

**BALCONES HEIGHTS  
ECONOMIC DEVELOPMENT CORPORATION**

**Regular Meeting Agenda  
August 10, 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  
Matt Arnett, 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 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. CONSENT AGENDA ITEM:**

- a. Approval of minutes for the regular meeting held July 13, 2023
- b. Finance Report

**2. WONDERLAND OF THE AMERICAS (WOTA) UPDATE:**

- a. Escalator Repairs
- b. Wonder (Woodlawn) Theater construction
- c. WSS timeline, construction, etc.
- d. UT Health expansion
- e. SA Birth Doulas timeline, construction, etc.
- f. Fountain repairs
- g. Tenant Updates (new, departed, etc.)
- h. Special Events Summary (January – July 2023)
- i. Special Events Calendar (August – December)
- j. General property maintenance/upgrades

### **EXECUTIVE SESSION:**

3. 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. 2023 Q2 operating cash flow and DSCR calculation
  - b. Pending New Lease Negotiations/Financing
  - c. Negotiations update: City spaces in WOTA (B-61, A-22)
  - d. WOTA redevelopment prospects and lease negotiations

### **RE-CONVENE IN OPEN SESSION**

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

### **EXECUTIVE SESSION:**

5. Discussion pursuant to §551.07 of the Texas Government Code; CONSULTATIONS WITH ATTORNEY, regarding Wonderland of the Americas. (A governmental body may conduct a private consultation with its attorney when (1) the governmental body seeks the advice of its attorney about: (A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act.)
  - a. Consultation with attorney regarding property planning in relation to partnership agreement/contracts

### **RE-CONVENE IN OPEN SESSION**

6. **DISCUSSION and POSSIBLE ACTION** on items discussed in Executive Session.
7. **UPDATE** regarding the implementation of revised WOTA special events policies and fee structure for special event fees and vendors (Victoria Hernandez, Lorenzo Nastasi)
8. **UPDATE** regarding the Balcones Heights Jazz Festival and commemoration of the City's 75<sup>th</sup> anniversary. (Mary Spence)
9. **UPDATE** from Executive Director Lorenzo Nastasi
10. Future agenda item suggestions
11. Announcements from Board Members/staff
12. 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: **August 7, 2023 at 12:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.