PASADENA SECOND CENTURY CORPORATION
CONDUCTED IN THE MAIN CONFERENCE ROOM
January 26, 2015 – 6:00 P.M.
MINUTES

BOARD PRESIDENT ROY MEASE, PRESIDING

MEMBERS PRESENT:
Roy Mease, President
Ernesto Paredes, Vice President
Jackie Welch, Secretary
Cary Bass, Board Member
Emilio Carmona, Board Member
Jim Harris, Board Member

MEMBERS ABSENT
Brad Hance, Treasurer

OTHERS PRESENT:
Tammy Leheu City Controller's Department
Brett Laird City Budget Department
Robin Green, Director of Public Works
Pat Van Houte, City Councilwomen District D
Chad Burke, Economic Alliance Port Region
Lee Campbell, Mark Weilenman, Marketing Alliance
Kimberley Nicol, City of Pasadena

AGENDA ITEM ONE: CALL TO ORDER:
The January 26, 2015 meeting of the Pasadena Second Century Corporation was called to order at 6:00 p.m. by Chairman Roy Mease. Brad Hance, absent.

AGENDA ITEM TWO: PUBLIC COMMENT:
NONE.

AGENDA ITEM THREE: APPROVAL OF THE MINUTES:
Chairman Mease called for a MOTION to approve the MINUTES for the October 20, 2014 meeting. Cary Bass moved, seconded by Jackie Welch. MOTION CARRIED, UNANIMOUS.

AGENDA ITEM FOUR: REVIEW OF QUARTERLY CASH FLOW AND QUARTERLY INVESTMENTS REPORT BY WAYNE LONG/TAMMY LEHEW FROM THE CITY CONTROLLER'S OFFICE:
Tammy presented the Board with the Cash Flow Schedule and Investment Portfolio Summary ending on December 31, 2014. The beginning cash/investment balance as of October 1, 2014 was
$42.6M, with investments totaling $769,000.00; there was $1.7M spent on projects and purchases, leaving a year end cash/investment balance as of December 31, 2014 at $41.7M. Anticipated capital expenditures include waterway development at the Convention Center from the sales tax bond of 2011 is $4,879,699.41, the Vista Rd Improvements total $1,935,402.56, and the CIP projects appropriated by the Board work in progress total $10,538,496.47. FY 12 thru 15 projects approved, yet to be appropriated, total 10,092,091.63, this leaves a remaining FY 15 operating budget at $1,392,360.64. The estimated cash/investment balance available is $12,903,562.40.

Chairman Mease stated Pristine Hospital recently sold their building to a group of psychologists, they have repaid the $91,500.00 they were given as incentive by the Board. The group of investors on the Red Bluff property have decided not to go forward, this would have been 4 or 5 businesses, and they have repaid the $100,000.00 the Board gave them as incentives. He does not believe Camin Cargo has repaid the Board the $200,000.00 they were given. Cary Bass stated the group on Genoa, Plant Services, bought 17 acres and added 13 more. All 30 acres are sold, this will bring in five new businesses instead of one.

AGENDA ITEM FIVE: CONSIDER THE APPROVAL OF THE ECONOMIC DEVELOPMENT WEBSITE IN THE AMOUNT OF $13,000.00 THROUGH MARKETING ALLAINCE:

Chairman Mease stated the word “approve” should not have been listed as such on the Agenda, it should have read “consideration” and it will be taken under advisement by the Board. Paul Davis stated the original development of the website was six years ago, this would be an upgrade.

Mark Weilenman and Lee Campbell with Marketing Alliance presented their slide show and discussed ways that upgrading the website would make Pasadena competitive in marketing itself. They discussed a website re-design and replacing the content. Many companies now access data using their I-Phone or Tablet instead of a computer. Cary Bass questioned if the annual maintenance, and training would be included on the new website, he would like to meet with a creative board to get their input first. Mark stated the technology is not up to date as such site selectors will eliminate Pasadena as a potential investment. Fresh content can be updated free from Marketing Alliance on a monthly basis, they also offer hosting and an all monitoring website management. It will take approximately 12 weeks for the website to be updated.

The Board agrees they need to update, however they will discuss this matter further and make a decision at a later date.

AGENDA ITEM SIX: REVIEW OF PROJECTS STATUS BY ROBIN GREEN, DIRECTOR OF PUBLIC WORKS:
Robin stated regarding the detention pond there has been $2M in fees collected and there are six bids assistance that bought capacity in the pond. The demolition at 624 Pasadena Blvd. will be done by Cherry Demolition. There is a slight hold up as Comcast will need to move some poles.

a. Request authorization to proceed with sale of property located at 102 N. Munger St. formerly a post office.

Robin stated he is ready to send out RFI’s on the Post Office. Ernesto Paredes wanted to know if there was any damage to the building. Chairman Mease said the building is still in good shape, although there is vandalism all around it. There are currently two offers on the building, one is considering moving their church there, while the other is for entertainment purposes. Cary Bass stated he has heard of a business called Business Incubators wherein they take abandoned
warehouses and put in office spaces, they than invite young investors to office there. If they are successful they than pay back the City.

Chairman Mease called for a MOTION to PROCEED with the sale of the property at 102 N. Munger St. by sending out RFI’s. Jim Harris moved, seconded by Ernesto Paredes. MOTION CARRIED, UNANIMOUS.

AGENDA ITEM SEVEN: REPORT BY EXECUTIVE DIRECTOR:
Paul Davis stated the State of the City Address will be on Thursday, February 19, 2015. He noted companies such as Flow Serve have brought in 60-85 jobs, Frontier Logistics employs 60. Silver Eagle has roughly 200 employees. Paul and Robin in the near future with another second water company who has interest in Pasadena.

Chad Burke stated he project that 4 or 5 petrochemical companies bring in around $1B a year and Morgan’s Point that number is $1.7B with 250 jobs on 5 projects. The 5th Annual Petrochemical Conference recently held that the Convention Center had 675 in attendance. He recently met with newly elected Railroad Commissioner Ryan Sitton in Austin. He will be going back to Washington DC on April 13-16th to discuss concerns in the area and the Port. He stated the 2014 Strawberry Festival brought in $5.6M, there were over 60,000 in attendance, while the 2014 Rodeo/Cook-off brought in $8.5M and there were roughly 80,000 in attendance. He is currently giving presentation to high schools and under employed adults regarding work force development in the industry, he has currently spoken to over 100 and 60 people have signed up for classes.

AGENDA ITEM EIGHT: COMMENTS BY BOARD MEMBERS:
Chairman Mease thanked Chad Burke for all his hard work, and commented on San Jacinto College and its Maritime Institute. In the next few years, 90% of the maritime jobs, such as ship pilots will be retiring and will need to be replaced. He also discussed the need to continue to dredge the ship channel as the Port brings in $180B to Texas and $500B to the United States.

Ernesto Paredes- he would like to re-visit the Gateway Project, he believes the sign should be at the Washburn Tunnel. There is currently a $73,000 grant available to use on this.

Jackie Welch – wanted to congratulate Chairman Mease on his re-appointment at Port Commissioner, and thanked him for his Port donation of $15,000.00 to San Jacinto for maritime classes. Congratulated Cary Bass on his appointment as Chairman for the Pasadena Chamber.

Jim Harris – would like to upgrade the website but wants to discuss it further.

Emilio Carmona – is concerned with the sale of the Post Office, Old Town Pasadena will fade away.

Cary Bass – would like to bring Old Town Pasadena back.

Chairman Mease stated the next PSCC meeting will be held on Tuesday, March 3, 2015.

AGENDA ITEM NINE: ADJOURNMENT:
Chairman Mease called for a MOTION to adjourn the meeting. Cary Bass moved, seconded by Ernesto Paredes to ADJORN the January 26, 2015 meeting. MOTION CARRIED, UNANIMOUS.