

**GREATER EAST END MANAGEMENT DISTRICT**  
**Meeting of the Board of Directors**  
**August 24, 2017**

The Board of Directors (the "Board") of the Greater East End Management District (the "District" or "GEEMD") met in regular session, open to the public, at 3211 Harrisburg, Houston, Texas, on Thursday, August 24, 2017, at 3:30 p.m. The roll was called of the members of the Board, to-wit:

Position 1	Ann Taylor	
Position 2	Blanca Blanco	
Position 3	Stephen Quezada	
Position 4	William McConnell	Vice Chair
Position 5	Domenic Laurenzo	
Position 6	Joe Meppelink	
Position 7	Erin Dyer	
Position 8	Jose Valdez	
Position 9	Nory Angel	Chair
Position 10	Rodrigo Tejada	Assistant Treasurer
Position 11	Taryn Sims	Secretary
Position 12	Vacant	
Position 13	Craig Rohden	Treasurer
Position 14	Marjorie Pena	
Position 15	Susan Sahwani-Garcia	

and all of the above were present for all or a portion of the meeting except Stephen Quezada, Joe Meppelink, Erin Dyer, Rodrigo Tejada, and Marjorie Pena, thereby establishing a quorum.

Also present during all or part of the meeting were Veronica Gorczynski, Hedy Wolpa, Martin Chavez, Eva Quiroz, and Dan Joyce of the District staff; Patrick Ezzell and Rosyne Wimbish of Coastal Builders; Jeanne McDonald of Jeanne H. McDonald, PC; Sgt. Edward Mata of Harris County Precinct 6 Constable's office; Carl Sandin of Perdue Brandon; and Greg Wood of Buffalo Bayou Rowing Club.

At 3:35 p.m. Chair Nory Angel called the meeting to order.

ITEM 1. ASSESSMENTS. RECEIVE REPORT ON COLLECTION OF ASSESSMENTS AND AUTHORIZE APPROPRIATE ACTION.

Vice President Hedy Wolpa reported on assessment collections for the 2016 levy and prior years. She next explained bar charts showing delinquent assessment collections for 2016 and prior years, a copy of which is included hereto. No action was taken.

ITEM 2. RECEIVE PUBLIC COMMENTS IN ACCORDANCE WITH ADOPTED PROCEDURES.

Greg Wood of the Buffalo Bayou Rowing Club reported on activities of the organization and efforts to locate its facilities along Buffalo Bayou.

Next, Sgt. Edward Mata of the Harris County Precinct 6 Constable's office reported on the East End Security Patrol and calls for service in the East End.

At 3:35 p.m., Taryn Sims entered the meeting.

ITEM 3. APPOINTMENT OF DIRECTORS. DECLARE VACANCIES, IF APPROPRIATE; APPOINT DIRECTORS IF APPROPRIATE; AND APPROVE A REVISED DISTRICT REGISTRATION FORM.

Legal Counsel Jeanne McDonald explained that Director positions 1-7 were reappointed by the City of Houston and that the Bonds, Oaths, Sworn Statements for those Directors would be presented for approval in the September Board meeting.

At 3:45 p.m., Ann Taylor entered the meeting.

ITEM 4. MINUTES. APPROVE MINUTES OF PREVIOUS BOARD MEETING(S).

Secretary Taryn Sims moved that the Board approve the minutes of the July 27, 2017, Board meeting as presented. Director Blanca Blanco seconded the motion, which passed unanimously.

ITEM 5. 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.

Treasurer Craig Rohden reported on the District's assets, liabilities, revenues and expenditures for July, 2017, and the fiscal year to date, a copy of which report is attached hereto. Vice Chair Bill McConnell moved that the Board approve the report as presented. Director Domenic Laurenzo seconded the motion, which passed unanimously.

ITEM 6. CONSIDER RENEWAL OF PUBLIC SAFETY AGREEMENT. REVIEW AND AUTHORIZE THE RENEWAL OF THE LICENSE AGREEMENT WITH HARRIS COUNTY REGARDING OFFICE SPACE FOR PRECINCT 6 CONSTABLE AUXILIARY STATION AT GEEMD, AND AUTHORIZE APPROPRIATE ACTION.

Martin Chavez, Director of Constituent Services, reported on the agreement with Harris County regarding office space for the Precinct 6 Constable's auxiliary station. He stated that the presence of the constable's deputy and the patrol vehicle at the GEEMD offices was beneficial to the safety of the staff and visitors. Director Ann Taylor moved that the Board approve the renewal of the agreement with Harris County and GEEMD for office space for the Precinct 6 Constable

auxiliary station at GEEMD. Director Jose Valdez seconded the motion, which passed unanimously.

ITEM 7. APPROVE BUDGET FOR 2017-2018. REVIEW AND APPROVE BUDGET FOR 2017-2018, AND AUTHORIZE APPROPRIATE ACTION.

Treasurer Craig Rohden presented the Draft 2017-2018 Budget and the Notes on Budget to the Board. Vice Chair Bill McConnell moved that the Board adopt the Budget as presented. Director Dominic Laurenzo seconded the motion, which passed unanimously.

ITEM 8. REVIEW INSURANCE PROPOSAL FROM TEXAS MUNICIPAL LEAGUE. REVIEW AND APPROVE INSURANCE PROPOSAL FROM TML FOR RENEWAL OF DISTRICT INSURANCE POLICIES, AND AUTHORIZE APPROPRIATE ACTION.

Hedy Wolpa presented the TML insurance proposal for District liability, property, vehicle, and workers compensation insurance coverage for FY 2017-2018, a copy of which is included hereto. She stated that TML insures governmental entities in Texas with low rates and comprehensive coverage for District assets. Director Jose Valdez moved that the Board approve the TML insurance coverage as presented for FY 2017-2018. Director Blanca Blanco seconded the motion, which passed unanimously.

ITEM 9. EAST END HOUSTON. REVIEW AND APPROVE AMENDMENT #1 TO JOINT PROJECT AGREEMENT BETWEEN THE DISTRICT, EAST END CHAMBER OF COMMERCE, AND EAST DOWNTOWN MANAGEMENT DISTRICT FOR ACTIVITIES RELATED TO EAST END HOUSTON, AND AUTHORIZE APPROPRIATE ACTION.

Hedy Wolpa presented Amendment #1 to the Joint Project Agreement for East End Houston project between the District, the East End Chamber of Commerce, and East Downtown Management District. She next explained that the East End Chamber of Commerce would reduce its contribution to the project to \$5,000.00 annually and that the East Downtown District would contribute \$5,000.00 annually. She further explained that the project's website, Twitter account, and Facebook account all continue to perform as social media connections to promote East End cultural activities and entertainment. Director Blanca Blanco moved that the Board approve Amendment #1 to the Joint Project Agreement for East End Houston project. Director Domenic Laurenzo seconded the motion, which passed unanimously.

ITEM 10. COASTAL BUILDERS. REVIEW AND APPROVE AMENDMENT NO.12 TO SERVICES AGREEMENT WITH COASTAL BUILDERS TO ADD CERTAIN PROJECT ADMINISTRATION SERVICES RELATED TO TIP GRANT, AND AUTHORIZE APPROPRIATE ACTION.

Patrick Ezzell updated the Board on the TIP project status and stated that the staff had recently realigned the expense ALIs in the FTA grant award system so that the project could be completed by the end of 2017 with all funds expended. He further stated that the realignment moved excess design soft costs to project and construction management costs and that the amount of the adjustment is \$40,959.00. He next explained that the realignment had zero

financial impact on the District's resources since the funds expended are reimbursed within the terms of the grant. Vice Chair Bill McConnell moved that the Board approve Amendment No. 12 to the Coastal Builders agreement and adding project administration services related to the TIP grant. Director Susan Garcia seconded the motion, which passed unanimously.

ITEM 11. LIVABLE CENTERS STUDY. REVIEW REQUEST FOR AUTHORIZATION TO APPROVE AN AMOUNT AND SUBMIT LETTER COMMITTING MATCHING FUNDING TO PROJECT, CONTINGENT UPON AWARD OF THE GRANT.

Patrick Ezzell reported that the Board had approved for staff to pursue application to HGAC for a Livable Centers study for Eastwood. He stated that the application calls for a Resolution of the Board to allocate the matching funds, should the study grant be awarded to GEEMD. He further stated that the match funds would be approximately 23% of the total cost of the study, or \$46,000.00, and that if GEEMD did not receive the award, the match funds would not be needed. Treasurer Craig Rohden moved that the Board adopt a Resolution committing matching funds for the Livable Centers Eastwood study. Director Jose Valdez seconded the motion, which passed unanimously.

ITEM 12. PRESIDENT'S REPORT - DISTRICT OVERVIEW: RECEIVE THE PRESIDENT'S REPORT ON DISTRICT PROGRAMS; AND AUTHORIZE APPROPRIATE ACTION.

- a. Security and Public Safety - Receive reports on the following and authorize appropriate action:
  1. Graffiti Abatement Program  
Martin Chavez, Director of Constituent Services, presented a report on the activities of the District's graffiti abatement crew in the East End and in contracted areas, a copy of which is attached hereto.
  2. Law Enforcement Coordination Team meeting  
Martin Chavez presented a report on the August LECT meeting. Treasurer Craig Rohden commented on observing an increase in vagrant activity in Guadalupe Plaza Park.
- b. Marketing and Perception - Receive reports on the following and authorize appropriate action:
  1. Receive report on East End Street Fest.  
Patrick Ezzell updated the Board on the Street Fest weekly meetings with staff and festival partners. He stated that the Street Fest website was launched, vendor booths are booking, and the costs are within the Board-approved budget.
- c. Visual and Infrastructure Improvements - Receive reports on the following and authorize appropriate action:
  1. Right of way clean up, litter pick-up, tire removal, dumpsite clean-

up, and street lamp repair.

Martin Chavez reported on services performed by the District's litter, right of way, and special projects crew members in July.

2. Metro 5310 Sidewalks Update.

Patrick Ezzell reported that the construction project is making good progress and that sidewalks are being built in the areas recommended in the last Livable Centers study with access to transit on Harrisburg and other local transit routes.

3. Intermodal Terminal Agreement Update.

Patrick Ezzell reported on progress toward finalizing the agreement between Lovett Commercial and Coastal Builders for a parking garage on Harrisburg, including the review and approval by HGAC. He stated that the garage would be built to Federal standards and that GEEMD would manage the construction and procurement to those standards.

ITEM 13. EXECUTIVE SESSION, IF NECESSARY. CONVENE EXECUTIVE SESSION TO DISCUSS: (A) PENDING OR CONTEMPLATED LITIGATION OR TO CONSULT WITH THE ATTORNEY IN ACCORDANCE WITH SECTION 551.071 OF THE TEXAS GOVERNMENT CODE; (B) ACQUISITION OF REAL PROPERTY IN ACCORDANCE WITH SECTION 551.072 OF THE TEXAS GOVERNMENT CODE; (C) PERSONNEL MATTERS IN ACCORDANCE WITH SECTION 551.074 OF THE TEXAS GOVERNMENT CODE; (D) TO RECEIVE INFORMATION FROM OR QUESTION EMPLOYEES IN ACCORDANCE WITH SECTION 551.075 OF THE TEXAS GOVERNMENT CODE; EMPLOYEES ; (E) DEPLOYMENT OF SECURITY PERSONNEL OR DEVICES OR A SECURITY AUDIT IN ACCORDANCE WITH SECTION 551.076 OF THE TEXAS GOVERNMENT CODE; OR (F) ECONOMIC DEVELOPMENT NEGOTIATIONS OR OFFERS OF FINANCIAL INCENTIVES FOR ECONOMIC DEVELOPMENT IN ACCORDANCE WITH SECTION 551.087 OF THE TEXAS GOVERNMENT CODE.

Legal counsel Jeanne McDonald then announced that the Board was convening in Executive Session at 4:50 p.m. to consult with the attorney in accordance with Section 551.071 of the Texas Government Code anticipated litigation.


ITEM. 14. RECONVENE IN OPEN SESSION. RECONVENE IN PUBLIC SESSION TO CONSIDER AUTHORIZING DISTRICT STAFF AND CONSULTANTS TO TAKE ANY ACTION NECESSARY WITH RESPECT TO (A) PENDING OR CONTEMPLATED LITIGATION OR ATTORNEY ADVICE; (B) ACQUISITION OF REAL PROPERTY; (C) PERSONNEL MATTERS; (D) RECEIVING INFORMATION FROM OR QUESTIONING EMPLOYEES; (E) ECONOMIC DEVELOPMENT NEGOTIATIONS OR OFFERS OF FINANCIAL INCENTIVES; (E) DEPLOYMENT OF SECURITY PERSONNEL OR DEVICES OR A SECURITY AUDIT; AND (F) ANY OTHER MATTERS RELATIVE TO ANY OF THESE MATTERS WHICH WAS DISCUSSED IN EXECUTIVE SESSION.

The Board reconvened in open session at 5:15p.m. There was no further discussion or action.

There being no further business, the meeting was then adjourned.

(SEAL)



  
Secretary, Board of Directors