



PASADENA ECONOMIC DEVELOPMENT CORPORATION

Pre-Board Meeting

August 25, 2022, 3:02 p.m.

Minutes

Members present:

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

Members Absent:

Ernesto Paredes

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 August 25, 2022 Pasadena Economic Development Corporation was called to order at 3:02 p.m. by Board Vice President, Rick Lord.

Rick read through the agenda and stopped to allow for presentation and questions.

Agenda Item Seven: Public Hearing

At this time, Carlos had a short presentation. He began with the Convention Center complex and stated that it is a continuation of the previous board meeting and some items considered at meetings in the last year or so. He reminded everyone that the Convention Center is a Catalyst Project (Section 4 of the Strategic Plan) and the EDC is partnering with the City to expedite additional improvements that include paving, parking, drainage and electrical. He showed a slide depicting what was approved at the previous meeting as a reminder. *At this time there was a connection interruption but after a minute or so was reconnected. Carlos continued by going over the next item for improvement which is Campbell Hall. It was build in the 70's and is an outdated venue. There are cracks in the floor, concrete walls are damaged and shifted and there are also frequent flooding issues. At this time, internet connection failed again and Carlos had to call Jeff Moore and put him on speaker phone so that the meeting could continue.* He continued with his presentation stating that when we first started looking at Campbell Hall there were a lot of issues and the possibility of doing a new one came up and also moving it closer to Red Bluff. Carlos then asked Mike Cade who is the Director of the Convention Center what some of the issues are with the current Campbell Hall and what a new hall would mean for the Convention Center. Mike pointed out in some of the pictures where you could see cracks in the foundation and damage done to the building from multiple flooding incidents. He added that they have done so well renting out the convention center that this is getting a lot of usage now. He feels a new building would help facilitate the needs of their clients. Carlos then continued with his presentation adding that the City and EDC are looking at a new location closer to Red Bluff. An added benefit is creating a bigger plaza

between the Rodeo and Campbell Hall. At the previous meeting, a contract with HR Green was approved for the other design and we want PGAL to work together as soon as possible to maximize investments. He then asked Robin Green to provide a little bit of insight on the firm PGAL and the contract pricing, etc. *Robin stated that they have been around a long time and he's dealt with them for over 20 years. They are currently designing the Pasadena Police Annex and previously did the crime lab. He stated their fee is very reasonable. Marilyn Wilkins asked if because of the size of the projects was this not an RFP situation. She wanted to make sure everything that was supposed to have been done, was. Robin responded that advertisements are when a project is federally funded. Rick Lord then asked the EDC Attorney, Jeff Moore if a contract for professional services can be awarded to a company with a good record instead of going through the bidding process. Jeff stated that the Professional Services Procurement Act allows Cities and other entities to contract with engineers, etc. based on their competence and qualifications. It can't necessarily be competitively bidden. You're supposed to identify who is most qualified and then negotiate a fair and reasonable price for that professional service. Marilyn thanked Jeff for that clarification and stated it helped her understand this process better. Carlos finalized by stating there are 2 additional items on the Agenda. One item is a quarterly administrative item and the last is the renewal for BAHEP. Steve Phelps asked Dan Seal about the legislation that recently passed in regard to the Ike Dike. He wanted to know if the amount that was mentioned of \$30 Billion was real. Dan responded that it is a high number used as more of a worst case, but he's excited because they are as close as they have been since 2008 to get funding for the Ike Dike.*

Rick Lord finished reading through the Agenda and concluded the Pre-Board meeting.

Pre-board meeting adjourned at 3:18 pm.

PASADENA ECONOMIC DEVELOPMENT CORPORATION
Board Meeting
August 25, 2022, 3:18 p.m.
Minutes

Agenda Item One: Call to order

The Board meeting on August 25, 2022 for Pasadena Economic Development Corporation was called to order at 3:18 pm by Board Vice President, Rick Lord.

Agenda Item Two: Invocation

Invocation given by Emilio Carmona, Board Member.

Agenda Item Three: Pledges

Pledges led by Rick Lord, Vice President.

Agenda Item Four: Public Comments

- No comments made by those in attendance.

Agenda Item Five: Approval of Minutes from July 7, 2022

Rick Lord called for a motion to approve the minutes from the meeting held on July 7, 2022. Marilyn Wilkins moved to approve the minutes seconded by Salvador Serrano, Jr. MOTION CARRIED UNANIMOUS.

Agenda Item Six: Approval of Minutes from Special Meeting August 5, 2022

Rick Lord called for a motion to approve the minutes from the special meeting held on August 5, 2022. Salvador Serrano, Jr. moved to approve the minutes seconded by Steve Phelps. MOTION CARRIED UNANIMOUS.

Agenda Item Seven: Public Hearing

Public Hearing Opened at 3:20 pm

- a. Consideration to authorize Staff to negotiate and execute a contract with PGAL to complete design, bid and construction phase services for the Campbell Hall Rebuild Project in the amount not to exceed \$380,000.00 (CIP# M058) from the Convention Center Facility Improvements (M025) project account.

Public Hearing closed at 3:21 pm. No comments made by attendees.

Agenda Item Eight: Board Actions - Resolutions

- a. **PEDC RESOLUTION 22-020** – Consideration to accept the Financial Report of Investment Activities for the Fiscal Quarter ended June 30, 2022.

Marilyn Wilkins made a motion to approve, seconded by Salvador Serrano, Jr. that PEDC Resolution 22-020 be passed, approved and adopted. MOTION CARRIED UNANIMOUS

- b. **PEDC RESOLUTION 22-021** – Consideration to authorize Staff to negotiate and execute an Economic Development Service Agreement with Bay Area Houston Economic Partnership (BAHEP) in the amount of \$35,000.00.

Emilio Carmona made a motion, seconded by Steve Phelps that PEDC Resolution 22-021 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- c. **PEDC RESOLUTION 22-022** – Consideration to authorize Staff to negotiate and execute a contract with PGAL to complete design, bid and construction phase services for the Campbell Hall Rebuild Project in the amount not to exceed \$380,000.00 (CIP# M058) from the Convention Center Facility Improvements (M025) project account.

Emilio Carmona made a motion, seconded by Salvador Serrano, Jr. that PEDC Resolution 22-022 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

Agenda Item Nine: Report by Carlos Guzman, Executive Director

Carlos provided updates on current and new projects. Monument Update: Landscaping is final step towards completion; depending on the weather they hope to complete in 2 weeks. Shaw Ave. Revitalization: There is a tour of Shaw Ave. on YouTube; there was a news release distribution, coverage on GHP and the Houston Chronicle. We are very excited on the reach that the project has had. Vince Bayou Greenway: Carlos asked the Parks Director, Jed Aplaca to share about the recent open house that took place at Strawberry Park and was hosted by Houston Parks Board & City Parks Department. Jed stated there was about 45 people in attendance where they held a public forum to hear citizen suggestions/concerns that included: emergency call boxes, rest areas for police cars or bike patrols and potential solar lighting along the trail. Strategic Plan Update: The consultants were in town this week, he thanked Cristina for hosting them at the Chamber and Dan Seal for being a Steering Committee member. He added that they talked to a lot of community stakeholders. The consultants were very pleased with all of the work and initiatives that have been implemented in the last 4 years. They will be returning in the next couple of months, but we hope that by late this year or early next year to have final recommendations that will help us with new projects. There are some things that still haven't been done, so we want to make sure it makes sense to keep them on the Strategic Plan or drop them. There are also new or different things that happen that we need to add to the Strategic Plan as well. He then proceeded with the New Projects. First is the Livable Centers Study II: The 1st meeting was 2 weeks ago, they will be putting together a steering committee and that will kick off really soon. This Study is along the hospital district where there are a lot of investments taking place right now so we're looking for ways to maximize that investment. It is a long process so preliminary recommendations will not be available until 2023 budget season for FY'24. Wayfinding Project: Contract has been executed and Staff is working with the Consultant to establish a project schedule and deliverables. Underpass Lighting Project: We anticipate installation in the 4th quarter. 50% drawings complete and are being reviewed by TxDOT and Public Works & Engineering. PEDC and PW&E are coordinating installation of electricity and metal fabrication is well underway. Quality of Life: The rationale behind these QoL projects is they are an on-going community priority. They were brought up in the original strategic plan, the Parks Dept Master Plan and the Livable Centers Study of Historic Pasadena. Some projects like this that we've done before include the Preston Crenshaw Park that was part of the Restaurant Depot agreement and of course the Vince Bayou and Little Vince Bayou trails. Carlos asked if there was anything Jed wanted to share regarding the park and he showed some preliminary designs and concepts that were funded through the EDC. Jed stated they are in the process of working with a landscape architect company and he hopes to bid out in the next several months. He pointed out that those projects will be funded by the City. Next, Carlos proceeded with the Vince Bayou Trails that began in 1992 and we're working on with opportunities to leverage City investments. The next slide was of the Little Vince Bayou proposed trail that we will be working on as well. The following slide brought forward 3 potential projects: Parks in the Shaw Are that would complement existing initiatives; Holly Bay which serves as a hub to access the Armand Bayou Hike and Bike trail; and old City Hall looking for ways to connect LVB trail to a proposed park. There are 2 parks in the Shaw area and he mentioned that we have spent quite a bit of money up there fixing it up, but those

parks need a lot of help. We're doing the roads, the lighting and trying to make it a new destination and this Friendship Gardens Park is one of the parks that needs sidewalks and paths renewed; benches and seating area and the landscape needs to be taken out and replanted. Crane Park is the other park with things that they need as well. Carlos asked Jed to tell the Board about the parks in the Shaw area. Jed started by stating that the parks in that area are some of the older parks in the City. Now that Shaw looks nice and updated, the parks need to reflect that so they are working on identifying projects to help beautify and refresh these parks a little bit. *Marilyn commented that they have talked about parking in the north part of Pasadena for a long time and she knows the EDC attorney has mentioned we cannot build parking lots, but we can build parking lots next to parks. She asked if there is a limitation as far as how big those parking lots can be. Jeff Moore added that parks are a little bit different so there is a bit more authority to do park related facilities, including parking and the statute doesn't really limit the size of that parking.* Carlos then continued to the next slide, which was Holly Bay Park and had Jed provide some details regarding the park and what the needs are there. Jed stated it is a key facility that serves as a hub to access the Armand Bayou Hike and Bike trail. Carlos then moved on to the next project which is the furthest away. When the City demolished the old city hall they made plans to build a park there, so Staff will explore opportunities in the future to connect LVB trail. He finalized his presentation by stating that Holly Bay Park improvements will be coming to the board for consideration and other improvements will be considered as projects progress.

Agenda Item Ten: Comments by Board Members

Salvador Serrano, Jr. – Stated that the Monument sign looks amazing! He feels that it sets the groundwork for saying that we are remodeling in the City of Pasadena and there are facelifts all across the City. He added that the Shaw District looks amazing as well and he knows that they desperately need a restaurant up there. He asked if we know how many residents still live back there. He thinks the Underpass lighting will be amazing and that it will make the area walkable for the residents there. The park upgrades are going to be really good and he added that most of his life was spent in parks because growing up they didn't have much money and going to parks is free. He added that his grandfather took care of Strawberry Park for 30 years and his dad 25 years for Sanitation so these parks are sentimental to him because he's been in Pasadena his whole life and joked that he wanted a brick from Campbell Hall.

Carlos added that next month we will be bringing a TxDOT item to the board.

Marilyn Wilkins – Stated her kids grew up going to events at Campbell Hall and the Strawberry Festival and joked about getting a brick too. *At this time they joked that everyone on the Board should get a brick.*

Emilio Carmona – He stated that everything is going good and looking good!

Steve Phelps – Wanted to ask Mike Cade if it was in 83 or 84 when Campbell Hall was built. He added that there is a number of people from that time that made it happen and he feels its great that we get the chance to make improvements. He also took the opportunity to thank Carlos, Sheena and staff for an outstanding job they have been doing.

Rick Lord – Also wanted to thank Staff for all of the work they are doing. He stated that Campbell Hall has been hosting a lot of things out there for a long time and stated it would be nice to see some upgrades and looks forward to it.

Agenda Item Eleven: Executive Session

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

- a. Convene in executive session pursuant to Section 551.087, 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.

Agenda Item Twelve: Reconvene into Regular Session

****NOTE** 4:17 PM** – At this time, Vice 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 economic development negotiations for Business Attraction/Retention Projects.
- b. Deliberation regarding real property – Project #2002.

PEDC RESOLUTION 22-023 – Consideration to authorize the execution of an Assignment of a Real Estate Sales Contract on the terms as discussed in Executive Session.

Marilyn Wilkins made a motion, seconded by Salvador Serrano, Jr. that PEDC Resolution 22-023 be passed, approved and adopted. *Emilio Carmona abstained from vote on this item.* MOTION CARRIED.

PEDC RESOLUTION 22-024 – Consideration to authorize PEDC Staff to take all actions necessary to authorize an appraisal of the real property on the terms as discussed in executive session.

Steve Phelps made a motion, seconded by Salvador Serrano, Jr. that PEDC Resolution 22-024 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- c. Deliberation regarding economic development initiatives – Project #2202.

Agenda Item Thirteen: Adjournment

Board Vice President, Rick Lord called for a motion to adjourn the August 25, 2022 meeting at 4:10 pm. Salvador Serrano, Jr. moved, seconded by Marilyn Wilkins. MOTION CARRIED UNANIMOUS.