

EAST END DISTRICT
Special Meeting of the Board of Directors
January 25, 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, January 25, 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	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	Erik Ibarra	
Position 10	Josue Perez	
Position 11	Taryn Sims	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 Deans, Meppelink, Perez, Barner, and Chike-Obi, 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; Sergeant Alvarado of Harris County Precinct 6 (“Precinct 6”); Justine Townsend and Jeannie Joe of Your Part-Time Controller, LLC; Patrick Ezzell of Coastal Builders (“CB”); Frances Rodriguez of Houston-Galveston Area Council (“H-GAC”); Julian Garcia, the District’s Farmers’ Market Manager; Jack Hanagriff the District’s Railroad Safety and Mobility Coordinator; Robert Ruiz the District’s Public Safety Coordinator; Jason Bullen of UPCDC; and Laura Davis and Judy Marcantel (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

In the absence of the Chair and Vice Chair, the Secretary called the meeting to order at 3:38 p.m.

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

There were no public comments.

Item 4. Officer of the Board. Elect Officer of the Board.

Ms. Gorczynski reviewed the Executive Committee’s recommendations for the slate of officers as follows: Stephen Quezada as Chairman, Elliot Barner as Vice Chairman, Blanca

Blanco as Secretary, Taryn Sims as Assistant Secretary, and Joe Meppelink as Assistant Treasurer. She stated that the position for Treasurer will be filled at a later date.

After discussion, Director Lira moved to approve the new slate of officers. Director Valdez seconded the motion, which passed unanimously.

Chairman Quezada assumed control of the meeting.

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. **Authorized Signers.** Authorize the addition of Stephen Quezada and Josue Perez as authorized Signatures on financial accounts with Frost Bank.
- d. **Finance Committee.** Appointment/Reappointment of the Finance Committee.
- e. **Infrastructure Committee.** Appointment/Reappointment of the Infrastructure Committee.
- f. **Building Committee.** Appointment of a Building Committee to work on future lease needs of the District.

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

Item 3. Partnership Recognition from Houston-Galveston Area Council.

Ms. Rodriguez presented to the District a Certificate of Appreciation from the Commute Solutions Team at H-GAC for the District's support and partnership for commuter solutions for the community. The Board thanked Ms. Rodriguez and H-GAC. Ms. Rodriguez left the meeting at 3:45 p.m.

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

Sergeant Alvarado 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.

Mr. Ruiz reviewed 2022 year-to-date crime statistics and stated he is working with HPD for dispatch services. No action was necessary.

Item 6. 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. Townsend introduced Ms. Joe to the Board and presented and reviewed the monthly Financial Reports for December, 2022; and the District's investment report as of December

31, 2022 (the “Reports”). Chairman Quezada reported on the Finance Committee’s review of the financials.

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

Item 7. Amendment to Services Agreement with UP CDC. Consider and approve Amendment No. 4 to Services Agreement with UP CDC and authorize appropriate action.

President Gorczynski and Mr. Ezzell reviewed Amendment No. 4 to Joint Projects Agreement by and Between Urban Partnerships Community Development Corporation and the District. Mr. Ezzell noted under compensation is a fixed fee of \$43,550.00 for the nine month contract, payment for which commences bi-monthly February 15, 2023 through September 30, 2023.

After discussion, Director Blanco moved to approve Amendment No. 4 to Joint Projects Agreement by and Between Urban Partnerships Community Development Corporation and the District. Director Peña seconded the motion, which passed unanimously.

Item 8. 2022 5310 Walker Sidewalk Improvement Project. Receive report on Request for Bids for construction and consider approval of Infrastructure Committee recommendation to award construction contract.

Mr. Ezzell reviewed the bid results for the 2022 5310 Walker Sidewalk Improvement Project. He stated that LAC Services and Miranda were the low bidders and requested authorization to negotiate with LAC Services first and then contingently, Miranda second to keep within the project budget.

After discussion, Director Valdez moved to authorize Mr. Ezzell to negotiate with LAC Services first and then Miranda second if a contract is not finalized with LAC. Director Lira seconded the motion, which passed unanimously.

Item 9. 2022 5310 Garrow Sidewalk Improvement Project. Receive report on Request for Bids for construction and consider approval of Infrastructure Committee recommendation to award construction contract.

Mr. Ezzell reviewed the bid results for the 2022 5310 Garrow Sidewalk Improvement Project. He stated that McCrory, Caballos, and Miranda were the low bidders and requested authorization to negotiate with McCrory and then the other bidders, contingently to ensure the project remains within budget.

After discussion, Director Ibarra moved to authorize Mr. Ezzell to negotiate with McCrory and then the remaining two bidders contingently to ensure the project remains within budget. Director Macalino seconded the motion, which passed unanimously.

Item 10. Interlocal Agreement with Harris County. Review, consider, and approve the interlocal agreement with Harris County regarding investment in bike infrastructure construction in Precinct 2 boundaries in the East End District.

President Gorczynski reviewed the Interlocal Agreement with Harris County regarding bike infrastructure where Harris County will take the lead in the project and the District will provide \$1,100,000.00 of the cost, which will be contingent upon TIRZ funding.

After discussion, Director Valdez moved to approve the Interlocal Agreement with Harris County contingent upon TIRZ funding confirmation and finalization of grant agreement. Director Lira seconded the motion, which passed unanimously.

Item 11. Funding Commitment Resolution. Review, consider, and approve a resolution of funding commitment and work with Precinct 2 on partnership projects related to the East End Bike Plan.

President Gorczynski reviewed the Medina Street Bike Improvements Project resolution where the District commits to \$165,000.00 of funding in this goal. Discussion ensued regarding location of project and community benefits.

After discussion, Chairman Quezada called for a motion to approve the Medina Project, for which no motion was made. Chairmain Quezada then called for a motion to approve the Sunset Trail Project.

After discussion, Director Blanco moved to approve the Funding Commitment Resolution for Sunset Trail Bike Improvements, committing \$165,000 to the project. Director Lira seconded the motion, which passed unanimously.

Item 12. President's Report – District Overview.

Mr. Retana updated the Board on the graffiti abatement program and illegal dumping.

Mr. Ezzell reviewed infrastructure improvements, including roundabout and Lockwood Garage.

Mr. Joyce reviewed marketing outreach and efforts. He then discussed the EEIC and its call for kiosk mural artists.

Mr. Ezzell updated the Board on the Maker Hub, stating that it is fully occupied and had a 900 job impact.

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 5:38 p.m.



Blanca Blanco
East End District