

EAST END DISTRICT
Regular Meeting of the Board of Directors
May 27, 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, May 27, 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	William McConnell	
Position 5	Domenic Laurenzo	
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 Deans 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; Eva Quiroz, the District’s Administrative Services Manager; 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”); Roy Rodriguez, the District’s Farmers’ Market Manager; Robert Fiederlein of Urban Partnerships Community Development Corporation (“UPCDC”); Shaida Libhart of TEI; Roy Lira; Laura Davis and Judy Marcantel of Sanford Kuhl Hagan Kugle Parker Kahn LLP; and Christian Navarro a member of the public.

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

There were no public comments.

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 93% collected as of April 30, 2021. No action was necessary.

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

- a. Declare vacancies, if appropriate; appoint directors if appropriate

President Gorczynski informed the Board that Directors McConnell and Laurenzo will not be returning once their terms expire.

- b. Consider appointment of Ann Bacon to the Board of Directors

President Gorczynski next discussed appointment of Ann Bacon to fill the vacancy of Position 4.

- c. Consider appointment of Roy Lira to the Board of Directors

President Gorczynski next discussed appointment of Roy Lira to fill vacancy of Position 5.

Director Peña joined the meeting at 3:49 p.m.

- d. Consider and approve a slate of recommended candidates for appointment to the Board Positions of 1-7, approve submission of such slate to the City of Houston requesting the City to appoint such candidates to the Board for four-year terms, and authorize appropriate action

Ms. Davis reviewed and presented to the Board the appointment letter and process of appointment of Directors. After discussion, Director Blanco moved to approve the slate of recommended candidates for appointment to Board Positions of 1-7 and submission of same to the City of Houston to appoint such candidates to the board for four-year terms. Elliot Barner seconded the motion, which passed unanimously.

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 April 22, 2021, meeting. Director McConnell moved to approve the minutes of the April 22, 2021, regular Board meeting, as presented. Director Blanco seconded the motion, which passed unanimously.

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 25 calls a day. Mr. Chavez reported that criminal activity has continued to decrease since last year. 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 April 30, 2021; the District's investment report for the seven months ended April 30, 2021; and the Leverage Log of Match, Grants and In-Kind Funds 2020-2021 (collectively, the "Reports").

Director Quezada stated that the Finance Committee is continuing to stay mindful of cash on hand for capital improvements and assessment collections.

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

Item 8. Live/Viva Greater Eastwood Livable Centers Study Presentation. Receive report on the outcomes and final recommendations of the Greater Eastwood Livable Center Study with presentation by Shaida Libhart of Traffic Engineer's, Inc.

Ms. Libhart presented to and reviewed with the Board an update on the Live/Viva Greater Eastwood Livable Centers Study. She stated the plan was completed in December, and reviewed proposed recommendations to move projects into design and possible grant funding. No action was necessary.

Director Valdez joined the meeting at 4:33 p.m.

Item 9. Resolution In Support of LINK Houston and Equity in Public Transportation. Receive report and consider resolution in support of LINK Houston and their efforts toward equity in transportation.

President Gorczynski presented for the Board's consideration the Resolution Regarding Transit Initiative. She stated that this resolution shows the District's support for LINK Houston's recommendations in *Equity in Transit: 2020* report to strategically increase transit frequency, expand late evening service hours, and invest in infrastructure that improves transit service reliability and universal accessibility.

After discussion, Director McConnell moved that the Board approve the Resolution Regarding Transit Initiative. Director Blanco seconded the motion, which passed unanimously.

Director Licata left the meeting at 5:00 p.m.

Item 10. Interlocal Agreement with City of Houston for Lawndale at Wayside Esplanade Beautification and Improvement. Review, consider and approve an interlocal agreement with the City of Houston for Lawndale at Wayside Esplanade Beautification.

Ms. Gorczynski reminded the Board of the approved allocation of \$20,000 towards project development for Lawndale at Wayside Esplanade Beautification and Improvement, and reviewed the Interlocal Agreement with the City of Houston for same.

After discussion, Director Barner moved that the Board approve the Interlocal Agreement with City of Houston for Lawndale at Wayside Esplanade Beautification and Improvement. Director Blanco seconded the motion, which passed unanimously.

Item 11. 5310 Grant Project Agreements. Adopt Resolution evidencing approval of Amendment to Professional Services Agreement with Jones Carter executed by President on May 21, 2021, and approval of Amendment to Construction Contract with R. Miranda Trucking and Construction, LLC executed by President on May 20, 2021.

President Gorczynski reviewed with the Board a Resolution Authorizing Amendments to Contracts. She stated that this Resolution evidences the District's approval of the amendments to such engineering and construction contracts for the 5310 Grant Project.

After discussion, Director Quezada moved to adopt the Resolution Authorizing Amendments to Contracts. Director Peña seconded the motion, which passed unanimously.

Item 12. Right of Way Maintenance Agreement. Consider and Approve Amendment to Right of Way Maintenance Agreement.

Mr. Chavez reviewed with the Board an Amendment to Right of Way Agreement with Flores Quality Services. He stated the amendment will extend the term of and modify the pricing in the Agreement. He stated that term of the Agreement shall commence on July 1, 2021, and end on June 30, 2022, with the monthly price of \$22,340.66.

After discussion, Director McConnell moved to approve the Amendment to Right of Way Maintenance Agreement. Director Valdez seconded the motion, which passed unanimously.

Item 13. East End Houston Joint Marketing Project Agreement.

a. **Receive notice of termination of Agreement**

Mr. Joyce presented a Notice of Termination to the Joint Project Agreement between the East End District ("EED"), the East Downtown Management District,

the Houston East End Chamber of Commerce, and East End Improvement Corporation (“EEIC”).

- b. Approve letter authorizing EEIC to retain use and transferring ownership of the website and domain name.

Mr. Joyce next presented a letter authorizing the EEIC to retain use of and to operate the Website as opposed to the principals reassigning EEIC’s obligations or closing down the Website. Additionally, he stated that the letter requests that EED transfer ownership of the website and domain name to EEIC for its use.

After discussion, Director Quezada moved to terminate Join Project Agreement and transfer the website to EEIC. Director Peña seconded the motion, which passed unanimously, with the exception of Directors Barner and Blanco, who abstained from voting.

Item 14. Presentation on Improvements to the Navigation Esplanade.

- a. Receive presentation regarding update on improvements to the Navigation Esplanade

Mr. Fiederlein presented the improvements to the Navigation Esplanade to the Board.

- b. Consider and approve Operations Policies and Procedures

Mr. Fiederlein next presented to the Board the Esplanade Expansion to Daily Farmer’s Market Policies and Procedures.

- c. Authorize President to execute Lease Agreements with Vendors

President Gorczynski requested the Board to authorize her to execute the Lease Agreements with vendors.

After discussion, Director Sims moved to approve the Operations Policies and Procedures, subject to minor revisions by President Gorczynski and to authorize President Gorczynski to execute the Lease Agreements with vendors. Director Barner seconded the motion, which passed unanimously, with the exception of Director Garcia, who abstained from voting.

Mr. Fiederlein then reviewed the lease agreement form.

Mr. Rodriguez next presented a list of the initial vendors for the Farmer’s Market kiosks. After review, Director Lorenzo moved to approve the initial vendors for the Farmer’s Market kiosks. Director Blanco seconded the motion, which passed unanimously, with the exception of Director Garcia, who abstained from voting.

Item 15. Presentation on Application Status and Award for Bike Plan Infrastructure from Harris County Precinct 2. Receive information regarding application status and award for Bike Plan Infrastructure from Harris County Precinct 2 and approve Interlocal Agreement with Harris County.

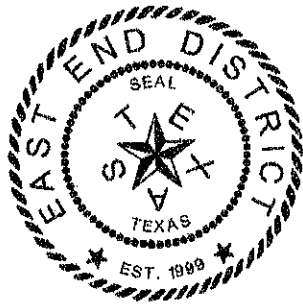
President Gorczynski presented a letter from Harris County Precinct 2 regarding approval of funding consideration for East End Bicycle Connectivity Project. No action was necessary.


Item 16. President's Report – District Overview. Receive the President's report on the following District programs and authorize appropriate action.

President Gorczynski advised the Board that the President's report and video was sent to the Board for their review.

Item 17. Adjourn.

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




East End District