

EAST END DISTRICT
Regular Meeting of the Board of Directors

May 28, 2026

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 28, 2026, at 3:30 p.m. The roll was called of the members of the Board, to-wit:

Position 1	Anna Deans	
Position 2	Blanca Blanco	2 nd Vice Chair
Position 3	Vacant	
Position 4	Vicki Luna	
Position 5	Rachel Cevallos de Gonzales	
Position 6	Joe Meppelink	Assistant Treasurer
Position 7	Lani Baker	
Position 8	Jose Valdez	Treasurer
Position 9	Erik Ibarra	
Position 10	Jorge Lara	
Position 11	Jaimie D. Wells	
Position 12	Elliot Barner	1 st Vice Chair
Position 13	Chude Chike-Obi	
Position 14	Marjorie Peña	Chair
Position 15	Peter Molick	

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

Also present during all or part of the meeting were Stephen Quezada; 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 Administrative Services Manager; Victoria Macalino, the District's Director of Planning and Infrastructure; Julian Garcia, the District's Farmers' Market Manager; Pablo Reyes, the District's Field Inspector & Field Services Clerk; Erica Berwick and Markisha Sampson of Your Part-Time Controller, LLC; Tayo Ilori of McGrath & Co., PLLC; Alan Velazquez of Buffalo Bayou Partnership; Lindsay Williams of Super Neighborhood Nos. 64 and 88; Dominic Mazoch; and Laura Davis and Tara Miles (Legal Assistant) of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

Chairwoman Peña called the meeting to order at 3:35 p.m.

Item 1. Receive Public Comments in Accordance with Adopted Procedures.

Ms. Williams addressed the Board concerning recent and upcoming events of the Super Neighborhood Board.

Mr. Mazoch addressed the Board regarding rail district activities and noted an upcoming meeting with Houston Metro to discuss homeless population issues.

Ms. Gorczynski stated that the appointment of Stephen Quezada to Position 3 on the Board was approved by the City of Houston and that he can officially serve upon acceptance of his oath of office, sworn statement, and official bond at the next Board meeting.

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. **Emergency Action Delegation to Executive Committee.** Authorize delegation of authority to Executive Committee for emergency purposes during June and July 2026 due to no Board meetings.
- d. **Emergency Action Delegation to Infrastructure Committee.** Authorize delegation of authority to Infrastructure Committee for emergency purposes during June and July 2026 due to no Board meetings.

The Board considered approving the Consent Agenda. After discussion and upon a motion made by Director Valdez and seconded by Director Ibarra, the Board voted unanimously to approve the Consent Agenda, as presented.

Item 3. Financial Reports.

Ms. Berwick reviewed the monthly Financial Report for April, 2026, along with a Leverage Log Summary, copies of which are attached.

The Board reviewed the Delinquent Tax Attorney Report from Perdue Brandon Fielder Collins & Mott, LLP, a copy of which is attached.

After review and discussion, Director Valdez moved to approve the Financial Report as presented. Director Barner seconded the motion, which passed unanimously.

Director Cevallos de Gonzales left the meeting at 4:00 p.m.

Item 4. Audit.

Mr. Ilori presented the District's audit for the fiscal year ended September 30, 2025. After review and discussion, Director Valdez moved to approve the audit as presented. Director Lara seconded the motion, which passed unanimously.

Item 5. Folgers Building Redevelopment Presentation.

The Board tabled this agenda item.

Item 6. Security Report.

Mr. Ruiz presented the Security Report for March 2026, a copy of which is attached.

Item 7. Homelessness Security Programs Report.

Mr. Ruiz reported that the City's homeless facility, 419 Emancipation Boulevard, opened this week and is accepting homeless individuals. He noted that the facility offers various services to assist the homeless population and that he will tour the facility with the facility's director.

Item 8. Road and Rail Safety Report.

Mr. Hangariff presented the monthly Road and Rail Safety Report, a copy of which is attached.

Item 9. Holiday Decorations Contract.

Mr. Retana presented a proposal from Always in Season Decorating Services, Inc., a copy of which is attached, for leasing the holiday decorations on the esplanade for the years 2027-2029 in the amount of \$43,307.12 annually. Following review and discussion, Director Valdez moved to approve the proposal as presented. Director Molick seconded the motion, which passed by a vote of 12 to 1. Director Barner opposed the motion.

Item 10. East End District Staff Insurance Purchase.

The Board tabled this agenda item, pending receipt of insurance proposals.

Item 11. Harrisburg Hike and Bike Trail.

Ms. Macalino provided an update on the Harrisburg Hike and Bike Trail. No Board action was needed.

Item 12. Master Service Agreement with TEI Planning + Design

Ms. Macalino presented a Master Service Agreement (the "Agreement") with TEI Planning + Design for consulting services related to transportation planning and engineering and supporting services for economic development, community engagement, and placemaking, with a budget not to exceed \$50,000. After review and discussion, Director Valdez moved to approve the Agreement. Director Blanco seconded the motion, which passed unanimously.

Director Meppelink left the meeting at 4:45 p.m.

Director Ibarra left the meeting at 4:46 p.m.

Item 13. President's Report – District Overview.

a. **Visual and Infrastructure Improvements.**

Mr. Retana reviewed the report on the graffiti abatement program, illegal dumping, and right-of-way cleanup.

Ms. Macalino provided an update on the McKinney sidewalk project, noting that construction began this month with an anticipated six-month timeline.

Director Chike-Obi left the meeting at 5:00 p.m.

Ms. Macalino reviewed the East West Connectivity Study, which studies the existing corridors connecting the East End to East Downtown and Downtown and reviewed barriers and connectivity issues, a copy of which is attached.

Director Wells left the meeting at 5:05 p.m.

b. Marketing and Perception.

Mr. Cardenas provided an update on District marketing and initiatives.

Director Blanco left the meeting at 5:10 p.m.

Director Valdez left the meeting at 5:16 p.m.

c. East End Improvement Corporation.

Ms. Gorczynski provided an update on the selection of an artist for the roundabout art project and informed the Board that upon request by the proposed artists, Director Meppelink's firm, Metalab, proposes to assist the art team with engineering, documentation, and construction management. Ms. Davis stated that Director Meppelink's involvement in the art project is not a legal conflict of interest and that Director Meppelink desired to inform the Board for transparency purposes. She also stated that Director Meppelink will refrain from voting on any matters related to the art project that come before the Board. Mr. Joyce stated that the Infrastructure Committee will be meeting on June 9, 2026, to review the proposed art concepts for the roundabout.

Director Deans left the meeting at 5:21 p.m.

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.



Blanca Blanco

East End District