

ECONOMIC DEVELOPMENT CORPORATION

Special Meeting Agenda

January 25, 2023 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

Gloria Cantu, Director

Madeline Slay, Director

Miguel Valverde, 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 November 16, 2022.
2. **Update** on the installation of the Elevator/Hoistway installation at Wonderland of the Americas (Denise Bush, General Manager, Wonderland of the Americas-WOTA).
3. **Update** on the opening of ARs Entertainment Hub. (Denise Bush, General Manager, WOTA, Victoria Hernandez, Marketing Director, WOTA.)
4. **Update** from Wonderland of the Americas on leasing (tenants who have left, new tenants), tenant relocations, management/staff changes, other updates. (Denise Bush, General Manager, WOTA).

EXECUTIVE SESSION:

5. 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.)
 - a) Property Finances
 - b) Projected Cash Distributions
 - c) Budget Review and Possible Approval
 - d) Management
 - e) Costs to place tenants in occupancy subject to Falcon Bank's approval

RE-CONVENE IN OPEN SESSION:

6. **DISCUSSION and POSSIBLE ACTION** on items discussed in Executive Session.

7. **Update** from the Executive Director (Lorenzo Nastasi)
8. **DISCUSSION and POSSIBLE ACTION** regarding the EDC Board meeting schedule.
9. Suggested Future Agenda Items
10. Announcements
11. Adjournment

Balcones Heights Economic Development Corporation, Type B

DELIA R. SANCHEZ
City Secretary

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: **January 20, 2023 at 5:30 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.