

**The City of Balcones Heights  
City Council Meeting  
3300 Hillcrest Drive  
Balcones Heights, Texas 78201  
MINUTES**

**DATE: November 30, 2011**

**TIME: 2:00 p.m.**

Members Present:     Suzanne de Leon (Mayor)     Charles Matthies (Mayor Pro Tem)  
                          Miguel Valverde                     Linda Pohl  
                          Lamar Gillian                         Charles White

Members Absent:     None

Sign in sheet:        No one signed in.

**CALL TO ORDER AND RECORDING OF QUORUM**

Meeting was called to order and quorum was present.

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

Councilman Gillian gave the invocation and led pledges.

**WORKSHOP:**

City Council will conduct a workshop to discuss a possible 380 agreement with the mall.

Sid Weiss – Owner of Wonderland of the Americas came up to speak.

Patricia Joiner gave a Power Point Presentation on the following topics: Financing Tools – Who Is Knudson? Who is Rogers Labarthe Architects? Economic Development Strategies – What Am I Trying To Accomplish - What Funding Mechanisms Are Available? – Economic Development Toolbox: Special Districts & Public/Private Agreements: Described seven different tools – How Do Economic Development Incentives Relate to Your Community Vision? What is built creates jobs. – Economic Development Incentives/Financing Tools: Start with an Economic Framework – Special Districts/Areas of Texas – How Can Balcones Heights Use Chapters 380 & 381 of the Texas Local Government Code? – Increment Generates New Revenue – Map of Site – Picture of Survey – ULI Recommendations for Kings County Oregon BRT – Example of Wide Sidewalks and New Construction along King County Oregon BRT Line – Euclid BRT Line New Development, Cleveland, OH – Euclid Healthline New Townhome Development – Bus Rapid Transit Examples – Current Conditions of Wonderland of the Americas – Potential Mixed-Use Development in Phase I – Summary of Proposal

Mayor de Leon opened it up for questions and answers.

Sid Weiss stated goal is not only to revitalize Fred. Rd. but also other ongoing projects he is working on.

It was stated that this will help to enable developer and to enhance objectives of the city that will also benefit community.

Recess: 3:17 p.m.  
Open Session 3:25 p.m.

There was discussion on concerns that members of the City Council brought up.

**ADJOURNMENT:**

Meeting was adjourned at 3:40 p.m.

**Submitted by:**

**DELIA FLORES**  
**City Secretary, TRMC**

Minutes approved by City Council at the meeting of December 12, 2011.