



ECONOMIC DEVELOPMENT CORPORATION

Regular Meeting Agenda
September 21, 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

NOTE: Notice is hereby given that there may be a quorum of The City of Balcones Heights City Council Members. There will be no formal action taken by city council members.

CALL TO ORDER AND RECORDING OF QUORUM:

PUBLIC COMMENT PERIOD:

CORPORATION BUSINESS ITEMS:

1. Review and approval of minutes for the meeting held August 17, 2022.
2. **DISCUSSION and POSSIBLE ACTION** regarding the contract with McCall, Parkhurst & Horton L.L.P. Clay Binford, Partner for EDC legal services (**Lorenzo Nastasi**)
3. Update on October 2022 Food Truck Festival. (Victoria Hernandez, Marketing Director, Wonderland of the Americas)
4. Update on initiatives to “un-brand” Wonderland of the Americas as a “mall.” (Victoria Hernandez, Marketing Director, Wonderland of the Americas)
5. Update on the installation of the Elevator/Hoistway installation at Wonderland of the Americas (Denise Bush, General Manager, WOTA)
6. Update on construction relative to the A&R Entertainment lease. (Denise Bush, General Manager, WOTA)
7. Update on leasing at Wonderland of the Americas, (Denise Bush, General Manager, WOTA)

8. FINANCIAL REPORT (Floyd Messick, Treasurer)
9. **DISCUSSION and POSSIBLE ACTION** regarding the responsibilities and authority of the EDC Executive Director. (Clay Binford, Scott Rausch)
10. **DISCUSSION and POSSIBLE ACTION** regarding an amendment to the EDC by-laws, eliminating the appointment of City Council members to the EDC Board. (Lorenzo Nastasi, Clay Binford)
11. **DISCUSSION and POSSIBLE ACTION** regarding the transfer of the City-owned Altgelt properties (201 and 203 Altgelt) to the EDC. (Lorenzo Nastasi, Clay Binford)

EXECUTIVE SESSION:

12. 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:

13. **DISCUSSION and POSSIBLE ACTION** on items discussed in Executive Session.
14. Suggested Future Agenda Items
15. Announcements

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)

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: **September 16, 2022 at 5:30 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

Balcones Heights Economic Development Corporation, Type B

DELIA R. SANCHEZ
City Secretary