

EAST END DISTRICT
Regular Meeting of the Board of Directors
February 26, 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, February 26, 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	
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 Deans, Luna, Cevallos de Gonzales, Wells, and Lara, 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; Ariel Robinstein, the District's Manager of District Services; Robert Ruiz, the District's Public Safety Coordinator; 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; Trinity Parker, the SS4A Project Manager; Erica Berwick of Your Part-Time Controller, LLC; Jason Bullen of UPCDC; Sergeant Luis Acuña of Harris County Precinct 6 ("Precinct 6"); Karma Burford; Dominic Mazoch; Lindsay Williams; and Laura Davis and Audrey Lyons (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

Chairwoman Peña called the meeting to order at 3:38 p.m.

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

Ms. Burford presented a plaque to the District reflecting appreciation of the District's support in 2025 for "Hydrate the Officers" initiative.

Mr. Mazoch addressed the Board regarding a "hands-on" activity on the Esplanade to learn about HAM radios.

Ms. Williams also addressed the Board concerning the rejected UP-NS railroad merger. She also updated the Board on director elections to the Super Neighborhood Board.

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. **Assessment Resolution.** Approve Annual Resolution Authorizing the Imposition of an Additional 20% Penalty on Delinquent Assessments and authorize appropriate action.
- d. **EEIC Appointment.** Approve appointment of Chude Chike-Obi to EEIC Board of Directors.

The Board considered approving the Consent Agenda. Upon motion by Director Valdez, seconded by Director Barner, and after full discussion, the Board voted unanimously to approve the Consent Agenda, as presented.

Item 3. East End Chamber of Commerce Presentation Regarding East End Youth Leadership.

Ms. Dyess presented an overview of the East End Youth Leadership program. She reviewed recent and upcoming events, resulting in several internships.

Item 4. Financial Reports.

Ms. Berwick reviewed the monthly Financial Report for January 31, 2026 (the "Report").

Director Valdez provided a brief update from the Finance Committee.

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

President Gorczynski reviewed emergency work expenses in relation to the kiosk café, advising that, after solicitation of 3 bids, she approved the work at a cost of \$31,757, which included upgrading electrical systems, HVAC system, and attic ventilation.

After discussion, Director Blanco moved to approve the quote. Director Ibarra seconded the motion, which passed unanimously.

Item 5. Leverage Report.

Ms. Berwick reviewed the District's leverage report.

Chair Peña advised that the agenda would be taken out of order due to time constraints.

Item 9. McKinney Sidewalk Project Contract.

Ms. Macalino reviewed a recommendation for award of a construction contract to Metro City for a total of \$460,532.44.

After discussion, Director Meppelink moved to award the contract to Metro City, as discussed. Director Barner seconded the motion, which passed unanimously.

Item 10. East End District Handbook.

President Gorczynski reviewed the Employee Handbook and changes approved and recommended by the Executive Committee.

Director Barner exited the meeting at 4:34 p.m.

After discussion, Director Molick moved to approve the revisions to the Employee Handbook, as presented. Director Blanco seconded the motion, which passed unanimously.

Item 6. Security Report.

Sergeant Acuña reported on criminal activity in the District.

Mr. Ruiz reviewed Part 1 crimes and the year-to-date comparison by category. No action was necessary.

Item 13. Roundabout Art Request for Proposals.

Mr. Joyce stated that the final light has been installed and the roundabout is now fully illuminated. He noted that a total of 140 responses were received to the RFQ, which has been narrowed to three finalists, including two local artists. He stated that the RFP is scheduled to be released the week of March 2, with a submission deadline at the end of May. He noted that artist presentations are anticipated in mid-June, with final selection expected mid- to late July. He stated that installation is projected for Q4 2027 and that fundraising efforts will begin shortly.

Director Chike-Obi exited the meeting at 4:53 p.m.

Item 6. Security Report – Continued.

Mr. Ruiz and Director Molick discussed recent security incidents with the Board and response times from HPD. Mr. Ruiz discussed an upcoming meeting at Ripley House, March 10 at 6:30 p.m.

Item 7. Guadalupana Feast Day/Noche Guadalupana Report.

Mr. Ruiz provided an update on attendance and security matters.

Item 8. Road and Rail Safety Program Update.

Ms. Parker provided an update on the Road and Rail Safety Program. She reviewed the areas of interest and the studies performed each year, 2023 through 2025. She then reviewed categorical studies. She stated that the District has saved \$450,000 with Texas A&M University providing the student teams to perform the studies. She stated that the safety action plan will be updated on a 5-year basis.

Director Blanco exited meeting at 5:22 p.m.

Item 12. President's Report – District Overview.

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

Ms. Macalino updated the Board on the Navigation/Jensen Roundabout, stating that minor maintenance items are being performed.

Ms. Macalino updated the Board on the Navigation/Commerce/Franklin tunnel flooding matters, stating that the City of Houston identified a blockage and is working on a solution.

Ms. Macalino updated the Board on the McKinney sidewalk improvements project, stating that the project should commence in April and be complete by mid-October. She updated the Board on the Fourcade project, stating that it is approximately 60% complete.

Ms. Macalino provided an update on Urban Land Institute Technical Assistance Program.

Ms. Macalino updated the Board regarding the Local Initiatives Support Corporation Youth Leadership Academy.

Mr. Cardenas provided an update on marketing and initiatives.

Director Baker exited meeting at 5:38 p.m.

Director Valdez exited meeting at 5:41 p.m.

Item 13. Executive Session, if Necessary.

The Board did not convene in Executive Session.

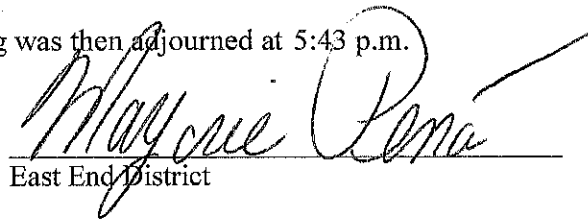
Item 14. Reconvene in Open Session.

The Board did not convene in Executive Session.

Item 15. Adjourn.

There being no further business, the meeting was then adjourned at 5:43 p.m.




East End District