

**MINUTES OF PROCEEDINGS
REGULAR MEETING
LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC)
THURSDAY, NOVEMBER 4, 2010**

Be it known that the Board of Directors of the La Feria Industrial Development Corporation (LFIDC) met in regular session on Thursday, November 4, 2010, at 6:30 PM, in the City Commission Meeting Room, 115 East Commercial Avenue, La Feria, Texas 78559. The purpose of said meeting was to consider and take action on such business as was duly posted by agenda in accordance with State Open Meetings Law. The following Board Members were present at said meeting:

Mr. Brad Shields	President
Mr. Arturo Martinez	Vice President
Mr. Ignacio A. Garcia Galvez	Board Member
Mr. Victor Gomez	Board Member
Mr. Steve Brewer	Mayor/Ex-Officio Board Member
Absent: Ms. Norma Alaniz	Secretary/Treasurer
Staff present: Mr. Sunny K. Philip	City Manager/Executive Director
Mr. Richard S. Talbert	LFIDC Attorney
Ms. Maria Chavero	Finance Director
Ms. Irene Szedlmayer	Planning and Comm. Dev. Director
Ms. Olga Oberwetter	City Secretary

There were no other persons present at the meeting.

At 6:32 P.M., Board President Mr. Brad Shields led everyone present in reciting the Pledge of Allegiance to the Flag of the United States of America. He then declared that a quorum of the LFIDC Board was present and called the meeting to order.

ADMINISTER OATH OF OFFICE TO NEW LFIDC MEMBER VICTOR GOMEZ

City Secretary Ms. Olga Oberwetter administered the oath of office to new member Victor Gomez. After the oath, Mr. Gomez assumed his place on the LFIDC Board.

REVIEW AND APPROVE MINUTES OF PROCEEDINGS OF THE PREVIOUS SPECIAL MEETING OF THE LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC) HELD ON MONDAY, OCTOBER 11, 2010

After review of the minutes, Mr. Arturo Martinez moved to approve the minutes of proceedings of the previous special meeting of the La Feria Industrial Development Corporation held on Monday, October 11, 2010. Mr. Ignacio A. Garcia Galvez seconded the motion, and the motion carried by unanimous vote of the LFIDC board members present.

CONSIDER AND TAKE ACTION TO RECOMMEND TO THE CITY COMMISSION THE APPOINTMENT OF AN LFIDC MEMBER TO REPLACE TONI GARCIA ON THE LA FERIA ECONOMIC DEVELOPMENT CORPORATION (LFEDC) BOARD

City Manager/Executive Director Sunny K. Philip explained that the La Feria Industrial Development Corporation (LFIDC) was formed as a 4A Corporation and the La Feria Economic Development Corporation (LFEDC) was formed as a 4B Corporation and each derives its revenues from 0.5% sales tax. He added that the membership of the LFEDC is comprised of four City Commissioners and one representative each from the Utilities Board, the Planning and Zoning Commission, and the LFIDC. Since Ms. Toni Garcia was the representative from the LFIDC on the LFEDC and she has resigned, a new member of the LFIDC needs to be appointed and the Board members need to decide on whom to recommend to the City Commission. After discussion and consideration, Mr. Arturo Martinez moved to recommend to the City Commission the appointment of Mr. Ignacio A. Garcia Galvez as the new member on the LFEDC. Mr. Victor Gomez seconded the motion, and the motion carried by unanimous vote of the board members present.

CONSIDER AND TAKE ACTION TO SCHEDULE THE DATE FOR THE ANNUAL MEETING OF THE LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC)

City Manager/Executive Director Sunny K. Philip said that the Bylaws of the LFIDC call for an annual meeting of the LFIDC on the second Tuesday of December at 9:00 A.M. Because that time is during the working hours of some of the members, it is not convenient to hold the meeting at that time, so the Board could consider scheduling a different time and date. After discussion, Mr. Ignacio A. Garcia Galvez moved to schedule the Annual Meeting of the LFIDC on Thursday, December 9, 2010 at 6:30 P.M. Mr. Arturo Martinez seconded the motion, and the motion carried by unanimous vote of the board members present.

MONTHLY FINANCIAL REPORTS FOR THE MONTH OF OCTOBER 2010

Finance Director Ms. Maria Chavero reviewed the monthly reports for the month of October 2010. Since this was the first month of the new fiscal year, the monthly and yearly figures were the same. Ms. Chavero noted that the line item for taxes shows the total taxes paid for the year, and since it is budgeted in twelve monthly installments, the figure will even out at the end of the fiscal year. Ms. Chavero explained that the variance in the actual and budgeted figures for the line item of Miscellaneous Revenues was due to budgeting the revenues from the sale of property, but that was still in the works. Ms. Chavero also reviewed the City's Sales & Use Tax Comparison Summary. After review, Board President Mr. Brad Shields announced that the reports would be filed for audit.

EXECUTIVE (CLOSED) SESSION PURSUANT TO THE PROVISIONS OF THE OPEN MEETING LAWS, CHAPTER 551, GOVERNMENT CODE, VERNON'S TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN SECTION 551.072 TO DISCUSS THE PROPOSED ACQUISITION/SALE/LEASE OF REAL ESTATE BY THE LA FERIA

INDUSTRIAL DEVELOPMENT CORPORATION AND SECTION 551.087 TO DISCUSS ECONOMIC DEVELOPMENT NEGOTIATIONS

Board President Mr. Brad Shields declared the meeting in executive session at 6:50 P.M. After executive session deliberation, Mr. Shields declared the meeting back in open session at 7:22 P.M.

CONSIDER AND TAKE ACTION DEEMED NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS

There was one action to be taken under this item. Mr. Arturo Martinez moved to authorize the Executive Director to continue negotiations on two properties and that the terms be in the best interest of the LFIDC as discussed in executive session. Mr. Victor Gomez seconded the motion, and the motion carried by unanimous vote of the LFIDC members present.

CONSIDER AND TAKE ACTION TO APPROVE/DENY ECONOMIC DEVELOPMENT LOAN TO THE LA FERIA ECONOMIC DEVELOPMENT CORPORATION FOR THE REFURBISHMENT OF PROPERTY LOCATED AT 111 NORTH MAIN STREET, LA FERIA, TEXAS

City Manager/Executive Director Sunny K. Philip said that the board has considered this item partially before when the LFIDC sold the old Masonic Lodge Building to the LFEDC. The concept was for the LFEDC to secure loan funds and rehab the building at 111 North Main Street to be used for economic development purposes. Some of the ideas are for the two non-profits to establish an office in the building and also the Rio Grande Valley Empowerment Zone Corporation would be establishing an office there to assist businesses. The loan review committee reviewed the request from the LFEDC and is recommending the approval of the loan in the amount of \$405,000.00, which would cover the purchase of the property from the LFIDC and the rehab of the building to provide 10,000 sq. ft. of usable area. The source of funding is from the Revolving Loan Funds originated from the USDA which were loaned and have been repaid and the additional USDA Grant of \$300,000, and the LFIDC would contribute \$100,000.00. The review committee is comprised of Benito Garcia, Lupe Zuniga, and Sunny K. Philip. The recommendation is approval of the loan in the amount of \$405,000.00 at 3% interest for 15 years. Mr. Ignacio A. Garcia Galvez moved to approve the loan from the Revolving Loan Fund to the LFEDC in the amount of \$405,000.00 at 3% interest for 15 years. Mr. Arturo Martinez seconded the motion, and the motion carried by unanimous vote of the LFIDC board members present.

REPORT BY STAFF

• **Economic Development Revolving Loan Fund Activities**

City Manager/Executive Director Sunny K. Philip reported that there was another loan application that the Revolving Loan Committee considered, but it was determined that it did not meet the criteria for the loan, so it was not funded.

PUBLIC COMMENTS

Board President Mr. Brad Shields declared the public comment session open. No one signed up to address the board, so Mr. Shields declared the public comment session closed.

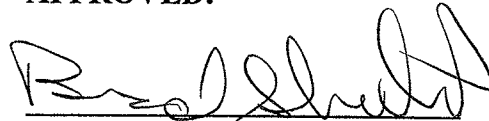
ACTION FOR ADJOURNMENT

There being no further business to conduct, Mr. Arturo Martinez moved to adjourn the meeting. Mr. Ignacio A. Garcia Galvez seconded the motion, and the motion carried by unanimous vote of the LFIDC board members present.

ADJOURNMENT

Board President Mr. Brad Shields adjourned the meeting at 7:30 P.M.


APPROVED:


Brad Shields, President

ATTEST:


Norma Alaniz, Secretary/Treasurer

These minutes were prepared and filed with the City of La Feria as official record of the City of La Feria and the La Feria Industrial Development Corporation at 8:30 AM on Tuesday, December 7, 2010.


Sunny K. Philip
City Manager/Executive Director