

**ECONOMIC DEVELOPMENT CORPORATION**

Regular Meeting Agenda  
October 19, 2022 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  
Miguel Valverde, Director  
Madeline Slay, Director

Melissa Aguillon, Director/Vice Chair  
Gloria Cantu, Director  
Stephen Lara, Director

**NOTICE IS HEREBY GIVEN THAT THE ABOVE CALLED REGULAR 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 September 21, 2022.
- 2. Update** on October 2022 Food Truck Festival. (Victoria Hernandez, Marketing Director, Wonderland of the Americas)
- 3. Update** on initiatives to “un-brand” Wonderland of the Americas as a “mall.” (Victoria Hernandez, Marketing Director, Wonderland of the Americas)
- 4. Update** on the installation of the Elevator/Hoistway installation at Wonderland of the Americas (Denise Bush, General Manager, WOTA)
- 5. Update** on construction relative to the A&R Entertainment lease. (Denise Bush, General Manager, WOTA)
- 6. Update** on general leasing at Wonderland of the Americas, (tenants who have left, new tenants) (Denise Bush, General Manager, WOTA)
- 7. General Update** from the Executive Director (Lorenzo Nastasi)
- 8. FINANCIAL REPORT** (Floyd Messick, Treasurer)
- 9. DISCUSSION and POSSIBLE ACTION** to amend the Balcones Heights Economic Development Corporation (BHEDC) Fund FY2022-2023 Proposed Budget to incorporate changes to it in the City’s approved FY2022-2023 Budget. (Floyd Messick, Treasurer”)

10. **DISCUSSION and POSSIBLE ACTION** regarding the Powers Reserved to the Balcones Heights EDC under WOTA Partnership agreement, and the responsibilities and authority of the EDC Executive Director. (Clay Binford)
11. **DISCUSSION and POSSIBLE ACTION** regarding an amendment to the EDC by-laws, eliminating the appointment of City Council members to the EDC Board. (Lorenzo Nastasi, Clay Binford, Orlando Juarez)
12. Update regarding the transfer of the City-owned Altgelt properties (201 and 203 Altgelt) to the EDC. (Gilbert Perales, Lorenzo Nastasi)

**EXECUTIVE SESSION:**

13. 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.)

**RE-CONVENE IN OPEN SESSION:**

14. **DISCUSSION and POSSIBLE ACTION** on items discussed in Executive Session.
15. Suggested Future Agenda Items
16. Announcements
17. Adjournment

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: **October 14, 2022 at 5:30 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

**Balcones Heights Economic Development Corporation, Type B**

DELIA R. SANCHEZ  
City Secretary