



PASADENA ECONOMIC DEVELOPMENT CORPORATION

Pre-Board Meeting

January 11, 2024, 3:00 p.m.

Minutes

Members present:

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

Members Absent:

Others Present:

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

Call to order:

The Pre-Board meeting for the January 11, 2024, Pasadena Economic Development Corporation was called to order at 3:02pm a.m. by Board President, Rick Lord.

He read through the items on the agenda and proceeded to start the meeting.

Preboard meeting adjourned at 3:02 pm.

PASADENA ECONOMIC DEVELOPMENT CORPORATION

Board Meeting

January 11, 2024, 3:02 p.m.

Minutes

Agenda Item One: Call to order

The Board meeting on January 11, 2024, for Pasadena Economic Development Corporation was called to order at 3:02 p.m. by Board President, Rick Lord.

Agenda Item Two: Invocation

Invocation given by: Angela West, Board Member.

Agenda Item Three: Pledges

Pledges led by: Ernesto Paredes, Board Secretary.

Agenda Item Four: Public Comments

No comments made by attendees.

Agenda Item Five: Public Hearing

Public Hearing Opened at 3:04 pm

- a. Consideration to authorize Staff to execute a Design-Build Contract with Way-Tech, Inc. for the Pasadena Convention Center Expansion and Renovation Project (CIP# M029) for a total amount of \$49,992,334.80.

Public Hearing closed at 3:04 pm. No comments made by attendees.

Agenda Item Six: Board Actions Resolutions

- a. **PEDC RESOLUTION 24-001** - Consideration to authorize Staff to execute a Design-Build contract with Way-Tech, Inc. for the Pasadena Convention Center Expansion and Renovation Project (CIP# M029); Design Development Phase in the amount of \$2,077,751.00 with a 10% contingency in the amount of \$207,775.10 for a total of \$2,285,526.10; Project Construction Phase subtotal in the amount of \$33,377,756.00 with a 10% contingency in the amount of \$3,337,775.60, additional project costs in the amount of \$8,878,466.00, a 5% project contingency in the amount \$2,112,811.10 for a total of \$47,706,808.70. Total Project appropriation is in the amount of \$49,992,334.80.

At this time R. Lord asked if anyone had questions and M. Wilkins took the word.

M. Wilkins had a question regarding the contingencies and how to use them. She asked If during the course of the project when something is found that wasn't anticipated then you have extra money to either solve the problem, or if a design element that wasn't originally anticipated, could be covered under the contingency without any further discussion or action by the Board, and what the process would be. R. Green responded that when something unexpected is found they wouldn't have to go back to the Board and R. Lord added that for design you do need to go back to the Board, to this R. Green responded, "not really". At this time R. Lord asked R. Green to elaborate on the

response: he added that they are not going to do anything that the Board does not agree to, but once the contract is awarded, they can spend all the money. M. Wilkins asked if a bathroom needs to be done, if it can be built without any major conversations as long as what is being requested does not exceed \$49M. R. Green agreed.

Ernesto Paredes made a motion, seconded by Elaine Domec that PEDC Resolution 24-001 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

Agenda Item Seven: Comments by Board Members

Marilyn Wilkins - She wished happy new year to all.

Efren Arjona – He also wished happy new year to all.

Ernesto Paredes – Wished happy new year to all.

Angela West – She wished happy new year to all.

Elaine Domec – She also wished happy new year to all.

Rick Lord – No comment.

Agenda Item Eight: Adjournment

Board President, Rick Lord called for a motion to adjourn the January 11, 2024 meeting at 3:08 pm.

Ernesto Paredes moved, seconded by Efren Arjona. MOTION CARRIED UNANIMOUS.