



PASADENA ECONOMIC DEVELOPMENT CORPORATION

Board Meeting

August 27, 2026, 3:00 p.m.

Minutes

Members Present:

Rick Lord, President
Marilyn Wilkins, Vice President
Ernesto Paredes, Secretary
Salvador Serrano, Jr. Treasurer
Efren Arjona
Angela West
Jesse San Miguel

Members Absent:**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 for the August 27, 2026 Pasadena Economic Development Corporation was called to order at 3:00 pm by Board President, Rick Lord.

Agenda Item Two: Invocation

Invocation given by: Angela West, Board Member.

Agenda Item Three: Pledges

Pledges led by: Marilyn Wilkins, Board Vice President.

Agenda Item Four: Acceptance of the sworn statement

Read by Notary Public of Texas/EDC Manager Karina Tomlinson, and accepted by Jesse San Miguel.

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

Administered by Notary Public of Texas/EDC Manager Karina Tomlinson to Jesse San Miguel.

Agenda Item Six: Public Comments

No comments made by any attendees

Agenda Item Seven: Financial Report by Lindsay Koskiniemi, City Controller

In the absence of Lindsay Koskiniemi, City Controller, Carla Soriano, from the City Controller's Office, presented an update to the Board regarding PEDC's financial status and expenditures for the fiscal quarter ending June 30, 2026.

Agenda Item Eight: Approval of Minutes from June 25, 2026

Rick Lord called for a motion to approve the minutes from the meeting held on June 25, 2026. Marilyn Wilkins made a motion to approve the minutes, seconded by Angela West. MOTION CARRIED UNANIMOUS.

Agenda Item Nine: Board Actions – Resolutions

- a. **PEDC RESOLUTION 26-018** – Consideration to accept the Financial Report of Investment Activities for the Fiscal Quarter ended June 30, 2026.

Ernesto Paredes made a motion, seconded by Jesse San Miguel that PEDC Resolution 26-018 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- b. Consideration to authorize Staff to negotiate and execute an Economic Development Service Agreement renewal with Bay Area Houston Economic Partnership (BAHEP) in the amount of \$35,000.00.

Jesse San Miguel made a motion to table this item, seconded by Ernesto Paredes. MOTION CARRIED UNANIMOUS.

- c. **PEDC RESOLUTION 26-019** – Consideration and action authorizing final payment to Crosspoint Communications a Division of Mobile Communication America, for the Private LTE (Wi-Fi) Network at the Pasadena Municipal Golf Course grounds (CIP #R00095) in the amount of \$19,078.57 from the Quality of Life (R00051-9950-790504) project account.

Ernesto Paredes made a motion, seconded by Marilyn Wilkins that PEDC Resolution 26-019 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- d. Consideration and action for the Board to approve a one-time maintenance fee for the Private LTE (Wi-Fi) Network at Pasadena Municipal Golf Course and Pasadena Convention Center in the amount of \$30,644.36.

Ernesto Paredes made a motion, seconded by Efren Arjona. Motion failed as follows:

"Ayes": Ernesto Paredes, Efren Arjona, Salvador Serrano, Jr.

"Nays": Marilyn Wilkins, Angela West.

"Abstain": Jesse San Miguel

"Non- Vote: Rick Lord

- e. **PEDC RESOLUTION 26-020** - Authorize the PEDC Board Chairman to execute a Letter of Support for the consideration of Census Tract 3242, Harris County, Texas, for designation under the Texas Opportunity Zone 2.0 Program.

Marilyn Wilkins made a motion, seconded by Ernesto Paredes that PEDC Resolution 26-020 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- f. **PEDC RESOLUTION 26-021** - Consideration to authorize Staff to negotiate and execute a professional services agreement with Cleary Zimmermann Engineers for electrical engineering services in the amount not to exceed \$75,000.00 for the Pasadena Convention Center Parking Lot (CIP #M00072) infrastructure improvements from the Convention Center Facility Improvement (M00025-9950-790504) project account.

Ernesto Paredes made a motion, seconded by Jesse San Miguel that PEDC Resolution 26-021 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- g. **PEDC RESOLUTION 26-022** - Consideration to authorize Staff to negotiate and execute professional services agreement with SWA for the preparation of a comprehensive Master Plan for the proposed Entertainment District in the amount not to exceed \$370,000.00.

Marilyn Wilkins made a motion, seconded by Ernesto Paredes that PEDC Resolution 26-022 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- h. **PEDC RESOLUTION 26- 023** - Consideration to authorize staff to negotiate and execute an agreement with Arrowhead Creative Co. for professional services related to marketing and content services in the amount of \$40,200.00.

Ernesto Paredes made a motion, seconded by Efren Arjona that PEDC Resolution 26-023 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- i. *Board President Rick Lord opened the Public Hearing at 3:41 pm.*

There were no comments from the public.

Board President Rick Lord closed the Public Hearing at 3:42 pm.

PEDC RESOLUTION 26-024 - Conduct public hearing and consideration and action to authorize the expenditure of funds from R00066-9950-790504 in an amount not to exceed \$2,389,394.27 for PEDC's committed matching share of the Vince Bayou Trail Phase I Project (CIP # R00075), in conjunction with grant funding awarded to the City of Pasadena by Harris County.

Marilyn Wilkins made a motion, seconded by Ernesto Paredes that PEDC Resolution 26-024 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

Agenda Item Ten: Report by Arturo Marquez, Director

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

Agenda Item Eleven: Comments by Board Members.

Salvador Serrano – He thanked all the city and EDC employees for all their work. He thanked everyone in the audience for being present.

Marilyn Wilkins – She commented on being exciting seeing things that are going on in the city and the direction they are moving on.

Efren Arjona – He welcomed Jesse San Miguel to the board. He thanked everyone for their work.

Ernesto Paredes – He thanked everyone for attending the meeting and welcomed Jesse San Miguel to the Board.

Jesse San Miguel – He thanked the EDC Board and stated that he was excited to be a part of it.

Angela West – She welcomed Jesse San Miguel to the EDC Board.

Rick Lord – He thanked everyone for attending the meeting and congratulated Jesse San Miguel on being appointed to the Board.

Agenda Item Twelve: Executive Session

****NOTE** 4:16 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 - *Way-Tech, Inc. v. Pasadena EDC*.
- b. Convene in executive session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.072 to deliberate the purchase, exchange, lease, or value of real property – Project Apollo.

Agenda Item Thirteen: Reconvene into Regular Session

****NOTE* 4:40 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 - *Way-Tech, Inc. v. Pasadena EDC*.
 - There was no deliberation on this item.
- b. Deliberation regarding real property – Project Apollo.
 - **PEDC 26-025** – Salvador Serrano, Jr. made a motion to authorize Pasadena Economic Development Corporation Staff to take all actions necessary to authorize an appraisal of the real property on the terms as discussed in executive session, seconded by Marilyn Wilkins. MOTION CARRIED UNANIMOUS.

Agenda Item Fourteen: Adjournment

Board President, Rick Lord called for a motion to adjourn the August 27, 2026, meeting at 4:41pm. Ernesto Paredes moved, seconded by Angela West. MOTION CARRIED UNANIMOUS.