



**PASADENA ECONOMIC DEVELOPMENT CORPORATION**  
**Pre-Board Meeting**  
Conducted in the Pre-Council Conference Room at City Hall  
June 27, 2019, 3:00 p.m.  
**Minutes**

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**Members present:**

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

**Members Absent:**

**Others Present:**

Jeff Moore, Brown & Hofmeister, LLP (via conference call)  
Carlos Guzmán, Pasadena EDC Executive Director  
Rick Guerrero, Pasadena EDC Manager  
Suzette McDowell, Pasadena EDC Marketing Manager  
Robin Green, Public Works Director  
Karina Tomlinson, PEDC Assistant Secretary

**Call to Order**

The Pre-Board meeting for the June 27, 2019 Pasadena Pasadena Economic Development Corporation was called to order at 3:00 p.m. by President, Steve Cote.

**(4) Approval of Minutes**

- Steve Phelps asked if we could revise the minutes and add that EDC Counsel advised that it was ok for Marilyn to vote on the item regarding Bass & Meineke.
- Steve Cote asked Jeff Moore how he should word the motion and Jeff responded that the motion would be to “approve as revised.”

Pre-Board meeting Adjourned at 3:03 pm.

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**Agenda Item One: Call to order, roll call.**

The Board meeting on June 27, 2019 for Pasadena Economic Development Corporation was called to order at 3:03 pm by President, Steve Cote.

**Agenda Item Two: Invocation.**

Invocation given by Emilio Carmona, Board Secretary.

**Agenda Item Three: Pledge of Allegiance.**

Pledges led by Marilyn Wilkins, Board Treasurer.

**Agenda Item Four: Approval of Minutes**

Chairman, Steve Cote called for a motion to approve the minutes from the meeting held on May 23, 2019. Steve Phelps moved to approve the minutes as **revised** seconded by Rick Lord, MOTION CARRIED UNANIMOUS.

**Agenda Item Five: Public Comments**

No public comments were given by those in attendance.

**Agenda Item Six: Public Hearing**

Public Hearing opened at 3:04 pm.

- a. Consideration to approve and adopt the Proposed FY 20 Operating Budget.
  - No comments were made by those in attendance.

Public Hearing closed at 3:05 pm.

**Agenda Item Seven: Project Status Update from Robin Green, Director of Public Works**

Robin stated that the recent weather conditions caused a lot of work to stop the last 30 days. Utility Developments continue to work on Preston and on Red Bluff. He asked if Carlos was going to talk about the high rise so he skipped over to Pasadena Blvd project. There was a meeting yesterday with the Harris County ROW group and we are down to 4 properties that have to be condemned of the 58 in total. They are still talking about 2020 being the begin of construction. Richey Rd is ahead of schedule in time and dollars. They are looking at putting some decorative lighting down Richey. May also replace the street signs down there with something like a corridor concept. This just came up 2 hours ago. Specifically Richey Elementary was discussed to possibly have some of the elementary kids do some art work to brighten up the area. Steve Cote asked where this came from or if it was just discussion. Carlos responded that it was just discussion;

staff input and some elected officials that want to see something more than just the road. Shaw Street construction was awarded, but we have not given the notice to proceed because there are some configurations that are being updated. Traffic Mobility Improvements continue to move along. The Fairmont Waterline they finally made all the tie ins and will finish up in a couple of weeks.

#### **Agenda Item Eight: Report by Carlos Guzman, Executive Director**

Carlos directed the Board to tab number 5 pointing out the Activity Report showing staff activity for the month. He continued with the PowerPoint and started with the Bank Building demolition. The official press release including implosion date will be released next week. Staff is working on the details with D.H. Griffin. There has been a lot of media coverage, and as a result we have been contacted by a big network show that focuses on the science behind the implosion of a site. Marilyn Wilkins asked if there is a chance we could have the recording to put on our media channels. Steve Cote added that we will have drones recording as well so we'll have a nice video. Carlos continued by saying that it's still all very preliminary and in discussions, but that could definitely be discussed with the show if it works out. There are many items coming up in the next couple of months. The BAHEP contract is up for renewal so expect that to come to the Board for approval next month or the month after. TIP Strategies will also be coming by for a "Report Card" to see how we are doing and to keep us accountable. We are wrapping up the Pasadena Blvd. Enhancement project so Clark Condon will also be doing a presentation as far as things that we can do to move the needle and improve the quality of life for the residents of North Pasadena. Cristina Womack shared a brief update of the IMPACT Pasadena program. She stated that the class is narrowing down their project and they hope to be able to present soon. They hope to attend the August Board meeting to hear from TIP as well and to have a chance to see the Board meeting. Upcoming events: Staff Sales Tax Workshop will be upcoming possibly in July with our own legal counsel, Jeff Moore conducting the class. On July 23<sup>rd</sup> there will be a legislative wrap up session reception hosted by BAHEP so if anyone is interested please let us know. (At this time Salvador Serrano stated he would like to attend.) There will be no July vacation! With the implosion of the Bank Building, people have been asking where they can get a brick as a memento. Because of this the City is thinking that since the EDC owns the property, the Board needs to take action to say, "We want to donate bricks to the City." The City will then sell the bricks and all of the proceeds will benefit the Pasadena Historical Society. *Marilyn asked if there was an idea of how many bricks there are? Suzette replied that the answer would not be known until the building comes down and then we will be able to determine what is salvageable. Marilyn commented that with the Pasadena Blvd. Enhancement project if there was a way to make crosswalks or memorialize the skyscraper in some way. There was some joking about that sounding like a Steering Committee.* Carlos added that the EDC counsel stated that the action is not necessary, but with the way the City functions, they want Board action, which will be at the next meeting. There are other things that we need to talk about that warrant having the July meeting so the vacation will be kept for later in the year.

#### **Agenda Item Nine: Board Action – Resolutions.**

- a. **PEDC RESOLUTION 19-021** – Consideration to approve and adopt the Proposed FY 20 Operating Budget.

Rick Lord made a motion to approve and adopt the Proposed FY 20 Operating Budget, Ernesto Paredes seconded that PEDC Resolution 19-021 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

**Agenda Item Ten: Comments by Board Members.**

**Rick Lord** – No comments.

**Salvador Serrano, Jr.** – Stated that IMPACT is a great program. “If you know anybody who wants to sign up for it, it’s an amazing program, life changing. Ken Phelps, Melinda Torrison, Rick, Cristina and her team have done an amazing job to make our experience awesome. I entered with a bunch of strangers and walked out with a family.” *Steve Cote then asked what date they need the next applicants by to which Cristina responded with some details and finalized by saying that announcement of the next class as well as the graduation of the current class will be at the Chamber’s Annual Gala on December 12<sup>th</sup>.*

**Marilyn Wilkins** – “As I was leading the pledges it occurs to me that we are about to have July the 4<sup>th</sup> and I’m just really proud and happy to be an American and I think everyone else in the room probably is too so I’m just being thankful.”

**Emilio Carmona** – No comments.

**Ernesto Paredes** – Stated he enjoyed the conference attended. “One point there is that this department has done so much in such a short period of time and there are some awards out there that they need to apply for because more than likely they will get them. The IMPACT program, the collaboration with industry and businesses. It took 20 years to get the building and all of that is a big accomplishment and we need to look into that so they can recognize us.”

**Steve Phelps** – Passed; stated that it’s his wife’s birthday and he appreciated the short meeting. That his wife would appreciate it too.

**Steve Cote** – “In light of seeing BAHEP’s legislative wrap up coming up, a few of us came back from the Economic Alliance wrap up with representatives and it was good to get an update and hear from all the senators and state reps. It was a good program out there at the convention center. I hope everybody got a copy of the Annual Report, I think Suzette did a good job.”

**Agenda Item Eleven: Executive Session**

**\*\*NOTE\*\* 3:21 PM** – At this time, President Steve Cote announced that the Board would be “going behind closed doors” for an Executive Session.

Convene in executive session pursuant to Section 551.087, Texas Government Code to deliberate regarding economic development negotiations for Business Attraction/Retention Projects.

- a. Convene in executive session pursuant to Section 551.072, Texas Government Code to deliberate the purchase, exchange, lease or value of real property – Project #1901.
  - Project not discussed.
- b. Convene in executive session pursuant to Section 551.072, Texas Government Code to deliberate the purchase, exchange, lease or value of real property – Project #1902.
- c. Convene in executive session pursuant to Section 551.072, Texas Government Code to deliberate the purchase, exchange, lease or value of real property – Project #1904.

- d. Convene in executive session pursuant to Section 551.087, Texas Government Code to deliberate regarding economic development negotiations for Business Attraction/Retention Projects – Project #1905.

**Agenda Item Twelve: Reconvene into Regular Session**

**\*\*NOTE\*\* 4:16 PM** – At this time, President Steve Cote reconvened the 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 economic development negotiations for Business Attraction/Retention Projects.
  - No action.
- b. Deliberation regarding economic development negotiations for Business Attraction/Retention Projects – Project #1901.
  - No action.
- c. Deliberation regarding real property – Project #1902
  - No action.
- d. Convene in executive session pursuant to Section 551.072, Texas Government Code to deliberate the purchase, exchange, lease or value of real property – Project #1904.
  - No action
- e. Convene in executive session pursuant to Section 551.087, Texas Government Code to deliberate regarding economic development negotiations for Business Attraction/Retention Projects – Project #1905.
  - No action.

**Agenda Item Thirteen: Adjournment.**

President, Steve Cote called for a motion to adjourn the June 27, 2019 meeting at 4:17 pm. Rick Lord moved, seconded by Ernesto Paredes. MOTION CARRIED UNANIMOUS.