

**EAST END DISTRICT
Regular Meeting of the Board of Directors
November 16, 2023**

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, November 16, 2023, 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	Vacant	
Position 5	Roy Lira	
Position 6	Joe Meppelink	Assistant Treasurer
Position 7	Lani Baker	
Position 8	Jose Valdez	
Position 9	Erik Ibarra	
Position 10	Josue Perez	Treasurer
Position 11	Taryn Sims	Assistant Secretary
Position 12	Elliot Barner	Vice Chair
Position 13	Chude Chike-Obi	
Position 14	Marjorie Peña	
Position 15	Victoria Macalino	

and all of the above were present except Directors Deans, Quezada, Baker, Perez, Sims, Barner, and Peña, 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; Eva Quiroz, the District's Administrative Services Manager; Erick Retana, the District's Director of Operations; Jack Hanagriff, the District's Railroad Safety and Mobility Coordinator; Ariel Robinstein, the District's Operations Coordinator; Robert Ruiz the District's Public Safety Coordinator; Justine Townsend of Your Part-Time Controller, LLC; Sergeant Alvarado and Deputy Macias of Harris County Precinct 6 ("Precinct 6"); Patrick Ezzell of Coastal Builders ("CB"); Jason Bullen of UPCDC; Art Wager, member of the public; and Laura Davis and Judy Marcantel (legal assistant) of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

Director Blanco called the meeting to order at 3:35 p.m.

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

There were no public comments.

Item 4. Security Report.

This item was taken out of order. Mr. Ruiz introduced Deputy Macias who discussed working with non-profits to address the homeless and connecting them to. Next, Sergeant Alvarado

reported on criminal activity in the District for the month of October 2023, and the year-to-date comparison by category. No action was necessary.

Directors Valdez and Lira joined the meeting at 3:40 p.m.

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. **Agreement with Traffic Injury Research Foundation (TIRF).** Review and consider agreement with TIRF to provide consulting services related to the SS4A grant and authorize District President to execute the agreement on behalf of the District.
- d. **Investment Policy.** Review the Investment Policy and adopt a Resolution amending or confirming the same; obtain new certifications from dealers and bankers, if needed; amend or approve Depository Pledge Agreements; accept disclosures of relations with brokers from Investment Officers; adopt a list of Authorized Brokers/Dealers; and authorize appropriate action.
- e. **Auditor Engagement.** Ratify the execution of Audit Engagement for McGrath & Associates to complete the annual audit of the East End District and the East End Improvement Corporation.
- f. **Delegation of Authority for Month of December.** Authorize the Executive Committee to make decisions on behalf of the body for the month of December.

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

Mr. Ezzell joined the meeting at 3:49 p.m.

Item 5. Public Hearing and Supplement to the Assessment Roll.

This item was taken out of order. President Gorczynski thanked the Hearing Examiners for their time in attending the District's November 2, 2023, Public Hearing on supplementing the 2023 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 the Board 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 Meppelink 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 Chike-Obi seconded the motion, which passed unanimously.

Item 6. Staff Bonuses.

This item was taken out of order. President Gorczynski presented a memo regarding the recommendation for staff bonuses for the fiscal year 2023, which recommended that the District pay \$37,007.44 in December 2023 for all eligible staff. She stated that the Executive Committee recommended utilizing the full budgeted amount of \$51,686.83. President Gorczynski requested that the Board authorize the difference between the budgeted and recommended amount be paid equally among all District staff, excluding herself.

After discussion, Director Valdez made a motion to utilize the full budgeted amount of \$51,686.83, for staff bonuses as set forth above, and to pay such bonuses in the December 1, 2023, payroll cycle. Director Meppelink seconded the motion, which passed unanimously.

Item 3. Financial Reports.

Ms. Townsend reviewed the monthly Financial Reports, including the Investment Reports, for September 30, 2023, and October 31, 2023, (the "Reports"). Director Valdez stated that the Finance Committee is continuing to monitor the assessment collections.

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

Item 7. METRO University Bus Rapid Transit. Receive an update from District staff regarding comments to METRO regarding University Bus Rapid Transit.

President Gorczynski reviewed a letter received from METRO describing their efforts with community engagement. She stated they are still monitoring the issue. No action was necessary.

Item 8. President's Report – District Overview.

Mr. Retana updated the Board on the graffiti abatement program and illegal dumping.

Mr. Bullen updated the Board on the Roundabout and stated monthly meetings regarding this project will be held on the fourth Thursday of every month at 5:00 p.m.

Mr. Ezzell updated the Board on the Eastwood Garage project and sidewalk improvements.

Mr. Joyce reviewed marketing outreach and efforts and the EEIC large scale art project installations at Navigation Boulevard and Terminal Street bridge.

Item 9. Executive Session, if Necessary.

The Board did not convene in Executive Session.

Item 10. Reconvene in Open Session.

The Board did not convene in Executive Session.

Item 11. Adjourn.

There being no further business, the meeting was then adjourned at 4:48 p.m.

Blanca Blanco

East End District

