

**EAST END DISTRICT**  
**Regular Meeting of the Board of Directors**  
**November 21, 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, November 21, 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	Vicki Luna	
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, Quezada, Meppelink, Valdez, 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; Dan Joyce, the District's Vice President; Erick Retana, the District's Director of Operations; Julian Garcia, the District's Esplanade Operations Manager; Robert Ruiz, the District's Public Safety Coordinator; Ricky Cardenas, the District's Director of External Affairs; Ariel Robinstein, the District's Operations Coordinator; Erica Berwick of Your Part-Time Controller, LLC; Patrick Ezzell of Coastal Builders; Jason Bullen of UPCDC; and Laura Davis and Audrey Lyons (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

Vice Chairman Barner 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. **Reappointment of Directors.** Reappoint Director Roy Lira, Position 5.

- d. **Reappointment of Directors.** Reappoint Director Joe Meppelink, Position 6.
- e. **Investment Policy.** Review the Investment Policy and adopt a Resolution amending or confirming the same; obtain new certifications from dealers and bankers, if needed; amend or approve Depository Pledge Agreements; accept disclosures of relations with brokers from Investment Officers; adopt a list of Authorized Brokers/Dealers; and authorize appropriate action.
- f. **Auditor Engagement.** Ratify the execution of Audit Engagement for McGrath & Associates to complete the annual audit of the East End District and the East End Improvement Corporation.
- g. **Delegation of Authority for Month of December.** Authorize the Executive Committee to make decisions on behalf of the body for the month of December.

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

#### **Item 5. Levy of Assessments**

a. **Hearing Examiners' Report.**

Ms. Davis then presented and reviewed with the Board the Hearings Examiners' Report from the November 7, 2024, Public Hearing. She stated that the Board was presented with a petition, signed by more than 50 owners of real property in the District subject to assessment, requesting that the District provide the services and improvements described in the 2024-2033 Service and Improvement Plan. Action was taken below.

b. **Order Levying Assessments.**

Ms. Davis then presented to the Board the Order Accepting Hearings Examiners' Report; Granting The Petition and Approving a Service Plan; Approving the Assessment Roll; Levying Assessments for a Ten-Year Period; Specifying the Method of Payment and the Amount of the Annual Installments of Assessments; Establishing Penalties and Interest on Delinquent Assessments; and Authorizing Collection of Assessments (the "Order"). She stated that the Order conformed to the findings and recommendations of the Hearings Examiners, as outlined in the Hearings Examiners' Report. Action was taken below.

c. **District Information Form.**

Next, Ms. Davis presented and reviewed with the Board the Amendment to the District Information Form. He stated that upon the Board's approval, the District Information Form will be recorded in the official property records of Harris County and filed with the Texas Commission on Environmental Quality (the "TCEQ").

After discussion, Director Pena moved that the Board accept the Hearings Examiners' Report, adopt the Order, approve the amended District Information Form, authorize recordation of the amended District Information Form, and authorize the filing of the amended District

Information Form with the TCEQ. The motion was seconded by Director Chike-Obi and passed unanimously.

**Item 6. Prohibited Technology Policy.**

This item was taken out of order. Ms. Davis informed the Board that Texas Government Code Section 620.003 requires political subdivisions of the State of Texas (the “State”) adopt a policy prohibiting the installation or use of a covered application on any device owned or leased by the governmental entity and requiring the removal of covered applications from those devices. A Covered Application includes (1) the social media service TikTok or any successor application or service developed or provided by ByteDance Limited, or an entity owned by ByteDance Limited; and (2) a social media application or service specified by proclamation of the governor under Government Code Section 620.005.

After discussion, Director Barner moved to approve the Report, subject to finalization by the District’s attorney. Director Pena seconded the motion, which passed unanimously.

**Item 7. Staff Bonuses.**

This item was taken out of order. President Gorczynski presented a memo regarding the recommendation for staff bonuses for the fiscal year 2024, which recommended that the District pay \$39,744.35 in December 2024 for all eligible staff.

After discussion, Director Ibarra made a motion to utilize the full budgeted amount of \$39,744.35 for staff bonuses as set forth above, and to pay such bonuses in the December 1, 2024, payroll cycle. Director Chike-Obi seconded the motion, which passed unanimously.

**Item 8. Contract with Gradient Group.**

This item was taken out of order. Mr. Ezzell reviewed a contract with Gradient Group. He stated that the total amount of the contract was within the District’s budget.

After discussion, Director Deans moved to authorize the District President to execute the contract with Gradient Group, LLC, subject to grant execution with Federal Transportation Administration. Director Lira seconded the motion, which passed unanimously.

**Item 3. Financial Reports.**

Ms. Berwick reviewed the monthly Financial Report for October 31, 2024 (the “Report”).

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

Director Ibarra entered the meeting at 3:50 p.m.

**Item 4. Security Report.**

Mr. Ruiz reported on criminal activity in the District for the month of October, 2024. No action was necessary.

Mr. Ruiz reported on year-to-date HPD statistics by category. No action was necessary.

Mr. Joyce stated that the City of Houston has passed the Civility Ordinance. Discussion ensued regarding District security services. No action was necessary.

**Item 9. President's Report – District Overview.**

Mr. Retana 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. Cardenas then reviewed marketing outreach and efforts.

Mr. Garcia reported on the activity at the navigation market, including installation of a new operator in the restaurant kiosk.

Mr. Joyce updated the Board on the EEIC and planning events.

**Item 10. Executive Session, if Necessary.**

The Board did not convene in Executive Session.

**Item 11. Reconvene in Open Session.**

The Board did not convene in Executive Session.

**Item 12. Adjourn.**

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



*Blanca E. Blarco*  
East End District