

EAST END DISTRICT
Regular Meeting of the Board of Directors
November 20, 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, November 20, 2025, 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	
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 Directors Luna, Cevallos de Gonzales, 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 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; Ariel Robinstein, the District’s Manager of District Services; Robert Ruiz, the District’s Public Safety Coordinator; 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; Gabriel Perales, Graffiti Abatement Tech; Jose Martinez, Field Programs Coordinator; Erica Berwick of Your Part-Time Controller, LLC; Jason Bullen of UPCDC; Dominic Mazod; Lou Martin; and Laura Davis and Audrey Lyons (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

In the absence of the Chair, Vice Chairwoman Blanco called the meeting to order at 3:35 p.m.

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

Mr. Mazod addressed the Board regarding safety concerns in the District.

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. **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.
- d. **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.
- e. **Delegation of Authority for Month of December.** Authorize the Executive Committee to make decisions on behalf of the body for the month of December.
- f. **Delegation of Authority to Infrastructure Committee.** Delegate Authority to the East End District Infrastructure Committee to award contract for McKinney Sidewalk project from the results of the public bid.

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

Item 7. Staff Bonuses.

This item was taken out of order. President Gorczynski presented a memo regarding the recommendation for staff bonuses for the fiscal year 2025, which recommended that the District pay \$42,462.58 in December 2025 for all eligible staff. Director Meppelink presented the Executive Committee's recommendation to also include a holiday office closure from December 22, 2025, through January 4, 2026.

After discussion, Director Meppelink made a motion to utilize the full budgeted amount of \$42,462.58 for staff bonuses as set forth above, and to pay such bonuses in the December 1, 2025, payroll cycle, and to approve the holiday office closure, as discussed. Director Ibarra seconded the motion, which passed unanimously.

Item 3. Financial Reports.

Ms. Berwick reviewed the monthly Financial Report for October 31, 2025 (the "Report").

Director Valdez provided an update from the Finance Committee.

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

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

Mr. Martin addressed the Board regarding safety concerns within the District. He stated that a business nearby using paint products is operating without a painting permit and causing health hazards in the community. He asked the Board for their support in bringing awareness to the issue.

Item 4. Security Report.

Mr. Ruiz reported on criminal activity in the District for the month of October 2025. No action was necessary.

Mr. Ruiz reported on year-to-date HPD statistics by category. No action was necessary.

Mr. Ruiz and President Gorczynski updated the Board on 419 Emancipation matters and Civility Ordinance matters.

Item 5. Levy of Assessments.

President Gorczynski thanked the Hearings Examiners for their time in attending the District's November 6, 2025, Public Hearing on supplementing the 2025 assessment roll ("Public Hearing") and for preparing recommendations based on evidence presented at such Public Hearing ("Hearings Examiners' Report"). Ms. Davis presented and reviewed with the Board a Summary of the Hearings Examiners' Report, and the Board considered action on the Order Amending the Assessment Roll based on the recommendations of the Hearings Examiners. In response to questions from the Board, Ms. Davis reported on public comments from the hearing and noted that the Hearings Examiners unanimously recommend supplementing the District's assessment roll, as further described in the Hearings Examiners' Report and the Order.

After discussion, Director Chike-Obi moved that the Board accept the Hearings Examiners' Report as presented, adopt the Order Amending the Assessment Roll, and approve an amended District Information Form. Director Deans seconded the motion, which passed unanimously.

Item 6. Prohibited Technology Policy.

President Gorczynski reviewed the Resolution Evidencing Annual Review of Covered Applications and Prohibited Technology Policy.

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

Item 8. 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. Garcia updated the Board on Navigation Esplanade activities and events.

Mr. Cardenas updated the Board on marketing and initiatives.

Mr. Joyce provided an EEIC update.

Item 9. Executive Session, if Necessary.

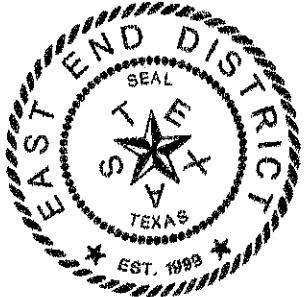
The Board did not convene in Executive Session.

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 5:05 p.m.



Davea Blalco
East End District