

EAST END DISTRICT
Special Meeting of the Board of Directors
October 24, 2019

The Board of Directors (the "Board") of the East End District (the "District" or "EED") met in special session, open to the public, at 3211 Harrisburg, Houston, Texas, on Thursday, October 24, 2019, at 3:30 p.m. The roll was called for the members of the Board, to-wit:

Position 1	Ann Taylor	
Position 2	Blanca Blanco	
Position 3	Stephen Quezada	
Position 4	William McConnell	Chair
Position 5	Domenic Laurenzo	
Position 6	Joe Meppelink	Assistant Secretary
Position 7	Erin Dyer	
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 Pena	
Position 15	Susan Sahwani-Garcia	

and all of the above were present except for Directors Blanca Blanco, Erin Dyer, Marjorie Pena, and Susan Sahwani-Garcia thereby establishing a quorum.

Also present during all or part of the meeting were Veronica Chapa Gorczynski, the District's President; Martin Chavez, the District's Director of Constituent Services; Dan Joyce, the District's Director of Marketing & Communications; Eva Quiroz, the District's Administrative Services Manager; Roy Rodriguez, the District's Farmers' Market Manager; Patrick Ezzell of Coastal Builders ("CB"); Justine Townsend of Your Part-Time Controller, LLC; Sergeant Maldonado of Harris County Precinct 6 ("Precinct 6"); Lea Weingarten of Weingarten Art Group; Dr. Melissa Gonzalez and Dean Alberto Urbina of Houston Community College Southeast ("HCC"); Joseph Miller of TXRX Labs; and Joel Cleveland and Olivia Galvan of Jeanne H. McDonald PC.

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. Justine Townsend, of Your-Part Time Controller, LLC, then presented the Assessment and Delinquent Assessment reports. She reported that the District's 2018 assessments were 96% collected as of September 30, 2019. No action was necessary.

At 3:32 p.m. Devin Licata entered the meeting.

Item 3. Board of Directors. Declare vacancies, if appropriate; appoint directors, if appropriate, elect new Board officers; and authorize appropriate action.

Chairman William McConnell presented for the Board's consideration the slate of District officers as recommended by the Executive Committee with Joe Meppelink as Vice Chair, Stephen Quezada as Treasurer, Taryn Sims as Secretary, and Blanca Blanco as Assistant Secretary. He also stated that the Executive Committee recommends that he continue to serve as Chairman until the end of February 2020. After discussion, Jose Valdez moved that the Board elect Joe Meppelink as Vice Chair, Stephen Quezada as Treasurer, Taryn Sims as Secretary (i.e., she will continue to serve as Secretary), and Blanca Blanco as Assistant Secretary; and approve William McConnell continuing as Chair through February 2020. Domenic Lorenzo seconded the motion, which passed unanimously.

Item 4. Appointment of Committee Members. Declare vacancies, if appropriate; and appoint directors to Committees, if appropriate.

This item was not addressed.

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

Elliot Barner moved to approve the minutes of the September 26, 2019, Board meeting as amended to clarify that he was appointed (not reappointment) to the Board of Directors by the City of Houston. Devin Licata seconded the motion, which passed unanimously.

Item 6. 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 the draft Financial Report dated September 30, 2019, as well as the District's investment report for September 2019. She explained that the District is awaiting outstanding receivables and invoices before a final Financial Report is presented to the Board. She then requested that the Board table action until a complete Financial Report is presented. After discussion, no action was taken.

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

This item was revisited. Sergeant Maldonado of Precinct 6 reported on crime in the District.

At 3:44 p.m. Ann Taylor entered the meeting.

Item 7. 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.

Mr. Cleveland advised the Board regarding the annual review of the District's investment policy. He reviewed with the Board the District's current authorized investments under the Investment Policy and presented for the Board's consideration a Resolution Confirming the Investment Policy, noting that no changes are being recommended. He also reviewed the proposed Broker/Dealer List. Mr. Cleveland then presented the Executive Committee's recommendation to appoint President Gorczynski, Director Devin Licata and Treasurer Stephen Quezada as the District's investment officers and authorize Public Funds Investment Act training for all appointees. After discussion, Domenic Lorenzo moved to approve the Resolution Confirming Investment Policy; adopt the Broker/Dealer list as presented; appoint President Gorczynski, Director Devin Licata, and Treasurer Stephen Quezada as the District's Investment Officers; and authorize Public Funds Investment Act training for all of the new investment officers. Ann Taylor seconded the motion, which passed unanimously.

Item 8. Letter of Intent. Review and approve a letter of intent to initiate a contract with Harris County regarding Precinct 6 Constables Services.

President Gorczynski presented and reviewed the East End Improvement Corporation's Letter of Intent in connection with the renewal of the security patrol services contract with Harris County Precinct 6, effective March 1, 2020. Ms. Gorczynski explained that the letter is to confirm the District's intent to continue its participation in the security patrol services contract with Precinct 6. She also noted that a 4.9% cost increase is anticipated for the new contract year. After discussion, Elliott Barner moved to approve the EEIC's Letter of Intent in connection with the renewal of the security patrol services contract with Harris County Precinct 6. Treasurer Stephen Quezada seconded the motion, which passed unanimously.

Item 9. Ethics/Disclosure Statement. Consider and approve Disclosure Statement regarding compliance with District Code of Ethics and Federal Transit Administration Master Agreement, and authorize appropriate action.

President Gorczynski and Mr. Cleveland reviewed with the Board disclosure statements to be signed by each Board member certifying compliance with the District's Code of Ethics to the extent provided in such disclosure statement. Elliot Barner moved to accept the disclosure statements from the Board members. Treasurer Stephen Quezada seconded the motion, which passed unanimously.

Item 10. Presentation by Weingarten Art Group. Presentation to increase understanding of process for adding art to public spaces including the proposed Navigation/Runnels/Jensen Roundabout.

Lea Weingarten, of Weingarten Art Group, conducted a presentation on potential public art concepts for the District's roundabout project. Discussion ensued regarding various artistic concepts and budgets. No action was necessary.

Item 11. Presentation by Dr. Melissa Gonzalez at HCC SE with Dean Alberto Urbina. Receive information regarding outcome of the 2018-2019 Workforce Development Grant with Houston Community College Southeast.

Dr. Melissa Gonzalez and Dean Alberto Urbina of Harris County Community College Southeast conducted a presentation reporting on the use of 2018-2019 Workforce Development Grant funds provided by the District. Dr. Gonzalez then thanked the Board for its continued commitment to education and its recent grant award for HCC's forklift certification training program. No action was necessary.

At 4:27 p.m. Jose Valdez left the meeting.

Item 13. President's Report – District Overview. Receive the President's report on the following District programs and authorize appropriate action:

b. Visual and Infrastructure Improvements:

3. Reported on Lockwood Garage

This item was taken out of order. Mr. Ezzell reported that a final form of the Request for Proposals for public parking spaces in the District is almost complete. After discussion, no action was necessary.

4. Report from UP CDC

Mr. Ezzell reported that final approvals for the Maker HUB will be considered by City of Houston City Council on November 13, 2019. No action was necessary.

Item 12. Presentation by TXRX Labs. Receive information regarding outcome of the 2018-2019 Workforce Development Grant with TXRX Labs.

Joseph Miller, of TXRX Labs conducted a presentation reporting on the use of 2018-2019 Workforce Development Grant funds provided by the District. No action was necessary.

Item 13. President's Report – District Overview. Receive the President's report on the following District programs and authorize appropriate action:

a. Security and Public Safety:

1. Graffiti abatement program

Mr. Chavez reviewed the monthly graffiti report for the District. No action was necessary.

2. Law Enforcement Coordination Team meeting

Mr. Chavez provided an update from the monthly Law Enforcement Coordination Team meeting for the District. No action was necessary.

b. Visual and Infrastructure Improvements:

1. Right of way clean-up, litter pick-up, tire removal, dump site clean-up, and street lamp repair

Mr. Chavez presented a report for services performed by the District's litter, right of way and special projects crew. No action was necessary.

2. Report on 5310 Sidewalk Grant

There was no report.

5. Report on Farmers Market

Mr. Rodriguez reported on the activities and events associated with the Farmers' Market. No action was necessary.

c. Marketing & Perception. Receive report on marketing activities.

President Gorczynski reported on local events by District partners, including the unveiling of the teaching garden by Urban Harvest on November 16, 2019. No action was necessary.

d. Cultural District. Receive report on the Cultural District.

There was no report.

e. East End Improvement Corporation. Receive report on EEIC activity in the District, including outcomes of the East End Street Fest.

Mr. Joyce thanked the Board for their support and sponsorship of the East End Street Fest. He then reported on the impact of social media on registrations for the event and presented highlights from the event. No action was necessary.

Item 14. Executive Session, if Necessary. Convene executive session to discuss: (a) pending or contemplated litigation or to consult with the attorney in accordance with Section 551.071 of the Texas Government Code; (b) acquisition of real property in accordance with Section 551.072 of the Texas Government Code; (c) personnel matters in accordance with Section 551.074 of the Texas Government Code; (d) to receive information from or question employees in accordance with Section 551.075 of the Texas Government Code; employees; (e) deployment of security personnel or devices or a security audit in accordance with Section 551.076 of the Texas

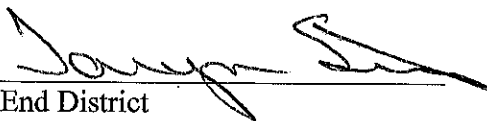
Government Code; or (f) economic development negotiations or offers of financial incentives for economic development in accordance with Section 551.087 of the Texas Government Code.

Item 15. Reconvene in Open Session. Reconvene in public session to consider authorizing District staff and consultants to take any action necessary with respect to (a) pending or contemplated litigation or attorney advice; (b) acquisition of real property; (c) personnel matters; (d) receiving information from or questioning employees; (e) economic development negotiations or offers of financial incentives; (f) deployment of security personnel or devices or a security audit; and (g) any other matters relative to any of these matters which was discussed in Executive Session.

Item 16. Adjourn.

There being no further business, the meeting was then adjourned at 4:55 p.m.




East End District