12. Contract for Services – Navigation Boulevard Transportation Improvement Program Application Development.

Mr. Joyce reviewed a contract for services with The Goodman Corporation to pursue development of a Transportation Improvement Program Application with H-GAC TIP Program. He stated the contract is in the amount of \$45,000.00.

After discussion, Director Peña called for a motion to approve the contract for services with The Goodman Corporation in the amount of \$45,000.00 to pursue development of a Transportation Improvement Program Application with H-GAC TIP Program. Director Chike-Obi seconded the motion, which passed unanimously.

Item 14. President's Report – District Overview.

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

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 5:45 p.m.



Blanca Blarico

East End District