



## **ECONOMIC DEVELOPMENT CORPORATION**

### **Regular Meeting Agenda**

August 17, 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:**

#### **CORPORATION BUSINESS ITEMS:**

1. Review and approval of minutes for the meeting held July 20, 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. Update on the installation of the Elevator/Hoistway installation at Wonderland of the Americas (Denise Bush, General Manager, WOTA)
5. Update on construction relative to the A&R Entertainment lease. (Denise Bush, General Manager, WOTA)
6. **Financial Report** (Floyd Messick, Treasurer)
7. **DISCUSSION and POSSIBLE ACTION** regarding EDC Strategic Planning. (Lorenzo Nastasi)

**EXECUTIVE SESSION:**

8. Discussion pursuant to §551.072. **DELIBERATION REGARDING REAL PROPERTY**; of the Texas Government Code, regarding potential lease options focusing on the move of City services to Wonderland of the Americas and compliance with the terms of the Truist Bank loan to purchase the City's ownership stake in 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:**

9. **DISCUSSION and POSSIBLE ACTION** regarding potential lease options focusing on the move of City services to Wonderland of the Americas and compliance with the terms of the Truist Bank loan to purchase the City's ownership stake in Wonderland of the Americas, as discussed in Executive Session. (David Harris, Lorenzo Nastasi)
10. **DISCUSSION and POSSIBLE ACTION** regarding the transfer of 201 and 203 Altgelt City-owned properties to the Economic Development Corporation to expediate moving forward with redevelopment options. (David Harris)
11. **DISCUSSION and POSSIBLE ACTION** regarding potential amendments to the EDC by-laws regarding Section XIII, Board of Directors, Section A, paragraph 4. (Mayor de Leon, Lorenzo Nastasi)
12. Suggestions of Future Agenda Items:
13. Announcements:
14. 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: **August 12, 2022 at 5:30 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)