

**MINUTES OF PROCEEDINGS  
REGULAR MEETING  
LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC)  
Wednesday, March 9, 2022**

Be it known that the Board of Directors of the La Feria Industrial Development Corporation (LFIDC) met in regular session on **Wednesday, March 9, 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 | Vice President |
| Michael Martinez | Member         |
| Frank Loya       | Member         |
| Gloria Casas     | Member         |

Members Absent:

|             |        |
|-------------|--------|
| 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 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 made by members of the public.

**4. CONSIDERATION AND POSSIBLE ACTION ON MINUTES FOR THE LFIDC MEETING HELD JANUARY 4, 2021.**

There was no action taken on this item.

**5. CONSIDERATION AND ACTION ON A RESOLUTION AUTHORIZING THE SALE OF APPROXIMATELY .83 ACRES OF LFIDC-OWNED REAL PROPERTY (LOTS 2 AND 3, LFIDC ALPHA SUBDIVISION), LOCATED IN THE 200 BLOCK OF W. FIRST ST.**

Ms. Bastian explained that the board had agreed to sell the property for \$410,000 to American Tower. The property includes a large communications tower. Mr. Loya made a motion to approve the resolution authorizing the sale of approximately .83 acres of LFIDC-Owned real property (Lots 2 and 3, LFIDC Alpha Subdivision ), located in the 200 block of W. First St. The motion was seconded by Mr. Martinez and passed unanimously.

**6. CONSIDERATION AND POSSIBLE ACTION ON SALE OF 2.5 ACRES OF LAND OWNED BY THE LFIDC.**

There was no action taken on this item.

7. **CONSIDERATION AND POSSIBLE ACTION ON SALE OF 19.5 ACRES LFIDC PROPERTY LOCATED ON PARKER ROAD.**

Mr. Ortiz explained that the property is currently being used for farming. The offer to purchase was lower than the most recent appraisal. Ms. Bastian explained that the board could not accept a price lower than the appraised value. Mr. Loya made a motion to counter the offer and request fair market value. The motion was seconded by Mr. Martinez and passed unanimously.

8. **CONSIDERATION AND POSSIBLE ACTION ON SALE OF 5 ACRES OF LFIDC PROPERTY LOCATED AT THE INTERSECTION OF RABB RD & US EXPRESSWAY 83.**

There was no action taken on this item.

9. **CONSIDERATION AND POSSIBLE ACTION ON LEASE AGREEMENT FOR LFIDC PROPERTY LOCATED AT 120 E. OLEANDER.**

Mr. Ortiz explained that Noble Texas Builders was currently renting the building and adjacent lot for storage at a rate of \$350 per month. He is recommending that the amount be increased to \$1,200 per month. Noble has also indicated an interest in purchasing the building and lots. Mrs. Casas made a motion to direct the Executive Director to meet with Noble and get more information on their intent to purchase the property. The motion was seconded by Mr. Loya and passed unanimously.

Mr. Becerra called the meeting into closed session at 7:03 PM.

10. **CLOSED SESSION:**

- a. **CLOSED SESSION PURSUANT TO TEX. GOV'T CODE SEC. 551.074 TEX. GOV'T CODE TO DELIBERATE PERFORMANCE EVALUATION OF EXECUTIVE DIRECTOR.**

**RECONVENE IN OPEN SESSION**

The meeting was reconvened at 7:22 PM

11. **DISCUSSION AND POSSIBLE ACTION ON ITEMS DISCUSSED IN CLOSED SESSION:**

- a. **CONSIDERATION AND POSSIBLE ACTION ON PERFORMANCE EVALUATION OF EXECUTIVE DIRECTOR.**

Mr. Loya made a motion to approve a salary increase for the Executive Director of \$500 per year. The motion was seconded by Mr. Martinez and passed unanimously.

12. **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:

  
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Jose Becerra, Vice President

ATTEST:

  
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Amanda Morales, City Secretary