

**MINUTES OF PROCEEDINGS
SPECIAL MEETING
LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC)
THURSDAY, JUNE 10, 2010**

Be it known that the Board of Directors of the La Feria Industrial Development Corporation (LFIDC) met in special session on **Thursday, June 10, 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
Ms. Norma Alaniz	Secretary/Treasurer
Ms. Toni Garcia	Board Member
Mr. Ignacio A. Garcia Galvez	Board Member
Mr. Steve Brewer	Mayor/Ex-Officio Board Member
Staff present: Mr. Sunny K. Philip	City Manager/Executive Director
Mr. Richard S. Talbert	LFIDC Attorney
Ms. Maria Chavero	Finance Director
Ms. Olga Oberwetter	City Secretary

There were no other persons present at the meeting.

At 6:30 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.

REVIEW AND APPROVE MINUTES OF PROCEEDINGS OF THE PREVIOUS SPECIAL MEETING OF THE LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC) HELD ON THURSDAY, APRIL 22, 2010

After review of the minutes, Ms. Norma Alaniz moved to approve the minutes of proceedings of the previous special meeting of the La Feria Industrial Development Corporation held on Thursday, April 22, 2010. Ms. Toni Garcia seconded the motion, and the motion carried by unanimous vote of the LFIDC Board.

REVIEW AND APPROVE MINUTES OF PROCEEDINGS OF THE PREVIOUS REGULAR MEETING OF THE LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC) HELD ON THURSDAY, MAY 6, 2010

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 held on Thursday, May 6, 2010. Mr. Ignacio A. Garcia Galvez seconded the motion, and the motion carried by unanimous vote of the LFIDC Board.

CONSIDER AND TAKE ACTION TO CONFIRM THE LEASE AGREEMENT BETWEEN THE LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC) AND JUNCTION THERAPY CENTER, A NEW BUSINESS IN LA FERIA THAT WILL BE LOCATED ON EAST FIRST STREET, NEXT TO INNOVATIVE BLOCK

City Manager/Executive Director Sunny K. Philip explained that this lease is a three-year lease for the building on East First Street near Innovative Block and that the monthly payment would be \$2,100. He said this lease does not contain an option to purchase. Mr. Ignacio A. Garcia Galvez moved to confirm the lease agreement between the La FERIA Industrial Development Corporation (LFIDC) and Junction Therapy Center. Mr. Arturo Martinez seconded the motion, and the motion carried by unanimous vote of the LFIDC Board.

CONSIDER AND TAKE ACTION TO CONFIRM THE CONTRACT WITH JIMMY CLOSNER & SONS CONSTRUCTION CO., INC FOR PARKING LOT IMPROVEMENTS AT THE OLD GRAIN ELEVATOR PROPERTY TO ACCOMMODATE A NEW BUSINESS IN LA FERIA, JUNCTION THERAPY CENTER

City Manager/Executive Director Sunny K. Philip explained that this item is in conjunction with the previous item, and that a lease agreement was not signed until after he had received a cost estimate for paving the parking area. The contract for the parking lot improvements was signed with Jimmy Closner & Sons Construction Company, Inc. in the amount of \$24,100.00 and the contractor began work in order to have that completed by July 1, 2010 when the new tenant will move in. The parking lot will provide 10 parking spaces. Ms. Norma Alaniz moved to confirm the contract with Jimmy Closner & Sons Construction Co., Inc. in the amount of \$24,100.00 for parking lot improvements at the old grain elevator property to accommodate a new business in La FERIA, Junction Therapy Center. Mr. Ignacio A. Garcia Galvez seconded the motion, and the motion carried by unanimous vote of the LFIDC Board.

CONSIDER AND TAKE ACTION TO APPROVE THE LEASE AGREEMENT BETWEEN THE LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC) AND CAMERON COUNTY DEPARTMENT OF HEALTH AND HUMAN SERVICES WIC PROGRAM

City Manager/Executive Director Sunny K. Philip explained that this lease agreement was for the property at 122 East Commercial Avenue, which is located across from City Hall. This is where the driving school was previously located. The County WIC Program, a division of the Cameron County Health and Human Services Department is looking at a three-year lease at a monthly fee of \$1,500. They have reviewed the agreement and have requested a few minor changes. Mr. Philip added that the building has some water seeping in from the east side wall and that it needs to be corrected before leasing the building. He said the repair cost is not included in the lease agreement, but it will be part of some of the maintenance that needs to be done in order to lease to the new tenant. Mr. Philip added that if at some point in the future, the building is not big enough for their needs, the LFIDC would work with them to find another space in La FERIA. He said it is good to have these types of businesses in town for the good of the community,

but they also provide job opportunities. Mr. Arturo Martinez moved to authorize the City Manager/Executive Director Sunny K. Philip to enter into a contract with the Cameron County Department of Health and Human Services WIC Program at his discretion and in the best interest of the LFIDC. Mr. Ignacio A. Garcia Galvez seconded the motion, and the motion carried by unanimous vote of the LFIDC Board.

MONTHLY FINANCIAL REPORTS FOR THE MONTH OF MAY 2010

Finance Director Ms. Maria Chavero reviewed the monthly report for the month of May 2010. She reviewed the monthly and year-to-date figures comparing the actual versus the budget columns. She also reviewed the Current IDC Sales Tax Collection Report and the City's Sales & Use Tax Comparison which showed a year-to-date increase of 4.33% from this time last year. 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 6:52 P.M. After executive session deliberations, Mr. Shields declared the meeting back in open session at 7:17 P.M.

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

There was no action needed as a result of executive session deliberations.

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.

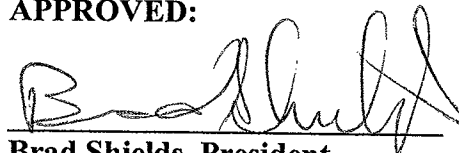
ACTION FOR ADJOURNMENT

There being no further business to conduct, Ms. Norma Alaniz moved to adjourn the meeting. Ms. Toni Garcia seconded the motion, and the motion carried by unanimous vote of the LFIDC Board.

ADJOURNMENT


Board President Mr. Brad Shields adjourned the meeting at 7:18 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 Thursday, June 24, 2010.



Sunny K. Philip
City Manager/Executive Director