



PASADENA ECONOMIC DEVELOPMENT CORPORATION

Pre-Board Meeting

February 22, 2024, 3:00 p.m.

Minutes

Members present:

Rick Lord, President
Salvador Serrano, Jr., Treasurer
Efren Arjona
Angela West
Elaine Domec

Members Absent:

Ernesto Paredes, Secretary
Marilyn Wilkins, Vice President

Others Present:

Rick Guerrero, Executive Director
Julianne Echavarria, PEDC Marketing Manager
Karina Tomlinson, PEDC Manager
Yolanda Vegas de Eaves, Sr. Office Assistant

Call to order:

The Pre-Board meeting for the February 22, 2024, Pasadena Economic Development Corporation was called to order at 3:00 p.m. by Board President, Rick Lord.

He read through the items on the agenda stopping at the below for some details.

Agenda Item Nine: Public Hearing

- a. Entech Civil Engineers Agreement - R. Green explained that this is the group that is going to manage the construction and will provide someone to talk to if there are any problems, that way businesses can express their concerns. He added that the plan is to work on this project as quickly as possible to create less pain for businesses. *R. Lord added that someone was asking if they were going to have meetings with everyone.* R. Green responded that there will be a construction trailer, but it will not be accessible to the public. He suggested the idea of establishing visits with businesses, so people can address their concerns.
- b. CenterPoint Energy Agreement - *R. Lord stated that he was happy to see that coming. He is also aware that people who live in the area are upset with Richey St. He drove by today and it looks nice.* R. Green responded that they got ambitious with the project and had to pull back to plan something more doable and to stay on budget. *R. Lord explained that he was surprised to hear that people are upset about not being able to cut across, they do not like the esplanades because now they have to drive around.* R. Green added that also, for decades people have been parking on public Right-of- Way and they cannot do that.

Agenda Item Ten: Report by Executive Director

Richey Street: Continuing the conversation with Richey Street, R. Guerrero explained that the contractor has been remobilized and the asphalt overlay has been completed providing a smoother ride. The work on the sidewalks is still in progress, scheduled to be completed in April, weather permitting.

The ornamental streetlights, item that will go for vote today, will be an additional cost since this is a nicer lighting. He added that it makes sense since we have invested a lot of money in that part of Richey Street, and we want to be consistent with the work done on Richey north of Southmore. This lighting will make the street look very good, it goes down to the center of the street and illuminates both sides. At this time, he invited the Board to see the sample of the designed lights on their folders. He described them as not being the typical lights you see everywhere in the city. According to previous projects managed by the city, once this item gets approved by the Board and a check is issued to CenterPoint, the timeline could be shorter than six months. Pasadena Blvd: The contractor started the process to mobilize and hopefully the actual construction will start in the next couple of weeks, with a timeline of 365 days to completion. He added that as R. Green previously explained, the plan is to start as soon as we can to minimize the effect on businesses. The work will start at Harris St. and will go North starting on the East side. The work on this side will take a longer time since here is where the utilities are located, and once we continue to the West side it should move faster. Pasadena Arena: The project has gone into high gear. They already have broken up the concrete on the parking lot where the building footprint is going to be, and it is being removed as we speak. There is one exciting item to share, yesterday he received a call from the University of Houston Clear Lake on behalf of Dr. Richard Walker, president of UHCL, he wants to make sure UHCL is on our list because he wants to move graduations from NRG to the new Arena as soon as it is completed. We are working with them on getting the contract executed for upcoming graduations either 2025 or 2026 depending on when their contract with NRG terminates.

Pre-board meeting adjourned at 3:09 pm.

PASADENA ECONOMIC DEVELOPMENT CORPORATION
Board Meeting
February 22, 2024, 3:09 p.m.
Minutes

Agenda Item One: Call to order

The Board meeting on February 22, 2024, for Pasadena Economic Development Corporation was called to order at 3:09 pm by Board President, Rick Lord.

Agenda Item Two: Invocation

Invocation given by: Elaine Domec, Board Member.

Agenda Item Three: Pledges

Pledges led by: Rick Lord, Board President.

Agenda Item Four: Acceptance of the sworn statement

Read by Notary Public of Texas/EDC Manager Karina Tomlinson and accepted by Salvador Serrano, Jr.

Agenda Item Five: Administration of Oath of Office to newly appointed member

Administered by Notary Public of Texas/EDC Manager Karina Tomlinson to Salvador Serrano, Jr.

Agenda Item Six: Election of Treasurer

Mr. Lord then asked for a nomination for Treasurer and Efren Arjona made a motion to nominate Salvador Serrano, Jr. as Treasurer, seconded by Elaine Domec. MOTION CARRIED UNANIMOUS.

Agenda Item Seven: Public Comments

Javier Morales CEO of JMorales, Inc – Mr. Morales started his speech introducing himself as a new appointee for the Board of Directors at the Pasadena Chamber of Commerce. He has been present in Pasadena for fifteen years trying to get more involved as years go on in whatever aspect that might be. Mr. Morales explained that he asked himself about the “Pasadena Loves Local” program and how much everyone hears about the guidelines the EDC, the city, and the chamber are pushing towards. He informed the Board of a public information request he has filed with the city secretary’s office. He wants to know, in the course of the last five years, how many contracts have been awarded to local Pasadena businesses versus outside consultants in whatever trade or industry that might be. He then read to the Board the statement from the EDC’s website of “10 Reasons to Shop Locally”, and concluded reiterating how important is to use local businesses as opposed to just saying it. This is all he wanted to bring attention to and hopefully get a response after filing the formal question.

Agenda Item Eight: Approval of Minutes from January 25, 2024

Rick Lord called for a motion to approve the minutes from the meeting held on January 25, 2024.

Elaine Domec moved to approve the minutes, seconded by Efren Arjona. MOTION CARRIED UNANIMOUS.

Agenda Item Nine: Public Hearing

Public Hearing Opened at 3:17 pm

- a. Consideration to authorize Staff to execute an agreement with Entech Civil Engineers, Inc. to provide Construction Engineering and Inspection (CEI) services for the Pasadena Blvd.

Phase I Project (CIP #S077) in the amount not to exceed \$460,000.00 from the North Pasadena Redevelopment (M008) project account.

- b. Consideration to authorize Staff to execute a Street Light agreement with CenterPoint Energy for the Richey Street Phase II Roadway & Pedestrian Improvements Project (CIP #S0110) in the amount of \$139,911.00 from the North Pasadena Redevelopment (M008) project account.

Public Hearing Closed at 3:18 pm. No comments made by the attendees.

Agenda Item Ten: Board Actions – Resolutions

- a. **PEDC RESOLUTION 24-004** – Consideration to authorize Staff to negotiate and execute an agreement with Entech Civil Engineers, Inc. to provide Construction Engineering and Inspection (CEI) services for the Pasadena Blvd. Phase I Project (CIP #S077) in the amount not to exceed \$460,000.00 from the North Pasadena Redevelopment (M088) project account.

Efren Arjona made a motion, seconded by Angela West that PEDC Resolution 24-004 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- c. **PEDC RESOLUTION 24-005** – Consideration to authorize Staff to negotiate and execute a Street Light agreement with CenterPoint Energy for the Richey Street Phase II Roadway & Pedestrian Improvements Project (CIP #S110) in the amount of \$139,911.00 from the North Pasadena Redevelopment (M008) project account.

Angela West made a motion, seconded by Efren Arjona that PEDC Resolution 24-005 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

Agenda Item Eleven: Report by Rick Guerrero, Executive Director

The report was given during the Pre-Board meeting.

Agenda Item Twelve: Comments by Board Members

Salvador Serrano – He is glad to be back on the Board and excited about the EDC, he also welcomed his seven-year-old son Isaac, who is sitting in the audience, and once again he thanked everyone.

Elaine Domec – She is excited about the work at the Convention Center, and to know that someone is ready to use it, that says a lot because we are just starting, and she thinks it is great.

Efren Arjona – Welcomed Salvador again, he hopes the EDC has a good year, getting everything done and moving forward with the city.

Angela West – Stated that at the State of the City, we heard about projects being done but when we heard the mayor naming them one by one, it is wow! We really have done a lot, and she is excited about it. She also complimented J. Morales for the landscaping and work done to his company's building.

Rick Lord – He also complimented J. Morales and all the work done to the building. It was one of EDC's leftovers and they really shined it up and made it look nice. He agrees with Elaine, these projects that come up, once we say we will do them and there is good action, he appreciates everyone's involvement in making sure things keep on a course. He added that the concern for many was Pasadena Blvd, and what would happen to businesses when the road gets torn up, because we see that time and time again, some people go out of business, and that is not a good thing. He appreciates seeing that we are stepping up to work with them.

Agenda Item Thirteen: Adjournment

Board President, Rick Lord called for a motion to adjourn the February 22, 2023, meeting at 3:22 pm. Salvador Serrano, Jr. moved, seconded by Angela West. MOTION CARRIED UNANIMOUS.