

**MINUTES OF PROCEEDINGS  
SPECIAL AND ANNUAL MEETING  
LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC)  
THURSDAY, JANUARY 8, 2015**

Be it known that the Board of Directors of the La Feria Industrial Development Corporation (LFIDC) held a special and annual meeting on **Thursday, January 8, 2015, 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. Ignacio A. Garcia Galvez	Secretary/Treasurer
	Mr. Lloyd Betts	Board Member
Absent:	Mr. Steven Salinas	Vice President
	Ms. Candace Y. Guillen	Board Member
Staff present:	Mr. Sunny K. Philip	City Manager/Executive Director
	Mr. Richard S. Talbert	LFIDC Attorney
	Ms. Maria Chavero	Finance Director
	Ms. Paula Rodriguez	Planning & Comm. Dev. Director
	Ms. Esmeralda Sanchez	Capital Projects Coordinator
	Ms. Olga Oberwetter	City Secretary

There were no other persons present at this meeting.

At 6:43 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.

**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.

**REVIEW AND APPROVE MINUTES OF PROCEEDINGS OF THE PREVIOUS SPECIAL MEETING OF THE LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC) HELD ON THURSDAY, DECEMBER 18, 2014**

After review of the minutes, Mr. Ignacio A. Garcia Galvez moved to approve the minutes of proceedings of the previous special meeting of the La Feria Industrial Development Corporation (LFIDC) held on Thursday, December 18, 2014. Mr. Lloyd Betts seconded the motion, and the motion carried by unanimous vote of the LFIDC board members present.

**MONTHLY FINANCIAL REPORTS FOR THE MONTH OF DECEMBER 2014**

Finance Director Ms. Maria Chavero reviewed the monthly financial reports for the month of December 2014 with the board. She reviewed the Budget vs. Actual Report comparing revenues and expenditures for the month and the year-to date figures as well. Ms. Chavero said the large variable on the year to date taxes line item is due to the fact that the City pays the taxes up front for the year. Ms. Chavero then reviewed the Analysis of Current IDC Sales Tax Collection report which reflected an average sales tax collection of \$24,372. She also reviewed the Comptroller's Report which showed that the year-to-date sales tax is 13.95% over last year's. After review, the financial reports were filed for audit.

**CONSIDER AND TAKE ACTION TO APPROVE OR DENY AGREEMENT WITH SOUTH TEXAS COLLABORATIVE FOR HOUSING DEVELOPMENT, INC. FOR RENTAL OF PORTION OF THE CHAPARRAL BUILDING FOR BUSINESS OFFICE SPACE FOR THE NON PROFITS**

City Manager/Executive Director Mr. Sunny K. Philip said that this item could be discussed in Executive Session and consideration taken after deliberation.

After Executive Session deliberation, Mr. Ignacio A. Garcia Galvez moved to authorize the City Manager/Executive Director Mr. Sunny K. Philip to enter into a lease agreement with South Texas Collaborative for Housing Development, Inc. as per the terms discussed in Executive Session.

**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 (closed) session at 6:47 P.M. After executive session, Mr. Shields declared the meeting back in open session at 7:35 P.M.

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

Mr. Lloyd Betts moved to authorize the City Manager/Executive Director Mr. Sunny K. Philip to enter into an agreement to sell eight (8) lots according to the terms discussed in Executive Session.

**CONSIDER AND TAKE ACTION TO APPROVE LISTING AGREEMENT FOR CERTAIN PROPERTIES IDENTIFIED FOR SALE FOR ECONOMIC DEVELOPMENT**

This item was tabled on a motion by Mr. Ignacio A. Garcia Galvez and a second by Mr. Lloyd Betts. The motion carried by unanimous vote of the board members present.

**ELECTION OF NEW PRESIDENT, VICE-PRESIDENT AND SECRETARY/  
TREASURER OF THE CORPORATION FOR THE NEW YEAR**

City Manager/Executive Director Mr. Sunny K. Philip explained that every year the board selects a new President, Vice-President and Secretary/Treasurer for the coming year. Mr. Ignacio A. Garcia Galvez moved to keep the current board officers for the coming year. Mr. Lloyd Betts seconded the motion, and the motion carried by unanimous vote of the board members present. The new officers will remain Mr. Brad Shields, President; Mr. Steven Salinas, Vice-President; and Mr. Ignacio A. Garcia Galvez, Secretary/Treasurer.

**ANNUAL REPORT BY EXECUTIVE DIRECTOR FOR 2014**

City Manager/Executive Director Mr. Sunny K. Philip gave a brief verbal presentation on this item along with the written goals for 2015. There was no action needed on this item.

**CONSIDER AND TAKE ACTION TO ESTABLISH GOALS FOR 2015**

City Manager/Executive Director Mr. Sunny K. Philip discussed the list of written goals for 2015 as follows.

**GOALS FOR 2015**  
**PRESENTED AT THE ANNUAL BOARD MEETING HELD ON**  
**JANUARY 8, 2015**

**Master Planned Medical Facility**

The LFIDC will continue with its effort to foster medical infrastructure that will assist to develop a Master Planned Medical Campus including a hospital in the community. This will bring a variety of job opportunities for the community.

**Tax Increment Reinvestment Zone**

The LFIDC will be able to use the TIRZ established by the City of La Feria as an incentive tool to promote economic development in the community.

**New Market Tax Credit (NMTC)**

The NMTC program can be used to facilitate major projects, and the LFIDC needs to continue the effort to be successful in the program. The LFIDC is trying to partner with the National Development Council, a national non-profit entity to assist with the New Market Tax Credit application and projects.

**Infrastructure Improvement**

Infrastructure improvements are key to economic development, and the LFIDC needs to work with the City and the Utilities Board to proactively develop infrastructure for targeted areas. The City has secured commitment for funding in the amount of 15,000,000 for additional water and wastewater system improvements. This effort is actually helping the LFIDC to receive utility service to IDC owned properties.

**Business Assistance**

The non-profit entity for economic development is planning to facilitate training opportunities and loans to businesses in the community. Through borrowed capital from LFIDC, the non profit assisted two businesses in the community.

#### **Revolving Loan Fund Program**

The LFIDC needs to continue to search for sources of loan capital including grant funds from USDA and other sources to assist businesses in the community. Staff and our consultants have talked to several businesses regarding loan funds available and is processing a few applications to determine whether it meets the requirements for funding.

#### **Board and Staff Training**

A better informed Board and trained professional staff can better serve the community, and the LFIDC will continue its effort to facilitate training opportunities for the Board and staff.

#### **Target Marketing**

Using the tools identified in the retail strategy study, the LFIDC will develop target businesses to recruit into the community and target market to those businesses, especially businesses that offer high visibility to the community and will be beneficial.

#### **Job Training Facility**

The City received commitment for funding for the construction of a facility that can be used as an emergency shelter and a Training Facility. The City has raised capital to match the grant funds. The LFIDC owned property has been identified as the site for this new facility. The City also received funding for the construction of a Technology and success center which will assist with job training and business assistance.

#### **Hotel**

The LFIDC is continuing its negotiation to locate a new hotel in the community.

#### **Use of LFIDC Owned Property As Incentive to Locate Businesses in the Community**

The LFIDC will continue with its efforts to use LFIDC owned property as an incentive for a business to locate in the community for economic benefit. The LFIDC will also continue with its efforts to sell properties owned by the LFIDC to reduce the debt and take on new projects of economic development.

#### **La Feria Chamber of Commerce**

A properly organized and well managed chamber of commerce can be an asset to the City of La Feria and the business community. Now it is a reality. The LFIDC will be able to support the formation and functioning of a chamber of commerce in La Feria.

#### **Economic Development Planning**

The City has applied for funds for the development of a Comprehensive Plan that includes economic development. The LFIDC needs to play an active role in facilitating and forming policies for economic development.

**Population Growth**

Population growth of a community will assist in the economic growth of the area. The LFIDC should promote population growth by offering economic opportunities and housing choices.

**Higher Education**

Higher education and job opportunities are two key ingredients that will help the community grow enormously. The LFIDC should advocate higher education opportunities and technical training opportunities in the community. Our Lady of the Lake University location in La Feria is truly an outcome of the strategy developed by the IDC. Now the challenge is to take it to the next level. The City is also working on attracting the administration offices of the newly formed University.

After review, Mr. Ignacio A. Garcia Galvez moved to approve the Goals for 2015. Mr. Lloyd Betts seconded the motion, and the motion carried by unanimous vote of the LFIDC board members present.

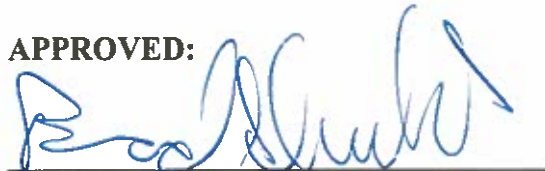
**ACTION FOR ADJOURNMENT**

There being no further business to conduct, Mr. Ignacio A. Garcia Galvez moved to adjourn the meeting. Mr. Lloyd Betts 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 7:58 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 12:07 PM on Wednesday, February 4, 2015



**Sunny K. Philip**  
City Manager/Executive Director

