

**BALCONES HEIGHTS
ECONOMIC DEVELOPMENT CORPORATION**

Regular Meeting Agenda

March 9, 2023 at 3:00 p.m.

Balcones Heights Justice Center – City Council Chamber
3300 Hillcrest Drive, Balcones Heights, TX 78201

Corporation Board of Directors

Ken Raymie, Director/Chair
Madeline Slay, Director

Gloria Cantu, Director/Vice Chair
Miguel Valverde, Director

Suzanne de Leon, 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. **REVIEW AND APPROVAL** of minutes for the regular meeting held February 15, 2023.
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** from Wonderland of the Americas on the following:
 - Tenant relocations, new business openings/business closures
 - Management/staff changes
 - Implementation of special event/vendor fees
 - Signage compliance(Denise Bush, General Manager, WOTA)
4. **DISCUSSION and POSSIBLE ACTION** regarding the potential sub-lease of Space B-61 in Wonderland of the Americas to host a one-day special event on April 29, 2023. (Lorenzo Nastasi)
5. Discussion regarding security and public safety at Wonderland of the Americas. (Chief John Jahanara, Lorenzo Nastasi)
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) New tenant lease negotiations
 - b) Property Finances
 - c) Budget Review
 - d) Partnership Agreement
 - e) Planning

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** regarding the City's Strategic Plan and vision and the role of the EDC in elements of that plan. (Lorenzo Nastasi)
11. **DISCUSSION** regarding options for the Amphitheater reflecting pool at Wonderland of the Americas.
(Lorenzo Nastasi, Madeline Slay)
12. Future Agenda Item Suggestions
13. Announcements
14. 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: **March 6, 2023 at 10:00 a.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.