

From: Wolfram F. Schaffler Gonzalez <wschaffler@ci.laredo.tx.us>

Sent: Wednesday, April 29, 2026 8:24 AM

To: The Office of the President <president@LAREDO.EDU>; Nathan Bratton <nbratton@webbcountytx.gov>; Laida Benavides <lbenavides@uisd.net>; Sylvia Villarreal <svi@uisd.net>

Cc: Gilberto Sanchez <gsanchez@ci.laredo.tx.us>; Manuel De Luna, Jr. <mdeluna@ci.laredo.tx.us>; Miguel Cabrera <mcabrera@joffroy.com>

Subject: FTZ94 respectfully Requests Letter of Concurrence for Joffroy Group, L.L.C.

EXTERNAL EMAIL: This email message came from an external source. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Laredo, Texas, April 28, 2026

Good Morning,

As Grantee of Foreign Trade Zone #94, I hereby request your consideration of a minor boundary modification for **JOFFROY GROUP, L.L.C.** located within the city limits of Laredo, Texas and Webb County as approved under current FTZ #94 program area.

The proposed FTZ operator **JOFFROY GROUP, L.L.C.** is requesting a letter of concurrence from your organization in support of establishing an ASF/Usage-Driven FTZ designation at its facilities located at **10218 CROSSROADS LOOP, LAREDO, TEXAS, 78045.**

For your review and consideration, see attached documents:

- 02 FTZ Application from **JOFFROY GROUP, L.L.C.**
- 03 Letter of request from intended operator
- 04 Right to Use Letter from **JOFFROY GROUP, L.L.C.** to apply for an FTZ designation.
- 05 Aerial view of the facilities, showing the name of the adjacent streets and with a red line the outline of the complete facilities, clearly indicating the location of **JOFFROY GROUP, L.L.C.**, the company that is requesting this specific FTZ.
- 06 Areas to later be activated by CBP (in red outline).

Thank you for your time and assistance. Should you have any questions, feel free to contact me.

Respectfully,



Dr. Federico Schaffler

Foreign Trade Administrator

Laredo International Airport

Foreign Trade Zone #94

4719 Maher • Laredo, TX 78041

O. 956-795-2000 Ex: 2822

C. 956-220-1835

wschaffler@ci.laredo.tx.us



04/28/ 2026

Dr. Federico Schaffler
Foreign Trade Administrator
Foreign Trade Zone #94
4719 Maher Av.
Laredo, TX. 78041

Joffroy Group, L.L.C. respectfully requests the Designation of 4.5580 Acres at our facilities at 10218 Crossroads Loop as our interest and intention of becoming a Foreign Trade Zone Operator in Foreign Trade Zone #94.

We are requesting this Designation as a Usage-Driven FTZ, and once approved we will request the Total Activation of 18,748.98 sq. ft., of which 14,729.15 sq. ft. would be inside our Warehouse and 4,019.83 sq. ft. would be in our yards. this last part is optional and up to you

Attached, please find the following supporting documents:

- Usage Driven FTZ Site Application (2028)
- Bird's-eye view of our facility, with names of adjacent streets clearly visible.
- Bird's-eye view of our facility, with a red outline of the approximated area where the FTZs will be located (inside and outside).
- Schematic layout diagram of the proposed designated FTZ areas, with exact measurements of each segment of the polygons in feet and inches, as well as the area inside of those areas in sq. ft. These lines are indicated in red ink.
- Letter of authorization from the Owner of the warehouse

The person responsible for this application will be Miguel Cabrera

The information for opening the Account with the City of Laredo is as follows:

Joffroy Group, L.L.C.
10218 Crossroads Loop
18,748.98 sq. ft
Miguel Cabrera
mcabrera@joffroy.com (956) 251-2942

Thank you in advance for your cooperation to our request. If you have any questions, please do not hesitate to contact me at 10218 Crossroads Loop

Sincerely,



Miguel Cabrera
Warehouse Manager



10218 Crossroads Loop, Laredo, TX 78045, Estados Unidos

+1 (956) 791 6041 www.joffroy.com

NORTHWIND DEVELOPMENT LTD

216 W. Village Blvd., Suite 302
Laredo, Texas 78041
P (956) 727-2870, F (956) 717-0528

April 17, 2026

Dr. Federico Schaffler
Foreign Trade Administrator
Foreign Trade Zone #94
Laredo, Texas

Re: Warehouse Owner FTZ Authorization

To whom it may concern,

My name is Ramon Diez-Barroso, and I am the managing member of Northwind Development LTD, who is the owner of the warehouse located at 10218 Crossroads Loop in Laredo, Texas 78045. This warehouse is currently being leased by Joffroy Group, LLC commencing on October 1, 2022.

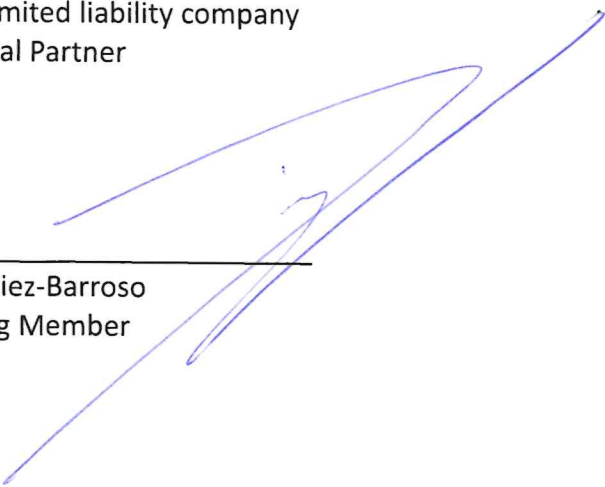
I am aware and approve Joffroy Group, LLC to designate and activate 22,746.04 sq. ft. of this warehouse and yard space as a Usage-Driven FTZ.

Please let me know if you have any questions or need any additional information.

Sincerely,

By: Northwind GP, LLC
a Texas limited liability company
its General Partner

Ramon Diez-Barroso
Managing Member





Tamex De Queretaro

A R Brokers

4.5580 ACRES

Joffroy Global

Crossroads Loop

Tamex De Queretaro

A R Brokers

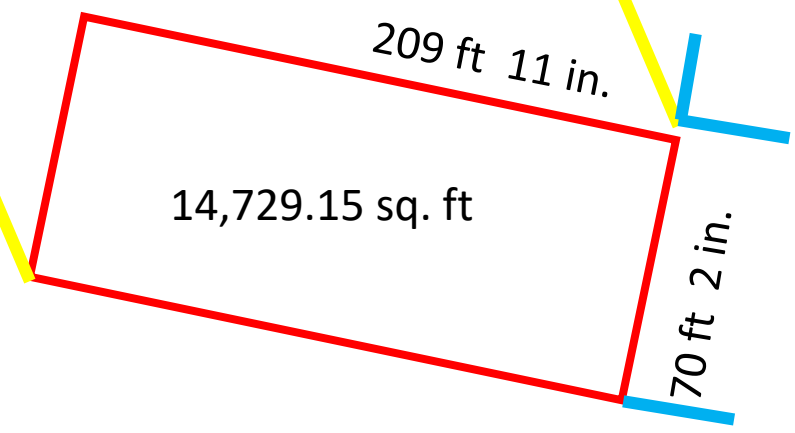
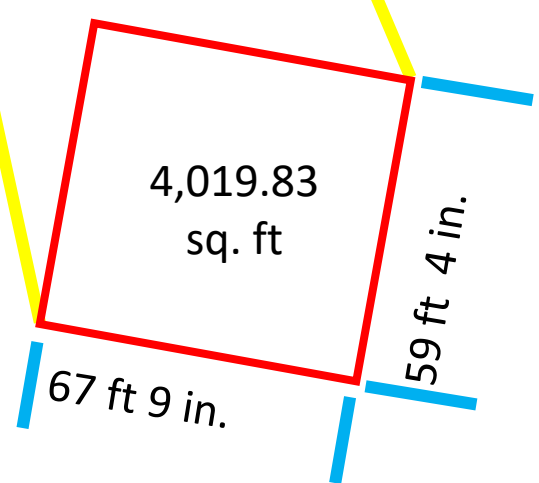
4,033.26 sq ft

14,679.522 sqft

Joffroy Global

Crossroads Loop

Crossroads Loop



**Application for Subzone or Usage-Driven Designation (“Minor
Boundary Modification”) Under the Alternative Site Framework (ASF)**

Instruction Sheet

This collection of information contains Paperwork Reduction Act (PRA) requirements approved by the Office of Management and Budget (OMB). Notwithstanding any other provision of law, no person is required to, nor shall any person be subject to a penalty for failure to comply with, a collection of information subject to the requirements of the PRA unless that collection of information displays a currently valid OMB control number. Public reporting burden for this collection of information is estimated to average 3.5 hours, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Persons wishing to comment on the burden estimate or any aspect of this collection of information, or offer suggestions for reducing this burden, should send their comments to the ITA Reports Clearance Officer, International Trade Administration, U.S. Department of Commerce, 14th and Constitution Avenue, NW, Washington, DC 20230.

No zone, subzone, zone expansion/reorganization/modification, or production authority may be approved unless a completed application/notification/request has been received (19 U.S.C. 81a-81u; 15 CFR Part 400). The Foreign-Trade Zones Board has no authority to finance zone projects. Its approval is in the form of a grant of authority (license) for operating a facility under foreign-trade zone procedures. The basic requirements for foreign-trade zone applications are found in the regulations of the Foreign-Trade Zones Board (15 CFR Part 400), including Sections 400.21 through 400.25. Application formats are available on the [FTZ Board web site](#).

Corporations submitting applications must be qualified to apply under the laws of the state in which the zone is to be located. Applicants may submit drafts of their applications to the FTZ Staff, who can provide comments and technical assistance in interpreting the Board's regulations.

Applicants should note that conduct of their proposed activity under FTZ procedures includes an additional, ongoing information-collection burden associated with the Annual Report from Foreign-Trade Zones (OMB Control No. 0625-0109).

FTZ Staff
March 2013

Foreign-Trade Zones Board
U.S. Department of Commerce
1401 Constitution Avenue, N.W., Room 21013
Washington, D.C. 20230
(202) 482-2862

Alternative Site Framework

APPLICATION FOR SUBZONE OR USAGE-DRIVEN DESIGNATION (“MINOR BOUNDARY MODIFICATION”)

NOTE: This format is only for a Minor Boundary Modification (MBM) to propose a “Subzone” or “Usage-Driven” site(s) under the Alternative Site Framework (ASF).

INSTRUCTIONS

General: The request should include a cover letter from the grantee identifying the specific company for which it is requesting a Subzone or Usage-Driven site and a document answering the questions using the template below. Leave each question in place (including its number) and provide your response directly below each question.

Subzone versus Usage-Driven Designation: Both usage-driven sites and subzone sites designated under this process, are subject to the standard three-year sunset provision. There is no substantive difference between selecting the “subzone” or “usage-driven site” option. However, if a company anticipates needing more than one site, subzone designation is recommended to facilitate CBP paperwork for movement between sites.

Sites versus Parcels: A "site" is comprised of one or more generally contiguous parcels of land organized and functioning as an integrated unit, such as all or part of an industrial park or airport facility. If parcels do not meet that definition, they must be treated as separate sites.

Submitted Request Must Be Complete: Submitted MBM requests must be complete – with the sole allowable exception of any comments from U.S. Customs and Border Protection (CBP). **Requests must be submitted as a single document;** the FTZ Staff cannot assemble requests from individual documents submitted separately.

If a letter from CBP is not included, a copy of your request must be provided to CBP no later than when the request is submitted to our office (see section 400.38(a) of the FTZ Board’s regulations), and noting the regulations provide CBP with 20 days to submit comments.

Submission of Completed Application: Submit the final application by email (ftz@trade.gov) (**Adobe PDF format preferred**; you may use MS Word format if you are unable to submit PDF). The application must include color maps and signed versions of all letters. The application must be submitted by or copied (CC’d) to the grantee.

Timing: Under the FTZ Board’s regulations, the ordinary timeframe to process MBM requests is within 30 days of the FTZ Staff having received a complete request, including receipt of CBP’s comments on the request.

Alternative Site Framework

APPLICATION FOR SUBZONE OR USAGE-DRIVEN DESIGNATION (“MINOR BOUNDARY MODIFICATION”)

LAREDO FOREIGN TRADE ZONE #94

QUESTIONS

1. Please mark the appropriate space below to indicate whether you are requesting “Subzone” or “Usage-Driven” designation for the proposed site(s):

_____ Subzone ___X___ Usage-Driven

2. List the full address of the site(s), including the jurisdiction in which the site(s) falls (town, city, county, and zip code).

10218 Crossroads Loop Laredo Texas Webb County 78045

3. State the grantee’s approved ASF service area and explain how the proposed site(s) is within that ASF service area.

The ASF service area for FTZ 94 consists of Webb County as approved by the FTZ Board. The proposed site is located in Webb County.

4. State the acreage of the proposed site(s).

4.5580 acres

5. Indicate the company for which the site(s) will be designated.

Joffroy Group, L.L.C.

6. Provide a summary of the company’s planned activities.

We aim to attract a broader clientele by facilitating in-bond freight and the importation of diverse materials from international origins. Our services will now include secure storage, export management, and the processing of consumption entries with duty payments upon withdrawal. This expansion enhances our current brokerage and forwarding capabilities, offering a more comprehensive end-to-end solution. We will handle a variety of products, such as spare parts and rolls of fabric.

- 7. Indicate the current zoning and the existing and planned buildings (including square footage) for the site(s). (Note: Areas with inappropriate zoning – such as agricultural, retail, or residential – are not eligible for FTZ status and should not be proposed in any MBM request.)

*Total area of the facilities: 4.5580 acres (198,546 sq. ft.)
 Total area of the warehouse where the FTZ will be located: 42,553 sq. ft.*

*Total of the areas we will be applying for Activation: 18,748.98 sq. ft.
 14,729.15 sq. ft. inside of warehouse; 4,019.83 sq. ft. in yard.*

*Current Zone: M1/Light Manufacturing
 Building is commercial warehouse and yards.*

- 8. Is FTZ designation or the use of FTZ procedures a requirement or a precondition for future activity or construction at the site(s)?

Yes No

- 9. List the owner(s) of the property. If not owned by the grantee or the company for which the site(s) will be designated, then provide a "Right to Use" letter: either a signed letter from the proposed operator on its letterhead attesting to its right to use the property or a letter from the owner of the proposed site(s) attesting to the operator's right to use the property.

Northwind Development LTD

ATTACHMENTS

Provide the documents listed below (items 10 and 11, plus item 12 if applicable) as attachments at the end of the application.

- 10. A clear and detailed site map showing existing and planned structures. The proposed site boundaries must be outlined clearly **in red**. Note that if streets or similar landmarks are not legible on the site map, you will also need to provide a detailed street map with the proposed site's boundaries **in red**. Any map should be no larger than letter-sized (8 1/2" x 11") and clearly labeled, with legends provided for any markings.
- 11. Comments from U.S. Customs and Border Protection (CBP): The application should include comments from CBP. Alternatively, the grantee may provide a copy of its request to CBP for comments at the time the application is submitted to the FTZ Board, in which case the grantee should also communicate with CBP regarding the 20-day timeframe in the FTZ Board's regulations for CBP to provide comments to the FTZ Board.

12. If your state (such as TX, KY, AZ) has one or more taxes for which collections will be affected by the proposed FTZ designation of the new site(s), please attach all of the following:

A. An explanation of the specific local taxes that will be affected;

Local taxes that will be affected are:

- **Webb County:** Local personal property taxes.
- **City of Laredo:** Local personal property taxes.
- **Laredo College:** Local Personal Property taxes
- **United Independent School District:** Local ad valorem taxes

B. A stand-alone letter that:

- Lists all of the affected parties;
- Includes a statement below the list certifying that this is a complete list of all parties that would be affected by this particular request; and,
- Is signed by an official of the grantee organization.

C. Correspondence from all of the affected parties (such as a local school board) indicating their concurrence (or non-objection) regarding the proposed FTZ designation.



Laredo College

Fort McIntosh Campus

West End Washington St.

Laredo, TX 78040-4395

956.722.0521

www.laredo.edu

South Campus

5500 South Zapata Highway

Laredo, TX 78046

956.794.4000

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President

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Trustee

Lizzy Newsome
Trustee

Karina "Kan" Elizondo
Trustee

May 4, 2026

Ms. Elizabeth Whiteman
Executive Secretary
Foreign-Trade Zones Board
U.S. Department of Commerce
1401 Constitution Ave., NW, Room 2111
Washington, DC 20230

RE: City of Laredo Foreign-Trade Zone No. 94
Minor Boundary Modification – Joffroy Group, L.L.C.

Dear Ms. Whiteman:

Laredo College understands that the City of Laredo, Texas, is requesting a Minor Boundary Modification (ASF/usage-driven) within Foreign-Trade Zone No. 94 in Laredo, Texas, on behalf of Joffroy Group, L.L.C, located at 10218 Crossroads Loop, Laredo, Texas, 78045, which is situated in Webb County's Taxing Jurisdiction.

Laredo College recognizes the increasing importance of international trade in our community and supports this request. Laredo College is aware that imported inventory and inventory held in the Foreign-Trade Zone for export will be exempt from local personal property taxes when the modification is approved.

Sincerely,

Dr. Minita Ramirez
President

c: City of Laredo