

**EAST END DISTRICT**  
**Regular Meeting of the Board of Directors**  
**August 22, 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, August 22, 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, Valdez, Barner, and Macalino, 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; Jack Hanagriff, the District's Railroad Safety and Mobility Coordinator; Dan Joyce, the District's Vice President; Julian Garcia, the District's Esplanade Operations Manager; Robert Ruiz, the District's Public Safety Coordinator; Ariel Robinstein, the District's Operations Coordinator; Ricky Cardenas, the District's Director of External Affairs; Erica Berwick of Your Part-Time Controller, LLC; Sargent Alvarado of Harris County Precinct 6 ("Precinct 6"); Patrick Ezzell of Coastal Builders; Jason Bullen of UPCDC; Elizabeth Whitton of TGC; Jose Monterossa of Imagina Communications; Steven Chiara of Sentriforce; and Laura Davis of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

Chairman Quezada called the meeting to order.

**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. **Reimbursement Agreement for Security Services.**

- i. Consider and approve Reimbursement Agreement for Security Services with East Downtown Management District; and
- ii. Consider and approve Reimbursement Agreement for Security Services with Gulfgate Partners, L.P.

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

**Item 3. Board Appointment.**

President Chapa Gorczynski reviewed a prospective director appointment, Vicki Luna. After discussion, Director Meppelink moved to appoint Ms. Luna to Position 4. Director Blanco seconded the motion, which passed unanimously.

a. **Approve the Bonds, Oaths and Sworn Statements of appointed Director**

Director Meppelink moved to approve the Bonds, Sworn Statements and Oaths of Office for Ms. Luna. Director Blanco seconded the motion, which passed unanimously.

b. **Authorize filing of updated District Registration Form**

Ms. Davis explained that the Texas Water Code provides that this Form be revised and filed with the Texas Commission on Environmental Quality (the "TCEQ") when any content changes. After discussion, Director Meppelink moved to approve the revised District Registration Form, and the filing thereof with the TCEQ. Director Blanco seconded the motion, which passed unanimously.

**Item 4. Financial Reports.**

Ms. Berwick reviewed the monthly Financial Reports for June 30, 2024 and July 31, 2024, (the "Reports").

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

**Item 5. Investment Report.**

Ms. Berwick reviewed the Investment Report as of June 30, 2024.

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

**Item 6. Security Report.**

Sergeant Alvarado reported on criminal activity in the District for the month of July 2024. No action was necessary.

Mr. Ruiz stated that HPD statistics have not been received, and that next month's report will include those statistics.

**Item 7. Security Agreement with Harris County**

President Chapa Gorczynski presented and reviewed the Agreement for Law Enforcement Services, which commences October 1, 2024, and end on September 30, 2025. President Chapa Gorczynski stated that Harris County has agreed to provide 13 officers to devote 80% of their working time to provide law enforcement services. She also stated there is a rate increase of 5%, or \$99,280.00, per officer. After discussion, Director Meppelink moved to approve the Security Agreement with Harris County, as presented. Director Lira seconded the motion, which passed unanimously.

**Item 8. East End District Service Plan, 2024-2034.**

President Chapa Gorczynski then presented and reviewed with the Board the proposed new District Service Plan. She stated that the plan was very similar to the previous plan and pointed out key provisions such as the 10-year term, assessment rate of \$0.15 per \$100 of value and automatic use of current HCAD values as the basis for assessment each year. She then requested that the Board grant preliminary approval of the Service Plan, in order for the District to obtain the necessary signed petitions from assessment payers. After discussion, Director Blanco moved to grant preliminary approval of the Service Plan as presented. Director Chike-Obi seconded the motion, which passed unanimously.

Mr. Joyce then introduced Mr. Ricky Cardenas, who has been hired as the District's new Director of External Affairs.

**Item 9. Civility Ordinance Report.**

Mr. Joyce reviewed the ongoing Civility Ordinance petition progress and discussed the next steps for the City to verify signatures and potential timeframe for completion. No action was necessary.

**Item 10. Contract with Imagina Communications**

Mr. Joyce introduced Mr. Monterossa.

Mr. Joyce reviewed Imagina's work for the District and presented a contract that reflects a rate and services increase. After discussion, Director Blanco moved to approve the new contract with Imagina Communications, as presented. Director Lira seconded the motion, which passed unanimously.

**Item 11. Proposal from Texas Municipal League.**

President Chapa Gorczynski presented a memorandum regarding the renewal of the District's insurance through Texas Municipal League ("TML"). She stated that the total premium for 2024-2025 increased 2.69% for a total premium amount of \$62,235, effective October 1, 2024.

After discussion, Director Meppelink moved to approve the renewal of the District's insurance through TML for the total premium amount of \$62,235, effective October 1, 2024. Director Pena seconded the motion, which passed unanimously.

**Item 12. Draft Budget for Fiscal Year 2024-2025.**

President Chapa Gorczynski presented a memorandum providing details to support the initial review of the District's working budget for fiscal year ending September 30, 2025. Ms. Berwick presented and reviewed with the Board the first working draft budget. No action was necessary.

**Item 13. Safe Streets and Roads for All Grant.**

President Chapa Gorczynski reviewed benefits of resources stemming from SS4A.

President Chapa Gorczynski stated that the District submitted an application for the 2024-2025 grant, which would be the "demonstration" of the prior grant studies. Mr. Hanagriff then reviewed the budget summary for the application.

Chairman Quezada and Director Blanco exited the meeting at 4:59 p.m. Director Meppelink presided over the remainder of the meeting.

**Item 14. President's Report – District Overview.**

Ms. Robinstein 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. Ezzell updated the Board on the status of the Eastwood Garage.

Mr. Garcia reported on the activity at the navigation market, including upcoming programs.

Mr. Joyce then reviewed marketing outreach and efforts.

Mr. Joyce updated the Board on EEIC and stated that the EEIC received a \$400,000 grant award from Houston Endowment, to be spent equally over a two-year period to cover operational support costs.

Mr. Joyce also discussed a grant application for the clean-up of the rail corridors in East End.

**Item 15. Executive Session, if Necessary.**

The Board did not convene in Executive Session.

**Item 16. Reconvene in Open Session.**

The Board did not convene in Executive Session.

**Item 17. Adjourn.**

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



*Blanca Blanco*  
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East End District