EAST END DISTRICT
Regular Meeting of the Board of Directors
September 25, 2025

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 25, 2025, at 3:30 p.m. The roll was called of the members of the Board, to-wit:

Position 1	Anna Deans	
Position 2	Blanca Blanco	2nd Vice Chair
Position 3	Stephen Quezada	Secretary
Position 4	Vicki Luna	
Position 5	Rachel Cevallos de Gonzales	
Position 6	Joe Meppelink	
Position 7	Lani Baker	
Position 8	Jose Valdez	Treasurer
Position 9	Erik Ibarra	
Position 10	Jorge Lara	
Position 11	Taryn Sims	
Position 12	Elliot Barner	1st Vice Chair
Position 13	Chude Chike-Obi	
Position 14	Marjorie Peña	Chair
Position 15	Peter Molick	

and all of the above were present except Directors Quezada, Luna, Cevallos de Gonzalez, Baker, and Sims, 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 Executive Vice President; Eva Quiroz, the District's Administrative Services Manager; Ariel Robinstein, the District's Manager of District Services; Julian Garcia, the District's Farmers' Market Manager; Robert Ruiz, the District's Public Safety Coordinator; Jack Hanagriff, the District's Director of Transportation Safety; Pablo Reyes, the District's Field Inspector & Field Services Clerk; Victoria Macalino, the District's Director of Planning and Infrastructure; Erica Berwick of Your Part-Time Controller, LLC; Sergeant Alvarado of Harris County Precinct 6 ("Precinct 6"); Patrick Ezzell of Coastal Builders; Jason Bullen of UPCDC; Dr. Samantha Danchuk of APTIM; Lindsay Williams of Super Neighborhood 6488; Katherine Stotts and Steven Pearson of Second Ward Brewing; Dominic Mazod; Cris Wright; and Michael Willis and Audrey Lyons (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

Chairwoman Peña called the meeting to order at 3:31 p.m.

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

Ms. Williams addressed the Board regarding railroad crossing safety, emergency response times, and neighborhood safety.

Mr. Mazod addressed the Board regarding safety of transit users.

Director Barner entered the meeting at 3:41 p.m.

Ms. Stotts and Mr. Pearson addressed the Board regarding the upcoming opening of Second Ward Brewing Co.

Item 10. Receive presentation by UPCDC regarding East End Maker Hub

The Board received a presentation from Mr. Ezzell regarding an update of the East End Maker Hub. 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. Approval for Hearing for Supplemental Roll.** Consider and approve calling a hearing for the Supplemental Roll and authorize President to appoint Hearings Examiners.

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

Item 3. Board Appointment.

President Chapa-Gorczynski stated that Director Sims has provided a letter of resignation, effective immediately. She stated that Jaimie D. Wells has been approved by the Executive Committee to fill the vacancy. After discussion, Director Barner moved to approve the appointment. Director Valdez seconded the motion, which passed unanimously.

Item 9. Receive presentation regarding District emergency action plan.

This item was taken out of order.

The Board received a report from Mr. Hanagriff and Dr. Danchuk on East End's emergency action plan and preparedness partnership. No action was necessary.

Director Blanco exited the meeting at 4:32 p.m.

Item 4. Financial Reports.

Ms. Berwick reviewed the monthly Financial Report for August 31, 2025 (the "Report").

Director Valdez provided an update from the Finance Committee.

After discussion, Director Meppelink moved to approve the Report, as presented. Director Molick seconded the motion, which passed unanimously.

Item 5. Budget Approval.

Ms. Berwick presented and reviewed a draft of the District's working budget for the fiscal year ending September 30, 2026. After discussion, Director Ibarra moved to approve the District's budget for fiscal year ending September 30, 2026. Director Valdez seconded the motion which passed unanimously.

Item 6. Security Report.

Sergeant Alvarado reported on criminal activity in the District for the month of August 2025, including work performed by the mental health team. No action was necessary.

Mr. Ruiz reported on year-to-date HPD statistics by category. No action was necessary.

Item 7. Presentation by Weingarten Art Group

Mr. Joyce presented an update on the Roundabout Art Initiative from Weingarten Art Group. He stated that an RFQ will be released soon, and that a national call for artists will be launched, which will include a workforce development component. He stated that the program is designed to support local artists, with the selected artist serving as a mentor to emerging local talent.

Item 8. Contract with Imagina Communications.

Mr. Joyce reviewed the contract with Imagina Communications, noting that there are no changes to the scope of work or cost. He advised that the modification is limited to the contract term, with a new start date in October.

After discussion, Director Chike-Obe moved to approve the contract, as presented. Director Deans seconded the motion, which passed unanimously.

Item 11. President's Report – District Overview.

Mr. Retana reported on the graffiti abatement program, illegal dumping and right-of-way clean up.

Mr. Bullen updated the Board on the status of the Roundabout and sidewalk improvements.

Mr. Cardenas updated the Board on marketing and initiatives.

Mr. Joyce provided an update on the EEIC.

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 5:55 p.m.

EAST END DISTRICT SEAL TEXAS EST. 1999

Blanca Blanco

East End District