

**MINUTES OF PROCEEDINGS  
REGULAR MEETING  
LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC)  
Thursday, February 7, 2019**

Be it known that the Board of Directors of the La Feria Industrial Development Corporation (LFIDC) met in regular session on **Thursday, February 7, 2018 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:

Ms. Laurie Villarreal	President
Mr. Ramon F. Gonzalez	Secretary/Treasurer
Mr. Jose R. Becerra	Member
Ms. Michelle Gomez Vela	Member
Mr. Victor Gonzalez, Jr.	Member

Members Absent:

None

Staff present: Mr. Jaime S. Sandoval	City Manager/Executive Director
Mr. Frank Rios	Finance Director
Ms. Allison Bastian	City Attorney
Ms. Amanda Morales	City Secretary
Mr. Luis Castillo	Accountant

At 6:30 P.M., Board President Ms. Laurie Villarreal 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.

**4. CONSIDERATION AND POSSIBLE ACTION ON MINUTES OF THE REGULAR MEETING OF THE LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC) HELD ON THURSDAY, OCTOBER 4, 2018.**

Ms. Bastian noted that her name was misspelled in the minutes. Mr. Ramon Gonzalez made a motion to approve the minutes of the regular meeting of the La Feria Industrial Development Corporation (LFIDC) held on Thursday October 4, 2018 with the correction noted above. The motion was seconded by Ms. Vela and passed unanimously.

**5. CONSIDERATION AND POSSIBLE ACTION ON THE EXTENSION OF A LEASE WITH SUN LOAN PARTNERSHIP FOR 122 E. COMMERCIAL AVE.**

Ms. Vela made a motion to authorize the Executive Director to negotiate an extension of the lease agreement at a monthly rate of \$1,600 with an option to extend the lease an additional three years at a monthly rate of \$1,700. The motion was seconded by Mr. Ramon Gonzalez and passed unanimously.

6. **CONSIDERATION AND POSSIBLE ACTION ON LEASE AGREEMENT WITH DANA SAFETY SUPPLY FOR 202 E. INDUSTRIAL WAY.**

Mr. Victor Gonzalez made a motion to table this item. The motion was seconded by Mr. Ramon Gonzalez and passed unanimously.

7. **CONSIDERATION AND POSSIBLE ACTION REGARDING LEASE AGREEMENT WITH SWEET BLESSINGS FOR 121 W. OLEANDER ST.**

Mr. Victor Gonzalez made a motion to extend the lease agreement with Sweet Blessings for 121 W. Oleander St. for one year at \$300 per month. The motion was seconded by Ms. Vela and passed unanimously.

8. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE A FARM LEASE AGREEMENT WITH CARL BAUER, JR.**

Mr. Victor Gonzalez made a motion to approve a farm lease agreement with Carl Bauer, Jr. the motion was seconded by Ms. Vela and passed unanimously.

9. **CONSIDERATION AND POSSIBLE ACTION REGARDING REPAIRS NEEDED FOR THE EL CHAPARRAL PROPERTY.**

Mr. Ramon Gonzalez made a motion to accept the bids submitted for a total amount of \$49,546 to repair flood damage sustained in June 2018. The motion was seconded by Ms. Vela and passed unanimously.

Ms. Villarreal called the meeting into Closed Executive Session at 7:05 p.m.

10. **CLOSED SESSION:**

A. **PURSUANT TO TEX. GOV'T CODE SEC. 551.072 REGARDING THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE LFIDC IN NEGOTIATIONS WITH A THIRD PERSON REGARDING:**

1. **THE SALE OF LOT J, LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION NORTH NO. 3 SUBDIVISION AND THE LEASEHOLD INTEREST ON SAID PROPERTY.**

2. **THE LEASE OR RENTAL OF THE ALTO THEATER BUILDING TO NOBLE TEXAS BUILDERS, INC.**

There was no action taken during closed Session. Ms. Villarreal called the meeting back to order at 7:30 p.m.

11. **CONSIDERATION AND POSSIBLE ACTION ON ITEM DISCUSSED IN CLOSED SESSION.**

A. **CONSIDERATION AND ACTION ON ITEM 10(A)(1)**

Ms. Vela made a motion to credit the buyer for the amount of ad valorem taxes from the lease hold interest. The motion was seconded by Mr. Becerra and passed unanimously.

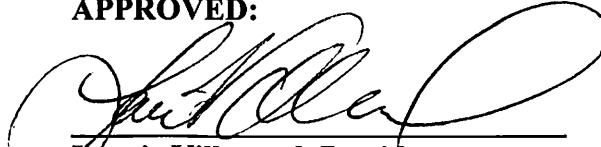
B. **CONSIDERATION AND ACTION ON ITEM 10(A)(2)**

Mr. Victor Gonzalez made a motion to approve a rental agreement with Noble Texas Builders, Inc. for the Alto Theater Building and instruct the Executive Director to negotiate a price. The motion was seconded by Mr. Ramon Gonzalez and passed unanimously.

**12. ADJOURNMENT – PRESIDENT**

There being no further business to discuss, Ms. Vela made a motion to adjourn the meeting. The motion was seconded by Mr. Victor Gonzalez and passed unanimously.

**APPROVED:**

  
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**Laurie Villarreal, President**

**ATTEST:**

  
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**Amanda Morales, City Secretary**