

**MINUTES OF PROCEEDINGS
REGULAR MEETING
LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC)
THURSDAY, September 3, 2015**

Be it known that the Board of Directors of the La Feria Industrial Development Corporation (LFIDC) met in special session on **Thursday, September 3, 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. 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. Richard S. Talbert	LFIDC Attorney
Ms. Maria Chavero	Finance Director
Ms. Paula Rodriguez	Planning Director
Ms. Esmeralda R. Sanchez	City Secretary

No others were present at said meeting.

At 6:41 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, JUNE 4, 2015**

After review of the minutes, Mr. Ignacio Garcia-Galvez moved to approve the minutes of proceedings of the previous regular meeting of the La Feria Industrial Development Corporation (LFIDC) held on Thursday, June 4, 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 MONTHS OF JUNE - JULY 2015

Finance Director Ms. Maria Chavero reviewed the monthly financial reports for the months of June and July 2015 with the board. She reviewed the Budget vs. Actual Report comparing revenues and expenditures for the month, and the year-to-date figures. The recent increase in expenditures was mostly due to the storm damage at the Chaparral building. The Analysis of

Current Sales Tax Collection report reflects a monthly average sales tax collection of \$25,462, which is a 6.4% increase from the previous year based on nine month collections. The Comptroller's Report showed that the year-to-date sales tax is 3.92% over last calendar year. An increase in sales tax revenue is anticipated with the opening of CVS.

Mr. Shields inquired about the decrease in miscellaneous revenue from June to July. Ms. Chavero will review the reports to determine confirm the cause of the decrease. Mr. Philip informed the Board that the LFIDC made a loan to Allen enterprises. Since then they filed bankruptcy and LFIDC foreclosed on the property.

After review Mr. Shields announced the financial reports will be filed for audit.

BUDGET WORKSHOP-LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION FY 2015-2016

Ms. Chavero discussed and reviewed the proposed budget with the board members present. A 4% increase in sales tax is budgeted for FY 2015-2016. Lease income is expected from South Texas Collaborative for Housing Development, La Feria News, Jackson Hewitt, Dr. Trevino, American Tower, Therapy Junction, Sun Loan Company, and Fleet Safety Equipment. ACME partnership will pay \$100 for the sign location on the expressway until the sign is erected in December. The lease payment will increase to \$500 per month in January. The public works warehouse is leased to the City and paid equally from the general fund and the waterworks. The amount of leases totals \$245,000.

Additional lease space may be an option in the GSA building, but if a buyer makes an offer the LFIDC can sell the building. Rural Business Enterprise Grant funds may also generate interest income. Miscellaneous income is budgeted in the event a property is sold. Projected gain of \$125,000 is expected in the next fiscal year from sale of land. \$50,000 in repairs to the public works warehouse are reflected as contributed capital. Projected expenses reflect supplies, repairs and maintenance, consultant and attorney fees, engineering fees, audit fee, legal charges/public notices, and administration fee. The administrative fee includes work performed by City Staff to maintain LFIDC records. Travel and dues are budgeted for the Board. The LFIDC budget does not include a donation to VIDA, this year it will come from the La Feria Economic Development Corporation.

Expenses also include insurance for all properties, utilities, interest for two bank loans, property taxes, and depreciation for all buildings. The capital outlay includes improvements for the public works warehouse which will be offset by the contributed capital line item and bond payment.

Ms. Chavero explained the insurance coverage of the Chaparral Building may only be about \$20,000. Jackson Hewitt site continues to pay rent although they only occupy the space for a portion of the year. Mr. Philip explained that during the repairs a structural engineer was consulted to assure the upper portion could be utilized in the future.

After a review of the proposed budget and discussion with the Board members present, Mr. Shields announced that no action was necessary.

CONSIDER AND TAKE ACTION TO APPROVE THE BUDGET FOR THE LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION FOR FY 2015-2016.

Following discussion and review, Mr. Garcia-Galvez made a motion to approve the budget as presented, it was seconded by Mr. Salinas. The motion passed by unanimous decision of the 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 there were no items to discuss in executive session.

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

Mr. Brad Shields announced no action was necessary.

ACTION FOR ADJOURNMENT

There being no further business to conduct, Mr. Betts moved to adjourn the meeting. Mr. 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 7:12 P.M.

APPROVED:



Brad Shields, President

ATTEST:



Ignacio A. Garcia Galvez, Secretary/Treasurer