



PASADENA ECONOMIC DEVELOPMENT CORPORATION

Pre-Board Meeting

August 11, 2022, 3:01 p.m.

Minutes

Members present:

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

Members Absent:

Steve Cote, President
Ernesto Paredes

Others Present:

Jeff Moore, Brown & Hofmeister, LLP
Carlos Guzman, Pasadena EDC Executive Director
Robin Green, Public Works Director
Julianne Echavarria, PEDC Marketing Manager
Karina Tomlinson, PEDC Sr. Office Assistant

Call to order:

The Pre-Board meeting for the August 11, 2022 Pasadena Economic Development Corporation was called to order at 3:00 p.m. by Board Vice President, Rick Lord.

Rick read through the Agenda briefly and Carlos went through a short presentation regarding the 1 item on the Agenda. He reminded the Board that the Convention Center is a Catalyst Project (Section 4 of the Strategic Plan). He added that the EDC is partnering with the City to expedite additional improvements that will include: paving, parking, drainage and electrical. He then showed some photos of the improvements that were completed during Phase I and Phase II. He then showed an aerial view of the Phase III improvements followed by some photos of the current conditions of things that will be improved. Carlos then asked Mike Cade to comment on how the Phase I & II improvements have meant for the convention center and what Phase III could potentially mean. Mike stated that it has opened more doors for them and that they have been able to accommodate bigger events. The Strawberry Festival this year was the largest that they ever hosted. They have also been able to accommodate a lot more outdoor events. They now accommodate the Pasadena Market which is over 200 vendors. The parking has been huge for them. He said last year they booked the most events in the history of the Convention Center. He stated they book 3 years out and can tell what their projected income will be as well as their projected occupancy rate. Carlos continued by stating that what is being brought to the Board today is a design project with HR Green and he asked Robin to chime in. Robin stated that HR Green is doing a lot of work in that area and touched on some of those projects. Mr. Steve Sparks of HR Green then chimed in with some history of the company and added that there are currently 6 or 7 projects they are working on with the City of Pasadena so they have a pretty good idea of what is going on with drainage in Pasadena. *Marilyn Wilkins asked to see the graphic of where the work is going to be done again. She asked if they were talking about the parking and then the infrastructure in the white to which Carlos responded yes. He added that there is a lot of drainage to be looked at as well because there is a lot of flooding and that is one of the major things that needs to be addressed in this phase to*

help alleviate that. Steve Phelps asked Robin Green if this was a reasonable price to which he responded that this is in line with normal fees. He added that it is a priority to the City because in other projects they are seeing increase in pricing due to the rising price in concrete. He thinks this is the best time to get the best for your money because FEMA and other federal projects haven't hit the ground yet so demand hasn't gone up. Steve Phelps asked if this was an engineering project and not a construction project. Robin responded that the first 2 projects were more maintenance projects and this one is engineering.

Pre-board meeting adjourned at 3:11 pm.

PASADENA ECONOMIC DEVELOPMENT CORPORATION
Board Meeting
August 11, 2022, 3:11 p.m.
Minutes

Agenda Item One: Call to order

The Board meeting on August 11, 2022 for Pasadena Economic Development Corporation was called to order at 3:11 pm by Board Vice President, Rick Lord.

Agenda Item Two: Invocation

Invocation given by Steve Phelps, Board Member.

Agenda Item Three: Pledges

Pledges led by Ernesto Paredes, Board Member.

Agenda Item Four: Public Comments

- No comments made by those in attendance.

Agenda Item Five: Public Hearing

Public Hearing Opened at 3:13 pm

- a. Consideration to authorize Staff to negotiate and execute a contract with HR Green, Inc. to complete design and construction phase services for the Convention Center Site Improvements Phase III Project (CIP# M061) in the amount not to exceed \$1,100,000.00 from the Utility Development Project Phase II (M048) account.

Public Hearing closed at 3:14 pm. No comments made by attendees.

Agenda Item Six: Board Actions - Resolutions

- a. **PEDC RESOLUTION 22-019** – Consideration to authorize Staff to negotiate and execute a contract with HR Green, Inc. to complete design and construction phase services for the Convention Center Site Improvements Phase III Project (CIP# M061) in the amount not to exceed \$1,100,000.00 from the Utility Development Project Phase II (M048) account.

Marilyn Wilkins made a motion to approve, seconded by Salvador Serrano, Jr. that PEDC Resolution 22-019 be passed, approved and adopted. MOTION CARRIED UNANIMOUS

Agenda Item Seven: Comments by Board Members

Steve Phelps - Passed.

Emilio Carmona – Passed.

Marilyn Wilkins – Stated that she's excited with further development of this project site because it's a prime asset for the City of Pasadena that needs further development and this will move us in that direction.

Salvador Serrano, Jr. – He thinks the Convention Center brings visitors from different parts of different cities to the City of Pasadena to see the great events that we can have. He added that it's a great thing that we're adding to it as well. He stated that drainage is very important as well and lastly, he thanked all

of the city employees that help them get through these projects. That they are very much appreciated, including council woman Van Houte who was also present.

Rick Lord – He stated that he appreciates everything going on at the Convention Center because it's been needing some TLC for some time and it looks like it's going in the right direction.

Agenda Item Eight: Adjournment

Board Vice President, Rick Lord called for a motion to adjourn the August 11, 2022 meeting at 3:16 pm. Salvador Serrano, Jr. moved, seconded by Marilyn Wilkins. MOTION CARRIED UNANIMOUS.