

**BALCONES HEIGHTS  
ECONOMIC DEVELOPMENT CORPORATION**

**Regular Meeting Agenda  
February 15, 2024 at 3:00 p.m.**

Wonderland of the Americas, Ste B-61 (upper level next to Ross Dress for Less)  
4522 Fredericksburg Rd, 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**

**CORPORATION BUSINESS ITEMS**

**1. CONSENT AGENDA ITEMS:**

- a.) Approval of minutes of the regular meeting held January 11, 2024
- b) Finance Report

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

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

**EXECUTIVE SESSION:**

- 4. 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
    - Former Steinmart Space

- Other leasing updates
- b.) 2023 4<sup>th</sup> Quarter Operating Reports
- c.) 2024 Operating and Capital Budgets
- d.) Approval of Five Below Landlord Cost Loan
- e.) B-61 Retail Lease
- f.) A-18 Updates (former University Health System space)
- g.) Capital cost proposal/ground leases
- h.) Operating Cost Reduction Proposal
- i.) Redevelopment

**RE-CONVENE IN OPEN SESSION**

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

**6. 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 planning in relation to partnership agreement/contracts

**RE-CONVENE IN OPEN SESSION**

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

**8. DISCUSSION and POSSIBLE ACTION** regarding the 2024 EDC Board meeting schedule.

**9. UPDATES:** Lorenzo Nastasi, Executive Director

**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: **February 12, 2024 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.