

EAST END DISTRICT
Regular Meeting of the Board of Directors
June 24, 2021

The Board of Directors (the “Board”) of the East End District (the “District” or “EED”) met in regular session, open to the public, via video/audio conference on Thursday, June 24, 2021, at 3:30 p.m. The video/audio conference meeting was authorized pursuant to the March 16, 2020 Declaration by the Governor of the State of Texas, which suspended certain provisions of Chapter 551, Texas Government Code, in response to the Coronavirus (COVID-19) disaster. The Governor’s Proclamation permitted governmental bodies to conduct meetings via telephone or videoconference to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the COVID-19. 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	Vacant	
Position 5	Vacant	
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	
Position 13	Vacant	
Position 14	Marjorie Peña	
Position 15	Susan Sahwani-Garcia	

and all of the above were present except for Directors Meppelink and Baker, thereby establishing a quorum.

Also present during all or part of the meeting were Veronica Chapa Gorczynski, the District’s President; Martin Chavez, the District’s Director of Constituent Services; Dan Joyce, the District’s Director of Marketing & Communications; Sergeant Maldonado of Harris County Precinct 6 (“Precinct 6”); Angela Stephens of Your Part-Time Controller, LLC; Sherry Weesner on behalf of Tax Increment Reinvestment Zone 15 (“TIRZ 15”); Patrick Ezzell of Coastal Builders (“CB”); Roy Rodriguez, the District’s Farmers’ Market Manager; Ann Bacon, Roy Lira, Marc Flores, and Victoria Macalino, members of the public; and Laura Davis and Judy Marcantel of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

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

Ms. Macalino introduced herself as District resident.

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 94% collected as of May 31, 2021. No action was necessary.

Item 3. Appointment of Directors. Declare vacancies, if appropriate; and appoint directors to 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).

The Board next considered approving the minutes of the May 27, 2021, meeting. Director Quezada moved to approve the minutes of the May 27, 2021, regular Board meeting, as presented. Director Peña seconded the motion, which passed unanimously.

Ms. Weesner joined the meeting at 3:41 p.m.

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

Sergeant Maldonado of Precinct 6 reported on criminal activity in the District. He reported that Precinct 6 is receiving an average of 29 calls a day. No action was necessary.

Item 7. 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 May 31, 2021; the District's investment report for the eight months ended May 31, 2021; and the Leverage Log of Match, Grants and In-Kind Funds 2020-2021 (collectively, the "Reports").

Director Quezada stated that the Finance Committee reviewed capital improvements fund, METRO account balance, and favorable variances.

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

Item 8. Civil Rights/Title VI Policy. Review and approval of the District's Civil Rights/Title VI Policy and approval of triennial submission to Federal Transit Administration.

Mr. Ezzell 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. After discussion, Director Blanco moved that the Board approve the Civil Rights/Title VI Policy and triennial submission to Federal Transit Administration. Director Peña seconded the motion, which passed unanimously.

Item 9. Consider Employee Health Insurance Purchase for 2022. Consider proposal for employee Health Insurance for Fiscal Year 2022, approve purchase of same, and authorize appropriate action.

Ms. Stephens presented and reviewed a proposal for the renewal of District staff health insurance with Blue Cross Blue Shield (BCBS) for Fiscal Year 2022. She stated the total renewal will be approximately \$117,058.32 per year, an approximate \$6,538.32 increase (5.92%) over last year. She also stated that the Finance Committee has reviewed and approved this recommendation.

After discussion, Director Peña moved to approve the proposal from BCBS and purchase renewal of the employee health insurance for Fiscal Year 2022. Director Blanco seconded the motion, which passed unanimously.

Item 10. Delegation of Authority to Executive Committee. Consider delegating authority to the Executive Committee regarding oversight of Sublicense Agreement amendment implementation with Buns & Brews, LLC (formerly known as Urbanika).

Ms. Gorczynski next discussed delegating authority to the Executive Committee the oversight of the Sublicense Agreement amendment implementation with Buns & Brews, LLC. Ms. Davis stated that the Sublicense Agreement has monthly benchmarks and contractual consequences that the Executive Committee would oversee if Buns & Brews, LLC does not meet the required milestones. Director Licata requested that someone with experience with commercial property management as a landlord be involved with in the process. Director Sims clarified that she has commercial property management experience and also sits on the Executive Committee.

After discussion, Director Peña moved to approve delegating authority to the Executive Committee regarding oversight of Sublicense Agreement implementation with Buns & Brews, LLC. Director Blanco seconded the motion, which passed unanimously.

Item 11. President's Report – District Overview. Receive the President's report on the following District programs and authorize appropriate action.

Mr. Ezzell provided an introduction and Mr. Joyce then presented to the Board the East End Maker Hub video. President Gorczynski advised the Board that the President's report and video was sent to the Board for their review.

Item 12. Adjourn.

There being no further business, the meeting was then adjourned at 4:30 p.m.



Jaryn Sims
East End District