

EAST END DISTRICT
Regular Meeting of the Board of Directors
April 25, 2024

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, April 25, 2024, 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	Vacant	
Position 11	Taryn Sims	Assistant Secretary
Position 12	Elliot Barner	Vice Chairman
Position 13	Chude Chike-Obi	
Position 14	Marjorie Peña	
Position 15	Victoria Macalino	

and all of the above were present except Directors Deans 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; Erick Retana, the District's Director of Operations; Dan Joyce, the District's Vice President; Jack Hanagriff, the District's Railroad Safety and Mobility Coordinator; Julian Garcia, the District's Farmers' Market Manager; Markisha Sampson of Your Part-Time Controller, LLC; Deputy Macias, Deputy West, and Deputy Campos of Harris County Precinct 6 ("Precinct 6"); Patrick Ezzell of Coastal Builders; Jason Bullen of UPCDC; Ernest Lewis, Thomas Holstein, and Angela Johnson of BakerRipley; and Laura Davis and Audrey Lyons (Paralegal) 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. Consent Agenda.

- a. **Assessments.** Receive report on collection of assessments and authorize appropriate action.
- b. **Minutes.** Approve minutes of previous Board meeting(s).
- c. **Assessment Resolution.** Approve Annual Resolution Authorizing the Imposition of an Additional 20% Penalty on Delinquent Assessments and authorize appropriate action.

The Board considered approving the Consent Agenda. Director Meppelink moved to approve the Consent Agenda. Director Lira seconded the motion, which passed unanimously.

Item 3. Financial Reports.

Ms. Sampson reviewed the monthly Financial Reports for February and March 2024, including the Investment Report, for March 31, 2024 (the "Report").

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

Item 4. Security Report.

Deputy Macias reported on criminal activity in the District for the months of February and March 2024. No action was necessary.

Mr. Joyce reviewed Part 1 crimes and the year-to-date comparison by category, noting an overall 4% decrease from 2023 to 2024. No action was necessary.

Item 5. Railroad Safety & Mobility Report.

Mr. Hanagriff reviewed railroad activity in the District and discussed ongoing feasibility studies. No action was necessary.

Mr. Joyce informed the Board that railroad information "hotlinks" are added to the District's website.

Item 6. Holiday Decorations Contract.

Mr. Retana reviewed two proposed contract options to decorate the Esplanade at Navigation Boulevard for the holidays. After full discussion, Director Blanco moved to approve Option 1 at a cost of \$56,075.01, with delegation to the Infrastructure Committee for the possible purchase of a lighted logo. Director Meppelink seconded the motion. The motion was carried with a vote of ten to one, with Director Barner opposing the motion.

Item 7. Disadvantaged Business Enterprise Goal.

Mr. Ezzell reviewed an update to the District's Disadvantaged Business Enterprise goal for fiscal year 2024 through 2026. After discussion, Director Barner moved to approve the Disadvantaged Business Enterprise Goal. Director Meppelink seconded the motion, which passed unanimously.

Item 8. Lockwood Intermodal Sidewalks.

Mr. Ezzell reviewed a contract for design and engineering services for the Lockwood Intermodal Sidewalks (McKinney Street) with The Goodman Corporation for a total of \$143,147.00. Director Barner moved to approve the contract and to authorize Ms. Gorczynski to sign the contract after the Disadvantaged Enterprise Goals are approved by the FTA. Director Meppelink seconded the motion, which passed unanimously.

Item 9. Resolution to Transfer Sponsorship Transportation Development Credits with Navigation Boulevard Transportation Improvement Program Grant to Harris County.

President Gorczynski reviewed a Resolution of East End District to Transfer Sponsorship Transportation Development Credits with Navigation Boulevard Transportation Improvement Program Grant to Harris County. She advised that the District was awarded the match, and has transferred the Grant and Project sponsorship to Harris County.

After discussion, Director Macalino moved to approve the Resolution. Director Lira seconded the motion, which passed unanimously.

Item 10. Presentation by BakerRipley – East End District Workforce Grant.

President Gorczynski introduced Mr. Lewis, Mr. Holstein, and Ms. Johnson. She advised that East End District funded digital literacy and entrepreneurial education to facilitate workforce growth in the District.

Mr. Lewis presented an overview of the program success, including an update on the recipient of the grant. 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. Bullen updated the Board on the Roundabout and sidewalk improvements.

Mr. Joyce reviewed marketing outreach and efforts. He stated that a job has been posted for a new staff member to head marketing and communications. He then discussed an upcoming meeting with council members on projects impacting the area.

Mr. Garcia next reported on the activity at the navigation market, including maintenance performed at the Esplanade.

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 5:18 p.m.



Blanca Blanco
East End District