

**EAST END DISTRICT
Regular Meeting of the Board of Directors
June 23, 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 on Thursday, June 23, 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	Vacant	

and all of the above were present except for Director Barner, thereby establishing a quorum.

Also present during all or part of the meeting were Dan Joyce, the District’s Vice President; Erick Retana, the District’s Director of Operations; Julian Garcia, the District’s Market Manager; Jack Hanagriff, the District’s Railroad Safety and Mobility Coordinator; Eva Quiroz, the District’s Administrative Services Manager; Sergeant Maldonado of Harris County Precinct 6 (“Precinct 6”); Justine Townsend of Your Part-Time Controller, LLC; Patrick Ezzell of Coastal Builders (“CB”); Jason Bullen of UPCDC; Victoria Macalino; and Laura Davis of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

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

Chair Meppelink announced the one-year anniversary celebration of the Maker Hub.

Item 8. Amendment 19 Coastal Builders Services Agreement. Review, consider and approve Amendment 19 to the Coastal Builders Services Agreement, as appropriate.

This item was taken out of order. President Gorczynski reviewed Amendment No. 19 to the Services Agreement with Coastal Builders. She stated that the amendment will add a scope of services for Coastal Builders to provide project management, construction management and federal administration services for the \$363,698 METRO 5310 funded project for 2022, and additional compensation of \$36,370.00 for same.

After discussion, Director Blanco moved to approve Amendment No. 19 to the Services Agreement with Coastal Builders, as presented. Director Quezada seconded the motion, which passed unanimously.

Mr. Ezzell left the meeting at 3:41 p.m.

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

Ms. Townsend presented the Assessment report. She reported that the District's 2020 assessments were 98% collected, and the District's 2021 assessments were 94% collected as of May, 2022. No action was necessary.

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

The Board next considered approving the minutes of the April 28, 2022, meeting. Director Lira moved to approve the minutes of the April 28, 2022, regular Board meeting, as presented. Director Perez 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. Townsend presented and reviewed the monthly Financial Reports for April and May, 2022; the District's investment report as of May 31, 2022; and the Leverage Log of Match, Grants and In-Kind Funds 2021-2022 (collectively, the "Reports"). Director Quezada updated the Board on the Finance Committee's discussion to maintain a fund for future projects.

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

Item 5. 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 76 calls a week. No action was necessary.

Item 6. Railroad Safety & Mobility Report. Receive report related to railroad safety and mobility.

President Gorczynski discussed the meeting with Traffic Injury Research Foundation, and how they are seeking to provide free technical assistance to help secure grant funding opportunities involving the Safe System Approach.

Mr. Hanagriff reviewed work to assess a multi-model safety plan focusing on the East End area. He stated that he is also working with the City of Houston Office of Innovation to install

additional train sensors. Mr. Hanagriff reviewed citizen inquiries and responses. No action was necessary.

Item 7. Ratification of Agreement. Review and ratify agreement with the East End District and Texas Conservation Corps regarding projects and services to be offered to the East End District.

Mr. Joyce reviewed a Memorandum of Understanding between the District and Texas Conservation Corps of American Youthworks setting forth the terms under which they will coordinate and complete Clean & Green Program projects on District project sites.

After discussion, Director Valdez moved to ratify approval of the agreement with the East End District and Texas Conservation Corps of American Youthworks. Director Perez seconded the motion, which passed unanimously.

Item 9. Amendment 2 Flores Quality Landscaping Services. Review, consider, and approve Amendment 2 to the Flores Quality Landscaping Services Agreement to end August 31, 2022, as appropriate.

Mr. Joyce reviewed Amendment No. 2 to the Flores Quality Landscaping Services Agreement stating the amendment reflects a 5% increase and extends the contract to December 31, 2022. He stated that he is working on an RFP to solicit other proposals.

After discussion, Director Blanco moved that the Board approve Amendment 2 to the Flores Quality Landscaping Services Agreement, as presented. Director Quezada seconded the motion, which passed unanimously.

Item 10. East End District Staff Insurance Purchase. Review, consider, and approve East End District staff insurance renewal for Fiscal Year 2023, as appropriate.

President Gorczynski presented and reviewed a proposal for the renewal of District staff health insurance with Blue Cross Blue Shield (BCBS) for Fiscal Year 2023. She stated the total renewal will be approximately \$100,446.48 per year, which is within the budget of the District. She also stated that the Executive 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 2023. Director Lira seconded the motion, which passed unanimously.

Item 11. Lease Agreement with Texas Conservation Corps. Review, consider, and approve a lease agreement with Texas Conservation Corps, as appropriate.

Mr. Joyce presented and reviewed a lease agreement for office space between the District and Texas Conservation Corps of American Youthworks ("TxCC"). After discussion, Director Quezada moved to approve the lease agreement with TxCC. Director Licata seconded the motion, which passed unanimously.

Item 12. Lease Agreement with Career Resources and Recovery. Review, consider, and approve a lease agreement with Career Resources and Recovery, as appropriate.

Mr. Joyce presented and reviewed a lease agreement for office space between the District and Career Resources and Recovery ("CRR"). After discussion, Director Quezada moved to approve the lease agreement with CRR, as presented. Director Licata seconded the motion, which passed unanimously.

Item 13. President's Report – District Overview. Receive the President's report on the following District programs and authorize appropriate action.

Mr. Joyce reported on the Law Enforcement Coordination Team meeting held last month. He also updated the Board on the St. Charles Project and Brown Park.

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

Mr. Bullen reviewed UPCDC projects.

Mr. Garcia reviewed activity at the Farmer's Market and Esplanade.

Item 14. Executive Session, if Necessary.

The Board did not convene in Executive Session.

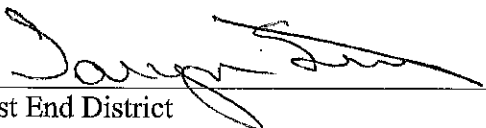
Item 15. Reconvene in Open Session.

The Board did not convene in Executive Session.

Item 16. Adjourn.

There being no further business, the meeting was then adjourned at 5:38 p.m.




East End District