

**MINUTES OF PROCEEDINGS
REGULAR MEETING
LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC)
THURSDAY, APRIL 7, 2011**

Be it known that the Board of Directors of the La Feria Industrial Development Corporation (LFIDC) met in regular session on **Thursday, April 7, 2011, 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. Ignacio A. Garcia Galvez	President
Mr. Arturo Martinez	Vice President
Ms. Norma Alaniz	Secretary/Treasurer
Mr. Victor Gomez	Board Member
Mr. Steve Brewer	Mayor/Ex-Officio Board Member
Absent:	
Mr. Brad Shields	Board Member
Staff present:	
Mr. Sunny K. Philip	City Manager/Executive Director
Mr. Richard S. Talbert	LFIDC Attorney
Ms. Irene Szedlmayer	Planning and Comm. Dev. Director
Ms. Maria Chavero	Finance Director
Ms. Olga Oberwetter	City Secretary

There was one other person at the meeting, a student who left prior to the conclusion of the meeting; there is no record of his name.

At 6:30 P.M., Board President Mr. Ignacio A. Garcia Galvez asked Ms. Norma Alaniz to lead 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.

**REVIEW AND APPROVE MINUTES OF PROCEEDINGS OF THE PREVIOUS
REGULAR MEETING OF THE LA FERIA INDUSTRIAL DEVELOPMENT
CORPORATION (LFIDC) HELD ON THURSDAY, MARCH 3, 2011**

After review of the minutes, Mr. Arturo Martinez moved to approve the minutes of proceedings of the previous regular meeting of the La Feria Industrial Development Corporation (LFIDC) held on Thursday, March 3, 2011. Mr. Victor Gomez seconded the motion, and the motion carried by unanimous vote of the LFIDC board members present.

**CONSIDER AND TAKE ACTION TO ACCEPT THE ANNUAL AUDIT FOR
THE LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC) FOR
THE FISCAL YEAR ENDING SEPTEMBER 30, 2010**

Mr. Quentin Anderson with the accounting firm of Long Chilton, L.P. was present to review the LFIDC Annual Audit for the FY ending September 30, 2010. Mr. Anderson

reviewed the report in detail with the board members and referred them to the Independent Auditors' Report on page four which gives the independent auditors opinion of the financial statements of the LFIDC. Mr. Anderson stated that in their opinion, the financial statements fairly present the financial position and the changes to the financial position during the last fiscal year for the LFIDC. Mr. Anderson also encouraged the board members to review the Management's Discussion and Analysis on page seven which provides financial highlights and an overview of the financial statements. Mr. Anderson reviewed the annual report page by page and answered any questions posed to him. Board President Mr. Ignacio A. Garcia Galvez thanked Mr. Anderson for his review of the report. Mr. Victor Gomez moved to accept the LFIDC Annual Audit for FY ending September 30, 2010. Ms. Norma Alaniz seconded the motion, and the motion carried by unanimous vote of the board members present.

MONTHLY FINANCIAL REPORTS FOR THE MONTHS OF FEBRUARY AND MARCH 2011

Board President Mr. Ignacio A. Garcia Galvez commended Finance Director Ms. Maria Chavero for her work on keeping the financial statements in good order as evidenced by the annual audit. Ms. Chavero acknowledged his remarks and then began her review of the financial reports for the months of February and March 2011. She reviewed the budget versus actual figures for the month only for February and then reviewed the monthly figures for March and the year-to-date figures, as well. Ms. Chavero discussed the major variances in the report and answered all questions asked. Ms. Chavero also reviewed the Analysis of Current IDC Sales Tax Collection and the City's Sales & Use Tax Comparison Summary. After review, Board President Mr. Ignacio A. Garcia Galvez 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. Ignacio A. Garcia Galvez declared the meeting in executive session at 6:51 P.M. After executive session deliberation, Mr. Ignacio A. Garcia Galvez declared the meeting back in open session at 7:39 P.M.

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

After executive session deliberation, the following actions were taken.

1. Ms. Norma Alaniz moved to approve LFIDC Resolution 2011-01 relating to the sale of real property to South Texas Emerging Markets Development Fund, Inc. Mr. Arturo Martinez seconded the motion, and the motion carried by unanimous vote of the board members present.

2. Mr. Arturo Martinez moved to approve LFIDC Resolution 2011-02 authorizing a loan to the South Texas Emerging Markets Development Fund, Inc. relating to promoting economic development within the city of La Feria, Texas as part of the Revolving Loan Fund Program. Mr. Victor Gomez seconded the motion, and the motion carried by unanimous vote of the board members present.
3. Ms. Norma Alaniz moved to authorize the LFIDC Executive Director to continue the negotiations on the other properties as discussed in executive session. Mr. Arturo Martinez seconded the motion, and the motion carried by unanimous vote of the board members present.

CONSIDER AND TAKE ACTION TO APPROVE OR DENY A RESOLUTION APPROVING ONE OR MORE LOANS TO THE SOUTH TEXAS COLLABORATIVE FOR HOUSING DEVELOPMENT, INC. (STCHD) FOR ECONOMIC DEVELOPMENT PURPOSES FROM THE REVOLVING LOAN FUND PROGRAM

City Manager/Executive Director Sunny K. Philip made a correction to Resolution 2011-03. On the first paragraph, the reference to the La Feria Economic Development Corporation should be corrected to the La Feria Industrial Development Corporation. He then discussed the non-profit corporation, South Texas Collaborative for Housing Development, Inc. (STCHD) which has been established in the community to promote housing and economic development in the community. Mr. Philip said that there are some properties in La Feria that were auctioned off in a tax sale, and the bids received were extremely low, so the idea is for the non-profit (STCHD) to purchase these properties to provide affordable housing in the community. Mr. Philip cited some statistics as to the need for housing in La Feria saying that according to a study, there is a need for 70 homes in the community every year. When that need is not met, the people leave the area. Mr. Philip said the request for the loan has been reviewed by the Revolving Loan Review Committee and they are recommending approval of the loan not to exceed \$30,000.00. Mr. Victor Gomez moved to approve Resolution 2011-03 as corrected to approve the loan to South Texas Collaborative for Housing Development, Inc. (STCHD) for economic development purposes from the Revolving Loan Fund Program not to exceed \$30,000.00. Mr. Arturo Martinez seconded the motion, and the motion carried by unanimous vote of the board members present.

CONSIDER AND TAKE ACTION TO APPROVE OR DENY A RESOLUTION APPROVING A LOAN TO THE SOUTH TEXAS EMERGING MARKETS DEVELOPMENT FUND, INC. (STEMDF) FOR ECONOMIC DEVELOPMENT PURPOSES FROM THE REVOLVING LOAN FUND PROGRAM

City Manager/Executive Director Sunny K. Philip said that this is a commercial property on Main Street and 7th Street that is valued at \$98,000.00 by the Cameron Appraisal District. The South Texas Emerging Markets Development Fund, Inc. (STEMDF) would be offering \$30,000.00 for the property, and it will take another \$10,000.00 or so to demolish the building and prepare the property for sale. Additional costs will be incurred by STEMDF for closing costs. Mr. Philip said he met with Cameron County Judge Carlos Cascos to make him aware of the mission of the non-profit, STEMDF. He asked

the board to favorably consider the loan request in an amount not to exceed \$45,000.00 and for payments to begin after a two year period, with the exception that if the property is sold prior to the two year period, that the loan would be repaid at the time of sale. Ms. Norma Alaniz moved to approve Resolution 2011-04 approving a loan to the South Texas Emerging Markets Development Fund, Inc. (STEMDF) for economic development purposes from the Revolving Loan Fund Program. Mr. Victor Gomez seconded the motion, and the motion carried by unanimous vote of the board members present.

PUBLIC COMMENTS

Board President Mr. Ignacio A. Garcia Galvez declared the public comment session open. No one signed up to address the board, so Mr. Garcia Galvez 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. Victor Gomez seconded the motion, and the motion carried by unanimous vote of the LFIDC board members present.

ADJOURNMENT

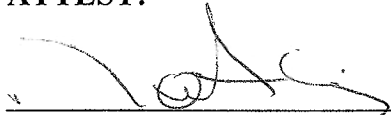
Board President Mr. Ignacio A. Garcia Galvez adjourned the meeting at 7:56 P.M.

APPROVED:



 Ignacio A. Garcia Galvez, 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 7:40 PM on Wednesday, May 4, 2011.



 Sunny K. Philip
 City Manager/Executive Director