



**THE CITY OF BALCONES HEIGHTS, TEXAS (the *City*)**  
**AND**  
**BALCONES HEIGHTS**  
**ECONOMIC DEVELOPMENT CORPORATION (the *Corporation*)**  
Special Joint Meeting  
Agenda

Agenda  
October 27, 2021 at 5:30 p.m.  
Balcones Heights Justice Center – City Council Chamber  
3300 Hillcrest Drive, Balcones Heights, TX 78201

**City Council**

Suzanne de Leon, Mayor	Juan M. Lecea, Jr., Councilmember
Stephen Lara, Mayor Pro Tem	Lamar Gillian, Councilmember
Gloria Cantu, Councilmember	Miguel Valverde, Councilmember

**Corporation Board of Directors**

Scott Rausch, Director/Chair	Melissa Aguillon, Director/Vice Chair
Suzanne de Leon, Director	Gloria Cantu, Director
Miguel Valverde, Director	Stephen Lara, Director
Madeline Slay, Director	

**NOTICE IS HEREBY GIVEN THAT THE ABOVE CALLED SPECIAL JOINT MEETING OF THE GOVERNING BODIES OF THE CITY AND THE CORPORATION 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**

1. City
2. Corporation

**INVOCATION AND PLEDGES OF ALLEGIANCE TO THE U. S. A. AND TEXAS FLAGS**

**Here are the words to the Texas pledge:**

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

**PUBLIC COMMENT PERIOD:**

PUBLIC COMMENTS WILL ONLY BE ACCEPTED IN WRITING NO LATER THAN THIRTY (30) MINUTES IN ADVANCE OF THE MEETING BY SENDING THEM TO THE CITY SECRETARY DELIA R. SANCHEZ AT [dsanchez@bhtx.gov](mailto:dsanchez@bhtx.gov). In the body of the email please include date, your name, your address, phone number, agenda item # if applicable or subject of discussion, and your comments.

**CORPORATION BUSINESS ITEMS:**

1. Review and approval of the minutes for meeting held on September 23, 2021.
2. **Public Hearing:** on the financing of proposed projects founds by the EDC to promote new or expanded business development, including (i) the acquisition of an interest in Crossroads Mall Partners, Ltd., whose primary asset is real property located within the City currently known as Wonderland of the Americas, and which acquisition results in the Corporation’s acquisition of land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements and has been or will be found by the Board to promote new or expanded business development, and (ii) the payment of professional services related to the construction and financing of the aforementioned projects.

**CITY AND CORPORATION BUSINESS ITEMS:**

3. Wonderland of the Americas Project Update and Overview (Binford-McCall, Parkhurst & Horton, L.L.P.)
4. Other topics for future discussion.
5. ADJOURN

THE CITY OF BALCONES HEIGHTS  
AND  
BALCONES HEIGHTS ECONOMIC DEVELOPMENT CORPORATION, TYPE B

Delia R. Sanchez  
City Secretary and Board 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) 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: October 22, 2021, at 5:00 P.M.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.