

**MINUTES OF PROCEEDINGS
REGULAR MEETING
LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC)
THURSDAY, MARCH 5, 2015**

Be it known that the Board of Directors of the La Feria Industrial Development Corporation (LFIDC) met in regular session on **Thursday, March 5, 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:

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|----------------|------------------------------|---------------------------------|
| | Mr. Brad Shields | President |
| | Mr. Steven Salinas | Vice President |
| | Mr. Ignacio A. Garcia Galvez | Secretary/Treasurer |
| | Mr. Lloyd Betts | Board Member |
| Absent: | 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. Olga Oberwetter | City Secretary |

There were no other persons present at this meeting.

At 6:35 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. There was no one present to speak before the board, so Mr. Shields declared the public comment session closed.

REVIEW AND APPROVE MINUTES OF PROCEEDINGS OF THE PREVIOUS REGULAR MEETING OF THE LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC) HELD ON THURSDAY, FEBRUARY 5, 2015

After review of the minutes, Mr. Steven Salinas moved to approve the minutes of proceedings of the previous regular meeting of the La Feria Industrial Development Corporation (LFIDC) held on Thursday, February 5, 2015. 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 FEBRUARY 2015

Finance Director Ms. Maria Chavero reviewed the monthly financial reports for the month of February 2015 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 then reviewed the Analysis of Current IDC Sales Tax Collection report which reflected an average sales tax collection of \$25,600. She also reviewed the Comptroller's Report which showed that the year-to-date sales tax is 18.32% over last year's. After review the financial reports were filed for audit.

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 6:40 P.M. After executive session deliberation, Board President Mr. Brad 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

Mr. Ignacio A. Garcia Galvez moved to authorize the Executive Director to proceed with the sale of the frontage property in accordance with the terms discussed in executive session. Mr. Lloyd Betts seconded the motion, and the motion carried by unanimous vote of the board members present.

CONSIDER AND TAKE ACTION TO APPROVE OR DENY A LEASE AGREEMENT BETWEEN THE LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC) AND NATIONAL MEDIA CHOICE, LLC AND OR ACME PARTNERSHIP, LP FOR THE LAND LEASE TO INSTALL A CHANGING VARIABLE ELECTRONIC MESSAGING (CVEM) SIGN ON PROPERTY OWNED BY THE LFIDC ON EXPRESSWAY 83

Mr. Ignacio A. Garcia Galvez moved to authorize the Executive Director to proceed with the lease agreement between the La Feria Industrial Development Corporation (LFIDC) and National Media Choice, LLC and/or ACME Partnership, LP for the land lease to install a changing variable electronic messaging (CVEM) sign on property owned by the LFIDC on Expressway 83 in accordance with the terms discussed in executive session. Mr. Steven Salinas seconded the motion, and the motion carried by unanimous vote of the board members present.

CONSIDER AND TAKE ACTION TO CONFIRM LEASE AGREEMENT BETWEEN THE LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC) AND ANDY PLATTNER FOR THE PROPERTY LOCATED AT 121 E. OLEANDER, LA FERIA, TEXAS FOR THERAPY JUNCTION; AND CONFIRM THE LEASE AGREEMENT BETWEEN THE LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC) AND THE LA FERIA NEWS FOR THE PROPERTY LOCATED AT 102 SOUTH MAIN, LA FERIA, TEXAS

There were two separate actions on this item.

Mr. Lloyd Betts moved to authorize the Executive Director to enter into a lease agreement between the La Feria Industrial Development Corporation (LFIDC) and *The La Feria News* for the property located at 102 South Main, La Feria, Texas in accordance with the terms discussed in executive session. Mr. Steven Salinas seconded the motion, and the motion carried by unanimous vote of the board members present.

City Manager/Executive Director Mr. Sunny K. Philip said that a negotiated price of \$1,000 a month was agreed upon, and the lease agreement had to be signed so that Therapy Junction could move into the property. Mr. Steven Salinas moved to confirm the lease agreement between the La Feria Industrial Development Corporation (LFIDC) and Andy Plattner for the property located at 121 E. Oleander, La Feria, Texas for Therapy Junction. Mr. Lloyd Betts seconded the motion, and the motion carried by unanimous vote of the board members present.

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

City Manager/Executive Director Mr. Sunny K. Philip explained that this item was brought before the board at a previous meeting, but it had been tabled for additional information. Mr. Philip said the properties for this listing would be the frontage properties on Rabb Road in front of the water tower, the frontage on the Expressway where the CVEM sign will be installed, and the three lots zoned Commercial in Lion's Villa on FM 506. LFIDC Attorney Mr. Richard S. Talbert explained that this would be an exclusive listing agreement with Davis Real Estate RGV for a one year period at 6% commission, and if it was a lease agreement for the property, the commission fee would be a one-time fee of the amount of the first month's rent. He said there are two contracts, one for the three lots on FM 506 and the other for the larger lots on Rabb Road and Expressway 83. Mr. Talbert said that the board needed to set a minimum amount they would accept. The consensus of the board was to set a minimum of \$4.00 per square foot. Mr. Ignacio A. Garcia Galvez moved to authorize the Executive Director to enter into an exclusive listing agreement for the properties legally described as Lot C, La Feria Industrial Development Corporation North #3 Subdivision; and Lot 11 and 12, Blk 1, and Lot 12, Blk 3 La Feria Lion's Villa (FM 506 property) for economic development for a one year term at a minimum of \$4.00 per square foot at a 6% commission and if a lease client, the fee would be a one-time fee of the first month's rent. Mr. Lloyd Betts seconded the motion, and the motion carried by unanimous vote of the board members present.

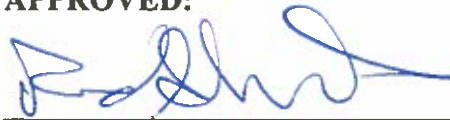
ACTION FOR ADJOURNMENT

There being no further business to conduct, Mr. Lloyd Betts moved to adjourn the meeting. Mr. Steven Salinas 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 7:34 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 Tuesday, April 7, 2015.



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