

EAST END DISTRICT
Regular Meeting of the Board of Directors
September 23, 2021

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 and via video/audio conference on Thursday, September 23, 2021, 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	Devin Licata	
Position 10	Josue Perez	
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 except for Directors Blanco and Valdez, 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; Martin Chavez, the District's Director of Constituent Services; Dan Joyce, the District's Director of Public Affairs; Sergeant Maldonado of Harris County Precinct 6 ("Precinct 6"); Angela Stephens of Your Part-Time Controller, LLC; Patrick Ezzell of Coastal Builders ("CB"); Roy Rodriguez, the District's Farmers' Market Manager; Juan Sorto, Victoria Macalino and Marc Flores, 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. Stephens presented the Assessment report. She reported that the District's 2020 assessments were 97% collected as of August 31, 2021. No action was necessary.

Item 6. Security Report. Receive a security report related to Precinct 6 Security contract.

This item was taken out of order. Sergeant Maldonado of Precinct 6 reported on criminal activity in the District. He reported that Precinct 6 is receiving an average of 16 calls a day. No action was necessary.

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

No action was taken.

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

a. **Appoint Josue Perez to Infrastructure Committee**

The Board considered appointing Director Perez to the Infrastructure Committee. After discussion, Director Barner moved to approve the appointment of Director Perez to the Infrastructure Committee. Director Lira seconded the motion, which passed unanimously.

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

The Board next considered approving the minutes of the August 26, 2021, meeting. Director Deans moved to approve the minutes of the August 26, 2021, regular Board meeting, as presented. Director Quezada 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. Stephens presented and reviewed the monthly Financial Reports for August 31, 2021; the District's investment report for the eleven months ended August 31, 2021; and the Leverage Log of Match, Grants and In-Kind Funds 2020-2021 (collectively, the "Reports").

Director Quezada stated that the Finance Committee reviewed the second draft of the proposed budget for fiscal year 2022, along with the August financials. He added that the Finance Committee is continuing to stay mindful of cash on hand for capital improvements and assessment collections.

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

Item 8. Draft Budget for Fiscal Year 2021-2022. Review the draft budget for Fiscal Year 2021-2022 and take appropriate action.

Ms. Stephens presented and reviewed with the Board the second working draft budget. She explained that the projected net change in the operating fund balance is a loss of (\$64,285), but the District is projected to net a profit of \$35,715 due to City of Houston's restricted contribution. Ms. Stephens stated that the projected net change in the capital fund balance is a loss of (\$913,734), but the District's loss is actually projected to be (\$457,827) due to TIRZ 23's restricted contributions.

After discussion, Director Lira moved to adopt the second working draft budget for the fiscal year ending September 30, 2022, as presented. Director Quezada seconded the motion, which passed unanimously.

Item 9. Amendment to Services Agreement with Coastal Builders. Consider and approve Amendment 18 to Services Agreement with Coastal Builders, and authorize appropriate action.

Mr. Ezzel presented on historical and projected projects in the District performed by Coastal Builders. Next, Mr. Ezzel presented and reviewed Amendment No. 18 to the Services Agreement with Coastal Builders.

After discussion, the Board concurred to table this item until review by the Finance Committee and Legal.

Item 10. Amendment to Joint Projects Agreement with Urban Partnerships Community Development Corporation. Consider and approve Amendment 3 to Joint Projects Agreement with Urban Partnerships Community Development Corporation, and authorize appropriate action.

Mr. Ezzel presented on historical and projected projects in the District performed by Urban Partnerships Community Development Corporation. Next, Mr. Ezzel presented and reviewed Amendment No. 3 to the Joint Projects Agreement with Urban Partnerships Community Development Corporation.

After discussion, the Board decided to table this item until review from the Finance Committee and Legal.

Item 11. District Assessment Roll/Public Hearing. Receive report from Equi-Tax Inc., receive updated certified values (as determined by Harris County Appraisal District) for assessable property within the District, consider to hold 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.

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 \$68,340.06, and that the District must provide notice of and hold a public hearing in order to capture the additional assessments.

After discussion, Director Barner moved to authorize a public hearing to be conducted to capture the \$68,340.06 of assessment revenue, and to authorize District staff and consultants to take appropriate action related to the hearing. Director Quezada seconded the motion, which passed unanimously.


Item 12. 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 President's report and video was sent to the Board for their review.

Item 13. Adjourn.

There being no further business, the meeting was then adjourned at 5:22 p.m.




East End District