

EAST END DISTRICT
Regular Meeting of the Board of Directors
May 22, 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, May 22, 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 Deans, Lira, Sims, Barner, and Macalino 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 Executive Vice President; Erick Retana, the District’s Vice President of District Services; Ariel Robinstein, the District’s Manager of District Services; Eva Quiroz, the District’s Admin Services Manager; Julian Garcia, the District’s Farmers’ Market Manager; Robert Ruiz, the District’s Public Safety Coordinator; Jack Hanagriff, the District’s Railroad Safety and Mobility Coordinator; Ricky Cardenas, the District’s Director of External Affairs; Pablo Reyes, the District’s Field Inspector & Field Services Clerk; Erica Berwick of Your Part-Time Controller, LLC; Deputy Tran of Harris County Precinct 6 (“Precinct 6”); Patrick Ezzell of Coastal Builders; Jason Bullen of UPCDC; Jose Monterrosa of Imagina Communications (“Imagina”); Steven Chiara of Centriforce; Lisa Hunt; and Laura Davis and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

Chairman Quezada called the meeting to order at 3:40 p.m.

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

Ms. Hunt addressed the Board regarding concerns about public engagement regarding public projects that will affect the East End area. She requested the District’s participation to the extent possible in upcoming planning meetings.

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).

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

Item 3. Appointment of Directors.

- a. **Consider appointment of Director Cevallos de Gonzales to Position 5.**

President Gorczynski next discussed appointment of Director Cevallos de Gonzales to fill vacancy of Position 5, effective June 1, 2025.

- b. **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 Peña 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. Director Chike-Obe seconded the motion, which passed unanimously.

Item 4. Presentation by Jeanette de los Santos of METRO.

This item was deferred.

Item 5. Financial Reports.

Ms. Berwick reviewed the monthly Financial Report for April 2025 (the "Report").

Director Valdez provided an update from the Finance Committee.

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

Director Meppelink entered the meeting at 4:02 p.m.

Item 6. Security Report.

Deputy Tran reported on criminal activity in the District for the month of April 2025, including work performed by the mental health team. No action was necessary.

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

Item 7. East End District Staff Insurance Purchase.

President Gorczynski presented and reviewed a proposal for the renewal of District staff health insurance with Blue Cross Blue Shield (BCBS) for Fiscal Year 2025-2026. She stated the total renewal will be approximately \$143,826.00 per year, which is within the budget of the District.

After discussion, Director Ibarra moved to approve the proposal from BCBS and purchase renewal of the employee health insurance for Fiscal Year 2025-2026. Director Cevallos de Gonzales seconded the motion, which passed unanimously.

Item 8. Road and Rail Safety Program Updates.

a. Review and consider for adoption: Safe Streets Safety Action Plan to support the East End District Road and Rail Safety Program.

Mr. Hanagriff provided an update on Fiscal Year 2022 Safe Streets Project. He stated that the \$603,646 FTA grant ends in July 2025. He noted completed studies and the creation of the safety action plan. Director Blanco moved to approve the Safe Streets Safety Action Plan. Director Meppelink seconded the motion, which passed unanimously.

Mr. Hanagriff then provided an update on Fiscal Year 2024 Safe Streets Project. He stated that the FTA has granted \$895,000 to continue studies and implement treatments. No action was necessary.

b. Consider Amendment to Master Services Agreement with Managed Global Solutions.

Mr. Hanagriff presented and reviewed an Amendment to Master Services Agreement with Managed Global Solutions for additional services at a cost of \$32,000. Director Cevallos de Gonzales moved to approve the Amendment to Master Services Agreement. Director Meppelink seconded the motion, which passed unanimously.

c. Consider Amendment to Services Agreement with Traffic Injury Research Foundation.

Mr. Hanagriff presented and reviewed an Amendment to Services Agreement with Traffic Injury Research Foundation adding \$102,364 for additional services for a new amount not to exceed \$260,869. Director Meppelink moved to approve the Amendment to Services Agreement detailing the old and new amount of the total not to exceed. Director Valdez seconded the motion, which passed unanimously.

Item 9. Graffiti Abatement Contract Amendment.

President Chapa Gorczynski presented and reviewed an Amendment to Interlocal Agreement for Graffiti Abatement Between the City of Houston and East End District for an additional \$17,000.

Director Meppelink moved to approve the Amendment to Interlocal Agreement. Director Cevallos de Gonzales seconded the motion, which passed unanimously.

Item 10. Presentation for Creative Career Pathways from EEIC

Mr. Joyce presented a proposed agreement between the District and EEIC for expansion of the workforce in the District, through partnerships with the East End Cultural District, Houston Art Alliance, and local artists. He stated that the agreement would come at a cost of \$100,000 plus 10% (administrative) to cover workforce labor, but would look into partnerships with other entities for supplemental funding.

Director Valdez moved to approve the agreement between the District and EEIC. Director Meppelink seconded the motion, which passed unanimously.

Item 11. Strategic Planning Process Update.

President Chapa Gorczynski provided an update on the Strategic Planning Process, stating that the session took place on April 28. She provided a brief overview of the main focus areas, which include: 1) catalytic projects; 2) economic development; and 3) partnerships. She stated that the next steps include meeting with the facilitator to create a plan and timeline for implementing the plan.

Item 12. 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.

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

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

Mr. Monterrosa updated the Board on data collected from the Meta Campaign.

Item 12. Executive Session, if Necessary.

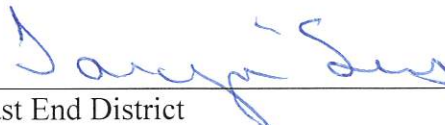
The Board did not convene in Executive Session.

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 5:32 p.m.


East End District

