

**MINUTES OF PROCEEDINGS
REGULAR MEETING
LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC)
Thursday, November 2, 2023**

Be it known that the Board of Directors of the La FERIA Industrial Development Corporation (LFIDC) met in regular session on **Thursday November 2, 2023, 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. Michael Martinez	Member
Mr. Robert Munoz	Member
Mrs. Mary Rodriguez	Member
Mr. Francisco Loya	Member

Staff present:

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

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. CONSIDERATION AND ACTION ON MINUTES FOR MEETING HELD OCTOBER 19, 2023.

Mr. Munoz made a motion to approve the minutes for the meeting held October 19, 2023. The motion was seconded by Mrs. Rodriguez and passed unanimously.

5. BOARD UPDATE AND DISCUSSION REGARDING REPAIR AND MAINTENANCE ACTIVITIES AT THE LFIDC-OWNED PROPERTY LOCATED AT 122 E. COMMERCIAL AVE.

Mr. Ortiz explained that concrete has been added to the back of the daycare, a fence has been installed around the Beechner building, and plumbing in the Beechner building would be completed soon. He stated that about \$30,000 has been spent so far on the renovations. The renovations are being done in order for the daycare to expand and occupy the Beechner building as well as their current location. Mr. Munoz inquired as to whether the LFIDC has an agreement in place for the proposed expansion of the daycare. Mr. Ortiz stated that there is not currently an agreement in place. Mrs. Rodriguez questioned whether Mr. Ortiz advertised for bids or got additional quotes for the contractor doing the work. Mr. Ortiz stated that he did not solicit bids or other quotes for the contractor, and he has authority to spend up to \$50,000 without board approval. There was no action taken on this item.

6. CONSIDERATION AND ACTION ON THE EXTENSION OF CONTRACT WITH SILVA, OTTING & SILVA.

There was no action taken on this item.

7. CLOSED SESSION

Mr. Becerra called the meeting to closed session at 6:50 PM.

- **CLOSED SESSION PURSUANT TO SEC. 551.071, TEX. GOV'T CODE, TO RECEIVE LEGAL ADVICE; SEC. 551.072, TEX. GOV'T CODE, TO CONSIDER THE PURCHASE AND VALUE OF REAL PROPERTY; AND PURSUANT TO SEC. 552.087, TEX. GOV'T CODE, TO DISCUSS ECONOMIC DEVELOPMENT INCENTIVES TO CERTAIN ENTITIES THAT THE GOVERNMENTAL BODY SEEKS TO HAVE LOCATE, STAY, OR EXPAND IN OR NEAR THE CITY OF LA FERIA; REGARDING THE FOLLOWING ECONOMIC DEVELOPMENT PROJECTS:**
 - a. **PROJECT MUSTANG**
 - b. **PROJECT PONY**
 - c. **PROJECT STALLION**
 - d. **PROJECT BRONCO**

RECONVENE IN OPEN SESSION

The meeting reconvened in open session at 7:33 PM.

- 8. **CONSIDERATION AND ACTION REGARDING THE PROVISION OF ECONOMIC DEVELOPMENT INCENTIVES PERTAINING TO:**
 - a. **PROJECT MUSTANG**
 - b. **PROJECT PONY**
 - c. **PROJECT STALLION**
 - d. **PROJECT BRONCO**

There was no action taken on this item.

- 9. **CONSIDERATION AND APPROPRIATE ACTION, IF ANY, REGARDING THE PURCHASE OF APPROXIMATELY 30 ACRES OF REAL PROPERTY LOCATED AT THE NORTHWEST CORNER OF US EXPRESSWAY 83 AND WHITE RANCH ROAD IN THE CITY OF LA FERIA.**

There was no action taken on this item.

- 10. **CONSIDERATION AND APPROPRIATE ACTION, IF ANY, REGARDING THE PURCHASE OF APPROXIMATELY 18.6 ACRES OF REAL PROPERTY LOCATED NEAR US EXPRESSWAY 83 AND FM 2556 IN THE CITY OF LA FERIA.**

There was no action taken on this item.

- 11. **CONSIDERATION AND APPROPRIATE ACTION, IF ANY, REGARDING THE PURCHASE OF APPROXIMATELY 2.3 ACRES OF REAL PROPERTY LOCATED EAST OF FM 506 AND NORTH OF US EXPRESSWAY 83 IN THE CITY OF LA FERIA.**

There was no action taken on this item.

- 12. **CONSIDERATION AND APPROPRIATE ACTION, IF ANY, REGARDING THE PURCHASE OF APPROXIMATELY 4.7 ACRES OF REAL PROPERTY LOCATED WEST OF SOLIS ROAD AND SOUTH OF US EXPRESSWAY 83 IN THE CITY OF LA FERIA.**

There was no action taken on this item.

13. CONSIDERATION AND APPROPRIATE ACTION, IF ANY, TO APPROVE ONE OR MORE APPLICATIONS FOR FEDERAL GRANT FUNDING RELATING TO INFRASTRUCTURE DEVELOPMENT AND IMPROVEMENTS NECESSARY TO PROMOTE OR DEVELOP NEW OR EXPANDED BUSINESS ENTERPRISES.

There was no action taken on this item.

14. CONSIDERATION AND APPROPRIATE ACTION, IF ANY, TO ISSUE A REQUEST FOR QUALIFICATIONS FOR GRANT ADMINISTRATION SERVICES PERTAINING TO FEDERAL GRANT APPLICATIONS AND FUNDING RELATING TO INFRASTRUCTURE DEVELOPMENT AND IMPROVEMENTS NECESSARY TO PROMOTE OR DEVELOP NEW OR EXPANDED BUSINESS ENTERPRISES.

There was no action taken on this item.

15. CONSIDERATION AND APPROPRIATE ACTION, IF ANY, TO ISSUE A REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ENGINEERING SERVICES PERTAINING TO FEDERAL GRANT APPLICATIONS AND FUNDING RELATING TO INFRASTRUCTURE DEVELOPMENT AND IMPROVEMENTS NECESSARY TO PROMOTE OR DEVELOP NEW OR EXPANDED BUSINESS ENTERPRISES.

There was no action taken on this item.

16. CONSIDERATION AND APPROPRIATE ACTION, IF ANY, REGARDING THE SOLICITATION AND ACQUISITION OF LOANS OR OTHER FINANCING PERTAINING TO THE PURCHASE OF REAL PROPERTY LOCATED AT (1) THE NORTHWEST CORNER OF US EXPRESSWAY 83 AND WHITE RANCH ROAD; (2) SOUTH OF US EXPRESSWAY 83 AND EAST OF FM 2556; (3) EAST OF FM 506 AND NORTH OF US EXPRESSWAY 83; AND (4) WEST OF SOLIS ROAD AND SOUTH OF US EXPRESSWAY 83, IN THE CITY OF LA FERIA.

There was no action taken on this item.

17. ADJOURNMENT – PRESIDENT

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

APPROVED:



Jose Becerra, President

ATTEST:



Amanda Morales, City Secretary