

**MINUTES OF PROCEEDINGS
SPECIAL MEETING
LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC)
Thursday, September 3, 2020**

Be it known that the Board of Directors of the La FERIA Industrial Development Corporation (LFIDC) met in regular session on **Thursday, September 3, 2020 at 6:30 PM**, via Zoom Teleconference. 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 F. Gonzales	President
Mr. Jose R. Becerra	Vice-President
Mr. Francisco Loya, Jr.	Member
Mr. Victor Gonzalez	Member

Members Absent:

Ms. Michelle Gomez Vela	Secretary/Treasurer
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Staff Present: Mr. Juan Ortiz	Executive Director
Ms. Amanda Morales	City Secretary
Mr. Frank Rios	Finance Director

At 6:30 P.M., Board President 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/CITIZEN COMMENT

There were no comments from the public.

4. APPROVAL OF FINANCIAL AUDIT FOR FISCAL YEAR ENDING SEPTEMBER 31, 2019.

Mr. Loya made a motion to approve the financial audit for fiscal year ending September 31, 2019. The motion was seconded by Mr. Becerra and passed unanimously.

5. WORKSHOP TO DISCUSS BUDGET FOR FISCAL YEAR 2020-2021.

Mr. Rios presented an overview of the budget including an expected revenue from lease properties in the amount of \$173,763. He also noted that sales tax revenue will remain on par with previous years and has not been seriously affected by the Covid-19 pandemic. budgeted expenses include nearly 65 thousand dollars in property taxes and a bank note in the amount of 39 thousand dollars. The note is set to mature in 2023. There was no action taken on this item.

6. CONSIDERATION AND POSSIBLE ACTION TO APPROVE BUDGET FOR FISCAL YEAR 2020-2021.

Mr. Loya made a motion to approve the budget for fiscal year 2020-2021. The motion was seconded by Mr. Gonzalez and passed unanimously.

Mr. Gonzales called the meeting in to Closed Session at 6:50 P.M.

7. CLOSED SESSION:

- a. **DISCUSSION AND DELIBERATION PURSUANT TO SECTION 551.087(1) OF THE TEXAS GOVERNMENT CODE, REGARDING COMMERCIAL OR FINANCIAL INFORMATION THAT THE CITY OF LA FERIA HAS RECEIVED FROM A BUSINESS PROSPECT THAT THE GOVERNMENTAL BODY SEEKS TO HAVE LOCATE, STAY, OR EXPAND IN OR NEAR THE CITY, WITH WHICH THE CITY IS CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS; AND TO DELIBERATE FINANCIAL OR OTHER INCENTIVES TO THE SAME, REGARDING NOBLE TEXAS BUILDERS.**
- b. **CLOSED SESSION 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 THE GOVERNMENTAL BODY SEEKS TO HAVE LOCATE, STAY, OR EXPAND IN OR NEAR THE CITY OF LA FERIA AND WITH WHICH THE LFIDC IS CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS, RELATED TO ROYAL CONCRETE.**
- c. **CLOSED SESSION 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 THE GOVERNMENTAL BODY SEEKS TO HAVE LOCATE, STAY, OR EXPAND IN OR NEAR THE CITY OF LA FERIA AND WITH WHICH THE LFIDC IS CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS, RELATED TO SIMPLYVAST.**

There was no action taken during closed session. Mr. Gonzales called the meeting back to order at 9:23 P.M.

RECONVENE IN OPEN SESSION.

8. CONSIDERATION AND POSSIBLE ACTION REGARDING THE OFFER OF ECONOMIC DEVELOPMENT INCENTIVES TO NOBLE TEXAS BUILDERS.

Mr. Loya made a motion to approve the original offer and terms submitted by Noble Texas Builders. The motion was seconded by Mr. Becerra and passed unanimously.

9. **CONSIDERATION AND POSSIBLE ACTION REGARDING THE AWARD OF ECONOMIC DEVELOPMENT INCENTIVES THROUGH A LOAN, GRANT, OR PERFORMANCE AGREEMENT WITH ROYAL CONCRETE.**

Mr. Loya made a motion to approve a forgivable loan in the amount of \$43,900 and a performance agreement with Royal Concrete. The motion was seconded by Mr. Becerra and passed unanimously.

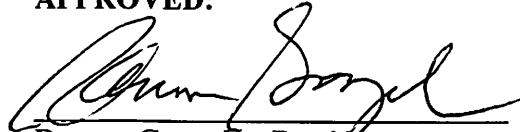
10. **CONSIDERATION AND POSSIBLE ACTION REGARDING THE AWARD OF ECONOMIC DEVELOPMENT INCENTIVES THROUGH A LOAN, GRANT, OR PERFORMANCE AGREEMENT WITH SIMPLYVAST.**

Mr. Loya made a motion to table this item. The motion was seconded by Mr. Gonzalez and passed unanimously.

11. **ADJOURNMENT**

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

APPROVED:



Ramon Gonzales, President

ATTEST:



Amanda Morales, City Secretary