

**MINUTES OF PROCEEDINGS
SPECIAL MEETING
LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC)
Thursday, January 26, 2023**

Be it known that the Board of Directors of the La Feria Industrial Development Corporation (LFIDC) met in regular session on **Thursday, January 26, 2023 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. Jose Becerra	President
Mrs. Gloria Casas	Member
Mr. Francisco Loya	Member
Mr. Michael Martinez	Member

Members Absent:

None

Staff present:

Mr. Juan Ortiz	Executive Director
Ms. Allison Bastian-Rodriguez	City Attorney
Ms. Amanda Morales	City Secretary

At 6:30 P.M., Board President Mr. Jose Becerra 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.

3. PUBLIC COMMENTS

There were no comments from the public.

4. CONSIDERATION AND POSSIBLE ACTION ON MINUTES FOR LFIDC MEETING HELD DECEMBER 8, 2022.

Mr. Martinez made a motion to approve the minutes for the meeting held December 8, 2022. The motion was seconded by Mrs. Casas and passed unanimously.

5. REPORT ON ASBESTOS FINDINGS AND POSSIBLE REPAIRS FOR ALTO THEATER BUILDING LOCATED AT 116 OLEANDER.

Mr. Ortiz explained that there was asbestos detected in a small area of the building. There was no action taken on this item.

6. CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE STAFF TO CONTRACT FOR THE ALTO THEATER BUILDING AT 116 OLEANDER FOR ASBESTOS REMEDIATION.

Mr. Ortiz informed the board that he had received two quotes for the removal of the asbestos in the building. One quote was \$92,700 and the other for \$19,800. Mrs. Casas made a motion to authorize

the executive Director to advertise for bids for the Alto Theater Building at 116 Oleander for asbestos remediation. The motion was seconded by Mr. Loya and passed unanimously.

7. CONSIDERATION AND POSSIBLE ACTION TO PLACE ALTO THEATER BUILDING LOCATED AT 116 OLEANDER FOR SALE.

Mr. Martinez made a motion to authorize the Executive Director to have the property appraised. The motion was seconded by Mrs. Casas and passed unanimously.

8. REPORT ON NUMBER AND VALUES OF REMAINING LFIDC PROPERTIES.

Mr. Ortiz explained that the IDC owns eleven properties. There was no action taken on this item.

10. CONSIDERATION AND APPROPRIATE ACTION ON A RESOLUTION AUTHORIZING AND RATIFYING THE SALE OF 3.73 ACRES OF LFIDC-OWNED REAL PROPERTY TO TRADECON INVESTMENTS, LLC.

Mr. Martinez made a motion to approve Resolution 2023-01 authorizing and ratifying the sale of 3.73 acres of LFIDC-owned real property to Trade Con Investments, LLC. The motion was seconded by Mr. Loya and passed unanimously.

Mrs. Casas left the meeting before Item #9 due to a possible conflict of interest.

9. CONSIDERATION AND POSSIBLE ACTION REGARDING ENCROACHMENT AND OTHER MATTERS PERTAINING TO SALE OF 2.15 ACRES OF REAL PROPERTY CAD#118112, LOT 1 LA FERIA BUSINESS PARK SUBDIVISION. LOCATED AT 201 INDUSTRIAL WAY TO EDUARDO CASAS DBA TXBBQ, LLC.

Mr. Ortiz explained that an adjacent property is encroaching on the lot and could prevent the sale of the property. The estimated cost to remove the encroachment is \$18,500. Mr. Loya made a motion to discount the original sale price of \$209,000 by \$18,500. The motion was seconded by Mr. Martinez and passed unanimously.

11. ADJOURNMENT – PRESIDENT

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

APPROVED:



Jose Becerra, President

ATTEST:



Amanda Morales, City Secretary