

**MINUTES OF PROCEEDINGS  
REGULAR MEETING  
LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC)  
Thursday, July 7, 2022**

Be it known that the Board of Directors of the La Feria Industrial Development Corporation (LFIDC) met in regular session on **Thursday, July 7, 2022 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
Mr. Francisco Loya	Member
Mrs. Gloria Casas	Member
Mr. Michael Martinez	Member

Members Absent:

Mrs. Gloria Loya	Member
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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 THE LFIDC MEETING HELD MAY 5, 2022.**

Mr. Loya made a motion to approve the minutes for the meeting held May 5, 2022. The motion was seconded by Mr. Martinez and passed unanimously.

**5. CONSIDERATION AND POSSIBLE ACTION ON SALE OF 2.5 ACRES OF LFIDC-OWNED PROPERTY LOCATED AT 201 INDUSTRIAL WAY.**

Mrs. Casas abstained from discussion on this item. Mr. Ortiz informed the board that two offers were received for the property: one in the amount of \$209,000 and the other in the amount of \$175,000. Mr. Loya made a motion to accept the higher offer of \$209,000 for 2.5 acres of LFIDC-owned property located at 201 Industrial Way.

**6. CONSIDERATION AND POSSIBLE ACTION ON SALE OF 6.73 ACRES OF LFIDC-OWNED PROPERTY LOCATED AT INTERSECTION OF RABB RD. AND EXPRESSWAY 83 TO TRADECON AND MEDINA CHIROPRACTIC.**

Alvaro Medina addressed the board regarding his plan to purchase 3.73 acres of the total 6.73 acres and construct an event center. At a previous meeting the IDC had approved entering into a performance agreement for the entire property to TradeCon. Mr. Medina explained that he was not seeking economic

incentives and was willing to pay market value for the 3.73 acres. TradeCon would still like to enter into a performance agreement and special financing terms for the other 3 acres. Mr. Loya made a motion to table this item. The motion was seconded by Mr. Martinez and passed unanimously.

7. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE ROOF AND HVAC REPAIRS AT LFIDC-OWNED PROPERTY LOCATED AT 219 E. COMMERCIAL AVE.**

Mr. Ortiz explained that the American Legion Post was requesting funding to replace the air conditioning system and install a new metal roof. Mrs. Casas made a motion to approve the repairs. The motion was seconded by Mr. Loya and passed unanimously.

8. **CONSIDERATION AND POSSIBLE ACTION ON SALE OF 19.5 ACRES OF LFIDC-OWNED PROPERTY LOCATED ON PARKER RD.**

Mr. Ortiz explained that an offer of \$250,000 was made for the purchase of this property. This is the appraised value of the property. Mr. Loya made a motion to accept the offer and sell the property. The motion was seconded by Mr. Martinez and passed unanimously.

9. **CONSIDERATION AND POSSIBLE ACTION ON REQUEST FROM MARIA ELENA MENDOZA REGARDING REPAYMENT OF A LOAN.**

Ms. Mendoza is requesting a six-month pause on payments due for a loan from the IDC. The funding was provided to construct a parking lot on Ms. Mendoza's commercial property. Since then, the property has remained unoccupied. Mr. Ortiz reminded the board that they have agreed to delay payments before and made other accommodations. Mr. Loya made a motion to deny the request from Maria Elena Mendoza regarding repayment of a loan.

10. **ADJOURNMENT – PRESIDENT**

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

APPROVED:

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Jose Becerra, President

ATTEST:

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Amanda Morales, City Secretary