

**MINUTES OF PROCEEDINGS  
REGULAR MEETING  
LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC)  
THURSDAY, September 5, 2013**

Be it known that the Board of Directors of the La Feria Industrial Development Corporation (LFIDC) met in regular session on Thursday, September 5, 2013, 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. Steven Salinas	Vice President
Mr. Ignacio A. Garcia Galvez	Secretary/Treasurer
Ms. Candace Y. Guillen	Board Member
Mr. Lloyd Betts	Board Member
Mr. Steve Brewer	Mayor/Ex-Officio Board Member – Late: 6:40 P.M.

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

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

At 6:34 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  
REGULAR MEETING OF THE LA FERIA INDUSTRIAL DEVELOPMENT  
CORPORATION (LFIDC) HELD ON THURSDAY, AUGUST 1, 2013**

After review of the minutes, Mr. Steve Salinas moved to approve the minutes of proceedings of the previous regular meeting of the La Feria Industrial Development Corporation (LFIDC) held on Thursday, August 1, 2013. Ms. Candace Guillen seconded the motion, and the motion carried by unanimous vote of the LFIDC board members present.

**MONTHLY FINANCIAL REPORTS FOR THE MONTH OF JULY 2013**

Finance Director Ms. Maria Chavero reviewed the monthly financial reports for the month of July 2013 with the board. She reviewed the Budget vs. Actual Report comparing revenues and expenditures for the month and year-to date. Ms. Chavero then reviewed the Analysis of Current IDC Sales Tax Collection report which reflected an average sales tax collection of \$22,210 which was slightly higher than last year. She also

reviewed the Comptroller's Report which showed an increase of 2.68% year-to-date. After review the financial reports were filed for audit.

**CONSIDER AND TAKE ACTION TO APPROVE BUDGET AMENDMENT FOR FY 2012-2013**

Finance Director Ms. Maria Chavero explained the original budget and the final adjusted budget for FY 2012-2013. She discussed three major changes to the budget. After review, Mr. Ignacio A. Garcia Galvez moved to approve the Budget Amendment for FY 2012-2013. Mr. Lloyd Betts seconded the motion, and the motion carried by unanimous vote of the LFIDC Board.

**CONSIDER AND TAKE ACTION TO APPROVE THE LFIDC BUDGET FOR FY 2013-2014**

Finance Director Ms. Maria Chavero explained that the budget was a balanced budget with \$583,612 in Revenues and \$583,612 in Expenditures. She then reviewed the line items in detail. City Manager/Executive Director Mr. Sunny K. Philip explained that it was a bare bones budget. He said there is a lot of money tied up in real estate, but because of the economy, the LFIDC has not been able to move it. He also explained that a line item for funding VIDA in the amount of \$2,500 is also included in the budget. Mr. Steve Salinas moved to approve the LFIDC Budget for FY 2013-2014. Mr. Lloyd Betts seconded the motion, and the motion carried by unanimous vote of the LFIDC Board.

**CONSIDER AND TAKE ACTION TO APPROVE THE RLF/IRP BUDGET FOR FY 2013-2014**

City Manager/Executive Director Mr. Sunny K. Philip explained that no documents were available for this item, since there have been no applications received for this program. He said the LFIDC received a loan from USDA in the amount of \$400,000 and the LFIDC match is \$125,000 so that there is a total of \$525,000 available to make loans to small businesses in La Feria at an interest rate of 5 to 7 percent. Ms. Candace Guillen moved to approve the RLF/IRP Budget for FY 2013-2014. Mr. Lloyd Betts seconded the motion, and the motion carried by unanimous vote of the LFIDC Board.

**EXECUTIVE (CLOSED) SESSION PURSUANT TO THE PROVISIONS OF THE OPEN MEETING LAWS, CHAPTER 551, GOVERNMENT CODE, 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 6:54 P.M. After executive session, Mr. Shields declared the meeting back in open session at 7:15 P.M.

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

Mr. Ignacio A. Garcia Galvez moved to approve the sale of property located at the southwest corner of FM 506 and Dodd Lane to the City of La Feria for \$180,000 and to authorize the Executive Director to execute and deliver all documents to consummate the sale in the best interest of the LFIDC.

**CONSIDER AND TAKE ACTION TO REQUEST VOLUNTARY ANNEXATION OF APPROXIMATELY 11 ACRES OF PROPERTY ON THE SOUTHWEST CORNER OF FM 506 AND DODD LANE**

City Manager/Executive Director Mr. Sunny K. Philip explained that the letter petitioning for voluntary annexation to the City of La Feria of approximately 11 acres of property on the southwest corner of FM 506 and Dodd Lane needed a minor correction on the first paragraph and that the words "Legal Code, Texas Statutes" be changed to "Local Government Code". Mr. Ignacio A. Garcia Galvez moved to authorize the President of the LFIDC Board to sign off on the letter with the correction on the first paragraph. Mr. Steven Salinas seconded the motion, and the motion carried by unanimous vote of the LFIDC Board.

**PUBLIC COMMENTS**

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

**ACTION FOR ADJOURNMENT**

There being no further business to conduct, Mr. Lloyd Betts moved to adjourn the meeting. Ms. Candace Y. Guillen seconded the motion, and the motion carried by unanimous vote of the LFIDC Board.

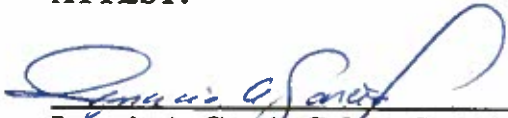
**ADJOURNMENT**

Board President Mr. Brad Shields adjourned the meeting at 7:20 P.M.

APPROVED:

  
 Brad Shields, President

ATTEST:

  
 Ignacio A. Garcia Galvez, 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 Wednesday, October 2, 2013.

  
 Sunny K. Philip  
 City Manager/Executive Director



**LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION, INC.**  
**REGULAR MEETING**  
AT THE  
CITY COMMISSION MEETING ROOM  
**THURSDAY, SEPTEMBER 5, 2013, AT 6:30 PM**

WELCOME  
PLEASE SIGN IN

<u>NAME</u>	<u>MAILING ADDRESS</u>	<u>HOME/WORK PHONE NO.</u>
1 Dolores Dominguez	221 W 7th St.	932-687-8468
2 Guadalupe Yanez	600 W Cypress	(936) 277-0221
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