

**MINUTES OF PROCEEDINGS
TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, LA FERIA
"REINVESTMENT ZONE NUMBER ONE, CITY OF LA FERIA, TEXAS"
Wednesday, August 21, 2013**

Be it known that the City of La Feria Tax Increment Zone Number One (TIRZ) met on Wednesday, August 21, 2013, at 12:00 P.M. in the City Commission Meeting Room, 115 E. Commercial Avenue, La Feria, Texas 78559. The purpose of said meeting was to consider and take action on those items of City Business as was duly posted by agenda in accordance with State Open Meetings Law. The following TIRZ members were present at said meeting.

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|---------------------|--------------------------|
| Mr. Steve Brewer | Chairman |
| Mr. Brad Shields | Vice Chairman |
| Ms. Lori Weaver | Board Member |
| Ms. Betty Jo Dunlap | Board Member |
| Mr. Rolando Muniz | Representing Dan Sanchez |

Absent: Mr. Dan Sanchez Board Member

The following staff members were present.

| | |
|------------------------|------------------|
| Mr. Sunny K. Philip | City Manager |
| Mr. Richard S. Talbert | City Attorney |
| Ms. Olga Oberwetter | City Secretary |
| Ms. Maria Chavero | Finance Director |

There were no other persons present at the meeting.

At 12:02 P.M., Chairman Steve Brewer 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 TIRZ Board was present and called the meeting to order.

CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF PROCEEDINGS OF THE PREVIOUS TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF LA FERIA MEETING HELD ON THURSDAY, AUGUST 23, 2012

After review of the minutes, Ms. Lori Weaver moved to approve the minutes of proceedings of the previous Tax Increment Reinvestment Zone Number One, City of La Feria meeting held on Thursday, August 23, 2012. Ms. Betty Jo Dunlap seconded the motion, and the motion carried by unanimous vote of the board members present.

REVIEW AND DISCUSS APPRAISAL ROLL OF THE TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF LA FERIA

Finance Director Ms. Maria Chavero reviewed the Appraisal Roll of the Tax Increment Reinvestment Zone Number One, City of La Feria with the board. The Net Taxable Certified TIRZ Value was \$11,993,547. The TIF Increment Revenue would be \$49,299.35 for 2013 and the cumulative TIF Increment Revenue since 2008 would be \$165,262.55. Mr. Brad Shields moved to accept the certified appraisal roll of the Tax

Increment Reinvestment Zone Number One, City of La Feria. Ms. Lori Weaver seconded the motion, and the motion carried by unanimous vote of the board members present.

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

City Manager Sunny K. Philip explained the document presented which would be used for both this item (#5) and the next item (#6) and what figures applied to each item. Finance Director Ms. Maria Chavero said that there was one major change from the original budget to the final budget and that was that \$75,000 was being moved to next year. Betty Jo Dunlap moved to approve the Budget Amendment for FY 2012/2013. Brad Shields seconded the motion, and the motion carried by unanimous vote of the board members present.

CONSIDER AND TAKE ACTION TO APPROVE THE BUDGET FOR THE TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF LA FERIA FOR FY 2013/2014

City Manager Sunny K. Philip explained that in any city in order to have development, there needs to be some incentives. He explained that usually Tax Increment Financing (TIF) is done by developers. The City wanted to participate in the TIFs so it initiated the Tax Increment Reinvestment Zone Number One, City of La Feria and designated certain areas into a Zone and when there is an increase in tax revenue due to an improvement in the Zone areas, the City contributes 100% of that increase in revenue to the Tax Increment Reinvestment Zone Number One, City of La Feria and Cameron County contributes 50% of their tax revenue on that same area. Mr. Philip said that a study indicated that there is a need for affordable housing and a non-profit for housing was established to try to meet those needs. The South Texas Collaborative for Housing Development (STCHD) received a Tax Credit Commitment from the Texas Department of Housing and Community Affairs (TDHCA) and they will develop a 70 unit housing development and they will pay for all the improvements within the subdivision. However, there is a total of 50 acres that need to be developed into housing, and it would be good to have a major water line and a lift station in that area to accommodate future growth. An extension of a sewer line from the existing line to where the new lift station would be is needed and also needed is an extension of the water line going along FM 2556. Mr. Philip said the existing funds are \$75,000 which have been set aside, plus \$95,000 cash available equal \$170,000. He said there were some CO funds allocated by the City Commission for light poles at the A.J. Wilson Baseball Field, but the lights have been financed through the vendor, and the City Commission will be considering moving that item to the TIRZ for the development of a lift station.

Finance Director Ms. Maria Chavero explained the proposed budget figures for fiscal year 2013/2014 for the TIRZ. She said the tax rate for the City is the same and the County rate was figured at the current rate and the Revenues would be \$49,299. Ms. Lori Weaver moved to approve the budget for the Tax Increment Reinvestment Zone Number One, City of La Feria for FY 2013/2014. Mr. Brad Shields seconded the motion, and the motion carried by unanimous vote of the board members present.

CONSIDER AND TAKE ACTION TO APPROVE OR DENY RESOLUTION AGREEING TO PARTICIPATE FINANCIALLY FOR THE INSTALLATION OF CERTAIN UTILITIES AND AUTHORIZING EXECUTION OF A

**DEVELOPMENT AGREEMENT BETWEEN TAX INCREMENT
REINVESTMENT ZONE NUMBER ONE, CITY OF LA FERIA AND SOUTH
TEXAS COLLABORATIVE FOR HOUSING DEVELOPMENT, INC.
PERTAINING TO UTILITY IMPROVEMENTS FOR THE SUNRISE TERRACE
SUBDIVISION AND HOUSING DEVELOPMENT AT 2400 NORTH SOLIS
ROAD**

City Attorney Mr. Richard S. Talbert recommended that this item be tabled due to the fact that the funds are not readily available, and that the board could not officially pass this resolution until after the City Commission takes action to approve funds to the TIRZ. A subsequent meeting was scheduled for Friday, August 30, 2013. Ms. Lori Weaver moved to table this item until the meeting of August 30, 2013. Ms. Betty Jo Dunlap seconded the motion, and the motion carried by unanimous vote of the board members present.

PUBLIC COMMENTS

Chairman Steve Brewer declared the public comments session open. No one signed up to speak before the board, so Chairman Brewer declared the public comments session closed.

ACTION FOR ADJOURNMENT

There being no further business to conduct, Ms. Lori Weaver moved to adjourn the meeting. Ms. Betty Jo Dunlap seconded the motion, and the motion carried by unanimous vote of the board members present.

ADJOURNMENT

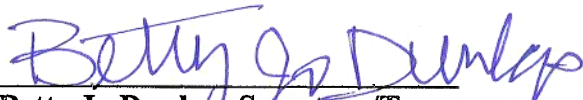
Chairman Steve Brewer adjourned the meeting at 12:48 P.M.

APPROVED:



Steve Brewer, Chairman

ATTEST:



Betty Jo Dunlap, Secretary/Treasurer

These minutes were prepared and filed with the City of La Feria at 4:07 P.M. on August 29, 2013, as official record.



Olga Oberwetter, City Secretary



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