

**EAST END DISTRICT  
Regular Meeting of the Board of Directors  
October 27, 2022**

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, October 27, 2022, 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	Assistant Secretary
Position 3	Stephen Quezada	Treasurer
Position 4	Ann Bacon	
Position 5	Roy Lira	
Position 6	Joe Meppelink	Chairman
Position 7	Lani Baker	
Position 8	Jose Valdez	
Position 9	Vacant	
Position 10	Josue Perez	
Position 11	Taryn Sims	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 for Directors Deans, Bacon, Lira, and Meppelink, thereby establishing a quorum.

Also present during all or part of the meeting were Veronica Chapa Gorczynski, the District’s President; Erick Retana, the District’s Director of Operations; Robert Ruiz, the District’s Public Safety Coordinator; Jack Hanagriff, the District’s Railroad Safety and Mobility Coordinator; Eva Quiroz, the District’s Administrative Services Manager; Sergeant Maldonado of Harris County Precinct 6 (“Precinct 6”); Justine Townsend and Rayshell Webb of Your Part-Time Controller, LLC; Patrick Ezzell of Coastal Builders (“CB”); Ernest Lewis III and Tom Holstein of Baker Ripley; Ann Whitlock, a resident; and Laura Davis and Judy Marcantel (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

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

Ms. Whitlock expressed her concern regarding the speeding cars along Sampson.

**Item 2. Appointment of Directors.**

Mr. Chike-Obi and Ms. Macalino introduced themselves to the Board. After discussion, Director Blanco moved to approve the Sworn Statements and Oaths of Office for Director appointees, Chike-Obi and Macalino, and to authorize the filing of updated District Registration Form. Director Peña seconded the motion, which passed unanimously.

### **Item 3. Election of Officers.**

The Board concurred to defer action on this item.

### **Item 4. Minutes.**

The Board next considered approving the minutes of the September 22, 2022, meeting. Director Valdez moved to approve the minutes of the September 22, 2022, regular Board meeting, as presented. Director Perez seconded the motion, which passed unanimously.

### **Item 5. Security Report.**

Lieutenant Maldonado of Precinct 6 reported on criminal activity in the District. He reported that Precinct 6 receives an average of 87 calls a week. No action was necessary.

### **Item 6. President's Report.**

Mr. Garcia updated the Board on the Farmers Market, stating that the Market has over 5,000 followers on social media and that the Market activity has increased on the Esplanade.

### **Item 9. Investment Policy and Broker's List.**

Ms. Davis advised the Board regarding the annual review of the District's investment policy. She 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. She also reviewed the proposed Broker/Dealer List.

After discussion, Director Quezada moved to approve the Resolution Confirming Investment Policy and adopt the Broker/Dealer list as presented. Director Blanco seconded the motion, which passed unanimously.

### **Item 10. Farmer's Market Additional Security.**

Mr. Ruiz next discussed additional security for the Farmer's Market and for the holiday season. He stated that general additional security each Sunday for the Farmer's Market is \$10,400 for 26 weeks, and the additional holiday patrol is \$20,000, and recommended the budget allocation accordingly. After discussion, Director Quezada moved to approve the additional security. Director Perez seconded the motion, which passed unanimously.

Director Blanco exited the meeting at 4:12 pm.

### **Item 11. Teksys Building Security Upgrades.**

President Chapa Gorczynski discussed needed security upgrades for the outdated equipment at District's offices, including access controls and camera replacement. She stated that the access control cost is \$15,317.93 and the camera replacement cost is \$21,362.85. After discussion,

Director Quezada moved to approve the security upgrades as presented. Director Peña seconded the motion, which passed unanimously.

**Item 13. Workforce Funding Agreement.**

Next, President Chapa Gorczynski discussed the District's Service Plan and the provision of Workforce Training set forth in the Plan. She stated that to that end, the District allocates three percent of the annual assessment toward workforce activities. She stated that BakerRipley has submitted a proposal to provide digital literacy and entrepreneurial education to facilitate growth in the District. She then reviewed the proposed terms of a funding agreement between the District and BakerRipley, providing \$104,299 to BakerRipley for a one-year program. After full discussion, Director Valdez moved to approve the proposed Workforce Funding Agreement between the District and BakerRipley in the amount of \$104,299, subject to attorney and staff review. Director Quezada seconded the motion, which passed unanimously, with the exception of Director Peña, who abstained from discussion and voting on the matter.

**Item 12. Esplanade Upgrades.**

President Chapa Gorczynski discussed various repairs to the Navigation Esplanade. She requested that \$65,000 from the Infrastructure set aside be allocated to make such repairs to the Esplanade. After discussion Director Peña moved to approve the allocation of \$65,000 to make repairs at the Esplanade. Director Perez seconded the motion, which passed unanimously.

**Item 7. Assessment Report.**

Ms. Townsend presented the Assessment report for September. She reported that the District's 2021 assessments were 97% collected as of August 31, 2022. No action was necessary.

**Item 8. Financial Reports.**

Ms. Townsend presented and reviewed the monthly Financial Reports for September 2022; and the District's investment report as of September 30, 2022 (collectively, the "Reports").

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

**Item 6. President's Report – District Overview.**

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

Mr. Ezzell reviewed the status of the roundabout, 5310 sidewalk grant, and kiosks. Mr. Ezzell also updated the Board on submission of potential projects in response to the Harris-Galveston Area Council call for projects.

**Item 14. Railroad Safety & Mobility Report.**

Mr. Hanagriff reviewed the block crossing report and stated that a formal federal request for assistance has been made to assist with blocked crossing elements. He also reviewed the Smart Railroad Crossing project and data. Mr. Hanagriff discussed the Canadian Pacific acquisition of Kansas City Southern and stated that members of the Surface Transportation Board came to the District to meet with local interests. No action was necessary.

**Item 15. Executive Session, if Necessary.**

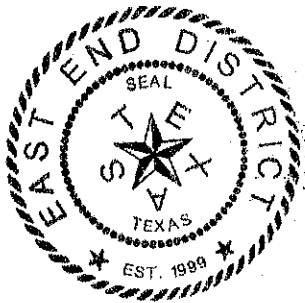
The Board did not convene in Executive Session.


**Item 16. Reconvene in Open Session.**

The Board did not convene in Executive Session.

**Item 17. Adjourn.**

There being no further business, the meeting was then adjourned at 5:37 p.m.



  
East End District

