

**MINUTES OF PROCEEDINGS
REGULAR MEETING
LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC)
Thursday, June 3, 2021**

Be it known that the Board of Directors of the La Feria Industrial Development Corporation (LFIDC) met in regular session on **Thursday, June 3, 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
Mrs. Gloria Casas	Member

Members Absent:

none

Staff present: Mr. Juan Ortiz	Executive Director
Ms. Allison Bastian-Rodriguez	City Attorney
Ms. Amanda Morales	City Secretary
Mr. Frank Rios	Finance Director

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 MINUTES FOR LFIDC MEETINGS HELD ON MAY 13, 2021.

Mr. Loya made a motion to approve the minutes for the LFIDC meeting held on May 13, 2021. The motion was seconded by Mr. Becerra and passed unanimously.

5. WORKSHOP REGARDING FINANCING A POSSIBLE INDUSTRIAL DEVELOPMENT CORPORATION PROJECT TO DEVELOP AND IMPROVE PUBLIC SAFETY FACILITIES, STREET INFRASTRUCTURE AND GENERAL MUNICIPALLY OWNED IMPROVEMENTS.

Mr. Ortiz explained that the project would fund street and drainage improvements for 85% of the streets in the city. The total amount to be financed is \$2,025,000.00. The interest rate is 3.576% for the 25-year term of the note. The IDC would make annual payments of \$123,880.49 from their annual budget. Mr. Rios explained that the IDC currently has over one million dollars in reserves and sales tax revenues that will likely increase in the years to come due to new businesses coming into the city. There was no action taken on this item.

6. **CONSIDERATION AND APPROPRIATE ACTION REGARDING A RESOLUTION TO RETAIN FINANCING PROFESSIONALS IN CONNECTION WITH OBTAINING A NOTE TO FINANCE A POSSIBLE INDUSTRIAL DEVELOPMENT CORPORATION PROJECT TO DEVELOP AND IMPROVE PUBLIC SAFETY FACILITIES, STREET INFRASTRUCTURE, AND GENERAL MUNICIPALLY OWNED IMPROVEMENTS.**

Mrs. Casas made a motion to approve the Resolution to retain financing professionals in connection with obtaining a note to finance a possible Industrial Development Corporation project to develop and improve safety facilities, street infrastructure, and general municipally owned improvements. The motion was seconded by Mr. Martinez and passed unanimously.

7. **CONSIDERATION AND POSSIBLE ACTION TO SELL LFIDC PROPERTY LOCATED AT 102 S. MAIN STREET.**

Mrs. Casas expressed concern about the lack of parking for this location. Mr Ortiz explained that the property had been appraised at \$25,000 and the offer received was for \$32,000. Mrs. Casas made a motion to approve the sale of LFIDC property located at 102 S. Main St. The motion was seconded by Mr. Loya and passed unanimously.

8. **CONSIDERATION AND POSSIBLE ACTION TO LIST LFIDC PROPERTY LOCATED AT 116 E OLEANDER AVE FOR SALE WITH A BROKER.**

The property is currently being rented by Noble Texas Builders for \$3,800 per month. There are several parties interested in purchasing the property. Mr. Loya made a motion to list LFIDC property located at 116 Oleander Ave. for sale with a broker. The motion was seconded by Mrs. Casas and passed unanimously.

9. **CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE PAYOFF OF NOTE HELD BY FIRST COMMUNITY BANK.**

The note needs to be paid off for the board to sell the property it financed. The remaining balance is \$65,000. Mrs. Casas made a motion to authorize the payoff of a note held by First Community Bank. The motion was seconded by Mr. Loya and passed unanimously.

Mr. Loya made a motion to discuss items 10 and 11 in closed session. The motion was seconded by Mrs. Casas and passed unanimously.

Mr. Becerra called the meeting into closes session at 7:32 PM.

CLOSED SESSION:

10. **CONSIDERATION AND POSSIBLE ACTION ON REQUEST FOR A LOAN OR GRANT FROM DE LA CRUZ SECURITY.**

11. **CONSIDERATION AND POSSIBLE ACTION ON REQUEST FOR A LOAN OR GRANT FROM MARIA ELENA MENDOZA FOR PARKING EXPANSION AT LA VILLA BUSINESS CENTER.**

12.

- a. CLOSED SESSION PURSUANT TO TEX. GOV'T CODE SEC. 552.071(2) TO RECEIVE LEGAL ADVICE; AND PURSUANT TO TEX. GOV'T CODE SEC. 551.087(1) TO DISCUSS OR DELIBERATE REGARDING COMMERCIAL OR FINANCIAL INFORMATION THAT THE LFIDC HAS RECEIVED FROM A BUSINESS PROSPECT THAT IT SEEKS TO HAVE LOCATE, STAY, OR EXPAND IN THE CITY OF LA FERIA AND WITH WHOM IT IS CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS; REGARDING "IBAR INSULATION LLC."
- b. CLOSED SESSION PURSUANT TO TEX. GOV'T CODE SEC. 552.071(2) TO RECEIVE LEGAL ADVICE; AND PURSUANT TO TEX. GOV'T CODE SEC. 551.087(1) TO DISCUSS OR DELIBERATE REGARDING COMMERCIAL OR FINANCIAL INFORMATION THAT THE LFIDC HAS RECEIVED FROM A BUSINESS PROSPECT THAT IT SEEKS TO HAVE LOCATE, STAY, OR EXPAND IN THE CITY OF LA FERIA AND WITH WHOM IT IS CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS; REGARDING "SOUTH TEXAS HORTICULTURE SERVICES LLC."

RECONVENE IN OPEN SESSION

10. CONSIDERATION AND POSSIBLE ACTION ON REQUEST FOR A LOAN OR GRANT FROM DE LA CRUZ SECURITY.

Mr. Loya made a motion to provide \$20,000 in payable increments based on goals provided by the company and other requirements as provided in a performance agreement. The motion was seconded by Mrs. Casas and passed unanimously.

11. CONSIDERATION AND POSSIBLE ACTION ON REQUEST FOR A LOAN OR GRANT FROM MARIA ELENA MENDOZA FOR PARKING EXPANSION AT LA VILLA BUSINESS CENTER.

Mr. Loya made a motion to approve a forgivable loan in the amount of \$36,906 plus interest tied to a performance agreement requiring the retention of a tenant and a minimum number of jobs for the duration of the agreement. The motion was seconded by Mrs. Casas and passed unanimously.

12. CONSIDERATION AND POSSIBLE ACTION ON ITEMS DISCUSSED IN CLOSED SESSION:

a. CONSIDERATION AND POSSIBLE ACTION REGARDING AN OFFER OF ECONOMIC INCENTIVES FOR "IBAR INSULATION LLC."

Mr. Loya made a motion to approve a performance agreement with Ibar Insulation, LLC in the amount of \$89,015 payable in increments over a five-year term, conditioned on the company meeting the goals provided by the company and incorporated into a performance agreement. The motion was seconded by Mr. Martinez and passed unanimously.

b. CONSIDERATION AND POSSIBLE ACTION REGARDING AN OFFER OF ECONOMIC INCENTIVES FOR "SOUTH TEXAS HORTICULTURE SERVICES LLC".

There was no action taken on this item.

13. ADJOURNMENT – PRESIDENT


There being no further business to discuss, the meeting was adjourned.

APPROVED:



Ramon Gonzales, President

ATTEST:



Amanda Morales, City Secretary