

**EAST END DISTRICT
Regular Meeting of the Board of Directors
September 24, 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, September 24, 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 | Vacant | |
| 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 | Vacant | |
| 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, 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”); Patrick Ezzell of Coastal Builders (“CB”); Justine Townsend of Your Part-Time Controller, LLC; Carl Sandin of Perdue Brandon Fielder Collins & Mott, LLP (“Perdue Brandon”); Pat Hall of Equi-Tax, Inc.; Sherry Weesner on behalf of Tax Increment Reinvestment Zone 15 (“TIRZ 15”); Lani Baker; Monica Aizpurua and Lupe Gonzalez, members of the public; 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 August 31, 2020.

Mr. Sandin reviewed the delinquent assessment report. No action was taken.

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

President Gorczynski next discussed appointment of Lani Baker to fill the vacancy of Position 7. After discussion, Director Peña moved to appoint Ms. Baker to Position 7 of the Board. Director McConnell 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 September 3, 2020, meeting. Director Blanco moved to approve the minutes of the September 3, 2020, special Board meeting, as presented. Director Sims 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 168 calls per week. No action was necessary.

Item 12. District Assessment Roll/Public Hearing. Receive report from Equi-Tax, Inc., receive updated certified values (as determined by the Harris County Appraisal District) for assessable property within the District, consider whether to hold a public hearing in accordance with the District's Service Plan in order to supplement the District's assessment roll to add new or additional value in the District, authorize District staff and consultants to take all necessary and appropriate action in connection with holding a public hearing, and authorize appropriate action.

This item was taken out of order. President Gorczynski presented a request for consideration to hold a public hearing to capture additional assessments. She explained that the total approximate value of supplemental accounts is \$97,759.68, and that the District must provide notice of and hold a public hearing in order to capture the additional assessments. She stated that the cost for a Public Hearing has historically been \$6,400.00.

After discussion, Director Quezada moved to authorize a public hearing to be conducted to capture the \$97,759.68 of assessment revenue, and to authorize District staff and consultants to take

appropriate action related to the hearing. Director Blanco seconded the motion, which passed unanimously.

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 August 31, 2020; the District's investment report for August 2020; and the Leverage Log of Match, Grants and In-Kind Funds 2019-2020 (collectively, the "Reports"). After discussion, Director McConnell moved to approve the Reports, as presented. Director Quezada seconded the motion, which passed unanimously.

Item 8. Budget for Fiscal Year 2020-2021. Consider and adopt a budget for Fiscal Year 2020-2021 and take appropriate action.

President Gorczynski presented a memorandum providing details to support the District's working budget for fiscal year ending September 30, 2021, showing a budget decrease of \$48,519.

After discussion, Director McConnell moved to adopt the working draft budget for the fiscal year ending September 30, 2021. Director Licata seconded the motion, which passed unanimously.

Item 9. Services Agreement with Coastal Builders. Review presentation on historical and projected projects. Approve Amendment 16 to Services Agreement with Coastal Builders, and authorize appropriate action.

Mr. Ezzell presented on historical and projected projects in the District performed by Coastal Builders. Ms. Davis discussed the amended agreement with the Board. After discussion, Director Valdez moved to approve Amendment 16 to Services Agreement with Coastal Builders, as presented. Director Peña seconded the motion, which passed unanimously.

Item 10. Joint Projects Agreement with Urban Partnerships Community Development Corporation. Receive presentation on historical and projected projects and authorize appropriate action.

Mr. Ezzell next presented on historical and projected projects in the District performed by Urban Partnerships Community Development Corporation ("UPCDC"). No action was necessary.

Item 11. Ratify Request to Transfer Funding. Ratify authorization for Executive Director to Request Houston-Galveston Area Council's Transfer of Previously Awarded Federal Funding to the Federal Transit Administration.

President Gorczynski presented a written request to the Houston-Galveston Area Council regarding initiating the transfer of Congestion Mitigation Air Quality funding from the Federal Highway Administration (FHWA) to the Federal Transit Administration (FTA).

After discussion, Director Blanco moved to ratify authorization for President Gorczynski to request Houston-Galveston Area Council's transfer of previously awarded federal funding to the FTA. Director Quezada seconded the motion, which passed unanimously.

Item 13. 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 14. Adjourn.

The meeting was adjourned at 5:33 p.m.

Taryn Sims



East End District