

**BALCONES HEIGHTS  
ECONOMIC DEVELOPMENT CORPORATION  
Regular Meeting Agenda**

**February 15, 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

Ken Raymie, Director

Daniel P. Martinez, 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. **NOMINATIONS** and **POSSIBLE ACTION** regarding the selection of a new EDC Chair (Lorenzo Nastasi)
2. **NOMINATIONS** and **POSSIBLE ACTION** regarding the selection of a new EDC Vice Chair (Lorenzo Nastasi)
3. **REVIEW AND APPROVAL** of minutes for the special meeting held January 25, 2023.
4. **UPDATE** on the installation of the Elevator/Hoistway installation at Wonderland of the Americas (Denise Bush, General Manager, Wonderland of the Americas-WOTA).
5. **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).
6. **FINANCIAL REPORT** (Floyd Messick, Treasurer)

**EXECUTIVE SESSION:**

7. Discussion pursuant to §551.072 of the Texas Government Code. **DELIBERATION REGARDING REAL PROPERTY;** (A governmental body may conduct a closed meeting

to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.) Regarding Wonderland of the Americas:

- a) Property Finances
- b) Projected Cash Distributions
- c) Budget Review
- d) Status of Lease Negotiations
- e) Partnership Agreement

**RE-CONVENE IN OPEN SESSION:**

8. **DISCUSSION and POSSIBLE ACTION** on items discussed in Executive Session.
9. **UPDATE** from Executive Director Lorenzo Nastasi.
10. **DISCUSSION and POSSIBLE ACTION** regarding the EDC Board meeting schedule.
11. **DISCUSSION** regarding the City's Strategic Plan and vision and the role of the EDC in elements of that plan. (Lorenzo Nastasi)
12. **DISCUSSION** regarding the suggestion that a portable dance floor be purchased and available to be installed for musical events with dancing. (Mayor Suzanne de Leon)
13. Future Agenda Item Suggestions
12. Announcements
13. 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: **February 10, 2023 at 5:30 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.