

**MINUTES OF PROCEEDINGS
REGULAR MEETING
LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC)
Thursday, November 5, 2020**

Be it known that the Board of Directors of the La Feria Industrial Development Corporation (LFIDC) met in regular session on **Thursday, November 5, 2020 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. Ramon Gonzales	President
Mr. Jose R. Becerra	Vice President
Mr. Victor Gonzalez, Jr.	Member
Ms. Michelle Gomez Vela	Secretary/ Treasurer

Members Absent:

Mr. Francisco 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. Ramon Gonzales 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 SALE OF LFIDC PROPERTIES LOCATED AT LOT 9 BLK 3, LOT 8 BLK 3, LOT 7, BLK 3, LOT 4 BLK 2, AND LOT 7 BLK 1 LA FERIA LIONS VILLA SUBDIVISION.

Mr. Ramon Gonzales noted that the offer was lower than the appraised value of the property. Ms. Vela made a motion to counter the offer and request the appraised value of thirty-two thousand dollars per lot. The motion was seconded by Mr. Becerra and passed unanimously.

Mr. Ramon Gonzales called the meeting into Closed Session at 6:48 PM.

5. CLOSED SESSION:

- A. EXECUTIVE SESSION PURSUANT TO TEX. GOV'T CODE SEC. 552.071(2) TO RECEIVE LEGAL ADVICE; AND TEX. GOV'T CODE SEC. 551.072 REGARDING THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL**

EFFECT ON THE POSITION OF THE LFIDC IN NEGOTIATIONS WITH A THIRD PERSON:

- a. **REGARDING THE POSSIBLE CONVEYANCE OF LFIDC PROPERTY TO LUCANIA CONSTRUCTION;**
- b. **REGARDING A REQUEST TO TERMINATE THE LEASE AGREEMENT WITH SUN LOAN PARTNERSHIPS #4**
- c. **REGARDING AN OFFER FOR LEASE AGREEMENT FOR LFIDC PROPERTY LOCATED AT 102 S. MAIN ST., LA FERIA, TX**

RECONVENE IN OPEN SESSION

Mr. Gonzales called the meeting into open session at 7:47 PM.

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

- a. **ACTION REGARDING THE POSSIBLE CONVEYANCE OF LFIDC PROPERTY TO LUCANIA CONSTRUCTION**

There was no action taken on this item.

- b. **ACTION REGARDING THE TERMINATION OF THE LEASE AGREEMENT WITH SUN LOAN PARTNERSHIPS #4**

Ms. Vela made a motion to terminate the lease agreement with Sun Loan Partnerships #4. The motion was seconded by Mr. Victor Gonzalez and passed unanimously.

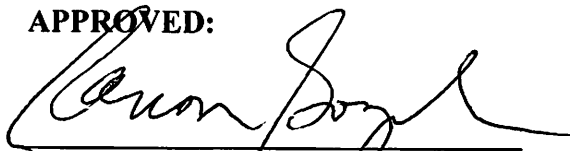
- c. **ACTION REGARDING AN OFFER FOR LEASE AGREEMENT FOR LFIDC PROPERTY LOCATED AT 102 S. MAIN ST., LA FERIA, TX.**

Mr. Becerra made a motion to lease the LFIDC Property located at 102 S. Main St. to Juanita Torres. The motion was seconded by Ms. Vela and passed unanimously.

7. ADJOURN.

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

APPROVED:



Ramon Gonzales, President

ATTEST:



Amanda Morales, City Secretary