

**BALCONES HEIGHTS
ECONOMIC DEVELOPMENT CORPORATION**

Regular Meeting Agenda

April 11, 2024 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 Gloria Cantu, Director/Vice Chair Suzanne de Leon, Director
Madeline Slay, Director Esther Kwon, Director Daniel P. Martinez, Director
Matt Arnett, 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

PRESENTATION:

- **WONDER THEATER AT WONDERLAND OF THE AMERICAS**
(Chris Duke, Board President; Chris Rodriguez, Executive/Artistic Director)

CORPORATION BUSINESS ITEMS

CONSENT AGENDA ITEMS:

- a.) Approval of minutes of the regular meeting held February 15, 2024
- b) Finance Report (February and March 2024)
- c) Ratification of the Executive Director’s approval of the School Yard lease in Wonderland of the Americas space B-61 pending the approval of Truist Bank allowing the return of the space to Wonderland of the Americas.
- d) Ratification of the Executive Director’s approval of the Wonderland of the Americas bid to make major and necessary repairs to Wonderland of the Americas upper-level restrooms.

1. UPDATE, DISCUSSION and POSSIBLE ACTION: WONDERLAND OF THE AMERICAS (WOTA) (Denise Bush, General Manager)

2. EXECUTIVE SESSION:

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.) Pending New Leases: Negotiations/Financing

- B-90 Former Steinmart Space Remaining
- B-61 Retail Lease
- Former ATT Store pad site
- A-18 Updates (former University Health System space)
Letter of Intent (LOI) review
- Leasing parameters regarding current vacant spaces

b.) Creating Two (2) Out-Parcels South of Hobby Lobby

c.) 2024 Operating and Capital Budgets

d.) Capital cost allocation of available funds vs separate unallocated capital funds

e.) Out-parcel tax issue

f.) Replat of former ATT Store site and Denny's

g.) Capital cost proposal/ground leases

h.) Funding for two (2) new Elevators, Hoistways, and removal of two escalators

i.) Alamo Title Company Borrow Settlement

RE-CONVENE IN OPEN SESSION

3. DISCUSSION and POSSIBLE ACTION on items discussed in Executive Session.

4. EXECUTIVE SESSION:

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 management in relation to partnership agreement/contracts.

RE-CONVENE IN OPEN SESSION

5. DISCUSSION and POSSIBLE ACTION on items discussed in Executive Session.

6. UPDATES: Lorenzo Nastasi, Executive Director.

7. Future agenda item suggestions.
8. Announcements from Board Members/staff.
9. 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: **April 8, 2024 at 12:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.