



PASADENA ECONOMIC DEVELOPMENT CORPORATION

Pre-Board Meeting

August 28, 2025, 3:00p.m.

Minutes

Members Present:

Rick Lord, President
Salvador Serrano, Jr. Treasurer
Ernesto Paredes, Secretary
Angela West
Elaine Domec

Members Absent:

Marilyn Wilkins, Vice President
Efren Arjona

Others Present:

Jeff Moore, Brown & Hofmeister, LLP (via Zoom)
Karina Tomlinson, Interim Executive Director
Julianne Echavarria, PEDC Marketing Manager
Yolanda Vegas de Eaves, Sr. Office Assistant

Call to order:

The Pre-Board meeting for the August 28, 2025, Pasadena Economic Development Corporation was called to order at 3:00 p.m. by Board President, Rick Lord.

He read through the items on the agenda stopping at the below.

Agenda Item Seven: Desing Update by Samuel Swart of Swart Architects

Sam Swart presented slides about the Pasadena Convention Center's upcoming additions and renovations, along with budgeting options. There are a couple of concepts for the expansion. The first one was presented at the stakeholder meetings. We got feedback and created another concept. Both are concepts. They are not designs, just arraignment of spaces that might fit this new addition to the existing building. The first slide shows the original design for the previously proposed Arena. The next slide shows the first concept that shows the new addition. S. Swart described the structural design, foundation, columns and space distribution. Both floors will be joined by rolled up doors, with space for meeting rooms and support rooms. There will be a minor remodeling to the existing Convention Center. The total square footage will be around 36,000SF. *R. Lord asked if he could explain the existing couple of drawbacks.* S. Swart responded, there is an existing wall, which is the outside of the old Convention Center with columns and structure and that must stay. He spoke with the engineer about how much the walls can be opened up, but the columns must stay. This would be a probable cost of \$1M. The new building is seven inches higher than the existing building. We will need to have steps and ramps. *R. Lord responded, those seven inches are a big one and the wall, as well.* Overall, this new building will be 49,600SF, if we want to make it bigger, we can move one bay over or it can be made smaller. This scheme is budgeted at \$525/SF, \$26M for the new space. The renovated space is budgeted \$350/SF for a total \$2.5M; total price \$28, 575,750. He then moved to the second concept. The design was based on feedback from the meetings. What about if we move the entire exhibit space to the new wing and create the meeting rooms in the existing Convention Center and other spaces, as well? He went through the

design and all the possibilities for its use. The new exhibit floor will have 33,300SF with the possibility of creating an additional 5,280SF. Eight years from now, this is going to be a functional Convention Center. *E. Paredes asked about the doors if they will be the same in this concept.* S. Swart responded, with this design we don't have to open up the wall, just punch in some doors wherever you want. Still, the floor will need to be seven inches higher. Rebecca Dionne, Convention Center Assistant, asked if that would include operable walls. S. Swart responded, sure, you can divide it in any number of ways. Mayor Thomas Schoenbein noted, that during the previously held meeting, there was a talk about the ability of transforming and breaking down the space into different sections with partitions. You actually said, those partitions are very expensive. So, is it going to be partitions in the new exhibit floor? S. Swart responded, surely it can accommodate that. You can do four quadrants, two quadrants but if you have all those meeting rooms as shown you can seat 200 hundred people on some of them. Jessica Ramirez, City of Pasadena Communications Director, added, the problem is not having those meeting rooms until all is renovated. In the meantime, there is going to be a need to break that up. Is that included in the budget just shown? S. Swart responded he is going to show the budget next. *R. Lord added that was another topic that was discussed. Get one side completed and move on to work on the other side, they have business they have to conduct.* J. Ramirez agreed. *R. Lord added that was a concern.* J. Ramirez added, that while we understand the long-term concept, we have to operate business there. S. Swart explained other possibilities, relative to the wall, if the second design is chosen. *E. Paredes asked if the new building can be worked on first and then remodel the existing building?* S. Swart responded, that is the idea. *R. Lord added, we are trying to get into a direction, and this is where we are right now. Next step will be to refine the plan that works better with the Convention Center, as well.* S. Swart responded, these are just concepts. Mike Cade, Convention Center Director, asked if the operable walls at the existing Convention Center can be moved over to the new building. They are relatively new walls. S. Swart responded, it will depend on the height of the new building. There was some desire to make it taller. He then moved to explain the budget. The total area stays the same 49,590SF, the renovated area is 44,270SF; the price for the new addition stays the same; in the renovated space some areas require a lot of renovation and others minor renovation. Averages \$250SF for a \$11.06M; the total cost of the second scheme is \$37.1M. *R. Lord asked that not all the work needs to be done in one time.* S. Swart responded, correct, you do the new part. Whenever you gather more money, you move to the next part. He added, these are just concepts. He asked: What do we want in eight years? What do we want this facility to look like? What will work the best for us? The next thirty-six months, four years, it might not be ideal. What do we want to see? That is your call, he added. He asked the audience if either plan feels good. With no response from the audience R. Lord thanked Sam Swart, for his presentation.

Agenda Item Eight: Board Actions- Resolutions

- a. Bay Area Houston Economic Partnership (BAHEP) Agreement - Brian Freeman, President of Bay Area Houston Economic Partnership, started his presentation by thanking the Board for allowing him to give them an update. We are a regional economic development group focused on business recruitment retention and expansion projects, and on shaping and making the region a place that wins businesses. Next slide introduced their history and partnerships in the area with different institutions, for the betterment of the region. There are five major economic industry clusters in the region: Maritime and Transportation, Aerospace and Aviation, Tourism and Recreation, Healthcare, Specialty in Petrochemicals and Energy. Those are tens of millions of dollars in economic impact in the area. To support this ecosystem we have small businesses, government services, real estate agents, workforce pipeline, and training, to make sure they are ready to carry on. He went through some of the great things that are happening in Pasadena: Legacy Pasadena Southmore Clinic, Pasadena City Plaza, the proposed Preston Place, and the EZ TAG that is coming to BW 8. The next slide shows new projects in logistics and distribution. These are not the old logistics warehouses of the past. These are beautiful buildings with

executive offices, that generate substantial tax revenues, as well. At this time, he invited the Board to go to the Houston Bay Area Partnership website, through a QR code included on his presentation, to see all the projects he identified. He wanted to congratulate Pasadena EDC for its current projects and expressed appreciation for the work done by Karina Tomlinson, Pasadena EDC Interim Executive Director, and the entire team. A slide displayed pictures of current projects by the Pasadena EDC. Brian Freeman expressed his gratitude to Sam Swart for providing an update on the Convention Center and expressed his full support for the project moving forward. He continued his presentation with a review of Pasadena projects and partnerships. In the Workforce Development, BAHEP is in the process to sign an agreement with Texas A&M and San Jacinto College for a twenty-five-year long curriculum in the aerospace industry. BAHEP is going to be the contracting partner with SJC to execute the program for NASA. BAHEP continues to look for maritime training opportunities. They have worked along Pasadena ISD, as well. They have a very robust Education and Workforce Development committee that provides support. Looking forward, BAHEP is having fifty-year anniversary. They are going to start a Harris County Economic Development Directors luncheon, a regular forum for Karina and her peers to get together and talk about regional projects. BAHEP will continue to focus on the big economic clusters; they have sixteen committees, one of them is Tourism committee and added that they were excited to be at the Visit Pasadena kickoff and congratulated Dr. Jo Estrada. He went through some of BAHEP's work with other committees like: Public Safety, Energy and Petrochemical to name a couple. The state has funds to invest in different initiatives. They just met with the film industry to talk about the \$300M the state sat aside, and how the Houston region may benefit from that. His team sent a request to K. Tomlinson for a possible sound stage location, the Pasadena Town Square Mall was mentioned. There are funds to support other industries, as well. He concluded thanking the Board and Chairman Rick Lord for their support.

Agenda Item Nine: Report by Karina Tomlinson, Interim Executive Director

Karina Tomlinson asked R. Green for an update on Pasadena Blvd., he responded there won't be an update until Christmas. Quality of Life - Little Vince Greenway - Karina started her presentation updating the Board about the Quality-of-Life initiative the EDC started back in August 2021. Clark Condon has been asked to give the Board and overview about that project. It is a fully funded EDC project, and it has been ready for bidding for a while. This coming September there will be a presentation along with a design overview, all permits have been approved. Clark Condon is working on the front-end documents, and the contract will be awarded in the next couple of months. K. Tomlinson presented a slide showing the route of the trail from Park Lane to East Southmore. There are two trails, Little Vince Bayou, shorter, and Vince Bayou Greenway, longer. Both of which required land to be acquired, though Little Vince Bayou required less. Both are completed. Vince Bayou trail is a project in partnership with the city. S. Serrano asked if the EDC is finish purchasing land. K. Tomlinson responded, yes, for both of them. Upcoming Agenda Items: The property purchased back in March from Lyondell Chemical Company, is going to be conveyed to the city. Upcoming as well is going to be the 99-acre Retention at the Convention Center property. That is a Public Work's project they are going to bring to the Board for approval. Last, is the construction of the Little Vince Bayou. Upcoming Events: K. Tomlinson reminded the Board of upcoming events they are welcome to attend Gulf Coast Industry Forum 09/18, Pasadena Livestock Show and Rodeo 09/19 to 09/27, TEDC Annual Conference 10/29 to 10/31, TML Economic Development Conference 11/13 to 11/14. Visit Pasadena Initiative: Dr. Jo Anne Estrada couldn't attend the meeting. Julianne Echavarria, Pasadena EDC Marketing Manager, took the floor for an update. Earlier this month we hosted the Launch Party for the Visit Pasadena initiative, and we would like to continue thanking the Board for the support. Upcoming Initiatives: We are working with Wings Over Houston Airshow, coming up in October. Several show participants will be hosted in Pasadena hotels, we are working with local hotels to welcome them and to show them what the city has to offer. Pasadena Livestock Show & Rodeo - As you all know the Rodeo is coming up, we are partnering with them to share

their history and origins, which is important for the community. Yellow Out Foundation Collaboration - We are partnering with the Yellow Out Foundation on their upcoming Music Festival, which they are looking to bring to Pasadena. Community Partnerships: Pasadena Little Theatre is having its 71st Season Fundraiser coming up, September 4th -15th. The information for the event is on their website. Julianne thanked the Board for their continued support helping the team to lay the foundation for Visit Pasadena. The website is ready to go as shown at the launch event, Visit-PasadenaTX.com, and now we are working on getting our hands throughout the community and see in what we can help. *E. Domec asked if Visit Pasadena is going to have a booth at the Rodeo.* Julianne responded, yes. The plan is to be there to interact with visitors. Jo is working on acquiring a media pass to take pictures and video, she also has Visit Pasadena gear to give out at the event.

Pre- board meeting adjourned at 3:34 pm.

PASADENA ECONOMIC DEVELOPMENT CORPORATION

Board Meeting

August 28, 2025, 3:34 p.m.

Minutes

Agenda Item One: Call to order

The Board meeting on August 28, 2025, for Pasadena Economic Development Corporation was called to order at 3:34 pm by Board President, Rick Lord.

Agenda Item Two: Invocation

Invocation given by: Salvador Serrano, Jr., Board Treasurer.

Agenda Item Three: Pledges

Pledges led by: Angela West, Board Member.

Agenda Item Four: Public Comments

No comments made by any attendees.

Agenda Item Five: Approval of Minutes from July 24, 2025

Rick Lord called for a motion to approve the minutes from the meeting held on July 24, 2025.

Ernesto Paredes moved to approve the minutes, seconded by Elaine Domec. MOTION CARRIED UNANIMOUS

Agenda Item Six: Approval of Minutes from Special Meeting August 7, 2025

Rick Lord called for a motion to approve the minutes from the Special Meeting held on August 7, 2025.

Ernesto Paredes moved to approve the minutes, seconded by Elaine Domec. MOTION CARRIED UNANIMOUS.

Agenda Item Seven: Desing Update by Samuel Swart of Swart Architects

The update was given during the Pre-Board meeting.

Agenda Item Eight: Board Actions – Resolutions

- a. **PEDC RESOLUTION 25-018** - 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.

Ernesto Paredes made a motion, seconded by Salvador Serrano, Jr. that PEDC Resolution 25-018 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

Agenda Item Nine: Report by Karina Tomlinson, Interim Executive Director

The report was given during the Pre-Board meeting.

At this time, Rick Lord told Karina she was doing a wonderful job, and he really appreciated it. He also mentioned that everything the staff had done in the last couple of meetings turned out well. He thanked Karina, and Ernesto Paredes thanked her as well.

Agenda Item Ten: Comments by Board Members.

Angela West – It is good to see everyone today, thank you for coming out. She wished a safe Labor Day holiday to everyone. Today she learned an interesting fact from the weather news cast on KHOU: “we haven’t had a heat advisory this summer”. She thought that was very interesting. She wished everyone a good weekend and a good holiday.

Ernesto Paredes – He mentioned to R. Green that he had driven through Pasadena Blvd., noting that it’s supposed to be a little smoother. It is good to see everybody again let see if we can get the Convention Center back on track. He thanked everyone.

Elaine Domec - She wants to thank Karina for stepping up and for doing a great job. Karina responded, she is getting a lot of support from the city staff and appreciates her words.

Salvador Serrano, Jr. - I want to thank Karina and the staff. I want to thank not only our employees for the city but also our community for being patient with us while we work through this progress called the Convention Center. Thank you for being patient with the new administration as well, as they learn their roles it is important to support our leadership. There will be hiccups along the way, but we are going to get through it. With that being said, enjoy your Labor Day you guys earned it.

Rick Lord - He thinks everything is going very well, he appreciates the mayor’s staff and the mayor for being involved in this process. We are going in a good direction. He thanked Mike and everyone at the Convention Center and the accounting department, as well. He jokingly told Sam Swart, that he really appreciates him being the ping-pong ball and said he is doing a wonderful job.

Agenda Item Eleven: Executive Session

****NOTE** 3:40 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, to seek legal advice from the PEDC attorney regarding the Design- Build Agreement with Way-Tech, Inc., a Texas corporation.

Agenda Item Twelve: Reconvene into Regular Session

****NOTE** 4:11 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 legal advice from the PEDC attorney regarding the Design-Build agreement with Way-Tech, Inc., a Texas corporation.
 - There was not deliberation on this item.

Agenda Item Thirteen: Adjournment

Board President, Rick Lord called for a motion to adjourn the August 28, 2025, meeting at 4:12 pm. Ernesto Paredes moved, seconded by Elaine Domec. MOTION CARRIED UNANIMOUS.