

GREATER EAST END MANAGEMENT DISTRICT
Special Meeting of the Board of Directors
November 16, 2017

The Board of Directors (the "Board") of the Greater East End Management District (the "District" or "GEEMD") met in special session, open to the public, at 3211 Harrisburg, Houston, Texas, on Thursday, November 16, 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	Assistant Secretary
Position 7	Erin Dyer	
Position 8	Jose Valdez	
Position 9	Vacant	
Position 10	Rodrigo Tejeda	Treasurer
Position 11	Taryn Sims	Secretary
Position 12	Vacant	
Position 13	Craig Rohden	Vice Chair
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 Jose Valdez and Susan Garcia, thereby establishing a quorum.

Also present during all or part of the meeting were Veronica Gorczynski, Hedy Wolpa, and Martin Chavez, of the District staff; Guadalupe Gonzalez, Rosyne Wimbish, and Austin Helgeson of Coastal Builders; Joel Cleveland of Jeanne H. McDonald, PC; Greg Wood of Buffalo Bayou Rowing Club; Stephanie Darling of the East End Foundation; Bruce Race and Michael Chang of the University of Houston College of Architecture; and Ali Farpon of Refuge.

At 3:30 p.m. Chair Bill McConnell called the meeting to order.

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

This item was taken out of order. Vice Chair Bill McConnell introduced guests from the University of Houston College of Architecture. Dr. Bruce Race and student Michael Chang presented case studies and exhibits showing possible new development in Eastwood based on community needs, including considerations for the environment, energy, water, and waste. Next, Greg Wood of the Buffalo Bayou Rowing Club reported on activities of the organization and efforts to locate its facilities along Buffalo Bayou.

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

Vice President Hedy Wolpa reported on delinquent assessment collections for the 2016 levy and prior years. She next stated that following the Board's review of the Hearing Examiners' Report from the District's November 9, 2017, Public Hearing, and approval to levy the 2017 assessments, Equi-Tax, Inc. would mail assessment bills for 2017 to its assessment payers. No action was taken.

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

No action was taken.

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

Assistant Secretary Joe Meppelink moved that the Board approve the minutes of the October 26, 2017, Board meeting as presented. Director Margie Pena 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 Rod Tejada presented the District's investment report for October, 2017. He stated that, due to the timing of the November Board meeting, the October financial reports would be presented to the Board in December. No action was taken.

ITEM 6. PUBLIC HEARING AND SUPPLEMENT TO THE ASSESSMENT ROLL. RECEIVE AND ACT ON THE HEARING EXAMINERS REPORT FROM THE PUBLIC HEARING ON SUPPLEMENTING THE ASSESSMENT ROLL; ADOPT AN ORDER IN CONNECTION WITH SUPPLEMENTING THE ASSESSMENT ROLL; APPROVE AN AMENDED DISTRICT INFORMATION FORM; AND AUTHORIZE APPROPRIATE ACTION.

District President Veronica Gorczynski thanked the hearing examiners for their time in attending the District's November 9, 2017, Public Hearing on supplementing the 2017 assessment roll ("Public Hearing") and for preparing recommendations based on evidence presented at such Public Hearing ("Hearing Examiners' Report"). Legal counsel Joel Cleveland then reviewed with the Board the Hearing Examiners' Report and stated that his office prepared for the Board's consideration an Order Amending the Assessment Roll based on the recommendations of the hearing examiners. Vice Chair Craig Rohden moved that the Board accept the Hearing Examiners' Report as presented, adopt the Order Amending the Assessment Roll, and approve an amended District Registration Form. The motion was seconded by Treasurer Tejada, and passed unanimously.

At 4:00 p.m. Stephen Quezada entered the meeting.

ITEM 7. INVESTMENT POLICY. REVIEW AND ACCEPT DISCLOSURES OF RELATIONS WITH BROKERS FROM INVESTMENT OFFICERS.

Legal counsel Joel Cleveland asked if the District's Investment Officers have relationships with brokers named in the District's Investment Policy or Broker Dealer List, to which Vice Chair Craig Rohden responded that the District has holdings at Space City Credit Union where he is President. Director Domenic Lorenzo moved that the Board accept disclosures from the District's investment officer, Craig Rohden. Secretary Taryn Sims seconded the motion, which passed unanimously.

ITEM 8. UPDATE ON GRAFFITI ABATEMENT AGREEMENTS. RECEIVE AN UPDATE AND TAKE APPROPRIATE ACTION, AS NECESSARY, RELATED TO GRAFFITI ABATEMENT AGREEMENTS WITH DOWNTOWN DISTRICT AND WESTCHASE DISTRICT.

President Gorczynski presented two agreements for graffiti abatement services to the Downtown District and the Westchase District. After discussion, Assistant Secretary Meppelink moved that the Board approve entering agreement for graffiti abatement services with the Downtown Management District, subject to attorney review of items and conditions. Director Stephen Quezada seconded the motion, which passed unanimously. Next, Director Lorenzo moved that the Board approve entering agreement for graffiti abatement services with the Westchase Management District, subject to attorney review of terms and conditions. Director Blanca Blanco seconded the motion, which passed unanimously.

ITEM 9. REVIEW AND ESTABLISH EMPLOYEE POLICY FOR SICK LEAVE POOL.

President Gorczynski explained the District's policy for employees' use of their PTO time to cover the seven-day elimination period prior to the start of short term disability leave. She next explained a sick leave pool, whereby employees donate unused PTO time to employees who have exhausted their own PTO prior to their need to meet the elimination time period for short term disability leave. After discussion, Director Ann Taylor moved that the Board approve a sick leave pool policy to which employees could donate or receive unused PTO to fulfill the elimination time period requirement necessary prior to the start of disability benefits. Director Pena seconded the motion, which passed unanimously.

ITEM 10. UPCOMING BOARD MEETINGS. DUE TO HOLIDAYS, THE NEXT REGULARLY SCHEDULED BOARD MEETING IS DECEMBER 14, 2017.

No action was taken.

ITEM 11. 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 reported on the November LECT meeting and the activities of the East End Security Patrol.

At 4:25 p.m., Margie Pena left the meeting.

- b. 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 announced that the District was awarded the Keep Houston Beautiful Mayor's Proud Partner award for the clean-up and beautification project on J.W. Peavy and for the mural art, named Turtle Soup, located at the project site. He next reported on services performed by the District's litter, right of way, and special projects crew members in October.

2. Houston US Sculpture.

President Veronica Gorczynski introduced Stephanie Darling of the East End Foundation. Ms. Darling explained a potential sculpture project to be installed on the Navigation Esplanade and the fundraising process underway for the sculpture. She next explained that TXRX Labs would donate the labor hours to create the project, and that the artwork design is also being donated, with the remaining costs to be covered by private donations from a single or multiple donors.

3. Metro 5310 Sidewalks Update.

Lupe Gonzalez of Coastal Builders reported on the METRO 5310 construction project and stated 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. He next reported that the District has responded to a request for proposal for another 5310-grant funding opportunity for continued sidewalk construction,

and he then presented photos showing areas to be improved.

c. Marketing and Perception – Receive reports on the following and authorize appropriate action:

1. Update on Plan Downtown.

President Gorczynski reported on participation in discussions with Bob Eury of the Downtown Management District regarding the Plan Downtown project. Director Stephen Quezada next explained how the Plan Downtown project will model activities in the downtown Houston area and provide connectivity to surrounding neighborhoods and attractions.

2. Update regarding Hobby Airport Metro Rail Proposal.

President Gorczynski reported on a letter received from the Hobby Area Management District requesting GEEMD's support for the extension of the Metro Light Rail Purple Line to Hobby Airport. She explained how that would conflict with GEEMD's advocacy of extending the Green Line in the East End to Hobby Airport. She next stated that Council Member Karla Cisneros had provided a letter that supports the extension of the Green Line to Hobby Airport.

ITEM 12. 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 EMPLOYEES OR QUESTION EMPLOYEES IN ACCORDANCE WITH SECTION 551.075 OF THE TEXAS GOVERNMENT CODE; OR (E) ECONOMIC DEVELOPMENT NEGOTIATIONS OR OFFERS OF FINANCIAL INCENTIVES FOR ECONOMIC DEVELOPMENT IN ACCORDANCE WITH SECTION 551.087 OF THE TEXAS GOVERNMENT CODE.

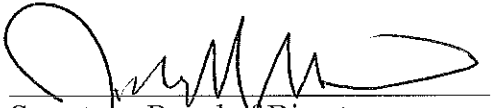
There was no need for an Executive Session.

ITEM 16. 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; AND (D) RECEIVING INFORMATION FROM OR QUESTIONING EMPLOYEES; (E) ECONOMIC DEVELOPMENT NEGOTIATIONS OR OFFERS OF FINANCIAL INCENTIVES; AND (F) ANY OTHER MATTERS RELATIVE TO ANY OF THESE MATTERS WHICH WAS DISCUSSED IN EXECUTIVE SESSION.

As there was no Executive Session, there was no need to reconvene in open session.

There being no further business, the meeting was then adjourned at 5:05 pm.




Secretary, Board of Directors
(SEAL)