



PASADENA ECONOMIC DEVELOPMENT CORPORATION

Pre-Board Meeting

February 23, 2023, 3:01 p.m.

Minutes

Members present:

Rick Lord, President
Marilyn Wilkins, Treasurer
Ernesto Paredes, Secretary
Emilio Carmona
Efren Arjona
Angela West

Members Absent:

Salvador Serrano, Jr., Vice President

Others Present:

Jeff Moore, Brown & Hofmeister, LLP (via Zoom)
Rick Guerrero, Executive Director (via Zoom)
Julianne Echavarria, PEDC Marketing Manager
Karina Tomlinson, PEDC Manager

Call to order:

The Pre-Board meeting for the February 23, 2023 Pasadena Economic Development Corporation was called to order at 3:01 p.m. by Board President, Rick Lord.

He read through the items on the agenda stopping at the below for some details from Rick Guerrero

Agenda Item Six: Public Hearing

1. FY 23 Budget Amendment #1 – Rick Guerrero stated that the \$5.5M in additional funding for CIP M025 is just the allocation of money to the account. The funds should cover any upcoming projects. Any contracts for work at the convention center will still be brought forward for board approval. The \$500k being allocated to the Quality-of-Life project account will get us through the remainder of the budget year as it was close to being depleted.
2. Private LTE at Convention Center – Rick mentioned there had been a brief discussion at the previous meeting. Part of the infrastructure improvements will include a Private LTE. He provided a brief explanation of the difference between a private and public LTE. Verizon, AT&T and T-Mobile are public LTE services and this will be private. The City will be owning the equipment and be able to manage the use of the service. Marilyn asked if the reason we are doing this is because when there are a lot of people at the Convention Center the wi-fi capacity without this is insufficient for people's cellphones and other electronics? Rick added that she is correct, but that this will be specifically for vendors. They have stated that inside of the convention center building the service is fine, but if they are setup outdoors, they have difficulties when using their electric devices to charge concessions, purchases, etc. The city will be able to control who can get on the PLTE and how long they can be on it. Rick then let the board know that Trenten Moser with Crosspoint Communications was in the audience to answer any additional questions. At this point, Rick Lord asked if the network would be available for the vendors and the public, and Trent responded that it would only be available to the vendors. He explained a little bit more about the cradle points that

will be assigned to each vendor as part of the fees that they pay like water and electricity. When they pay for that they will get this modem and they will be able to connect through an SSID, which is a wi-fi network into the private LTE that will be housed at the Police Station. The City will be able to funnel all of the fire walls, rules and regulations so it will look like they are on the City network, but they will actually be on the private LTE. It's just like here in the building connecting to wi-fi, but the cost is so high to put mesh wi-fi out there to cover the entire fairgrounds, you would be looking at \$3-5M to cover with mesh wi-fi out there versus this which is about a quarter of the cost. Rick Guerrero added that the EDC and the City's IT department have been working together on to make sure this is the best solution to the current difficulties that are being faced at the convention center grounds by vendors. Trent added that this also serves a second purpose which is to provide connectivity to the golf course.

3. Pasadena Memorial Plaza – Rick Lord asked Robin Green what the \$300K is going to cover. Robin responded that this is a design only contract. Rick followed up by asking when they would start to see the closing of Davis St. Robin said that not right now because they are only working on design, but that eventually it would close right at the police station, but reiterated this is only design phase. The slide covering the preliminary design schematic was shown on the screen at this time.

Rick Lord continued down to Item Seven.

Agenda Item Seven: Board Actions – Resolutions

Rick Lord read through the items listed stopping at the below for details from Rick Guerrero.

- c. Participation in the TASB BuyBoard – Rick explained that this is part of the Private LTE project that they spoke about before. In order to be able to get the best price on the services, the EDC will need to join the BuyBoard for the contract with Crosspoint Communications. He reminded the Board that there is no cost to join. Rick Lord asked if this was a different buy board from what the EDC is already members of to which Rick Guerrero responded yes. Jeff Moore added that this allows the EDC to do cooperative purchasing and it complies with the issue of competitive bidding by joining programs like this cooperative purchasing program.
- d. One-time payment to JMDH Real Estate of Pasadena, LLC – Rick G. clarified that JMDH Real Estate refers to Restaurant Depot. He added that in 2019 there were negotiations with Restaurant Depot and this is one part of that deal. The first part was a land swap, but this is the performance agreement portion entered into by the City, the EDC and JMDH Real Estate. For a 10-year period we would refund the sales tax and taxes on the property they developed and built on. Looking at the numbers in collaboration with the City Controller's Office as well as the Mayor's Office it was determined that it is better to go ahead and do the one-time payment of \$289k because in the last 14 months we would have to repay them approximately \$184k. The one-time payment does not release them from having to submit the required documentation each year for the duration of the agreement terms. The amount equivalent to the one time payment is already allocated in the FY 2023 budget so it will not lead to any additional commitment to the budget, but it does require approval from the board. Marilyn asked if this is part of the negotiation to get Restaurant Depot to not build on the land that they wanted to build on and to build somewhere else where it wouldn't be in the middle of a neighborhood. She asked if the land swap was also a part of this to incentivize them to not do what they were going to do. Rick G. responded that she was correct. He added that the second part of the incentive is in the form of refunding their ad valorem taxes and sales tax, not exceeding the \$289k over a 10 year period. As he mentioned before, the total for the last 14 months alone equates to approximately \$184k so with the recommendation from the Controller's and Mayor's Office the one-time lump sum payment is being brought forward for approval. Rick Lord asked if this will be the final action on this to which Rick G. responded that as far as our payments this will be the final action, but JMDH will still be required to provide documentation for the next 9 years so they will still have action on their end to complete.

Agenda Item Eleven: Report by Executive Director

Private LTE: Rick touched briefly on this project again and reiterated that financially speaking this is the best option to go with out there at the Convention Center and it gives us more control over how and who will be using the private LTE. This will help vendors during the Rodeo, Strawberry Festival and other events at their point of sale to make sure they can process their payments. This is part 1 of the project, part 2 will be the golf course. He added that they also have the same issues with point of sale and as far as he knows at this point, they are still on dial-up, so when someone goes to pay for something it's a long process. When the project is 100% complete it's going to be the convention center and the golf course. The signal will shoot over from the convention center to a water tower and then the golf course which will provide them wi-fi and enable them to process payments. He added that he thinks at some point in time they will be putting a restaurant out there so it's going to help bring that restaurant to the golf course as well. Pasadena Memorial Plaza: He stated this project has been in discussion for the past couple of months that he's been with EDC and at this point they are just trying to get a design completed to see what this may look like and what the cost will be. At that point, depending on the information we get, we will evaluate and see if it's something that we can move forward with. He pointed out that the design phase is scheduled to be completed in 10 months. PEDC News: The EDC recently won an award for FY 2022 Top Supporter from the Choice Partners Co-op. He also recently joined the IMPACT Cohort of 2023 through a bus tour of Pasadena and a visit of City Hall. This was their first meeting as a group and they took a tour of Pasadena from Shaw all the way down to El Jardin. Miscellaneous Updates: HCA Houston Healthcare Southeast was recently nominated as an Enterprise Zone applicant; they are slated to invest \$18M+ into the HCA Hospital facility (aka Bayshore) and at the second location off the Beltway that was the previous Kindred Hospital. They are investing more money in our community and City Council approved their nomination at the meeting a few nights ago. Now it will go to the State, and if you are unfamiliar with the Enterprise Zone program it does not cost the City or the EDC any money as this is a state funded program. The refund comes from the state and does not take anything away from our City. Rick stated he has also been working with another company that in the next week or so will be leasing 431,000 sq. ft. of warehouse space off of Highway 225. The group effort between the City's Permit department and the EDC enabled the short window that they had to get the deal done to work out successfully. Rick Lord then asked if there was a time line as far as the Strategic Plan Update. Rick G. responded that we will be looking at the latest draft in the next week and hope to get something out for everybody to see around midweek or end of next week. Just looking at it briefly there is a lot of data that we already know, but it reinforces what needs to be worked on and it's all about collaborative work with the Mayor's Office, City Council and the EDC. It truly is the only way that we can move forward in Pasadena. He added that he's looking forward to working with everyone and seeing how far we can go.

Pre-board meeting adjourned at 3:28 pm.

PASADENA ECONOMIC DEVELOPMENT CORPORATION
Board Meeting
February 23, 2023, 3:28 p.m.
Minutes

Agenda Item One: Call to order

The Board meeting on February 23, 2023 for Pasadena Economic Development Corporation was called to order at 3:28 pm by Board President, Rick Lord.

Agenda Item Two: Invocation

Invocation given by Angela West, Board Member.

Agenda Item Three: Pledges

Pledges led by Efren Arjona, Board Member.

Agenda Item Four: Public Comments

No comments made by attendees.

Agenda Item Five: Approval of Minutes from December 8, 2022

Rick Lord called for a motion to approve the minutes from the meeting held on December 8, 2022. Marilyn Wilkins moved to approve the minutes, seconded by Emilio Carmona. MOTION CARRIED UNANIMOUS.

Agenda Item Six: Public Hearing

Public Hearing Opened at 3:34 pm

1. Consideration to approve an Amendment to the Annual Budget for the Fiscal Year 2023 to include:
 - a. Funding additional \$5,500,000.00 for Convention Center Facility Improvements (M025). Funds may be used for all costs associated with the planning, design/engineering, and construction of public infrastructure in and around the Convention Center complex, and other related improvements that enhance any of the items described by Sections 501.103 and 505.152, Local Government Code.
 - b. Funding additional \$500,000.00 for Quality of Life Projects (R051). Funds may be used for all costs associated with land, buildings, equipment, facilities, and improvements found by the board of directors to be required or suitable for use for public park purposes, including parks and park facilities, open space improvements, exhibition facilities, related automobile parking facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items described by Sections 501.103 and 505.152, Local Government Code.
2. Consideration to negotiate and execute an agreement with Crosspoint Communications a Division of Mobile Communication America (BuyBoard #604-20) for configuration and implementation of a Private LTE (Wi-Fi) Network (CIP #M064) to

cover the Convention Center grounds in the amount of \$398,134.75 from the Convention Center Facility Improvements (M025) project account.

3. Consideration to negotiate and execute a professional services agreement with Binkley & Barfield DCCM for design services for the Pasadena Memorial Plaza Project (CIP #R094) in the amount not to exceed \$300,000.00 from the North Pasadena Redevelopment (M008) project account.

Public Hearing closed at 3:35 pm. No comments made by attendees.

Agenda Item Seven: Board Actions - Resolutions

- a. **PEDC RESOLUTION 23-001** – Consideration to approve an Amendment to the Annual Budget for the Fiscal Year 2023 to include:
 - i. Funding additional \$5,500,000.00 for Convention Center Facility Improvements (M025). Funds may be used for all costs associated with the planning, design/engineering, and construction of public infrastructure in and around the Convention Center complex, and other related improvements that enhance any of the items described by Sections 501.103 and 505.152, Local Government Code.

Ernesto Paredes made a motion to approve item i.), seconded by Marilyn Wilkins that PEDC Resolution 23-001, item i.) be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- ii. Funding additional \$500,000.00 for Quality of Life Projects (R051). Funds may be used for all costs associated with land, buildings, equipment, facilities, and improvements found by the board of directors to be required or suitable for use for public park purposes, including parks and park facilities, open space improvements, exhibition facilities, related automobile parking facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items described by Sections 501.103 and 505.152, Local Government Code.

Emilio Carmona made a motion to approve item ii.), seconded by Ernesto Paredes that PEDC Resolution 23-001, item ii.) be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- b. **PEDC RESOLUTION 23-002** – Consideration to accept the Financial Report of Investment Activities for the Fiscal Quarter ended December 31, 2022.

Marilyn Wilkins made a motion to approve, seconded by Emilio Carmona that PEDC Resolution 23-002 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- c. **PEDC RESOLUTION 23-003** – Consideration to authorize Staff to execute a nonprofit subscriber agreement with the Texas Association of School Boards, Inc. for participation in the BuyBoard purchasing program.

Marilyn Wilkins made a motion, seconded by Ernesto Paredes that PEDC Resolution 23-003 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- d. **PEDC RESOLUTION 23-004** - Consideration and action to approve a one-time payment to JMDH Real Estate of Pasadena, LLC, pursuant to a purchase and sale, development, and performance agreement (PSCC Reso. 18-045) in the amount of \$289,000.00.

Emilio Carmona made a motion, seconded by Ernesto Paredes that PEDC Resolution 23-004 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- e. **PEDC RESOLUTION 23-005** - Consideration to negotiate and execute an agreement with Crosspoint Communications a Division of Mobile Communication America (BuyBoard #604-20) for configuration and implementation of a Private LTE (Wi-Fi) Network (CIP #M064) to cover the Convention Center grounds in the amount of \$398,134.75 from the Convention Center Facility Improvements (M025) project account.

Ernesto Paredes made a motion, seconded by Marilyn Wilkins that PEDC Resolution 23-005 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- f. **PEDC RESOLUTION 23-006** - Consideration to negotiate and execute a professional services agreement with Binkley & Barfield DCCM for design services for the Pasadena Memorial Plaza Project (CIP #R094) in the amount not to exceed \$300,000.00 from the North Pasadena Redevelopment (M008) project account.

Emilio Carmona made a motion, seconded by Ernesto Paredes that PEDC Resolution 23-006 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

Agenda Item Eight: Report by Rick Guerrero, Executive Director

The report was given during the Pre-board meeting.

Agenda Item Nine: Comments by Board Members

Angela West – No comment.

Efren Arjona – No comment.

Ernesto Paredes – No comment.

Emilio Carmona – Stated he’s glad to see that everything is moving forward and stated he really likes the project for Pasadena Memorial Plaza. He thinks it’s going to be a big asset to Pasadena.

Marilyn Wilkins – Stated that she attended the State of the City for Pasadena and the State of the City for Deer Park and it was gratifying to hear both Cities say glowing things about the cooperation of the entire area with respect to the tornado response. The films and pictures of the devastation and of everybody rising to the occasion; from first responders to the community really makes us feel like we are living in the right place.

Rick Lord – Stated that if anybody was affected by the tornado he hopes that things are getting back on track; a lot of us were lucky enough to not have anything happen, but for the people that were affected he hopes things are getting better. He added that he’s glad to not have any people hurt.

Agenda Item Ten: Executive Session

****NOTE** 3:42 PM** – At this time, Board President Rick Lord announced that the Board would be “going behind closed doors” for an Executive Session.

- a. Convene in executive session pursuant to Section 551.072 and 551.087, Texas Government Code to deliberate the purchase, exchange, lease or value of real property and to deliberate regarding economic development incentives – Project #2002.

- b. Convene in executive session pursuant to Section 551.074, Texas Government Code to deliberate the appointment, employment, evaluation, reassignment, or duties – discussion of economic development staff.

Agenda Item Eleven: Reconvene into Regular Session

****NOTE** 4:08 PM** – At this time, President Rick Lord reconvened the Regular Board Meeting.

The Board will reconvene into Regular Session, pursuant to the provisions of Chapter 551 of the Texas Government Code, to take any action necessary regarding:

- a. Deliberation regarding real property – Project #2002.
- b. Deliberation regarding the appointment, employment, evaluation, reassignment, or duties – discussion of economic development staff.
 - There was no deliberation on item a. or b.

Agenda Item Twelve: Adjournment

Board President, Rick Lord called for a motion to adjourn the February 23, 2023 meeting at 4:10 pm. Ernesto Paredes moved, seconded by Marilyn Wilkins. MOTION CARRIED UNANIMOUS.