

**EAST END DISTRICT**  
**Regular Meeting of the Board of Directors**  
**January 25, 2024**

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, January 25, 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	Vacant	
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	Treasurer
Position 11	Taryn Sims	Assistant Secretary
Position 12	Elliot Barner	Vice Chairman
Position 13	Chude Chike-Obi	
Position 14	Marjorie Peña	
Position 15	Victoria Macalino	

and all of the above were present except Perez, 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; Jack Hanagriff and Jeremy Parker (the District’s Railroad Safety and Mobility Coordinator; Ariel Robinstein, the District’s Operations Coordinator; Robert Ruiz the District’s Public Safety Coordinator; Julian Garcia, the District’s Farmers’ Market Manager; Erica Berwick and Markisha Sampson of Your Part-Time Controller, LLC; Sergeant Alvarado and Deputy Macias of Harris County Precinct 6 (“Precinct 6”); Jason Bullen of UPCDC; Madeline Alvarez, Marika Mohr, and Ricky Cardenes, members of the public; and Laura Davis and Audrey Lyons (Paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

Director Blanco called the meeting to order at 3:35 p.m.

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

There were no public comments.

**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. **Finance Committee.** Appointment/Reappointment of the Finance Committee.
  - 1. Josue Perez
  - 2. Jose Valdez
  - 3. Stephen Quezada
- d. **Infrastructure Committee.** Appointment/Reappointment of the Infrastructure Committee.
  - 1. Elliot Barner
  - 2. Anna Deans
  - 3. Erik Ibarra
  - 4. Joe Meppelink
- e. **Marketing Committee.** Appointment/Reappointment of the Marketing Committee.
  - 1. Erik Ibarra
  - 2. Victoria Macalino

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

### **Item 3. Security Report.**

Sergeant Alvarado reported on criminal activity in the District for the month of December 2023, and the year-to-date comparison by category. No action was necessary.

Deputy Macias reported on homeless incidents over the last month. No action was necessary.

### **Item 4. Railroad Safety & Mobility Report.**

Mr. Hanagriff reviewed the block crossing report and rail corridor collaborative in order to reduce blockages during peak traffic times. He stated that the Rail Safety Taskforce meets monthly to act as a conduit between communities of concern and local railroads.

Mr. Hanagriff then discussed the progress of the Safe Streets for All Grant Project, noting that development of a safety action plan and feasibility studies of road assessments are ongoing. No action was necessary.

### **Item 5. Financial Reports.**

Ms. Berwick reviewed the monthly Financial Reports, including the Investment Reports, for November 30, 2023, and December 31, 2023 (the "Reports").

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

### **Item 6. Federal Transit Administration (FTA) FY 2024 Certifications & Assurances.**

Review Federal Transit Administration (FTA) FY 2024 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. She advised that the Certifications and Assurances have not been released at this time.

After discussion, Director Blanco moved to approve the 2024 Federal Transit Administration Certifications and Assurances, subject to review and approval by the President Gorczynski and Ms. Davis, the District's Attorney. Director Barner seconded the motion, which passed unanimously.

**Item 7. Procurement of Managed Global Solutions for Safe Streets for All Grant.**

Receive an update from District staff regarding procurement of Managed Global Solutions for Safe Streets for All Grant.

Mr. Hanagriff reviewed a proposal received from Managed Global Solutions detailing their consulting services for the design, management, and evaluation of a transportation technology feasibility study as part of a Federal Highway Administration Safe Streets for All Program.

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

**Item 8. Design Services for the Federal Transit Administration Surface Transportation Block Grant (STBG).**

Receive an update from District staff regarding Design Services for the FTA STBG.

President Gorczynski advised that this item will be deferred until next meeting.

**Item 9. Audit for Fiscal Year 2022-2023**

Review report from Finance Committee and audit firm McGrath and Co. PLLC regarding report for FY 2022-2023, and authorize appropriate action, as appropriate.

The Board reviewed the audit report for the fiscal year ended September 30, 2023, noting that the District received a clean opinion. Director Barner moved to approve the District's audit report for fiscal year ended September 30, 2023, subject to final comments by the Board and consultants within 15 days, and to authorize the filing of such report with the Texas Commission on Environmental Quality. Director Peña seconded the motion, which passed unanimously.

**Item 10. Presentation Regarding Guadalupana.**

Receive a presentation regarding an update of the 2023 Guadalupana Festival.

President Gorczynski discussed statistics from the 2023 festival and the local impacts. No action was taken.

**Item 11. Presentation Regarding Navigation Greenway Transportation Improvement Program (TIP) Application**

Receive a presentation regarding TIP Application.

President Gorczynski stated that the District has received a \$10 million TIP grant. She reviewed the responsibilities of the District and reviewed potential design options. She stated that the grant has a 20% match requirement that may be reduced to 10% by a transportation development credit. No action was necessary.

**Item 12. President's Report – District Overview.**

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

Mr. Bullen updated the Board on the Roundabout and sidewalk improvements.

Ms. Alvarez reviewed marketing outreach and efforts.

President Gorczynski reported that 2 additional board members, Roy Lira and Victoria Macalino, were added to the EEIC Board.

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

The Board did not convene in Executive Session.

**Item 10. Reconvene in Open Session.**

The Board did not convene in Executive Session.

**Item 11. Adjourn.**

There being no further business, the meeting was then adjourned at 5:21 p.m.



*Blanca Blanco*  
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East End District