

**MINUTES OF PROCEEDINGS
REGULAR MEETING
LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC)
Thursday, February 13, 2020**

Be it known that the Board of Directors of the La Feria Industrial Development Corporation (LFIDC) met in regular session on **Thursday, February 13, 2020 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. Ramon F. Gonzales	President
Mr. Jose R. Becerra	Vice-President
Ms. Michelle Gomez Vela	Secretary/Treasurer
Mr. Francisco Loya, Jr.	Member

Members Absent:

Mr. Victor Gonzalez, Jr.	Member
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Staff present: Mr. Juan Ortiz Executive Director
Ms. Amanda Morales City Secretary

At 6:30 P.M., Board President Ramon Gonzales led everyone present in reciting the Pledge of Allegiance to the Flag of the United States of America. She then declared that a quorum of the LFIDC Board was present and called the meeting to order.

3. PUBLIC COMMENTS

There were no comments from the public.

Mr. Gonzales called the meeting into Closed Executive Session at 6:34 PM.

4. CLOSED EXECUTIVE SESSION:

-ATTORNEY CONSULTATION PURSUANT TO SECTION §551.071(2), TEXAS GOV'T CODE, TO RECEIVE LEGAL ADVICE RELATING TO A POSSIBLE CONVEYANCE OR TRANSFER OF CERTAIN REAL PROPERTY TO THE CITY OF LA FERIA FOR PUBLIC FACILITY PURPOSES.

- ATTORNEY CONSULTATION PURSUANT TO SECTION §551.071(1) AND (2), TEXAS GOV'T CODE, REGARDING CONTEMPLATED LITIGATION AND TO RECEIVE LEGAL ADVICE RELATING TO A LEASE AGREEMENT WITH CESARIO'S BARBERSHOP. (LEGAL COUNSEL).

- ATTORNEY CONSULTATION PURSUANT TO SECTION §551.071(1) AND (2), TEXAS GOV'T CODE, REGARDING CONTEMPLATED LITIGATION AND TO RECEIVE LEGAL ADVICE RELATING TO DELINQUENT LOAN PAYMENTS FROM STCHD. (LEGAL COUNSEL)

There was no action taken during Closed Session.

5. **CONSIDERATION AND APPROPRIATE ACTION, IF ANY, TO AUTHORIZE THE EXECUTIVE DIRECTOR TO PROCEED WITH NEGOTIATIONS AND EXECUTION OF ALL DOCUMENTS AND OTHER REQUIREMENTS FOR THE CONVEYANCE OR TRANSFER OF CERTAIN REAL PROPERTY TO THE CITY OF LA FERIA.**

There was no action taken on this item.

6. **CONSIDERATION AND APPROPRIATE ACTION, IF ANY, TO AUTHORIZE LEGAL COUNSEL TO PROCEED WITH ACTION REGARDING DELINQUENT LEASE PAYMENTS FROM CESARIO'S BARBERSHOP.**

Ms. Vela made a motion to authorize the Executive Director and legal counsel to begin pre-litigation efforts. The motion was seconded by Mr. Loya and passed unanimously.

7. **CONSIDERATION AND APPROPRIATE ACTION, IF ANY, TO AUTHORIZE LEGAL COUNSEL TO PROCEED WITH ACTION REGARDING DELINQUENT LOAN PAYMENTS FROM STCHD.**

There was no action taken on this item.

8. **CONSIDERATION AND POSSIBLE ACTION ON MINUTES OF THE REGULAR MEETING OF THE LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC) HELD ON THURSDAY JANUARY 2, 2020.**

Mr. Gonzales noted a correction to the minutes. Ms. Vela made a motion to approve the minutes for the regular meeting of the La FERIA Industrial Development Corporation held on January 2, 2020 with the correction noted. The motion was seconded by Mr. Becerra and passed unanimously.

9. **PRESENTATION AND UPDATE BY DON MEDINA REGARDING DEMOLITION OF MASONIC BUILDING.**

Don Medina of Camacho Demolition addressed the Board and informed them of setbacks with the project. He said that if the demolition continued as originally planned, there is a possibility that the walls of buildings on either side of the masonic lodge will collapse. In order to continue with the demolition of the masonic lodge, He is asking for an additional \$43,000 to construct concrete braces to ensure that the other buildings are not affected. There was no action taken on this item.

10. **CONSIDERATION AND POSSIBLE ACTION ON REPAIRS TO AIR CONDITIONING FOR LFIDC PROPERTY LOCATED AT 102 SOUTH MAIN STREET.**

Mr. Ortiz noted that the air conditioning unit at this property need to be replaced and can not be repaired. He received two bids for the replacement. Mr. Loya made a motion to table this item and get more bids to compare. The motion was seconded by Ms. Vela and passed unanimously.

11. **CONSIDERATION AND POSSIBLE ACTION ON LEASE AGREEMENT WITH SWEET BLESSINGS FOR THE LFIDC PROPERTY LOCATED AT 121 W. OLEANDER.**

Mr. Loya made a motion to renew the lease agreement with Sweet Blessings for the LFIDC property located at 121 W. Oleander. The motion was seconded by Ms. Vela and passed unanimously.

12. **CONSIDERATION AND POSSIBLE ACTION ON FINANCING REQUEST BY CESAR PEREZ DBA ROYAL CONCRETE.**

There was no action taken on this item.

13. **ADJOURNMENT – PRESIDENT**

There being no further business to discuss, Mr. Loya made a motion to adjourn the meeting. The motion was seconded by Mr. Becerra and passed unanimously.

APPROVED:



Ramon Gonzales, President

ATTEST:



Amanda Morales, City Secretary