

**EAST END DISTRICT**  
**Regular Meeting of the Board of Directors**  
**June 28, 2018**

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, on Thursday, June 28, 2018, at 3:30 p.m. The roll was called for the members of the Board, to-wit:

Position 1	Ann Taylor	
Position 2	Blanca Blanco	
Position 3	Stephen Quezada	
Position 4	William McConnell	Chair
Position 5	Domenic Laurenzo	
Position 6	Joe Meppelink	Assistant Secretary
Position 7	Erin Dyer	
Position 8	Jose Valdez	
Position 9	Devin Licata	
Position 10	Rodrigo Tejada	Treasurer
Position 11	Taryn Sims	Secretary
Position 12	Dr. John Jacob	
Position 13	Craig Rohden	Vice Chair
Position 14	Marjorie Pena	
Position 15	Susan Sahwani-Garcia	

and all of the above were present except for Ann Taylor, Erin Dyer, and Taryn Sims, thereby establishing a quorum.

Also present during all or part of the meeting were Veronica Gorczynski, Asha John, Dan Joyce, Erick Retana, Roy Rodriguez and Pamela Guerra of the District staff; Patrick Ezzell and Rosyne Wimbish of Coastal Builders; Jeanne McDonald of Jeanne H. McDonald, PC; Mathew Navarro from Starlight Run; Logan Beck from Giant Leap Coffee; John and Veronica Avila who are residents; Juan Hernandez from Dona Maria Mexican Cafe; Inigo Arzuc and Jorge Garcia with Urbanika; Aracely Garcia with Senator Garcia’s office; Sargeant Brekke and Officer Blanco from Precinct 6.

At 3:38 p.m. Chair Bill McConnell called the meeting to order.

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

Matt Navarro stated that the Esplanade is making an impact for the businesses, and kiosks can be good for the community as well. John Avila stated that he and Veronica live near the Esplanade, they are huge supporters of the Management District and the Esplanade. He stated that they enjoy the farmers market and find it brings the community together, and that he believe the kiosks will be beneficial for the community.

Juan Hernandez stated that he opposes the kiosks because there has been no communication about them and that he has a list of three property owners who do not support the kiosks, and he does not want kiosks in front of his sister’s restaurant.

There were no further public comments.

**Item 2 Assessments.** Receive report on collection of assessments and authorize appropriate action.

Asha John, Director of Finance, presented the report on assessments. No action taken.

**Item 3 Appointment of Directors.** Declare vacancies, if appropriate; appoint directors if appropriate;

No action was taken

**Item 4 Appointment of Committee Members.** Declare vacancies, if appropriate; and appoint directors to Committees if appropriate.

No action was taken

**Item 5 Minutes.** Approve minutes of previous Board meeting(s).

Blanca Blanco moved to approve the minutes from the May 24, 2018 Board meeting, as presented. Assistant Secretary Joe Meppelink seconded the motion, which passed unanimously.

**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.

Treasurer Rodrigo Tejeda presented the financial reports for April and May 2018. Chair William McConnell asked about budget process and estimate for assessments. Vice Chair Craig Rohden moved to approve the financial reports from April and May 2018. Stephen Quezada seconded the motion, which passed unanimously.

**Item 7 District Information Form.** Consider and approve a new District Information Form and authorize appropriate action.

Attorney Jeanne McDonald explained that the new District Information Form will detail the new name and other pertinent information, and if approved, will be sent to TCEQ as well as recorded in the deed records. Stephen Quezada moved that the Board approve the District Information Form. Susan Garcia seconded the motion, which was passed unanimously.

**Item 8. Review and Approve Termination of Kiosk Agreements.** Consider terminating the kiosk agreements with Burro and Bull and with Pitmaker and authorize appropriate action.

Attorney Jeanne McDonald explained that the following two kiosk agreements provide that the District may terminate the agreements if operations do not start by a certain date; El Burro & Bull



and the Pitmaker. Jeanne McDonald explained that she drafted letters of termination if this is approved. Jose Valdez moved that the Board approve the termination of Kiosk Agreements for El Burro & Bull and the Pitmaker. Assistant Secretary Joe Meppelink seconded the motion, which passed unanimously.

**Item 9. Review and Approve Kiosk Agreement with Urbanika.** Consider a kiosk operating agreement with Urbanika for the former Burro and Bull site on Navigation Boulevard and authorize appropriate action.

Patrick Ezzell of Coastal Builders explained that the grant for the Farmers Market does not cover the costs of operating the Esplanade and Marker and that the plan previously presented to the Board was pop up tents and kiosks installed on the Esplanade to supplement income. He explained that the District is now presenting an agreement with Urbanika for a second kiosk.

District Market Manager Roy Rodriguez explained that he visited Urbanika's restaurant kiosks in the Woodlands and said he was impressed by the quality of food at the establishment and was impressed with business operations.

Jorge Garcia of Urbanika explained that his company has invested in the East End, developed retail centers in the Woodlands and San Antonio and is interested in green technology and working with using old shipping containers. Inigo Azure from Urbanika explained a project that they are planning called the Chapel in San Antonio which includes a restaurant in the Pearl. He stated that they want to create a similar area on the Esplanade and that their restaurants, Snack Station and Pizza Pazzo, will not serve Mexican Food.

Business owner Juan Hernandez asked about parking and the bathrooms for people visiting the kiosks. Jorge Garcia from Urbanika explained that parking was not included in the blueprint but there are 600 parking spots on the streets.

Patrick Ezzell explained the terms of the kiosk agreement and that in Years 1 to 3, the District will earn \$30,000 per year for the maintenance fees.

Treasurer Rodrigo Tejada asked about the problem with beer & wine sales and TABC issues. District President Veronica Gorczynski explained that there are three addresses on the Esplanade and if there is a license on the Esplanade, it may make it difficult for sponsor for festivals that may serve alcohol.

Jeanne McDonald explained that Urbanika has said they plan to contract and purchase the kiosk that El Burro and Bull was under contract for. She said that the first three years after the kiosk opens they will pay a maintenance fee and they have agreed to not to pull a TABC permit until Nov 2018, after East End Street Fest. Jose Valdez said that he would like to make sure the shortfall is addressed for the Market.

Dr. John Jacob moved to approve the Urbanika kiosk agreement contingent on working out the provisions of TABC permits and Executive Committee approval of the finalized agreement. Domenic Laurenzo seconded the motion, which passed unanimously.

**Item 10. Consider Approving the Purchase of a Bobcat Skid-Steer Loader.** Consider and approve the purchase of a Bobcat Skid-Steer Loader for the District and authorize appropriate action.

Asha John, Director of Finance, explains the need for the Bobcat for Field Services and Illegal Dumping. Joe Meppelink stated he would like the District logo on the Bobcat. Treasurer Rodrigo Tejada moved to approve the purchase of a Bobcat. Stephen Quezada seconded the motion, which passed unanimously.

**Item 11. Consider Employee Health Insurance Purchase for 2019.** Consider proposal(s) on employee Health Insurance for 2019 and authorize appropriate action.

Asha John, Director of Finance, explained that Pasadena Insurance provided the District with the renewal for Blue Cross Blue Shield (BCBS) among other insurance providers and that BCBS's rates are significantly lower than the other providers. She explained that with the BCBS renewal, the District will save money and each employee with a PPO plan will also have a small cost savings. Susan Garcia recused herself for a conflict of interest. Vice Chair Craig Rohden moved to approve the BCBS insurance renewal. Joe Meppelink seconded the motion which passed unanimously.

**Item 12. Receive Update and Consider Approval of Federal Title VI Compliance.** Review changes in the federal compliance plan due to changes in federal regulations and demographic changes in the area served, if any, and take appropriate action.

President Gorczynski explained that the District, as a Federal grantee, adopts a Title VI compliance plan and updates it every three years to adjust for changes in demographic information or changes in Federal regulations in regard to the types of improvement work done with grant funds. Jose Valdez moved that the Board approve the 2018 Title VI compliance plan as presented. Margie Pena seconded the motion, which passed unanimously.

**Item 13. Disadvantaged Business Enterprise Goals for the District.** Consider and approve adopting new Disadvantaged Business Enterprise Goals to comply with all regulations related to the District's receipt of federal funding and authorize appropriate action.

District President Veronica Gorczynski explained that the rules associated with receipt of federal funding require periodic updating of the DBE goals. Jose Valdez moved to adopt the new goal; Margie Pena seconded the motion, which passed unanimously.

**Item 14. President's Report – District Overview.** Receive the President's report on the following District programs and authorize appropriate action:

a. **Security and Public Safety:**

1. Graffiti abatement program



Erick Retana explained that half the management districts have more graffiti, so the crew is busy.

2. Law Enforcement Coordination Team meeting

Asha John provided a report from the last LECT meeting, which included a tribute to Art Valdez, an officer in public service for 40 years.

**b. Visual and Infrastructure Improvements:**

1. Right of way clean-up, litter pick-up, tire removal, dump site clean-up, and street lamp repair

Erick Retana shared the status of service calls and explained that the tires collected increased significantly and reported that the crew worked on a Japhet Creek clean-up project

2. Kaboom Grant with TXRX

Patrick Ezzell explained that the project should be complete in August

3. Report on Lockwood Garage

No report given

4. Report on Roundabout Project

No report given

5. Report on Livable Center Study

No report given

6. Report from UP CDC

No report given

**c. Marketing & Perception. Receive report on marketing activities**

Dan Joyce of the District explained that they are on track to hit their deadline for mid-September for the rebrand process. Vice Chair Craig Rohden asked that the District consider ADA compliance for the website. No further action taken.

**d. East End Improvement Corporation.** Receive report on EEIC.

Asha John explained that she is working on the EEIC annual budget and that for Street Fest, there are \$40,500 in committed sponsors, \$15,000 of these amounts are paid; \$36,000 of applications are pending.

**Item 15. Executive Session, if Necessary.** Convene executive session to discuss: (a) pending or contemplated litigation or to consult with the attorney in accordance with Section 551.071 of the Texas Government Code; (b) acquisition of real property in accordance with Section 551.072 of the Texas Government Code; (c) personnel matters in accordance with Section 551.074 of the Texas Government Code; (d) to receive information from or question employees in accordance with Section 551.075 of the Texas Government Code; employees; (e) deployment of security personnel or devices or a security audit in accordance with Section 551.076 of the Texas Government Code; or (f) economic development negotiations or offers of financial incentives for economic development in accordance with Section 551.087 of the Texas Government Code.

There was no need for an Executive Session.

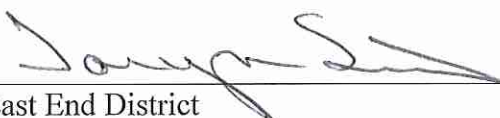
**Item 16. Reconvene in Open Session.** Reconvene in public session to consider authorizing District staff and consultants to take any action necessary with respect to (a) pending or contemplated litigation or attorney advice; (b) acquisition of real property; (c) personnel matters; (d) receiving information from or questioning employees; (e) economic development negotiations or offers of financial incentives; (f) deployment of security personnel or devices or a security audit; and (g) any other matters relative to any of these matters which was discussed in Executive Session.

As there was no Executive Session, there was no need to reconvene in open session.

**Item 17. Adjourn.**

There being no further business, the meeting was then adjourned at 5:37 pm.



  
East End District