

GREATER EAST END MANAGEMENT DISTRICT
Meeting of the Board of Directors
April 13, 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, April 13, 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	R.D. Tanner	
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 Joe Meppelink and R. D. Tanner, thereby establishing a quorum.

Also present during all or part of the meeting were Diane Schenke, Hedy Wolpa, Martin Chavez, Eva Quiroz, and Dan Joyce of the District staff; Patrick Ezzell, Rosyne Wimbish, Guadalupe Gonzalez of Coastal Builders; Jeanne McDonald of Jeanne H. McDonald, PC; and Jack Drake of Jack Drake Consulting.

At 3:37 p.m. Chair Nory Angel called the meeting to order.

ITEM 1. RECEIVE PUBLIC COMMENTS IN ACCORDANCE WITH ADOPTED PROCEDURES.

There were no public comments.

ITEM 2. APPOINTMENT OF DIRECTORS. DECLARE VACANCIES, IF APPROPRIATE; APPOINT DIRECTORS IF APPROPRIATE; AND APPROVE A REVISED DISTRICT REGISTRATION FORM.

No action was needed.

ITEM 3. MINUTES. APPROVE MINUTES OF PREVIOUS BOARD MEETING(S).

Treasurer Craig Rohden moved that the Board approve the minutes of the March 23, 2017, Board meeting as presented. Vice Chair Bill McConnell seconded the motion, which passed unanimously.

ITEM 4. STRATEGIC PLAN. RECEIVE REPORT ON REVISIONS TO STRATEGIC PLAN BY AVALANCHE CONSULTING ON THE EAST END 2017-2020 ECONOMIC DEVELOPMENT STRATEGY, INCLUDING RECENT COMMENTS, AND TAKE APPROPRIATE ACTION.

President Diane Schenke informed the Board of the survey that was distributed to the Steering Committee and GEEMD Board members after the completion of the strategic plan meetings, and she stated that the points of clarification made by the Avalanche team were based on the survey results and staff input. She then stated that the two strategies that stood out in the survey results concerned the rebranding of the District and the creation of a Community Development Corporation (CDC). Ms. Schenke then recommended approval by the Board of the final version of the 2017-2020 Strategic Plan. Vice Chair Bill McConnell moved that the Board approve the final version of the 2017-2020 Strategic Plan. Director Erin Dyer seconded the motion, which passed unanimously.

ITEM 5. BOARD COMMITTEES. RECEIVE AND CONSIDER COMMITTEE ASSIGNMENTS TO CARRY OUT NEW STRATEGIC PLAN, AND TAKE APPROPRIATE ACTION.

President Diane Schenke explained that the 2017-2020 Strategic Plan sets the framework and vision for the District for the next few years and that priorities and expenditures for implementing the strategies need to be determined by committees of the Board. She then presented a chart of committee assignments that align with the new plan, a copy of which is included hereto. No action was taken.

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

ITEM 6. WORKFORCE RFP. RECEIVE A REPORT FROM THE WORKFORCE COMMITTEE, CONSIDER THE REQUEST FOR PROPOSALS FOR WORKFORCE FUNDS OVER THE NEXT TWO FISCAL YEARS, AND TAKE APPROPRIATE ACTION.

Director Margie Pena informed the Board that the District's Workforce Development committee, consisting of herself, R. D. Tanner, and Stephen Quezada, met to develop a Request for Proposals ("RFP") for award of the District's workforce development funds for fiscal years 2017 and 2018. She stated that the award of funds is in line with the District's Strategic Plan for workforce training initiatives that benefit East End workers and employers. She then explained the process for posting the RFP. Director Margie Pena also stated that the committee would review the submitted RFPs and bring a recommendation back to the Board for selection. Director Margie Pena then moved that the Board approve the draft Workforce Development RFP. Director Blanca Blanco seconded the motion, which passed unanimously.

ITEM 7. UPDATE ON METRO 5310 GRANT. RECEIVE REPORT FROM INFRASTRUCTURE COMMITTEE ON STATUS OF BIDS FOR CONSTRUCTION OF SIDEWALKS, CONSIDER NEXT STEPS, AND TAKE APPROPRIATE ACTION.

Patrick Ezzell updated the Board on the Metro 5310 grant progress and the locations of the sidewalks to be constructed. He stated that permits were nearly ready to be issued and that the project is out for bid with a probable June start date for construction. He stated that the project is FTA funded, with Metro as the grantee and GEEMD as the sub-grantee. He then requested that the Board delegate authority to award the contract for construction of the Mobility Access project to the Infrastructure Committee. Director Jose Valdez moved that the Board delegate authority to award the contract for construction of the Mobility Access project to the Infrastructure Committee. Director Margie Pena seconded the motion, which passed unanimously.

ITEM 8. APPOINTMENT OF DIRECTORS TO NEW TERMS. APPROVE SLATE FOR APPOINTMENT TO DIRECTOR POSITIONS 1 THROUGH 7 AND AUTHORIZE SUBMISSION OF REQUEST FOR APPOINTMENT TO THE CITY OF HOUSTON.

President Diane Schenke then presented the proposed slate of directors for Board positions 1-7 which terms expire on June 1, 2017, for the purpose of seeking appointment or reappointment of such directors to new terms by the City of Houston. Secretary Taryn Sims moved that the Board approve the slate of Directors as presented for positions 1-7 and authorize submission to the City of Houston. Director Blanca Blanco seconded the motion, which passed unanimously.

ITEM 9. TITLE CHANGE FOR PATRICK EZZELL. CONSIDER AND APPROVE A NEW TITLE FOR PATRICK EZZELL, AND TAKE APPROPRIATE ACTION.

President Schenke presented the organization chart of District staff and recommended that the Board change Patrick Ezzell's title to Managing Director, as he is a consultant and not an employee of the District. Director Erin Dyer moved that the Board approve Patrick Ezzell's title to be Managing Director. Director Domenic Laurenzo seconded the motion, which passed unanimously.

ITEM 10. DELINQUENT ASSESSMENT PENALTY. ADOPT A RESOLUTION AUTHORIZING THE IMPOSITION OF AN ADDITIONAL 20% PENALTY ON DELINQUENT ASSESSMENTS AND AUTHORIZE APPROPRIATE ACTION.

Legal counsel Jeanne McDonald explained the penalty process for late assessments and stated that the 20% penalty would directly offset the fee of the District's delinquent assessment attorney. Treasurer Craig Rohden moved that the Board approve a resolution authorizing the imposition of an additional 20% penalty on delinquent assessments. Director Margie Pena seconded the motion, which passed unanimously.

At 3:55 p.m., Stephen Quezada entered the meeting.

ITEM 11. RECEIVE A REPORT FROM EXECUTIVE COMMITTEE SEARCH. RECEIVE AND CONSIDER A REPORT FROM EXECUTIVE COMMITTEE CONCERNING A NEW PRESIDENT, AND TAKE APPROPRIATE ACTION.

Legal counsel Jeanne McDonald then asked the Board to convene in Executive Session to discuss this matter.

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.

The Board convened in executive session at 3:55 p.m. to discuss personnel matters in accordance with Section 551.074 of the Texas Government Code.

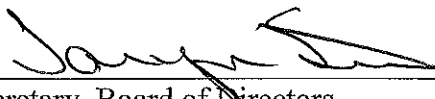
ITEM 13. RECONVENE IN OPEN SESSION. RECONVENE IN PUBLIC SESSION TO CONSIDER AUTHORIZING DISTRICT STAFF AND CONSULTANTS TO TAKE ANY ACTION NECESSARY WITH RESPECT TO (A) PENDING OR CONTEMPLATED LITIGATION OR ATTORNEY ADVICE; (B) ACQUISITION OF REAL PROPERTY; (C) PERSONNEL MATTERS; AND (D) RECEIVING INFORMATION 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.

The Board reconvened in open session at 4:30 p.m. Director Blanca Blanco moved to offer the position of District President to Ms. Veronica Chapa Gorczynski. Director Stephen Quezada seconded the motion, which passed unanimously.

There being no further business, the meeting was adjourned at 4:31 p.m.

(SEAL)




Secretary, Board of Directors

