



PASADENA ECONOMIC DEVELOPMENT CORPORATION

Board Meeting

Conducted via Zoom Meeting

June 25, 2020, 3:00 p.m.

Minutes

Members present:

Steve Cote, President
Rick Lord, Vice President
Emilio Carmona, Secretary
Ernesto Paredes
Salvador Serrano, Jr.
Steve Phelps

Members Absent:

Marilyn Wilkins, Treasurer

Others Present:

Jeff Moore, Brown & Hofmeister, LLP
Carlos Guzman, Pasadena EDC Executive Director
Rick Guerrero, Pasadena EDC Manager
Suzette McDowell, Pasadena EDC Marketing Manager
Sheena Salvino, Pasadena EDC Redevelopment Manager
Karina Tomlinson, PEDC Assistant Secretary

Agenda Item One: Call to order, roll call

The Board meeting on June 25, 2020 for Pasadena Economic Development Corporation was called to order at 3:00 pm by President, Steve Cote.

Agenda Item Two: Public Comments

No public comments made by attendees.

Agenda Item Three: Approval of Minutes

Board President, Steve Cote called for a motion to approve the minutes from the meeting held on May 28, 2020. Ernesto Paredes moved to approve the minutes seconded by Steve Phelps, MOTION CARRIED UNANIMOUS.

Agenda Item Four: Public Hearing

Public Hearing opened at 3:02 pm.

- a. Consideration to approve and adopt the Proposed FY 21 Operating and CIP Budgets.
 - No comments were made by attendees.

Public Hearing closed at 3:03 pm.

Agenda Item Five: Board Actions - Resolutions

- a. **PEDC RESOLUTION 20-011** – Consideration to approve and adopt the Proposed FY 21 Operating and CIP Budgets.
- Carlos quickly recapped the presentation from the May board meeting.

Salvador Serrano made a motion to approve, seconded by Rick Lord that PEDC Resolution 20-011 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- b. **PEDC RESOLUTION 20-012** – Consideration to approve and adopt the Proposed PEDC Program of Work for Fiscal Year 2021.
- Carlos briefly summarized the program for the Board to see the major initiatives that each manager is working on for FY 21.

Salvador Serrano made a motion to approve, seconded by Rick Lord that PEDC Resolution 20-012 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

Agenda Item Six: Report by Carlos Guzman, Executive Director

Carlos highlighted a very positive article that was in the news regarding Livable Centers that Sheena was quoted in. He continued with a Public Works Update mentioning 2 specific items which are the Industrial District water pressure improvements and Atlas 14. As you know, Pasadena has some of the cheapest water in the Houston area and as such we are victims of our own success. A lot of the users are using a lot of water so the City has instituted restrictions on the usage in the Industrial District. Robin has been working on how to alleviate the water pressure problem. The original plan that he had was going to cost approximately \$7M. He found an alternative solution that will cost between \$3.0M to \$3.5M. The City is going to install a storage tank that's going to have a water well and a generator. The water will be on-site now and will alleviate the issues that we have right now and open up for future customers which means more revenue for the City. He then continued with Atlas 14 which is pretty much new drainage requirements. He stated that since 2000 there have been 6 major rain or flood events. What does it mean for EDC infrastructure projects? The County is implementing standards on all projects starting January 1, 2021. Failure to adhere to the new standard will jeopardize future County participation. The City will be adopting this new standard this summer. Public Works is assessing the implications on current projects. Carlos then provided a Redevelopment Update – Richey Phase 1 (North of Southmore) we're looking for areas to bring enhancements/beautifications. We are however limited to areas that have a school or a park. Richey Phase 2 we were going to have an MOU, but there was a delay. With Shaw, Public Works has already sent a notification to terminate the contract that we had regarding design because it doesn't align with the Livable Centers or with what we're trying to do. We will have something for you to approve in the very near future. Pasadena Blvd. – We've been working closely with the Precinct 2 staff to see if we can make changes. Right now they are scheduled to start the bidding before the new year so we'll keep you updated on that. Livable Centers – We're around 70-80% complete and are going to get a workbook with specific recommendations and we'll bring

that to the Board to see what you are comfortable taking on because there's a lot of recommendations that were not originally part of our Strategic Plan, but they work with some of the recommendations that they had envisioned from our Strategic Plan. The City Strategic Plan – That got put on hold because of the pandemic, but just picked up again. He asked for Steve Cote to chime in since he was part of the Steering Committee. Steve added that one of the things that got him was street maintenance. He mentioned there was an amount recommended as far as expenditure by the City in order to maintain the roads and that was approximately \$30M to maintain and replace the roads. The City is only spending 1/3 of that amount together with the funds EDC sets aside for roads as well. Steve also mentioned mixed use development and revenue. He mentioned that based on the data he saw EDC should be incentivizing mixed use development more than any kind of strip center or something like that. The City as well as the EDC will benefit that much more without as much space being taken up. Another thing that was brought up is if it makes sense for the City to have some sort of business incubation or conduit for industrial businesses? Those are just some of the few things that really caught his attention from the City Strategic Plan. Carlos added that Kevin will be presenting to the Board hopefully at the September meeting. Some other items coming up are Pasadena Business Journal – some early communications for a one time only engagement. Procurement – the EDC wants to join HGAC Buy which has vetted firms to meet a specific professional standard and it is of zero cost to the EDC. This is something already used by the City when looking for professional services. Steve Cote added that he's familiar with this when he was on City Council. The EDC would continue to follow city rules, but now have the flexibility to do so at an expedited rate. This would be another tool in our kit. Rick Lord asked if service agreements using this co-op would still be presented to the Board for approval to which Carlos responded that they would. Another upcoming item is the Monument Sign on 225/Richey which is moving forward. TxDOT was hacked a few months ago so there's been a delay, but they hope to get things going within 90 days. Livable Centers implementation is 70-80% done and we will have a workbook to show to the Board. The Fiscal Impact Analysis is something the Board will be briefed on in September or October to get an in depth report of their findings that will dictate the Program of Work because a lot of the Redevelopment projects are based on this and the livable centers study. For the foreseeable future our Board meetings will continue to be virtual and held via Zoom. We anticipate the July meeting will be cancelled, but we have the August meeting scheduled for the 27th.

Agenda Item Seven: Comments by Board Members

Steve Phelps – Urged everyone to stay safe.

Ernesto Paredes – Hopes everyone stays safe and within the rules. Stated we're all in this together and hope we get through this pandemic soon and learn from it.

Rick Lord – No comments, it was a great meeting and loves Zoom.

Salvador Serrano, Jr. – No comments. He hopes everyone stays safe and has a good 4th of July. Even though it's a different type of life we're living in, we should be patriotic.

Emilio Carmona – Stated it was another good meeting.

Steve Cote – Stated we are definitely making some changes on Shaw Street like Carlos said. We held up on it because of the Livable Centers Study and because it's more than a 25% change in the design the contract had to be canceled. We definitely want to do something that meets the

parameters of the Livable Centers Study because we think it's going to change the dynamics of that area. We're working on the same thing with the County. Some of these roads, like Richey we were almost done with before we got to see the Livable Centers Study. When you think about Pasadena Blvd. we got the information from Livable Centers and working closely with the County to see if we can change up the design a little bit. Rather than just putting in the same old street, the residents in that area have all said, "we want something different." We're hoping we can work in the timeframe the County will accept and that we can do a bit of a redesign. It can be something that meets the same design for Shaw Street so that Shaw and Pasadena Blvd will flow together nicely and create some new development in that area. He really appreciates all of the work from Staff.

Agenda Item Eight: Executive Session

****No Executive Session convened****

- a. Convene in executive session pursuant to Section 551.087, Texas Government Code to deliberate regarding economic development negotiations for Business Attraction/Retention Projects.
- b. Convene in executive session pursuant to Section 551.072, Texas Government Code to deliberate the purchase, exchange, lease or value of real property.

Agenda Item Nine: Reconvene into Regular Session

- No deliberation as no executive session was convened.

Agenda Item Ten: Adjournment

President, Steve Cote called for a motion to adjourn the June 25, 2020 meeting at 3:45 pm. Ernesto Paredes moved, seconded by Emilio Carmona. MOTION CARRIED UNANIMOUS.