Community Development Corporation Meeting Minutes

Monday, June 01, 2026 at 6:00 PM

City Hall – 520 East Ocean Blvd. Los Fresnos, TX 78566

https://cityoflosfresnos.com/meetings

NOTICE OF SAID MEETING IS HEREBY GIVEN BY THE CITY OF LOS FRESNOS PURSUANT TO CHAPTER 551, TITLE 5 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT.

A. CALL MEETING TO ORDER

President Enrique Juarez called the meeting to order at 6:00 p.m.

PRESENT
President Enrique Juarez
Place 2 Pedro Maldonado
Place 3 Leo Casanova
Place 4 Marco Huerta
Place 5 Gordon Cappon
Place 6 Claudia Villarreal
Vice President Daniel Alvarez

B. INVOCATION AND PLEDGE OF ALLEGIANCE

City Manager Mark W. Milum gave the invocation and led the audience in the Pledge of Allegiance.

C. VISITORS REMARKS

To speak, you must sign in with the City Secretary prior to the meeting. You have a limit of 5 minutes to speak.

There was none.

D. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from May 04, 2026.

   Motion was made and seconded to approve the minutes from May 04, 2026.

   Motion made by Place 5 Cappon, Seconded by Place 4 Huerta.
   Voting Yea: President Juarez, Place 2 Maldonado, Place 3 Casanova, Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal, Vice President Alvarez

2. Consideration and ACTION to acknowledge the April 2026 Financial Report A. Monthly B. Year to Date Report C. Sales Tax

   Mr. Milum reported total disbursements of approximately $37,843, with major expenses including an approved Little League payment, a grant disbursement and the annual audit contract, with no unusual expenditures noted. The city is at 58.3% of the fiscal year completed, sales tax collections are at 63.73%, exceeding projections by approximately $35,000. Total expenditures to date are $482,650, with higher percentages attributed to one-time annual projects such as the Little League and Stock Show Rodeo. He explained the sales tax revenues continue to perform strongly, trending approximately 5% above budget and over 11% higher year-to-date compared to the previous year, indicating positive economic activity beyond inflationary impacts.

   Motion was made and seconded to acknowledge the April 2026 Financial Report.

Motion made by Place 2 Maldonado, Seconded by Place 4 Huerta.
Voting Yea: President Juarez, Place 2 Maldonado, Place 3 Casanova, Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal, Vice President Alvarez

3. Consideration and ACTION to approve an interior grant for Eternal Love Health Care located at 33478 FM 803 Suite B2.

   Business Incentive Grant Committee member Marco Huerta reported receiving two bids totaling $6,000 and $15,000, respectively, and recommended proceeding with the lower bid submitted by Juan Andrade Construction. The total project cost is $6,000, with the CDC portion being $3,000.

   Motion was made and seconded to approve an interior grant for Eternal Love Health Care located at 33478 FM 803 Suite B2 to the lowest bid in the amount of $6,000 with the CDC portion being $3,000.

   Motion made by Place 6 Villarreal, Seconded by Place 2 Maldonado.
   Voting Yea: President Juarez, Place 2 Maldonado, Place 3 Casanova, Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal, Vice President Alvarez

4. Consideration and ACTION to approve a sign grant for Nikki Slice located at 315 N Arroyo Blvd. Suite 4.

   Mr. Huerta reported receiving three bids and recommended awarding the project to Grafik Spot, the lowest bidder, in the amount of $2,500. The CDC portion of the grant is $1,250. It was also noted that the business will operate as a barbershop.

   Motion was made and seconded to approve a sign grant for Nikki Slice located at 315 N Arroyo Blvd. Suite 4 to the lowest bid in the amount of $2,500 with the CDC portion being $1,250.

   Motion made by Place 3 Casanova, Seconded by Place 2 Maldonado.
   Voting Yea: President Juarez, Place 2 Maldonado, Place 3 Casanova, Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal, Vice President Alvarez

5. Consideration and ACTION to approve the CDC action approval of increasing in the assistance to infrastructure improvements at State Highway 100 and FM 1575.

   Mr. Milum explained that the original CDC commitment of $129,375 was based on initial cost estimates; however, updated requirements from the water supply entity, including deeper sewer installation, dewatering and additional line extensions, increased the total project cost to approximately $297,000. The developer requested additional assistance to offset the increased cost.

   Mr. Milum and the board discussed the project's anticipated benefits, including increased sales tax revenue, job creation, and future commercial development. Funding options ranging from partial to full coverage of the increase were considered.

   A motion to approve 75% of the increased cost failed for lack of a second.

   Motion was made and seconded to approve 50% of the increase, in the amount of approximately $83,812.50, bringing the CDC's total contribution to approximately $213,187.50.

   Motion made by Place 3 Casanova, Seconded by Place 2 Maldonado.
   Voting Yea: President Juarez, Place 2 Maldonado, Place 3 Casanova, Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal, Vice President Alvarez

6. Consideration and ACTION to approve funding for a new fence along the west side of Community Park

Mr. Milum explained that sections of the existing fence were removed during construction of the concession stand and that remaining portions have been damaged due to frequent crossing. The proposed improvement includes installing a new fence with both a walkthrough gate and a larger access gate to improve accessibility and safety while accommodating park use.

Motion was made and seconded to approve funding for a new fence along the west side of Community Park in the amount of $8,000.

Motion made by Place 4 Huerta, Seconded by Place 2 Maldonado.
Voting Yea: President Juarez, Place 2 Maldonado, Place 3 Casanova, Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal, Vice President Alvarez

E. REPORT BY GENERAL MANAGER

1. A. City Manager Report

1. Los Fresnos Business Circle (LFBC) Event 2. Los Fresnos Business Ready Series 3. Workforce Development Initiatives 4. LFCDC Website

Economic Development Coordinator Jeffrey Roses reported that the recent Los Fresnos Business Circle event held on May 28 focused on marketing strategies and the use of artificial intelligence, providing practical tools and fostering strong networking among attendees. The Los Fresnos Business Ready Series, conducted in partnership with the SBA, continued with a smaller, focused session emphasizing the importance of business planning, with additional sessions planned based on community feedback. Workforce development efforts are ongoing, with coordination continuing toward implementation. Additionally, development of the LFCDC website remains in progress.

The board thanked Mr. Rosas for his report.

F. ADJOURNMENT

Meeting was adjourned at 6:36 p.m.

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Enrique Juarez, President

ATTEST:

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Jacqueline Moya, City Secretary