

**MINUTES OF PROCEEDINGS  
REGULAR MEETING  
LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC)  
Thursday, September 1, 2022**

Be it known that the Board of Directors of the La Feria Industrial Development Corporation (LFIDC) met in regular session on **Thursday, September 1, 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 Loya	Member

Members Absent:

Mrs. Gloria Casas	Member
Mr. Michael Martinez	Member

Staff present:

Mr. Juan Ortiz	Executive Director
Ms. Allison Bastian-Rodriguez	City Attorney
Ms. Amanda Morales	City Secretary
Mr. Frank Rios	Finance Director
Mr. Luis Castillo	Accountant

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. PRESENTATION AND POSSIBLE ACTION TO ACCEPT THE FINANCIAL AUDIT FOR FISCAL YEAR ENDING SEPTEMBER 30, 2021.**

Jonathan Hall of Carr, Riggs, Ingram presented the financial statements for the fiscal year ending September 30, 2021. There were no material discrepancies found in the audit and any minor issues identified have been addressed by the finance department staff. Mr. Loya made a motion to accept the financial audit for fiscal year ending September 30, 2021.

**5. DISCUSSION AND POSSIBLE ACTION ON PROPOSED BUDGET FOR FISCAL YEAR 2022-2023.**

Mr. Rios reviewed the proposed budget for the coming fiscal year. He noted that the IDC has more than one million dollars saved in an interest-bearing account. Most of that came from the sale of properties and lease income. Sales tax revenues are expected to continue to increase in the next fiscal year. Mr. Loya made a motion to approve the budget for fiscal year 2022-2023. The motion was seconded by Mrs. Loya and passed unanimously.

6. **REPORT AND DISCUSSION ON ASBESTOS REPORT FOR ALTO THEATER LOCATED AT 116 OLEANDER.**

Mr. Ortiz explained that he would like to order an asbestos study of the building because of interest from buyers. Noble Texas Builders currently rents the building and uses it for storage. There was no action taken on this item.

7. **DISCUSSION AND POSSIBLE ACTION ON SALE OF LFIDC-OWNED LAND BEING LOT 1 LFIDC ALPHA SUBDIVISION, AND LOT 3 DEPOT SUBDIVISION.**

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8. **DISCUSSION AND POSSIBLE ACTION ON DEBRIS CLEANUP OF 22.4 ACRES OF LFIDC-OWNED PROPERTY LOCATED ON SOUTH RABB ROAD.**

Mr. Loya made a motion to authorize the executive director to get estimates on the cost of cleaning the property. The motion was seconded by Mrs. Loya and passed unanimously.

9. **DISCUSSION AND POSSIBLE ACTION ON SALE OF LFIDC-OWNED PROPERTY LOCATED AT LOT 4, BLOCK L, LFIDC ALPHA SUBDIVISION.**

10. **CONSIDERATION AND POSSIBLE ACTION ON SALE OF SALE OF 3.73 ACRES OF LFIDC-OWNED PROPERTY LOCATED AT THE INTERSECTION OF RABB RD. AND EXPRESSWAY 83, IN CONJUNCTION WITH A POSSIBLE PERFORMANCE AGREEMENT, WITH TRADECON INDUSTRIES.**

There was no action taken on this item.


11. **ADJOURNMENT – PRESIDENT**

There being no further business to discuss, Mr. Loya 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