

**EAST END DISTRICT
Regular Meeting of the Board of Directors
November 19, 2020**

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, November 19, 2020, 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 of the members of the Board, to-wit:

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|-------------|----------------------|---------------------|
| 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 | Vacant | |
| 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 Director McConnell, thereby establishing a quorum.

Also present during all or part of the meeting were Veronica Chapa Gorczynski, the District’s President; Eva Quiroz, the District’s Administrative Services Manager; Dan Joyce, the District’s Director of Marketing & Communications; Martin Chavez, the District’s Director of Constituent Services; Sergeant Maldonado of Harris County Precinct 6 (“Precinct 6”); Pat Hall of Equi-Tax, Inc.; Patrick Ezzell of Coastal Builders (“CB”); Justine Townsend of Your Part-Time Controller, LLC; Sherry Weesner on behalf of Tax Increment Reinvestment Zone 15 (“TIRZ 15”); Christina Moreno-Conner of Metropolitan Transit Authority of Harris County (“METRO”); Josue Perez; and Laura Davis and Judy Marcantel of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

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. Townsend presented the delinquent assessment report. She reported that the District's 2019 assessments were 95% collected as of October 31, 2020. No action was taken.

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

a. Approve Sworn Statements of Anna Deans

Ms. Davis previously administered the Sworn Statement and Oath of Office for Anna Deans. After discussion, Director Quezada moved to approve the sworn statement and Oath of Office for Anna Deans. Director Peña seconded the motion, which passed unanimously.

Chairman Meppelink joined the meeting at 3:37 p.m.

b. Appointment of Josue Perez to the Board of Directors

President Gorczynski next discussed appointment of Josue Perez to fill the vacancy of Position 10. After discussion, Director Barner moved to appoint Mr. Perez to Position 10 of the Board. Director Quezada seconded the motion, which passed unanimously.

c. Authorize filing of updated District Registration Form.

Ms. Davis explained that the Texas Water Code provides that this Form be revised and filed with the Texas Commission on Environmental Quality ("TCEQ") when any content changes. After discussion, Director Quezada moved to approve the District Registration Form, as presented. Director Blanco seconded the motion, which passed unanimously.

Item 4. Appointment of Committee Members.

President Gorczynski reminded the Board that in order to streamline committee appointments, the District will consider each January all committee appointments.

Item 5. Minutes. Approve minutes of previous Board meeting(s).

The Board next considered approving the minutes of the October 22, 2020, meeting. Director Blanco moved to approve the minutes of the October 22, 2020, regular Board meeting, as presented. Director Peña seconded the motion, which passed unanimously.

Item 6. Security Report. Receive 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 159 calls per week. 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. Townsend presented and reviewed with the Board the monthly Financial Reports for October 31, 2020; the District's investment report for October 2020; and the Leverage Log of Match, Grants and In-Kind Funds 2019-2020 (collectively, the "Reports"). Director Valdez made a motion to approve the Financial Reports. Director Licata seconded the motion, which passed unanimously.

Item 8. Public Hearing and Supplement to the Assessment Roll. Receive and act on the Hearing Examiners Report from the Public Hearing on Supplementing the Assessment roll; adopt an order in connection with the supplementing the Assessment roll; approve an amended District Information Form; and authorize appropriate action.

President Gorczynski thanked the Hearing Examiners for their time in attending the District's November 2, 2020, Public Hearing on supplementing the 2020 assessment roll ("Public Hearing") and for preparing recommendations based on evidence presented at such Public Hearing ("Hearing Examiners' Report"). Ms. Davis presented and reviewed with the Board a Summary of the Hearing Examiners' Report and considered action on the Order Amending the Assessment Roll based on the recommendations of the hearing examiners. In response to questions from the Board, Ms. Davis reported on public comments from the hearing and noted that the Hearing Examiners unanimously recommend supplementing the District's assessment roll with the added properties, as further described in the Hearings Examiners' Report and the Order. After discussion, Director Sims moved that the Board accept the Hearing Examiners' Report as presented, adopt the Order Amending the Assessment Roll, and approve an amended District Information Form. Director Peña seconded the motion, which passed unanimously.

Item 12. Security Agreements. Consider and approve Reimbursement Agreements for Security Services with East Downtown Management District and Gulfgate Partners, L.P.

This item was taken out of order. Ms. Gorczynski presented and reviewed with the Board Reimbursement Agreements for Security Services. She stated that the East End District will be working directly with Gulfgate Partners, L.P., East Downtown Management District, and Harris County Precinct 6, and taking over the Security Contract for EEIC. She stated the monthly cost for the agreement with East Downtown Management District is \$7,083.00, and the monthly cost for the agreement with Gulfgate Partners, L.P is \$42,493.00. She explained that this contract transfer will allow the EEIC to focus on cultural aspects and marketing.

After discussion, Director Peña moved to approve the Reimbursement Agreements for Security Services with East Downtown Management District and Gulfgate Partners, L.P.,

respectively. Director Blanco seconded the motion, and Director Sims abstained. The motion passed with majority vote.

Item 13. Staff Bonuses. Review proposal to approve end-of-year staff bonuses and authorize appropriate action.

This item was taken out of order. President Gorczynski presented a memo to discuss the recommendation for staff bonuses for the fiscal year 2020, which recommended that the District pay \$32,067.25 in December 2020 for all eligible staff. She stated that the Executive Committee recommended utilizing the full budgeted amount.

After discussion, Director Sims made a motion to utilize the full budgeted amount of \$39,163.05, for staff bonuses and to pay such bonuses on December 1, 2020. Director Quezada seconded the motion. Director Garcia abstained from voting. The motion passed with majority vote.

Item 9. Strategy for Navigation Esplanade Expansion. Consider strategy for expansion of the Navigation Esplanade and authorize appropriate action.

Mr. Ezzell reviewed with the Board the strategy for Navigation Esplanade Market and Expansion Grant. He stated that District was awarded a grant in the amount of \$360,000 from the Harrisburg TIRZ to facilitate the expansion. Next, he reviewed concept drawings for the proposed Expansion which will incorporate pop up kiosks for produce, arts and crafts.

After discussion, Director Blanco moved to authorize the preliminary decision to the Infrastructure Committee and authorize the Infrastructure Committee to engage an architect. Director Lorenzo seconded the motion. Director Valdez stated for the record that he only supports proceeding with Plan B for the expansion as shown on the presentation. Director Quezada and Director Licata voted against the motion. The motion passed with majority vote.

Item 10. Agreement with Tax Increment Reinvestment Zone 23 (Harrisburg TIRZ). Consider agreement with TIRZ 23 for funding and plan for expansion of the Navigation Esplanade and authorize appropriate action.

President Gorczynski presented a Grant Agreement with TIRZ 23 for funding and plan for expansion of the Navigation Esplanade. She stated that TIRZ 23 granted a sum up to \$360,000, to be used for the improvements to the Esplanade. After discussion, Director Blanco moved to approve the Grant Agreement subject to confirmation of the timing of the funds, and flexibility on the project requirements. Director Peña seconded the motion, which passed unanimously. Director Valdez stated for the record that he only supports proceeding with Plan B for the expansion.

Item 11. Amendment with Urbanika Group. Consider request to amend Sub-license agreement with Urbanika Group regarding contract requirements.

President Gorczynski presented a letter from Urbanika Group requesting an extension to open in early spring. After discussion, Director Deans moved to authorize the Executive Committee

to review the amendment with Urbanika Group and approve same. Director Quezada seconded the motion, which passed unanimously.

Item 14. Cultural District Plan. Review and adopt the final report presented for the East End Houston Cultural District Plan.

President Gorczynski presented and discussed the East End Cultural District Strategic Plan created by Weingarten Art Group. After discussion, Director Peña moved to adopt the East End Cultural District Strategic Plan prepared by the Weingarten Art Group. Director Blanco seconded the motion, which passed unanimously.

Item 15. Board Meeting Schedule for 2021. Adopt a meeting schedule for the 2021 Board of Directors meetings.

President Gorczynski then presented the District's 2021 Board Meeting Calendar. After discussion, Director Blanco moved to adopt the District's Board Meeting Calendar for 2021. Director Quezada seconded the motion, which passed unanimously.

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 report is in the meeting documents for their review.

Item 15. Adjourn.

The meeting was adjourned at 5:54 p.m.

Taryn Sims



East End District