

EAST END DISTRICT
Regular Meeting of the Board of Directors
September 28, 2023

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 28, 2023, 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	Secretary
Position 3	Stephen Quezada	Chairman
Position 4	Vacant	
Position 5	Roy Lira	
Position 6	Joe Meppelink	Assistant Treasurer
Position 7	Lani Baker	
Position 8	Jose Valdez	
Position 9	Erik Ibarra	
Position 10	Josue Perez	Treasurer
Position 11	Taryn Sims	Assistant 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 Directors Deans, Blanco, Lira, Meppelink, Perez, and Peña, 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; Eva Quiroz, the District's Administrative Services Manager; Erick Retana, the District's Director of Operations; Jack Hanagriff, the District's Railroad Safety and Mobility Coordinator; Ariel Robinstein, the District's Operations Coordinator; Robert Ruiz the District's Public Safety Coordinator; Justine Townsend and Erica Berwick of Your Part-Time Controller, LLC; Sergeant Alvarado of Harris County Precinct 6 ("Precinct 6"); Patrick Ezzell of Coastal Builders ("CB"); Jason Bullen of UPCDC; Madeline Alvarez of Bazile Creative; Carl Sandin of Perdue Brandon Fielder Collins and Mott, LLP; Genesis Gallerdo and Ian Rosenberg of Buffalo Bayou Partnership; Danielle Getsinger and Trease Antony from Community Lattice; Connie Spence, a vendor to Walgreens; and Laura Davis and Judy Marcantel (legal assistant) of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

Chairman Quezada called the meeting to order at 3:34 p.m.

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

Ms. Spence, a to the Walgreens store in the District, addressed the Board regarding Precinct 6, and the positive impact they have had within the District. No action was necessary.

Item 2. Consent Agenda.

- a. **Assessments.** Receive report on collection of assessments and authorize appropriate action.
- b. **Minutes.** Approve minutes of previous Board meeting(s).
- c. **Appointment to East End Improvement Corporation.** Request to appoint Roy Lira and Victoria Macalino to East End Improvement Corporation Board of Directors.
- d. **Memorandum of Understanding with Traffic Injury Research Foundation (TIRF).** Review, consider, and approve participating with a Memorandum of Understanding with Traffic Injury Research Foundation, including acceptance of match funds towards the East End District Safe Streets and Roads for All (SS4) grant.
- e. **Flores Quality Services Amendment 4.** Consider and approve an amendment with Flores Quality Services to extend current agreement to September 30, 2024 with a rate increase.
- f. **Approval of Hearing for Supplemental Roll.** Consider and approve calling a hearing for Supplemental Roll on Thursday, November 2, 2023.

The Board considered approving the Consent Agenda. Director Sims moved to approve the Consent Agenda, as presented. Director Valdez seconded the motion, which passed unanimously.

Mr. Ezzell joined the meeting at 3:37 p.m.

Item 3. Financial Reports.

Ms. Berwick reviewed the monthly Financial Reports, including the Investment Report, for August 31, 2023 (the "Reports"). Director Perez stated that the Finance Committee is continuing to monitoring the assessment collections.

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

Director Chike-Obi joined the meeting at 3:39 p.m.

Item 4. Presentation from Perdue Brandon Fielder Collins & Mott, LLC.

Mr. Sandin introduced himself to the Board and provided an update regarding delinquent assessment collections. The Board noted that no action was necessary.

Mr. Sandin left meeting at 3:55 p.m.

Item 5. Security Report.

Sergeant Alvarado reported on criminal activity in the District for the month of August 2023, and the year-to-date comparison by category. No action was necessary.

Item 6. Draft Budget for Fiscal Year 2023-2024. Review the draft budget for Fiscal Year 2023-2024 and take appropriate action.

Ms. Berwick presented and reviewed a draft of the District's working budget for fiscal year ending September 30, 2024. After discussion, Director Valdez moved to approve the District's working budget for fiscal year ending September 30, 2024, including an expenditure for \$90,000 for SEARCH. Director Chike-Obi seconded the motion which passed unanimously.

Item 7. Change of Rates for Field and Graffiti Abatement Services. Consider a change of hourly rates for Field and Graffiti Abatement Services.

Mr. Retana reviewed the outsourced services hourly rate increase that would take effect January 1, 2024. He stated the last increase was approved in September 2018. Mr. Retana stated the proposed hourly rate is to cover the operating cost and achieve a revenue no greater than 10%.

After discussion, Director Ibarra moved to approve the hourly rate increase of the outsourced services for field and graffiti abatement services, as presented. Director Barner seconded the motion, which passed unanimously.

Item 8. Joint Participation Interlocal Agreement with Harris County. Review, consider, and approve Joint Participation Interlocal Agreement with Harris County to include \$250,000 toward design study in the East End.

President Gorczynski reviewed the Joint Participation Interlocal Agreement with Harris County whereas both parties will complete a study report and design for various bikeways. She added that the District and County will both provide \$250,000 of the necessary costs for the project.

After discussion, Director Ibarra moved to approve the Joint Participation Interlocal Agreement with Harris County subject to finalization with legal counsel. Director Barner seconded the motion, which passed unanimously.

Item 9. Presentation of Buffalo Bayou Partnership East Master Plan. Receive an update from Ian Rosenberg, Senior Vice President of Projects and Planning at Buffalo Bayou Partnership, regarding the Buffalo Bayou East Master Plan.

Mr. Rosenberg reviewed the East Master Plan with the Board and stated that there is approximately \$300,000,000 of improvements within the East Master Plan. No action was necessary.

Director Sims left the meeting at 4:55 p.m.

Chair Quezada left the meeting at 5:08 p.m.

Item 10. METRO University Bus Rapid Transit. Receive an update from District staff regarding comments to METRO regarding University Bus Rapid Transit.

President Gorczynski reviewed correspondence addressed to METRO regarding the University Bus Rapid Transit. No action was necessary.

Item 11. President's Report – District Overview.

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

Mr. Ezzell updated the Board on the Roundabout and stated monthly meetings regarding this project will be held on the fourth Thursday of every month at 5:00 p.m.

Mr. Ezzell updated the Board on the Eastwood Garage project and sidewalk improvements.

Mr. Joyce reviewed marketing outreach and efforts and the EEIC art installations at the Navigation Boulevard and Terminal Street bridge.

Mr. Garcia updated the Board on the Navigation Esplanade events.

Item 12. Executive Session, if Necessary.

The Board did not convene in Executive Session.

Item 13. Reconvene in Open Session.

The Board did not convene in Executive Session.

Item 14. Adjourn.

There being no further business, the meeting was then adjourned at 5:43 p.m.

Blanca Blanco

East End District

