

**MINUTES OF PROCEEDINGS
REGULAR MEETING
LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC)
THURSDAY, JANUARY 7, 2016**

Be it known that the Board of Directors of the La Feria Industrial Development Corporation (LFIDC) met in special session on **Thursday, January 7, 2016, 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

Staff present: Mr. Sunny K. Philip	City Manager
Mr. Richard S. Talbert	LFIDC Attorney
Ms. Paula Rodriguez	Planning Director
Ms. Kin Mendoza	Finance Director
Ms. Esmeralda R. Sánchez	City Secretary

Other person present at said meeting was Petra Reyna.

At 6:47 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

No one signed up for public comments.

**REVIEW AND APPROVE MINUTES OF PROCEEDINGS OF THE PREVIOUS
REGULAR MEETING OF THE LA FERIA INDUSTRIAL DEVELOPMENT
CORPORATION (LFIDC) HELD ON THURSDAY, DECEMBER 17, 2015**

After review of the minutes, Ms. Candace Guillen moved to approve the minutes of proceedings of the previous regular meeting of the La Feria Industrial Development Corporation (LFIDC) held on Thursday, December 17, 2015. Mr. Steven Salinas seconded the motion, and the motion carried by unanimous vote of the LFIDC board members present.

**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

Mr. Brad Shields declared the meeting in executive session at 6:51 PM. At 7:09 PM Mr. Shields declared the meeting back in open session.

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

Mr. Brad Shields announced no action was necessary as a result of executive session.

MONTHLY FINANCIAL REPORTS FOR THE MONTH OF SEPTEMBER 2015

Finance Director Ms. Kin Mendoza reviewed the monthly financial reports for the months of October and November 2015. Following review and discussion, Mr. Shields announced the financial reports to be filed for audit.

CONSIDER AND TAKE ACTION TO APPROVE OR DENY CONTRACT WITH THE REYNA NETWORK FOR MANAGEMENT SERVICES OF THE REVOLVING LOAN FUND PROGRAM AND OTHER ECONOMIC DEVELOPMENT SERVICES.

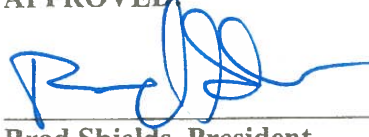
Mr. Philip explained the history of the Reyna Network's contract with the LFIDC and other City entities including the extension approved through January 31, 2016. Ms. Reyna presented a proposal to expand the scope of services provided to La Feria. These services include securing funding to develop a Master Plan to create a commercial corridor on LFIDC property, to assist in development of the Craft Training Center, provide management for revolving loan program, and secure funding for development of Cultural Center/Museum. Mr. Philip then informed the Board that the City has had a revolving loan program since the 1980's. Under the history of this current program award from USDA there have been three loans with one that defaulted and one current loan made to Valley Liftman. It is important to be cautious since one of the two loans went into bankruptcy and the current pool of applicants may not be loan ready. Efforts may be needed to make the applicants loan ready. Mr. Shields shared concern about the market not being ready. Mr. Philip indicated there was an option to look at payment on a case by case basis to pay the Reyna Network for specific efforts. The current contract amount is greater than past contracts. If the contract is not approved, staff can provide costs within budget at a later date. Mr. Shields discussed consideration of individual projects for services later, and looking at specific pieces, but not the whole contract now. Following discussion and review, Mr. Shields called for a motion to deny the contract. No such motion was made. Mr. Garcia Galvez then made a motion to approve the contract, seconded by Ms. Guillen. The motion passed by a vote of three to two with Mr. Shields and Mr. Salinas voting against the motion to approve the contract.

There being no further business to conduct, Ms. Guillen moved to adjourn the meeting. Mr. 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 7:34 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 7:30 PM on Tuesday, April 5, 2016.

Sunny K. Philip
City Manager/Executive Director