

EAST END DISTRICT
Regular Meeting of the Board of Directors
March 27, 2025

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, March 27, 2025, 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	Vicki Luna	
Position 5	Roy Lira	
Position 6	Joe Meppelink	Assistant Treasurer
Position 7	Lani Baker	
Position 8	Jose Valdez	
Position 9	Erik Ibarra	
Position 10	Rachel Cevallos de Gonzales	
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 Directors Lira and Luna, thereby establishing a quorum.

Also present during all or part of the meeting were Veronica Chapa Gorczynski, the District's President; Dan Joyce, the District's Vice President; Erick Retana, the District's Director of Operations; Ariel Robinstein, the District's Operations Coordinator; Robert Ruiz the District's Public Safety Coordinator; Ricky Cardenas, the District's Director of External Affairs; Pablo Reyes, the District's Field Inspector & Field Services Clerk; Erica Berwick and Markisha Sampson of Your Part-Time Controller, LLC; Deputy Adam Garcia of Harris County Precinct 6 ("Precinct 6"); Patrick Ezzell of Coastal Builders; Jose Monterrosa of Imagina Communications ("Imagina"); Lindsay Williams of Super Neighborhood 6488; Mohammad Koochack, Assistant Chief of Houston Fire Department ("HFD"); Aaron Balderas of Mason Park Conservancy; Margaret Jimenez of Kido International Preschool; Ronald Harrison; Melissa Abrantes; Kimberly Sattenwhite; and Laura Davis and Audrey Lyons (Paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

Chairman Quezada called the meeting to order at 3:38 p.m.

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

Ms. Williams of Super Neighborhood 6488 thanked the Board for its participation throughout the community.

Mr. Balderas addressed the Board regarding outreach for the Mason Park Conservancy.

Ms. Jimenez stated that Kido International Preschool is opening in the District, and welcomed the Board and other attendees to tour the school.

Ms. Abrantes stated that she is purchasing property within the District for adaptive use.

The Board thanked the public for their participation and 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. **Ratify New Vehicle Purchase.** Review and ratify new vehicle purchase for fleet, as outlined in the Fiscal Year 2025 budget.
- d. **Disposition of Vehicle.** Review and approve disposition of dated fleet vehicle, per District guidelines for fully depreciated assets.
- e. **Ratify Board Resolution.** Review and ratify resolution authorizing President to submit an application and related documents to the Federal Transit Administration.

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

Item 3. Board Appointment.

President Chapa-Gorczyński introduced Rachel Cevallos de Gonzales. The Board welcomed her as a new Director. After discussion, Director Barner moved to approve the Sworn Statement and Oath of Office for Rachel Cevallos de Gonzales. Director Peña seconded the motion, which passed unanimously.

Ms. Davis explained that the Texas Water Code provides that the District Registration Form must be revised and filed with the Texas Commission on Environmental Quality (“TCEQ”) when any content changes. After discussion, Director Barner moved to approve the District Registration Form, and filing with the TCEQ. Director Peña seconded the motion, which passed unanimously.

Item 4. Financial Reports.

Ms. Berwick reviewed the monthly Financial Report for February 2025 (the “Report”).

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

Item 5. Audit for Fiscal Year 2023-2024.

Ms. Berwick reviewed the with the Board the audit report for fiscal year ended September 30, 2024, which includes the single audit due to the District’s receipt and expenditure of federal grant funds in excess of \$750,000. She stated that the District received a clean opinion. Director Blanco moved to approve the District’s audit report for fiscal year ended September 30, 2024, upon final review of Board and consultants, and to authorize the filing of such report

with the Texas Commission on Environmental Quality. Director Valdez seconded the motion, which passed unanimously.

Item 6. Security Report.

Deputy Garcia reported on criminal activity in the District for the month of February 2025. No action was necessary.

Mr. Ruiz reviewed Part 1 crimes and the year-to-date comparison by category. No action was necessary.

Item 7. Contract for Services with Price Wagener.

President Chapa Gorczynski reviewed a new maintenance agreement with Price Wagener Services, reflecting a price increase of 7%, bringing the total monthly cost to \$302.75 and annual cost to \$3,633.

Director Blanco moved to approve the new contract for services with Price Wagener. Director Peña seconded the motion, which passed unanimously.

Item 8. Strategic Planning Process Update.

President Chapa Gorczynski provided an update on the Strategic Planning Process. No action was taken.

Item 9. President's Report – District Overview.

Mr. Retana reported on the graffiti abatement program, illegal dumping and right-of-way clean up.

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

Director Sims left the meeting at 4:38 p.m.

Mr. Cardenas then reviewed marketing outreach and efforts, including upcoming events.

Mr. Joyce updated the Board on the EEIC and planning events.

Assistant Fire Chief Koochack discussed fire department resources available in East End.

President Chapa Gorczynski announced Mr. Joyce's promotion to Executive Vice President, and Mr. Retana's promotion to Vice President of District Services.

Item 12. Executive Session, if Necessary.

The Board did not convene in Executive Session.

Item 13. Reconvene in Open Session.

The Board did not convene in Executive Session.

Item 14. Adjourn.

There being no further business, the meeting was then adjourned at 5:02 p.m.



Blanca Blanco
East End District