

EAST END DISTRICT
Regular Meeting of the Board of Directors
February 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, February 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 Blanco, Lira, Ibarra, Sims, and Barner, 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; Robert Ruiz the District’s Public Safety Coordinator; Julian Garcia, the District’s Farmers’ Market Manager; Justine Townsend and Markisha Sampson of Your Part-Time Controller, LLC; Deputy Juarez and Deputy Macias of Harris County Precinct 6 (“Precinct 6”); Patrick Ezzell of Coastal Builders; Jim Webb of The Goodman Corporation; and Laura Davis and Audrey Lyons (Paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

Item 12. 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 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.

Mr. Garcia next reported on the activity at the navigation market. Mr. Joyce reviewed one year of statistics for the Sunday Navigation Boulevard Farmer’s Market.

Next Mr. Joyce stated that the East End Houston website is being relaunched and will include a landing page for the Cultural District and will also include the Houston Arts Alliance event information.

Chairman Quezada called the meeting to order at 3:54 p.m.

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. **Reappointment.** Reappointment of Josue Perez to East End District Board of Directors.

President Gorczynski requested item c be removed from the Consent Agenda, as Director Perez has resigned from the Board. The Board considered approving the Consent Agenda except for item c. Director Valdez moved to approve the Consent Agenda, as presented. Director Meppelink seconded the motion, which passed unanimously.

Item 3. Security Report.

Deputy Macias reported on criminal activity in the District for the month of January 2024. No action was necessary.

Mr. Ruiz reviewed Part 1 crimes and the year-to-date comparison by category, noting an overall 7% decrease from 2022 to 2023. No action was necessary.

Item 4. Financial Reports.

Ms. Townsend reviewed the monthly Financial Report, including the Investment Report, for January 31, 2024 (the "Report").

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

Item 5. Resolution of East End District for Navigation Boulevard Reconfiguration Project.

President Gorczynski introduced Mr. Webb and reviewed a Resolution of East End District for Navigation Boulevard Reconfiguration Project requesting a 10% match from Harris County Precinct 2, and pursuit of a transfer of the project and grant sponsorship to Harris County.

After discussion, Director Valdez moved to approve the Resolution of East End District for Navigation Boulevard Reconfiguration Project. Director Meppelink seconded the motion, which passed unanimously.

Director Pena exited the meeting at 4:12 p.m.

Item 6. Agreement Between Texas A&M University and East End District.

President Gorczynski reviewed an agreement between Texas A&M University and East End District to provide Safe Streets for All (SS4) Data Analysis Planning.

Mr. Hanagriff discussed transportation issues within the District.

After discussion, Director Meppelink moved to approve the Agreement Between Texas A&M University and East End District, subject to review and approval by President Gorczynski and Ms. Davis, the District's Attorney. Director Deans seconded the motion, which passed unanimously.

Item 7. Services Agreement Between Imagina Communications and the East End District.

Mr. Joyce reviewed a renewal proposal received from Imagina Communications for public relations services for the District.

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

Item 8. Maintenance Agreement Between the East End District and Ayala Construction.

President Gorczynski and Ms. Davis reviewed an agreement with Ayala Construction to provide maintenance at the Navigation Esplanade.

After discussion, Director Deans moved to approve the agreement, as presented. Director Valdez seconded the motion, which passed unanimously.

Item 9. Amendment No. 21 to the Services Agreement Between Patrick Ezzell D/B/A Coastal Builders and the East End District.

President Gorczynski reviewed Amendment No. 21 to the Service Agreement, which agreement term is 18 months to align with the District's fiscal year end.

After discussion, Director Meppelink moved to approve Amendment No. 21, as presented. Director Chike-Obi seconded the motion, which passed unanimously.

Item 10. Design Services for the Federal Transit Administration Surface Transportation Block Grant (STBG).

Mr. Ezzell and Director Meppelink discussed two presentations received from potential design teams for the McKinney Street Sidewalk Improvements.

Director Meppelink advised that after due consideration, the Infrastructure and Planning Committee recommended selecting The Goodman Corporation (TGC) for design of the project.

After discussion, Director Meppelink moved to authorize negotiation of a contract with TGC, and if unable to reach agreement, authorize negotiation of a contract with Gauge Engineering. Director Valdez seconded the motion, which passed unanimously.

Item 11. Presentation Regarding East End District Service Plan Renewal.

President Gorczynski reviewed the District's Service Plan and the time frame for its review and hearing process period. No action was necessary.

Item 13. Executive Session, if Necessary.

The Board did not convene in Executive Session.

Item 14. Reconvene in Open Session.

The Board did not convene in Executive Session.

Item 15. Adjourn.

There being no further business, the meeting was then adjourned at 5:27 p.m.



Blanca Blanco
East End District