



PASADENA ECONOMIC DEVELOPMENT CORPORATION
Pre-Board Meeting
January 25, 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:

Rick Guerrero, Executive Director
Robin Green, Director of Public Works
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 25, 2024, 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 and asked Mr. Guerrero if he wanted to give his report at this time, and Mr. Guerrero responded that it will be done during the meeting.

Rick Lord asked if anyone had any questions.

With no questions by the Board, Rick Lord concluded the Pre-Board meeting.

Pre- board meeting adjourned at 3:02.

PASADENA ECONOMIC DEVELOPMENT CORPORATION

Board Meeting

January 25, 2024, 3:02 p.m.

Minutes

Agenda Item One: Call to order

The Board meeting on January 25, 2024, for Pasadena Economic Development Corporation was called to order at 3:02 pm by Board President, Rick Lord.

Agenda Item Two: Invocation

Invocation given by: Efren Arjona, Board Member.

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 December 6, 2023

Rick Lord, called for a motion to approve the minutes from the meeting held on December 6, 2023. Ernesto Paredes moved to approve the minutes, seconded by Efren Arjona. MOTION CARRIED UNANIMOUS.

Agenda Item Six: Approval of Minutes from Special Meeting January 11, 2024

Rick Lord, called for a motion to approve the minutes from the Special Meeting held January 11, 2024. Marilyn Wilkins moved to approve the minutes, seconded by Ernesto Paredes. MOTION CARRIED UNANIMOUS.

Agenda Item Seven: Public Hearing

Public Hearing Opened at 3:04 pm

- a. Consideration to authorize Staff to execute a contract with MBN Enterprises, LLC. for Pasadena Blvd. Phase I SH 225 to Harris Ave. (CIP# S077) for a total appropriation of \$16,145,575.95.

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

Agenda Item Eight: Board Actions - Resolutions

- a. **PEDC RESOLUTION 24-002** - Consideration to accept the Financial Report of Investment Activities for the Fiscal Quarter ended December 31, 2023.

Ernesto Paredes made a motion, seconded by Elaine Domec that PEDC Resolution 24-002 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

- a. **PEDC RESOLUTION 24-003** - Consideration to authorize Staff to negotiate and execute a contract with MBN Enterprises, LLC. for Pasadena Blvd. Phase I SH 225 to Harris Ave. (CIP# S077) in the

amount of \$15,376,739.00, and a 5% contingency in the amount of \$768,836.95 for a total appropriation of \$16, 145,575.95.

At this time M. Wilkins asked what the proposed timeline is, K. Tomlinson responded that the only information available at this time is a summary about who the contractor is and the total appropriation for the project. The answer to her question is a piece of information the EDC does not have yet. Word was given to R. Green he began describing the project comparing both, the existing lanes with the ones proposed and their dimensions; four lanes of thirteen foot and five lanes of twelve foot on each intersection where right now, they are not five but four and half. They are trying to make a left turn lane, adding more concrete to make a sidewalk on each side. There is enough money in this contract for lighting, and other amenities the EDC might be looking for. The bridge, which is not in the contract, needs to be cleaned up to make it more attractive and look consistent with the work that is going to be done. He gave more details about it and suggested that it would make more sense to replace it. M. Wilkins asked if the city has used this company (MBN Enterprises, LLC) before. R. Green responded no to that, but they are well known in Harris County, and this is the kind of work they do for Cities and Counties. E. Arjona asked how soon the work would begin. R. Green responded that the contract, which is in their packet, includes the contract dates. K. Tomlinson added that this information was not included yet. R. Green added that it should last roughly about a year, but he will find the answer for the Board. *E. Arjona asked if they are expanding the street even wider or they are working with what they have.* R. Green responded that there is going to be more concrete; right now, the road is forty-five feet wide, and it is going up to fifty-two feet, keeping the same Right-of-Way as required by Harris County. He explained that from SH 225 to the bridge is very narrow, they are going to replace the pavement because there isn't enough room. He described the area and its businesses, concluding with a brief description of other planned innovations. *A. West asked if any business is going to be taken.* R. Green responded no to that. *E. Arjona added that this is going to be very much the same then. He stated his concern regarding some of the intersections, like Pasadena Blvd. with Jackson and Harris Avenue. These are bad intersections and there have been occasions when cars have gone into businesses, and asked if they are going to add roadblocks.* R. Green responded that they are not planning to do that. *E. Arjona responded that he understands, but as a kid his father would tell him to stay out of the corner; they would park their car out in the intersection to prevent that from happening until eventually a car ran into his father's property. He is curious because there were some people asking him about it.* R. Green responded that there is very little room in that Right-of-Way and to put boulders like the ones he is asking, it will be about eighteen inches on each side. R. Guerrero added that the plan is also to make the project aesthetically attractive, and the boulders might take from that. But, once you go South of the Bridge is going to be more open, with wider lanes including the turning lane at the intersection. *E. Arjona admitted that the improvements made in the past, widening up a little, have helped.* R. Guerrero made a reference about necessary land acquisition completed already and concluded stating that this is the boulevard that carries the name of the city, and we want to make sure it looks aesthetically attractive. He will explain more in his report. *R. Lord added that a long work process will be a business killer and asked R. Green how is he going to make sure it will progress in a timely manner.* R. Green responded that there is not much they can do, he gave a brief description of the surroundings alongside the road concluding that it must get done. R. Guerrero responded that it is the same thing on Beltway 8 and how it affects the restaurants. *R. Lord added that we know there are going to be disruptions but sometimes you can see road projects that sit dormant, and he does not want to see that.* R. Guerrero responded that once the funding gets approved, we can keep moving forward. R. Green responded that this has been a long-time plan, for about five years, waiting for funding from Harris County and it never happened, so finally gave up and decided to do it ourselves.

Ernesto Paredes made a motion, seconded by Angela West that PEDC Resolution 24-003 be passed, approved and adopted. MOTION CARRIED UNANIMOUS.

Agenda Item Nine: Report by Rick Guerrero, Executive Director

Convention Center: Rick started his report announcing the date for the groundbreaking ceremony for February 7th at 10am at the Convention Center property and it will be held in the West side parking lot. Everyone should have received an invitation and welcomed them to come to be part of the celebration. He added that this is a good project for the EDC and the City, since we are both partners on this project, and it will be also exciting for the citizens of Pasadena. Richey Street: He and Karina met with the contractor and the consultant, the day before, along with the team from Public Works. There might be a need for additional funding due to an underestimation of cost. We are trying to get the actual cost before coming to the board to get approval, once we do that the project can get wrapped within 90 days. Pasadena Blvd.: We were being proactive and prayed a lot that this project would go through today. The preliminary date was already set for the groundbreaking ceremony for February 5th. The invitation will be sent the next day to the Board, City Council, and the public. The ceremony will be located on 314 Pasadena Blvd., on a vacant property owned by the city, across the street from the USW building that also will provide us with parking. Police officers will be present to assist with traffic and street crossing for the attendants. *E. Paredes asked at what time this event is going to be, R. Guerrero responded 10am.* Underpass Safety Lighting: We are still waiting on TxDOT plans. No new development. Vince Bayou & Little Vince Bayou: Still moving forward with the design and construction. No new development. Memorial Plaza: This is under design at this time, there was a meeting with the consultant a couple of months ago and we are waiting for a response from them as well.

There is a lot going on and these are exciting times, especially for Pasadena Blvd, which we have been talking about for many years. For the businesses along Pasadena Blvd., there are going to be some growing pains due to the street repair, but when it is completed is going to be nice and attractive, including for developers. He also mentioned receiving calls on that day from two real estate agents regarding the old Preston Hospital, which on that day was the final clearing, one from the listing agent and the other from a broker showing interest in the property.

Agenda Item Eleven: Comments by Board Members:

Marilyn Wilkins – Her request is to see that the project status they receive every month also includes the projects from the comprehensive report, given a couple of meetings ago, that still have some unfunded amount. Even though there might not be anything happening with them right now, she would like the report to include everything that has a to be funded balance. Just so we stay approximate. Other than that, like everyone else she is happy to see the sunshine.

Elaine Domec – She drove down Richey Street about a week and half ago and it looks beautiful, she was very impressed.

Efren Arjona – He thinks it is a great project, it is the entrance to the city and his comment for years has been - what is going on with this? - and is finally here.

Ernesto Paredes – He is also excited about Pasadena Blvd. He agrees with R. Green, it has been a while, and we cannot wait any longer. He supports getting the project going and asked to make it as easy as possible for businesses. R. Green responded that they would do as much as they can.

Angela West – She is excited about Pasadena Blvd. getting repaired, she has driven that street for many years while going to work, and it will make her driving to work a lot easier.

Rick Lord – Thanked for the status on what everyone has been doing and appreciates everyone's work. He added that things are starting to move in the right direction. R. Guerrero responded that it takes the support of the Board, the City Council, Staff, Budget Department, Controller's Office, we are all part of the team.

Agenda Item Twelve: Adjournment

Board President, Rick Lord called for a motion to adjourn the January 25, 2024, meeting at 3:21 pm. Ernesto Paredes moved, seconded by Marilyn Wilkins. MOTION CARRIED UNANIMOUS.