



PASADENA ECONOMIC DEVELOPMENT CORPORATION

Pre-Board Meeting

July 7, 2022, 3:00 p.m.

Minutes

Members present:

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

Members Absent:

Steve Phelps

Others Present:

Jeff Moore, Brown & Hofmeister, LLP
Carlos Guzman, Pasadena EDC Executive Director
Sheena Salvino, PEDC Redevelopment Manager
Julianne Echavarria, PEDC Marketing Manager
Karina Tomlinson, PEDC Sr. Office Assistant

Call to order:

The Pre-Board meeting for the July 7, 2022 Pasadena Economic Development Corporation was called to order at 3:00 p.m. by Board President, Steve Cote.

Steve read through the Agenda briefly asking if there were any questions or comments.

Agenda Item Seven: Board Actions – Resolutions

- a. FY2023 Budgets: Carlos stated that this item had been discussed at the previous meeting and that it's very similar to previous years. That there are only a couple of changes to CIP. Richey Ph 2 emptied the Corridor Development account so there will be \$2M added to it. Because of the potential mall project, Pasadena Blvd. is being split up into two projects. Phase 1 will go from 225 to Jackson and once the mall project is defined it might go the rest of the way to Harris or all the way to Southmore. So we emptied the Phase 1 account and created a Phase 2 account which is what you see on the CIP budget today. The other thing is adding a couple million dollars to North Pasadena Redevelopment. Because we are doing the Strategic Plan Update there's always other projects that come on the North side it's always a good to have a cushion in case there's some unexpected project that may arise.
- b. Houston Parks Board Amendment #2: Carlos reminded the Board that a few years ago the City had acquired some property because they were going to extend Strawberry, there are still some parcels or easements left that we can acquire so that we can do the Little Vince project.
- c. Clark Condon Design/Engineering/Surveying/Permitting/CA: This is also part of the the Vince Bayou project and Carlos stated we just want to continue the work so that we can come back in 14-15 months for construction.
- d. Tangram (Wayfinding): This is directly from the Strategic Plan, but we had been holding off on this one to do some other developments before getting into this one. Sheena led the effort with

City staff to interview firms and select the best candidate. Mark Gardemal thanked Sheena for a job well documented process. Sheena added that everyone is excited to get this project moving forward and thanked everyone that participated.

Agenda Item Eight: Report by Executive Director

Monument Update: Carlos showed a picture of the monument that is almost complete. Landscaping is the final step towards completion. Shaw Ave. Update: Project is basically complete; Carlos shared a quote from one of the property owners. He added that he's working on other potential projects in the area. Projects Overview: Carlos showed the slide with the projects and where they stand on the Plan, Design, Build timeline. The Wayfinding, Pasadena Blvd. I and Richey St. II have had movement since the last meeting. The Wayfinding will go from planning to design if the item on today's agenda is approved. The Pasadena Blvd. I is in Harris County's court right now because of some verbiage change in the ILA. Richey St. II was approved at the last meeting so it will move to the build phase. The next slides covered 2 new potential projects. The first is a project led by TxDOT for landscaping along SH 225. They are looking to partner with Pasadena, La Porte and Deer Park. Plan & design is to be completed by each municipality and they will do the work at no cost. The City will take over the maintenance after 1 year. He stated we're trying to work with TxDOT to see what we can do to get the ball rolling and if necessary bring something at the next Board Meeting. The 2nd project he introduced is something more long term and he stated in order for this to happen we would need the City to be at the table. He mentioned that before inflation, the number being tossed around was \$50M to do Red Bluff which is a major corridor. The new number is closer to \$80M now. Pct 2 is working on improvements to Red Bluff corridor south of Spencer Hwy and there are some things they are looking at. They reached out to discuss opportunities to align redevelopment plans for the northern section of Red Bluff. He added that the EDC is not in a position to take on the cost so that the City would definitely have to be at the table. *Steve Cote asked if there was a time that we were waiting on this to be some part of a grant opportunity or qualify for federal money? Mark Gardemal added that in previous years the City applied for TIGER grants which are federally approved grants that would help fund it. He stated that he would look for is to see if TxDOT could help with off route projects as an alternate to the bridges that are going to be going up on the Beltway.* This is a multi-year and multi-phase project and is an opportunity for Pasadena to complete the planning and analysis phase. This may position City to take leverage work of County/Precinct 2.

Steve then finished reading through the agenda and finalized the pre-board meeting.

Pre-board meeting adjourned at 3:16 pm.

PASADENA ECONOMIC DEVELOPMENT CORPORATION
Board Meeting
July 7, 2022, 3:16 p.m.
Minutes

Agenda Item One: Call to order

The Board meeting on July 7, 2022 for Pasadena Economic Development Corporation was called to order at 3:16 pm by Board President, Steve Cote.

Agenda Item Two: Invocation

Invocation given by Rick Lord, Vice President.

Agenda Item Three: Pledges

Pledges led by Salvador Serrano, Jr.

Agenda Item Four: Public Comments

- No comments made by those in attendance.

Agenda Item Five: Approval of Minutes

Steve Cote called for a motion to approve the minutes from the meeting held on May 26, 2022. Marilyn Wilkins moved to approve the minutes seconded by Ernesto Paredes. MOTION CARRIED UNANIMOUS.

Agenda Item Six: Public Hearing

Public Hearing Opened at 3:18 pm

- a. Consideration to approve and adopt the Proposed FY 2023 Operating and CIP Budgets.

Public Hearing closed at 3:19 pm. No comments made by attendees.

Agenda Item Seven: Board Actions - Resolutions

- a. **PEDC RESOLUTION 22-014** – Consideration to approve and adopt the Proposed FY 2023 Operating and CIP Budgets.

Rick Lord made a motion to approve, seconded by Salvador Serrano, Jr. that PEDC Resolution 22-014 be passed, approved and adopted. MOTION CARRIED UNANIMOUS

- b. **PEDC RESOLUTION 22-015** – Consideration to authorize Staff to execute amendment #2 to a contract with Houston Parks Board (PEDC 21-030, PEDC 22-008), to complete the site acquisition for the Vince and Little Vince Bayou and on-street trails loop in the amount not to exceed \$177,460.00 (CIP# R066.)

Ernesto Paredes made a motion, seconded by Emilio Carmona that PEDC Resolution 22-015 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- c. **PEDC RESOLUTION 22-016** – Consideration to authorize Staff to negotiate and execute a contract with Clark Condon to complete the design/engineering, surveying, permitting, and

associated construction administration for the implementation of the Little Vince Bayou Bike/Ped trail in the amount not to exceed \$311,700.00 (CIP# R066.).

Emilio Carmona made a motion, seconded by Ernesto Paredes that PEDC Resolution 22-016 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- d. **PEDC RESOLUTION 22-017** – Consideration to authorize Staff to negotiate and execute a contract with Tangram Design, LLC to complete the Wayfinding Master Plan in the amount of \$79,000.00.

Salvador Serrano, Jr. made a motion, seconded by Rick Lord that PEDC Resolution 22-017 be passed, approved and adopted. MOTION CARRIED UNANIMOUS

Agenda Item Eight: Report by Carlos Guzman, Executive Director

Carlos provided the report during Pre-Board meeting.

Agenda Item Nine: Comments by Board Members

Rick Lord – No comments.

Salvador Serrano, Jr. – He stated that the Shaw St. project looks amazing! He’s had some people come by the office and talked to them about it. Some staff members from George Riesner’s office down the street have commented on how beautiful everything looks. They stated they love the murals. *Carlos added at this moment that there was a new mural put up in memorial to the Uvalde shooting victims that the City was not involved with.* He also added that the monument sign on 225 is amazing and he almost caused an accident trying to get a picture! He asked if we’re adding landscaping to it and Carlos responded that we are.

Marilyn Wilkins – She mentioned that years ago when the original landscaping was done to 225 there were a lot of palm trees and foliage, but after a lot of winters of freeze and hot summers they disappeared. Now there are some foundations of structure that will be nice to see green again.

Emilio Carmona – No comment.

Ernesto Paredes – He wanted to say that he passed by Shaw St. and that it’s really showing that things are going on and more is coming. Carlos added that the underpass lighting is coming up next. Ernesto added that it will take us over the hump and he said everyone is doing a good job!

Steve Cote - No comments made.

Agenda Item Ten: Executive Session

****NOTE** 3:25 PM** – At this time, Board President Steve Cote announced that the Board would be “going behind closed doors” for an Executive Session.

- 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 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.
- c. Convene in executive session pursuant to Section 551.087, Texas Government Code to deliberate regarding economic development incentives – Project #2202.
- d. 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** 4:21 PM** – At this time, President Steve Cote 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 economic development negotiations for Business Attraction/Retention Projects.
- b. Deliberation regarding real property – Project #2002.
- c. Deliberation regarding economic development initiatives – Project #2202.
- d. Deliberation regarding economic development staff.

PEDC RESOLUTION 22-018 – Consideration to authorize a salary increase for the Executive Director on the terms as discussed in Executive Session.

Rick Lord made a motion, seconded by Salvador Serrano, Jr. that PEDC Resolution 22-018 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

Agenda Item Twelve: Adjournment

Board President, Steve Cote called for a motion to adjourn the July 7, 2022 meeting at 4:22 pm. Rick Lord moved, seconded by Ernesto Paredes. MOTION CARRIED UNANIMOUS.