



**ECONOMIC DEVELOPMENT CORPORATION**  
**Joint Meeting/Workshop with City Council and Regular Meeting Agenda**  
July 20, 2022 at 4:30 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:

CORPORATION BUSINESS ITEMS:

1. Review and approval of minutes for the meeting held June 15, 2022.
2. Updates on October 2022 Food Truck Festival. (Victoria Hernandez, Marketing Director, Wonderland of the Americas)
3. Updates on initiatives to “un-brand” Wonderland of the Americas as a “mall.” (Victoria Hernandez, Marketing Director, Wonderland of the Americas)
4. **DISCUSSION and POSSIBLE ACTION** on the Woodlawn Theater lease at Wonderland of the Americas (Lorenzo Nastasi)
5. **DISCUSSION and POSSIBLE ACTION** on the installation of the Elevator/Hoistway installation at Wonderland of the Americas (Denise Bush, General Manager, WOTA)
6. **STRATEGIC PLANNING WORKSHOP** (Dr. Richard Lewis)
7. **DISCUSSION and POSSIBLE ACTION** on items discussed in Part One Strategic Planning Workshop.
8. **STRATEGIC PLANNING PRESENTATION** (Lorenzo Nastasi)

9. **DISCUSSION and POSSIBLE ACTION** on items discussed in Strategic Planning Presentation.

**EXECUTIVE SESSION:**

10. Discussion pursuant to §551.072. **DELIBERATION REGARDING REAL PROPERTY**; of the Texas Government Code, regarding Wonderland of the Americas. (A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property.)

**RE-CONVENE IN OPEN SESSION:**

11. **DISCUSSION and POSSIBLE ACTION** on items discussed in Executive Session.
12. **Financial Report** (Floyd Messick)
13. **DISCUSSION and POSSIBLE ACTION** on the pending short-term, sub-lease of the City's B-61 space in Wonderland of the Americas to Spirit Halloween. (David Harris, Lorenzo Nastasi)
14. **DISCUSSION and POSSIBLE ACTION** regarding next steps in the relocation of "City Essential Services" to Space B-61 on the upper level of Wonderland of the Americas in accordance with the EDC loan from Truist Bank. (David Harris)
15. **DISCUSSION and POSSIBLE ACTION** regarding the transfer of the City-owned property at 203 Altgelt Ave. to the Economic Development Corporation. (David Harris)
16. Future Agenda Items:
17. Announcements:
18. Adjournment:

Balcones Heights Economic Development Corporation, Type B

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

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 general public at all times, and said Notice was posted on the following date and time: **July 15, 2022 at 3:30 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

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 (Deliberations about Real Property) § 551.073 (Deliberations about Gifts and Donations) § 551.074 (Personnel Matters) § 551.076 (Deliberations about Security Devices), and § 551.086 (Economic Development)