

**EAST END DISTRICT**  
**Regular Meeting of the Board of Directors**  
**September 22, 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, September 22, 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	Devin Licata	
Position 10	Josue Perez	
Position 11	Taryn Sims	Secretary
Position 12	Elliot Barner	Vice Chair
Position 13	Vacant	
Position 14	Marjorie Peña	
Position 15	Vacant	

and all of the above were present except for Directors Deans, Bacon, Baker, and Licata, 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 Vice 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”); Neil Hoover of Your Part-Time Controller, LLC; Patrick Ezzell of Coastal Builders (“CB”); Marika Mohr, Madeline Alvarez, Ricky Cardenas, and Evan Alvarez; 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. Mohr discussed construction of bike lane along Commerce Street. President Gorczynski discussed processes, including potential federal funding, which she reminded the District would be requested to pay a 20% match. No action was necessary.

**Item 2. Assessments.** Receive report on collection of assessments and authorize appropriate action.

Mr. Hoover presented the Assessment report for August. He reported that the District's 2021 assessments were 97% collected as of August 31, 2022. No action was necessary.

Director Valdez joined the meeting at 3:41 p.m.

**Item 3. Minutes.** Approve minutes of previous Board meeting(s).

The Board next considered approving the minutes of the August 25, 2022, meeting. Director Blanco moved to approve the minutes of the August 25, 2022, regular Board meeting, as presented. Director Lira seconded the motion, which passed unanimously.

**Item 4. Security Report.** Receive a 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 70 calls a week. No action was necessary.

Mr. Ruiz discussed components of call statistics and activity in the District.

**Item 5. Railroad Safety & Mobility Report.** Receive report related to railroad safety and mobility.

Mr. Hanagriff reviewed the block crossing report and rail corridor collaborative in order to reduce blockages during peak traffic times. He stated that the Rail Safety Taskforce meets monthly to act as a conduit between communities of concern and local railroads. Mr. Hanagriff discussed the Canadian Pacific acquisition of Kansas City Southern and the submittal of a letter to Surface Transportation Board's Office of Environmental Analysis regarding the merger. No action was necessary.

**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.

Mr. Hoover presented and reviewed the monthly Financial Reports for August, 2022; the District's investment report as of August 31, 2022; and the Leverage Log of Match, Grants and In-Kind Funds 2021-2022 (collectively, the "Reports"). Director Quezada stated that the financials look good and stated that the Finance Committee is considering the increase in project costs.

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

**Item 7. Memorandum of Understanding with Jesus Cantu Medel Regarding Gift of Statue in the East End District.** Consider, review, and approve a Memorandum of Understanding with Jesus Cantu Medel for the donation of a statue to the District and authorize additional actions, as appropriate.

President Gorczynski presented a Memorandum of Understanding between the District and Jesus Cantu Medel relating to the Metate Statue. She stated that the parties agree that the statue is being given to the District as a gift and that the artist will not be receiving any compensation or other benefits from the District in exchange for the statue.

After discussion, Director Blanco moved to approve the Memorandum of Understanding between the District and Jesus Cantu Medel relating to the Metate Statue. Director Barner seconded the motion, which passed unanimously.

**Item 8. Draft Budget for Fiscal Year 2022-2023.** Review the draft budget for Fiscal Year 2022-2023 and take appropriate action.

President Gorczynski presented a memorandum providing details to support the initial review of the District's working budget for fiscal year ending September 30, 2023. Mr. Hoover presented and reviewed new items included on the updated budget.

After discussion, Director Quezada moved to approve the proposed budget for fiscal year 2022-2023, as presented. Director Lira seconded the motion, which passed unanimously.

**Item 9. Engage Auditor.** Consider and approve engagement for audit services for the District and East End Improvement Corporation and authorize appropriate action.

Mr. Hoover reviewed proposals and estimated costs for the District's and EEIC's annual audit and recommended audit services from McGrath & Co., PLLC. He noted that the estimated fees for McGrath & Co., PLLC to perform audit services for the District will cost approximately \$28,000, and the estimated fees to prepare EEIC's audit will be \$6,000.00.

After discussion, Director Quezada moved to engage McGrath & Co, PPLC for audit services for the East End District and EEIC. Director Valdez seconded the motion, which passed unanimously.

**Item 10. H-GAC Additional Funding Application.** Ratify Board's prior action authorizing President to make an application to H-GAC for additional funding for Jensen/Runnels intersection reconstruction project.

Consideration was given to ratifying the Board's prior action authorizing President to make an application to H-GAC for additional funding for Jensen/Runnels intersection reconstruction project.

After discussion, Director Blanco moved to ratify the Board's prior action authorizing President to make an application to H-GAC for additional funding for Jensen/Runnels intersection reconstruction project. Director Peña seconded the motion, which passed unanimously.

**Item 11. Gulfton Management District Services Agreement.** Review and approve agreement between the District and Gulfton Management District regarding Graffiti Abatement Services to be offered by the District.

Mr. Joyce reviewed an agreement between the District and Gulfton Management District regarding Graffiti Abatement Services to be offered by the District. He stated the District will charge \$2,900 per month for graffiti abatement services to be provided one day per week.

After discussion, Director Barner moved to approve the agreement between the District and Gulfton Management District regarding Graffiti Abatement Services to be offered by the District. Director Perez seconded the motion, which passed unanimously.

**Item 12. 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 \$80,783.27, and that the District must provide notice of and hold a public hearing in order to capture the additional assessments.

After discussion, Director Blanco moved to authorize a public hearing to be conducted to capture the \$80,783.27 of assessment revenue, and to authorize District staff and consultants to take appropriate action related to the hearing. Director Valdez seconded the motion, which passed unanimously.

Director Quezada left the meeting at 5:02 p.m.

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

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

Mr. Ezzell reviewed status of the roundabout, 5310 sidewalk grant, and kiosks.

Mr. Joyce discussed secured six month billboard advertising for the esplanade.

**Item 14. Executive Session, if Necessary.**

The Board did not convene in Executive Session.

**Item 15. Reconvene in Open Session.**

The Board did not convene in Executive Session.

**Item 16. Adjourn.**

There being no further business, the meeting was then adjourned at 5:30 p.m.



  
East End District