

**THE CITY OF BALCONES HEIGHTS AND  
BALCONES HEIGHTS ECONOMIC DEVELOPMENT CORPORATION, TYPE B**

**Special Joint Meeting  
Minutes**

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

DATE: October 27, 2021

TIME: 5:40 p.m.

City Council

Members Present:     Suzanne de Leon     Gloria Cantu     Juan M. Lecea, Jr.  
                                  Lamar Gillian     Miguel C. Valverde     Stephen Lara (5:42 p.m.)

Members Absent:     None

Corporation Board

Members Present:     Melissa Aguillon     Suzanne de Leon     Stephen Lara (5:42 p.m.)  
                                  Gloria Cantu     Miguel Valverde

Members Absent:     Scott Rausch    Madeline Slay

Sign In Sheet:       None

**CALL TO ORDER AND RECORDING OF QUORUM**

1. City
2. Corporation

Meeting was called to order and both quorums were present.

**INVOCATION AND PLEDGES OF ALLEGIANCE TO THE U. S. A. AND TEXAS FLAGS**

Director Mellissa Aguillon gave the invocation and led pledges.

**PUBLIC COMMENT PERIOD:**

There were no citizens signed up to be heard.

**CORPORATION BUSINESS ITEMS:**

1. Review and approval of the minutes for meeting held on September 23, 2021.

The minutes will be approved at the next meeting.

2. **Public Hearing:** on the financing of proposed projects founds by the EDC to promote new or expanded business development, including (i) the acquisition of an interest in Crossroads Mall Partners, Ltd., whose primary asset is real property located within the City currently known as

Wonderland of the Americas, and which acquisition results in the Corporation's acquisition of land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements and has been or will be found by the Board to promote new or expanded business development, and (ii) the payment of professional services related to the construction and financing of the aforementioned projects.

Public Hearing opened at 5:53 p.m. and closed at 5:54 p.m.

**CITY AND CORPORATION BUSINESS ITEMS:**

3. Wonderland of the Americas Project Update and Overview (Binford-McCall, Parkhurst & Horton, L.L.P.)

Clay Binford gave a presentation on the Wonderland of the Americas Project to clarify issues and go over project structure and present key documentation.

- Second Amended and Restated Limited Partnership Agreement of Crossroads Mall Partners, LTD.
- Wonderland of the Americas lease agreement
- Sublease agreement relating to Space B61 at Wonderland of the Americas
- Loan Agreement – EDC & Truist Bank

There was a question and answer period during and after presentation.

4. Other topics for future discussion.

5. ADJOURN

Meeting adjourned at 6:47 p.m.

Submitted by:

Delia R. Sanchez  
City Secretary and Board Secretary  
The City of Balcones Heights and  
Balcones Heights Economic Development Corporation, Type B