

**EAST END DISTRICT  
Regular Meeting of the Board of Directors  
January 27, 2022**

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 and via video/audio conference on Thursday, January 27, 2022, 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	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 Peña	
Position 15	Susan Sahwani-Garcia	

and all of the above were present except for Directors Licata, Garcia (counted as a meeting attendee below), Quezada, Perez 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 Ratan, the District’s Director of Operations; Dan Joyce, the District’s Director of Public Affairs; Sergeant Maldonado of Harris County Precinct 6 (“Precinct 6”); Angela Stephens of Your Part-Time Controller, LLC; Patrick Ezzell of Coastal Builders (“CB”); Ashish Ghosh and Jim Webb of Goodman Corporation; Roy Rodriguez, the District’s Farmers’ Market Manager; Susan Garcia; Victoria Macalino and Olivia Garcia, Members of the public; and Laura Davis and Judy Marcantel (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

In the absence of the Chair, the Vice Chair called the meeting to order at 3:32 p.m.

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.

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

There were no public comments.

Chair Meppelink entered the meeting.

**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 as of December 31, 2021. No action was necessary.

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

The Board next considered approving the minutes of the November 18, 2021, meeting. Director Peña moved to approve the minutes of the November 18, 2021, 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 December 31, 2021; and the Leverage Log of Match, Grants and In-Kind Funds 2021-2022 (collectively, the "Reports").

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

**Item 5. Security Report.** Receive a security report related to Precinct 6 Security contract.

Mr. Joyce, on behalf of Precinct 6, reported on criminal activity in the District. He reported that Precinct 6 is receiving an average of 18 calls a day. No action was necessary.

**Item 6. Security Agreement.** Review and consider approval of agreement regarding the provision of security services by Harris County, Precinct 6, and consider approval of reimbursement agreements with East Downtown Management District and Gulfgate Partners, L.P.

President Gorczynski presented and reviewed Agreement for Law Enforcement Services, which commences March 1, 2022, and end on September 30, 2022. President Gorczynski explained that Harris County changed its fiscal year end, which resulted in a shorter contract term. She also stated the fees will be the same, which are \$85,910.00 monthly.

Next, Ms. Davis presented and reviewed with the Board Reimbursement Agreements for Security Services. She stated that the East End District will be working directly with Gulfgate Partners, L.P., East Downtown Management District, and Harris County Precinct 6. She stated the monthly cost for the agreement with East Downtown Management District is \$7,083.00, and the monthly cost for the agreement with Gulfgate Partners, L.P is \$42,496.00.

After discussion, Vice Chair Barner moved to approve the contract with Harris County Constable, Precinct 6, and approve the reimbursement agreements with East Downtown Management District and Gulfgate Partners, L.P. Director Lira seconded the motion, which passed unanimously.

**Item 7. 2021 5310 Walker Sidewalk Project.** Receive report on RFQ for design and engineering and consider approval of Infrastructure Committee recommendation to award design and engineering contract.

Mr. Ezzell reviewed report on proposals for design and engineering for 5310 Walker Sidewalk Project. He stated that the infrastructure committee recommended The Goodman Corporation (“TGC”) and, alternatively, with KIT Professional Inc. if an agreed contract cannot be reached with TGC.

After discussion, Director Valdez moved to authorize negotiations for the design and engineering contract with TGC for 5310 Walker Sidewalk project and, alternatively, with KIT Professional Inc. if an agreed contract cannot be reached with TGC. Director Peña seconded the motion, which passed unanimously.

**Item 8. Lawndale Esplanade.** Receive update on project and consider approval of recommendation for allocation of additional budget contingency.

Mr. Ezzell reviewed supplemental contingency for the Lawndale Median Project stating that when the medians were demolished, another road with asphalt and concrete beneath was discovered. Mr. Ezzell requested an additional \$10,000 for contingency.

After discussion, Director Blanco moved to approve the additional \$10,000 contingency to the Lawndale Esplanade project. Director Deans seconded the motion, which passed unanimously.

**Item 9. Executive Session, if Necessary.**

The Board did not convene in Executive Session.

**Item 10. Executive Session, if Necessary.**

The Board did not convene in Executive Session.

**Item 11. Adjourn.**

There being no further business, the meeting was then adjourned at 4:31 p.m.



  
East End District