



PASADENA ECONOMIC DEVELOPMENT CORPORATION

Public Hearing

May 28, 2026, 3:00 p.m.

Members Present:

Rick Lord, President
Marilyn Wilkins, Vice President
Ernesto Paredes, Secretary
Efren Arjona
Angela West

Members Absent:

Salvador Serrano, Jr., Treasurer

Others Present:

Jeff Moore, Brown & Hofmeister, LLP (via Zoom)
Arturo Marquez, PEDC Director
Karina Tomlinson, PEDC Manager
Julianne Echavarria, PEDC Marketing Manager
Dr. Jo Anne Estrada, Visit Pasadena Manager
Yolanda Vegas de Eaves, Sr. Office Assistant

Public Hearing:

Public Hearing opened at 3:00 pm

Consideration to authorize Staff to negotiate and execute an agreement with TWL Construction for the construction of the Little Vince Bayou Greenway project (CIP# R086) in the amount of \$971,048.40 with a 5% contingency of \$48,552.42 for a total appropriation of \$1,019,600.82 from the Vince Bayou Greenway (R066) project account.

Public Hearing closed at 3:01 pm. No comments made by attendees.



PASADENA ECONOMIC DEVELOPMENT CORPORATION

Board Meeting

May 28, 2026, 3:01 p.m.

Minutes

Members Present:

Rick Lord, President
Marilyn Wilkins, Vice President
Ernesto Paredes, Secretary
Efren Arjona
Angela West

Members Absent:

Salvador Serrano, Jr., Treasurer

Others Present:

Jeff Moore, Brown & Hofmeister, LLP (via Zoom)
Arturo Marquez, PEDC Director
Karina Tomlinson, PEDC Manager
Julianne Echavarria, PEDC Marketing Manager
Dr. Jo Anne Estrada, Visit Pasadena Manager
Yolanda Vegas de Eaves, Sr. Office Assistant

Agenda Item One: Call to order

The Board meeting on May 28, 2026, for Pasadena Economic Development Corporation was called to order at 3:01 pm by Board President, Rick Lord.

Agenda Item Two: Invocation

Invocation given by: Marilyn Wilkins, Board Vice President.

Agenda Item Three: Pledges

Pledges led by: Ernesto Paredes, Board Secretary.

Agenda Item Four: Public Comments

Public comment was given by Samuel Swart of Swart Architects.

Agenda Item Five: Approval of Minutes from April 23, 2026

Rick Lord called for a motion to approve the minutes from the meeting held on April 23, 2026. Ernesto Paredes moved to approve the minutes, seconded by Marilyn Wilkins. MOTION CARRIED UNANIMOUS.

Agenda Item Six: Presentation and Discussion by Mike Horvath from Adaptive Program Management, LLC

Mike Horvath presented the firm's review of the Convention Center Design process.

Agenda Item Seven: Presentation and Discussion on the Proposed FY 2026-2027 Type B Corporation Budget

Arturo Marquez, EDC Director, presented the proposed budget for FY2027.

Agenda Item Eight: Board Actions – Resolutions

Board President Rick Lord opened the Public Hearing at 4:29pm.

There were no comments from the public.

Board President Rick Lord closed the Public Hearing at 4:29pm.

- a. **PEDC RESOLUTION 26-011** – Consideration to authorize Staff to take all appropriate action on a Façade Forward Program application filed by the following:

1. Public hearing and approval authorizing a Façade Forward application filed by Mohamed Aly of P1 Holdings LLC totaling \$50,000.00 to make exterior improvements to the building located at 2404 Spencer Highway.

Ernesto Paredes made a motion, seconded by Marilyn Wilkins that PEDC Resolution 26-011 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- b. **PEDC RESOLUTION 26-012** – Consideration for the Board to call a public hearing on June 25, 2026, to allow public comment regarding the proposed FY 2027 Budget.

Marilyn Wilkins made a motion, seconded by Efren Arjona that PEDC Resolution 26-012 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- c. **PEDC RESOLUTION 26-013** – Consideration and action to approve a Board of Directors Retreat in the amount of \$11,500.

Ernesto Paredes made a motion, seconded by Angela West that PEDC Resolution 26-013 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- d. **PEDC RESOLUTION 26-014** - Consideration to authorize Staff to negotiate and execute an agreement with Clark Condon to provide Construction Phase Services for the Vince Bayou Trail Phase I Project (CIP# R075) in the amount of \$186,145.00 from the Vince Bayou Greenway Project account (R066).

Marilyn Wilkins made a motion, seconded by Ernesto Paredes that PEDC Resolution 26-014 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- e. **PEDC RESOLUTION 26-015** - Consideration to authorize Staff to negotiate and execute an agreement with TWL Construction for the construction of the Little Vince Bayou Greenway project (CIP# R086) in the amount of \$971,048.40 with a 5% contingency of \$48,552.42 for a total appropriation of \$1,019,600.82 from the Vince Bayou Greenway (R066) project account.

Marilyn Wilkins made a motion, seconded by Ernesto Paredes that PEDC Resolution 26-015 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

Agenda Item Nine: Report by Director of Economic Development

Arturo Marquez, EDC Director, along with staff, provided a monthly update on PEDC and Visit Pasadena.

Agenda Item Ten: Comments by Board Members.

Marilyn Wilkins – She noted that Memorial Day just passed and thanked everyone, in the community and their families, who have served.

Efren Arjona – He thanked everyone for doing a great job.

Ernesto Paredes – He thanked everyone for their work.

Angela West – She noted that she does not take the information given lightly and will go through it in detail.

Rick Lord – He appreciates everyone for attending.

Agenda Item Eleven: Executive Session

****NOTE** 4:51 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 the provisions of Chapter 551 of the Texas Government Code in accordance with the authority contained in Section 551.071, regarding pending or contemplated litigation concerning the Design-Build agreement with Way-Tech, Inc., a Texas corporation.

Agenda Item Twelve: Reconvene into Regular Session

****NOTE* 5:10 PM** - At this time, Board 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 the Executive Session:

- a. Deliberation regarding pending or contemplated litigation concerning the Design-Build agreement with Way-Tech, Inc., a Texas corporation.
 - There was no deliberation on this item.

Agenda Item Thirteen: Adjournment

Board President, Rick Lord called for a motion to adjourn the May 28, 2026, meeting at 5:11pm. Marilyn Wilkins moved, seconded by Ernesto Paredes. MOTION CARRIED UNANIMOUS.