

**MINUTES OF PROCEEDINGS  
REGULAR MEETING  
LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC)  
Thursday, July 22, 2021**

Be it known that the Board of Directors of the La Feria Industrial Development Corporation (LFIDC) met in regular session on **Thursday, July 22, 2021 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	Vice President
Mr. Francisco Loya	Member
Mr. Michael Martinez	Member
Ms. Gloria Loya	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 Vice 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 APPOINTMENT OF OFFICERS.**

There was no action taken on this item.

**5. CONSIDERATION AND POSSIBLE ACTION ON SALE OF 26.62 ACRES OUT OF LOT 4, ACCESS POINT SUBDIVISION NO. 1, LOCATED AT 28000 FM 506.**

Mr. Ortiz explained that an offer was submitted to purchase the property for \$241,928. The property has been appraised at a value of \$266,000. The developer is planning to subdivide the land and build 100 homes. The property is currently being farmed, but the lease terminates at the end of August and the farmer has been notified that the property will be sold soon. Mr. Loya made a motion to counter with the appraised value of \$266,000. Mr. Martinez seconded the motion and it passed unanimously.

**6. CONSIDERATION AND POSSIBLE ACTION ON LEASE AGREEMENT FOR LFIDC PROPERTY LOCATED AT 122 E. COMMERCIAL AVE.**

Mr. Ortiz explained that the property has been vacant since March. Someone has requested to lease the property to operate a daycare catering to special needs children. They will be paying to

renovate the building and make it suitable for their needs. They are asking for a one-year lease at a cost of \$900 per month. Ms. Bastian-Rodriguez noted that the lessee would have to provide additional insurance coverage to cover the IDC in case of an accident. Mr. Loya made a motion to approve a one-year lease agreement at \$900 per month with an option to extend the term at a higher price. The motion was seconded by Ms. Gloria Loya and passed unanimously.

The meeting was convened in closed session at 6:58pm.

7. **CLOSED SESSION PURSUANT TO SEC. 551.087 TO DISCUSS COMMERCIAL AND FINANCIAL INFORMATION THE LFIDC HAS RECEIVED FROM A BUSINESS PROSPECT THAT THE LFIDC SEEKS TO HAVE STAY AND EXPAND IN THE CITY OF LA FERIA, AND WITH WHICH THE LFIDC IS CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS, REGARDING THE LA VILLA BUSINESS CENTER.**

**RECONVENE IN OPEN SESSION**

The meeting was reconvened in open session at 7:20 pm.

8. **CONSIDERATION AND POSSIBLE ACTION REGARDING A PERFORMANCE AGREEMENT WITH MARIA ELENA MENDOZA FOR THE LA VILLA BUSINESS CENTER.**

Mr. Loya made a motion to grant a six-month grace period with interest continuing to accrue and a lien on the property. The motion was seconded by Mr. Martinez and passed unanimously.

9. **ADJOURN**

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

**APPROVED:**

**Jose Becerra, Vice President**

**ATTEST:**

**Amanda Morales, City Secretary**