

**RESOLUTION 2010-01**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF TAX  
INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY  
OF LA FERIA AMENDING THE APPROVED FINAL  
PROJECT PLAN AND FINANCING PLAN TO CREATE A  
PROPERTY OWNERS ASSOCIATION.**

**WHEREAS**, Section 311.011(a) of the Texas Tax Code requires the Board of Directors to prepare and adopt a finance plan and project plan, and

**WHEREAS**, The Final Project and Development Plan was approved by the Zone Board by Resolution 2008-02 and by the City Commission and Commissioners Court of Cameron County, and

**WHEREAS**, The Zone Board is creating a property owners association of all property owners of parcels located within the Zone for the purpose of enhancing market value of Zone properties and properties surrounding the Zone and the quality of life for Zone residents.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS THAT:**

1. The Project and Finance Plan shall be amended to create a property owners association for owners of real property within the boundaries of the Zone.
2. The attached By-Laws are adopted for the governance of the property owners association.

**PASSED, APPROVED, AND ADOPTED THIS FEBRUARY 18, 2010, BY THE BOARD OF DIRECTORS OF THE CITY OF LA FERIA TAX INCREMENT REINVESTMENT ZONE NUMBER ONE.**

**APPROVED:**



**Steve Brewer, Chairman**

**ATTEST:**

  
**Betty Jo Dunlap, Secretary/Treasurer**

**First Amendment To**

**FINAL**

**PROJECT PLAN**  
**AND FINANCING PLAN**  
**FOR**

**Reinvestment Zone Number One**

**City of LA FERIA, Texas**

**LA FERIA Development Program**

**December 13, 2007**  
**First Amended February 18, 2010**

**Page 8 Program Concepts reads**

The City of La Feria TIRZ District represents an important opportunity for the City of La Feria to develop a viable long-range revitalization plan for areas of the City, which have lacked a wide range of commercial, and single and multi-family housing opportunities. New commercial/retail/food service/office warehouse/industrial and lodging construction are the key components of the revitalization plan. Increased employment opportunities for La Feria and surrounding county and community residents will be enhanced through the development and redevelopment activity within the Zone.

**Program Concepts is amended to read (Changes in italics)**

The City of La Feria TIRZ District represents an important opportunity for the City of La Feria to develop a viable long-range revitalization plan for areas of the City, which have lacked a wide range of commercial, and single and multi-family housing opportunities. New commercial/retail/food service/office warehouse/industrial and lodging construction are the key components of the revitalization plan. Increased employment opportunities for La Feria and surrounding county and community residents will be enhanced through the development and redevelopment activity within the Zone. *The City of La Feria has made it a policy of the City to involve as many of its citizens as routinely possible in the planning processes of the City. The La Feria Planning Committee meets monthly and plans and coordinates municipal events such as the Fiesta de La Feria, the 4<sup>th</sup> of July parade and celebration, the Lighting of the Tree, the lighted Christmas Parade and Winter Festival, etc. The recently formed Retirement Community Planning Group is working on retirement opportunities for the City. The Board of Directors of Tax Increment Reinvestment Zone Number One will by resolution create a "Tax Increment Reinvestment Zone # 1 City of La Feria Property Owners Association (POA). The POA shall be governed by By Laws adopted by the Board of Tax Increment Reinvestment Zone #1 City of La Feria and attached hereto as "EXHIBIT B"*

**BY LAWS**  
**OF**  
**TAX INCREMENT REINVESTMENT ZONE NUMBER ONE**  
**CITY OF LA FERIA**  
**PROPERTY OWNERS ASSOCIATION**

Article One – Background

The City of La Feria created Tax Increment Reinvestment Zone Number One, City of La Feria, on December 13, 2007. The Zone is 759.66 acres in size and is made up of approximately 129 parcels of property with over 100 owners. The City of La Feria selected the parcels as part of “a long range revitalization plan for areas of the City.” It was the intention of the City that the parcel owners would, at a point in time when funds were available, have in-put into the City projects which the increment from their parcels supports. The Final Finance and Development Plan as approved by the County, the City and the Board enumerates the projects that will be funded through available tax increment. The priority of the projects and the ability to enhance the projects can be significantly impacted through property owner’s involvement in the process.

Article Two – Purposes

The general purposes for which the Association is organized are for;

- (a) Serve as a planning council to advise the Zone Board on the priority of City Projects as those projects are presented to the Association. Priority will be given to projects that serve to enhance property values and the quality of life within the Zone and in and on properties surrounding the Zone.
- (b) Review all single-family and multi-family residential sub-division plats submitted to the City on properties that fall within the Zone boundaries for resident amenities. These amenities include but are not limited to (i) pedestrian access to city parks and trails, (ii) the inclusion of land to be platted for the extension of city trails, (iii) public space, and (iv) landscaping and maintenance of public space. For multi-family properties (i) safe play areas for children, (ii) gathering areas for rental residents and (iii) social services for both adult and child residents.
- (c) Maintain a list of all members of the Association along with addresses, telephone numbers and electronic addresses.

“EXHIBIT B”

Article Three – Membership

Section 1 – Qualifications: Any property owner or member of immediate family of any property owner of record with an entity code of TIRZCLA1 on either their City of La Feria or Cameron County Tax statement shall be eligible for regular membership in this Association. Where title to property is in co-tenancy, the membership may, at the election of the applicants, be issued in one or more names, jointly or individually.

Section 2 – Meetings: The annual meeting of the regular members shall be determined each year by the Officers of the Association and the announcement of the same shall be made in writing one month in advance to all members, at such time and place as may be fixed by the Officers, for the purpose of electing a chairperson, a co-chairperson and a secretary and for the transaction of such other business as may come before the meeting. An annual report by the Chairman shall be presented and annexed to the minutes of the annual meeting. Special meetings of the regular members may be called by the Chairman from time to time for the timely review of plans submitted to the City for which the Association is involved in the review process. The Chairman of the Board of Directors of Tax Increment Reinvestment Zone Number One City of La Feria shall present (or cause to be presented) a report of the activity within the Zone for the proceeding year including Zone Income and Zone Expenditures.

Section 3 – Voting and Quorum: Each qualified member in good standing shall be entitled to one vote at all regular or special membership meetings. Memberships issued jointly to co-tenants shall be entitled to one vote only. A simple majority vote of members present and voting at any such meeting shall constitute a quorum and shall, unless otherwise provided herein, be determining on any motion duly made and seconded.

Section 4- Committees: The Chairman may delegate special duties and responsibilities to standing or special committees appointed from the membership upon the creation of said committees by the general membership.

Section 5 – Temporary Officers: The Board of Directors of Tax Increment Reinvestment Zone Number One City of La Feria shall serve as the officers of the association until the organizational general membership meeting said meeting to occur within 90 days of approval of the By-Laws by Cameron County Commissioners Court.

Article Four – Fiscal Year

The fiscal year of this Association shall commence the first day of October and end on the thirtieth day of September each year.

Article Five –Procedures

Conduct of meetings: Robert’s Rules of Order as last revised shall govern the proceedings of all meetings of the Members of the Association.

Article Six – Non-Liability of Officers

Officers Not Liable Under By-Laws: The Association and its Officers shall not be liable or accountable in damages for any action taken pursuant to the Provisions of these By-Laws. The City of La Feria as the creator of the Zone and The Board of Directors as the managers of the Zone assume any and all responsibility for the management of the Zone.

Article Seven – Amendments

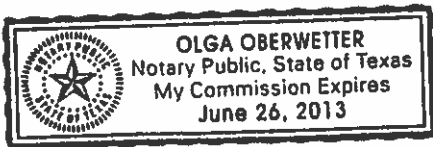
These By-Laws may be altered, amended or repealed at any regular or special meeting by vote of two-thirds of the members. Any alteration or amendment must be in accordance with the Final Finance and Development Plan for the Zone as approved by the County, City and Zone Board as amended from time to time.

**TAX INCREMENT REINVESTMENT  
ZONE NUMBER ONE, CITY OF LA  
FERIA**

By: Steve Brewer  
Steve Brewer, Chairman

STATE OF TEXAS                   §  
   §  
COUNTY OF CAMERON         §

This instrument was acknowledged before me on February 18<sup>th</sup>, 2010 by STEVE BREWER, Chairman of the TAX INCREMENT REINVESTMENT ZONE NUMBER ONE CITY OF LA FERIA.



Olga Oberwetter  
Notary Public, State of Texas