

**LA FERIA ECONOMIC DEVELOPMENT CORPORATION
MINUTES OF PROCEEDINGS
SPECIAL MEETING
TUESDAY, JUNE 12, 2012**

Be it known that the Board of Directors of the La Feria Economic Development Corporation (LFEDC) met in special session on Tuesday, June 12, 2012, at 6:00 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 Corporation business as was duly posted by agenda in accordance with State Open Meetings Law. The following Board Members were present at said meeting.

	Ms. Betty Jo Dunlap	President
	Ms. Mary Garcia	Vice-President
	Mr. John Hernandez	Secretary/Treasurer
	Mr. Ignacio A Garcia Galvez	Director
	Ms. Angelica P. Baldivia	Director
Absent:	Ms. Lori Weaver	Director
	Mr. Victor Gonzalez, Jr.	Director

The following City Staff members were present at said meeting.

Mr. Sunny K. Philip	City Manager/Executive Director
Mr. Richard S. Talbert	LFEDC Attorney
Ms. Irene Szedlmayer	Planning & Community Dev. Dir.
Ms. Maria Chavero	Finance Director
Ms. Paula Rodriguez	Capital Projects Coordinator
Ms. Olga Oberwetter	City Secretary

A copy of the signature roster of all others present is attached as a part of the minutes hereof.

At 6:00 P.M., La Feria Economic Development Corporation President Ms. Betty Jo Dunlap thanked everyone for coming and asked all present to rise and recite aloud the Pledge of Allegiance to the Flag of the United States of America. She then declared a quorum of the La Feria Economic Development Corporation Board of Directors was present and called the meeting to order. Ms. Dunlap said this corporation is a 4B corporation.

REVIEW AND APPROVE MINUTES OF PROCEEDINGS OF THE PREVIOUS MEETING OF THE LFEDC HELD ON TUESDAY, MARCH 13, 2012

After review of the minutes, Ms. Angelica P. Baldivia moved to approve the minutes of proceedings of the previous meeting of the LFEDC held on Tuesday, March 13, 2012 as presented in written form. Ms. Mary Garcia seconded the motion, and the motion carried by unanimous vote of the board members present.

FINANCIAL REPORTS FOR THE MONTHS OF MARCH 2012 THROUGH MAY 2012

Finance Director Ms. Maria Chavero reviewed the financial reports for the months of March 2012 through May 2012 with the board, reviewing the monthly figures for March and April and both the monthly and year-to-date figures for May 2012. She then reviewed the Analysis of Current EDC Sales Tax Collection and reported that there is a slight increase over last year. Ms. Chavero also reviewed the Comptroller of Public Accounts reports for the various months. Board President Ms. Betty Jo Dunlap announced that the reports would be filed for audit.

CONSIDER AND TAKE ACTION TO APPROVE A GRANT IN THE AMOUNT OF \$100,000 TO SUNRISE TERRACE, LP, A SUBSIDIARY OF THE SOUTH TEXAS COLLABORATIVE FOR HOUSING DEVELOPMENT TO ASSIST THEM WITH THE DEVELOPMENT OF A 70 UNIT SINGLE FAMILY HOUSING DEVELOPMENT FUNDED THROUGH HOUSING TAX CREDITS INCLUDING COSTS ASSOCIATED WITH THE EXPANSION OF WATER, SEWER AND DRAINAGE IMPROVEMENTS TO THE SITE

City Manager/Executive Director Sunny K. Philip explained that the South Texas Collaborative for Housing Development (STCHD) is a non-profit developed to provide affordable housing in the community. The STCHD is building Sunflower Estates on the north side of the Expressway, and has submitted another application to the Texas Department of Housing and Community Affairs for the development of 70 single-family residences to be located at the northeast corner of FM 2556 and Mile 8 Road that will be known as Sunrise Terrace. The Texas Department of Housing and Community Affairs (TDHCA) has requested that the non-profit be able to show that they have obtained a grant in the amount of \$100,000 towards the project. The STCHD Board met on June 5, 2012 and approved a resolution seeking \$100,000 from the LFEDC. This will help the STCHD to secure an interest free loan of \$2,000,000 from the TDHCA. LFEDC Attorney Mr. Richard S. Talbert told the board that the LFEDC has the authority to make a grant for infrastructure improvements for low to moderate income housing. There needs to be a written agreement between the LFEDC and the South Texas Collaborative for Housing. The law also requires that unless a grant is given on a reimbursement basis, there has to be a claw-back provision if you put the money up front. Mr. Talbert said that because of his knowledge of the STCHD assets, it would be difficult, so his recommendation to Mr. Philip was that this be given on a reimbursement basis with the conditions that the STCHD develop the 15 acres into a 70 lot subdivision for low and moderate income single family residences under the Tax Market Income Credits, that the property be annexed to the City, that water and sewer lines and drainage as required by the City be installed. And that they provide a letter of acceptance from the City together with documentation establishing costs in excess of \$100,000 and at that point the LFEDC could reimburse them for their costs. Mr. Talbert said the motion should be that the LFEDC authorizes the Executive Director of the LFEDC to enter into a written development agreement with the STCHD under those terms for the \$100,000 grant. Mr. John Hernandez moved to approve a grant amount of \$100,000 to Sunrise Terrace, LP, a subsidiary of the South Texas Collaborative for Housing Development to assist them with

the development of a 70 unit single family housing development funded through Housing Tax Credits, including costs associated with the expansion of water, sewer, and drainage improvements to the site and all the terms as stated by City Attorney Mr. Richard S. Talbert. Ms. Angelica P. Baldivia seconded the motion, and the motion carried by unanimous vote of the LFEDC Board members present.

REPORTS BY STAFF

- **Indoor Recreation Facility Construction Progress**
- **Proposed Northwest Park, Unger Park, and A.J. Wilson Baseball Field Lighting Improvements**
- **Proposed Wellness Center and parking improvements**

City Manager/Executive Director Sunny K. Philip reported on the following.

- The Indoor Recreation Facility, which is located on Pancho Maples Drive, completion date has been extended due to rain dates, and the construction of an additional parking lot. It may be one or two months more before the project is completed.
- The Northwest Park located at 4th and West Street - The City purchased the property and the architects are designing the neighborhood park.
- Unger Park - the City will plant some trees and fix up the area.
- A. J. Wilson Baseball Field – During some heavy winds several months ago, a light pole fell. The City took down all the poles and is getting estimates to see what the cost would be to replace the lighting.
- The Wellness Center will be built next to the Recreation Center and will be funded through FEMA. The City is getting two round shaped dome buildings and the Wellness Center is one of them. The other dome building will be built on South Main Street. The parking lot improvements will be done with money received from TCEQ for the Recreation Center.

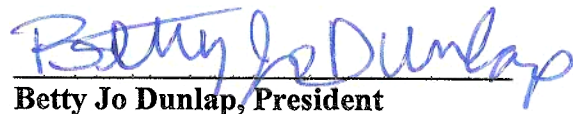
ACTION FOR ADJOURNMENT

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

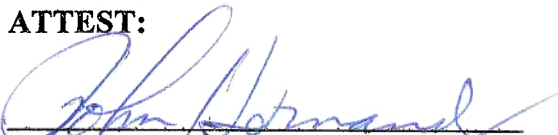
ADJOURNMENT – PRESIDENT

La Feria Economic Development Corporation President Ms. Betty Jo Dunlap adjourned the meeting at 6:20 PM.


APPROVED:


Betty Jo Dunlap, President

ATTEST:


John Hernandez, 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 Economic Development Corporation at 11:00 A.M. on August 25, 2012 as official record.



Olga Oberwetter, City Secretary

LA FERIA ECONOMIC DEVELOPMENT CORPORATION, INC.
SPECIAL MEETING

AT THE
CITY COMMISSION MEETING ROOM
TUESDAY, JUNE 12, 2012, AT 6:00 PM

WELCOME
PLEASE SIGN IN

	<u>NAME</u>	<u>MAILING ADDRESS</u>	<u>HOME/WORK PHONE NO.</u>
1	Rebecca Castillo <small>(Harlingen - San Benito MPO)</small>	502 E. Tyler St Hgn, TX	(956) 216-5240
2	Dolores Sebolt	PO Box 329 La Feria, TX	956-797-2241
3	JUAN BERNAL	600 W. Expressway P.O. Box 78557 P.O. Box 78557	956-702-6165
4	Clint Douglas	500 W. Main	7971013
5	Jim M. Gomez	611 Intl Blvd	(956) 968-2194
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