



**BALCONES HEIGHTS  
ECONOMIC DEVELOPMENT CORPORATION**

Regular Meeting  
Agenda

January 19, 2022 at 5:30 p.m.  
Balcones Heights Justice Center – City Council Chamber  
3300 Hillcrest Drive, Balcones Heights, TX 78201

**Corporation Board of Directors**

Scott Rausch, Director/Chair  
Suzanne de Leon, Director  
Miguel Valverde, Director  
Madeline Slay, Director

Melissa Aguillon, Director/Vice Chair  
Gloria Cantu, Director  
Stephen Lara, Director

**NOTICE IS HEREBY GIVEN THAT THE ABOVE CALLED SPECIAL MEETING OF THE ECONOMIC DEVELOPMENT CORPORATION, TYPE B TO CONSIDER AND ACT UPON ANY LAWFUL SUBJECT WHICH MAY COME BEFORE SAID MEETING, INCLUDING, AMONG OTHERS, THE FOLLOWING ITEMS TO BE DISCUSSED AND ACTED UPON**

**CALL TO ORDER AND RECORDING OF QUORUM:**

**PUBLIC COMMENT PERIOD:**

At this time persons who have submitted comments in writing prior to the meeting will have those comments read aloud and entered into the record. During the Citizens to be Heard section, no council discussion and/or action may take place except to place it on a future agenda so that it may be considered.

**CORPORATION BUSINESS ITEMS:**

1. Review and approval of the minutes for the meeting held on December 15, 2021.
2. Presentation: Wonderland of the Americas Managing Partner Sid Weiss will present the property's new branding video. (Weiss/Nastasi)
3. Presentation: Sid Weiss will explain various dynamics of leasing space in Wonderland of the Americas.

**EXECUTIVE SESSION:**

4. *Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.  
A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property.*

**RECONVENE IN OPEN SESSION:**

5. Board Members may act on item discussed in Executive Session.

**CONT. of CORPORATION BUSINESS ITEMS:**

6. Discussion and **POSSIBLE ACTION** regarding a new agreement with Clay Binford, MPH Legal. (Nastasi)
7. Finance Report (Messick)
8. Update on the City-owned 203 Altgelt Ave. property (Harris)
9. Discussion and **POSSIBLE ACTION** regarding next steps relative to the Wonderland of the Americas' B-61 EDC lease and the future City use of the space. (Harris/Nastasi)
10. Discussion and **POSSIBLE ACTION** regarding the designation of one City official as contact person for ongoing operational issues; and protocols for funneling questions and/or concerns. (Harris/Nastasi)
11. Discussion and **POSSIBLE ACTION** regarding the potential rebranding of Wonderland of the Americas, in tandem with the rebranding of the City and application of the City's new logo. (Nastasi)
12. Suggestions for future agenda items
13. Announcements
14. Adjournment

**Balcones Heights Economic Development Corporation, Type B**

**DELIA R. SANCHEZ**  
**City Secretary**

**Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual be dropped or muted from the call.**

The Board of Directors of the Balcones Heights Economic Development Corporation, Type B reserves the right to adjourn into **executive session** at any time to discuss any of the matters listed above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney), § 551.072 (Deliberation regarding Real Property and § 551.086 (Economic Development)

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the bulletin board, at the Justice Center / City Hall of Balcones Heights, Texas, in a place convenient and readily accessible to the public at all times, and said Notice was posted on the following date and time: January 14, 2022 at 5:00 P.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.