Community Development Corporation Meeting Minutes

Monday, October 06, 2025 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 3 Leo Casanova
Place 4 Marco Huerta
Place 5 Gordon Cappon
Place 6 Claudia Villarreal
Vice President Daniel Alvarez

ABSENT
Place 2 Pedro Maldonado

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. 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 were none.

D. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from September 8, 2025.

   Motion was made and seconded to approve the minutes for September 8, 2025.

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

2. Consideration and ACTION to acknowledge the August 2025 Financial Report A. Monthly B. Year to Date Report C. Sales Tax Report

   Mr. Milum reported that the city's finances are in strong shape as of this reporting period. Thirteen checks totaling $9,121.69 were issued, with nothing unusual noted. Year-to-date, the city is 91.7% through its fiscal year and has collected $600,582.63 in sales tax revenue, which is 89% of the budgeted amount slightly below target but still ahead of last year by over $20,000. Expenditures are well managed, with only 62.19% of the budget spent, totaling $489,000, leaving room for a surplus at year-end. The August sales tax report showed a small increase compared to last year, with $58,810.95 collected versus $58,568.83 a difference of $242. Overall, sales tax revenue reflects a healthy 4.07% increase year-to-date. While the growth isn't as high as in previous years, it remains positive and reflects solid financial performance in a challenging economy.

   Motion was made and seconded to acknowledge the Financial Report.

Motion made by Place 5 Cappon, Seconded by Vice President Alvarez.
Voting Yea: President Juarez, 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 Busy Bubbles Laundromat located at 680 E Ocean Blvd. Suite 6.

   Board member Marco Huerta presented the submitted application and advised the board the committee approved the lowest bid in the amount of $4,200. Mr. Milum answered questions from the board.

   Motion was made and seconded to approve interior grant for Busy Bubble Laundromat located at 680 E Ocean Blvd. Suite 6 to the lowest bid in the amount of $4,200 with the CDC portion being $2,100.

   Motion made by Vice President Alvarez, Seconded by Place 5 Cappon.
   Voting Yea: President Juarez, 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 Exotic International Grocery Store located at 33478 FM 803 Suite B7.

   Board member Marco Huerta presented the submitted application and advised the board the committee approved the lowest bid in the amount of $2,810 with the CDC portion being $1,405. There was no discussion.

   Motion was made and seconded to approve sign grant for Exotic International Grocery Store located at 33478 FM 80 Suite B7 in the amount of $2,810 with the CDC portion being $1,405.

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

5. Consideration and ACTION to approve a sign grant for Gracepoint Primary Healthcare located at 224 W Ocean Blvd.

   Board member Marco Huerta presented the submitted application and advised the board the committee approved the lowest bid in the amount of $4,720 with the CDC portion being $2,360. There was no discussion.

   Motion was made and seconded to approve a sign grant for Gracepoint Primary Healthcare located at 224 W Ocean Blvd. in the amount of $4,720 with the CDC portion being the amount of $2,360.

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

E. REPORT BY GENERAL MANAGER

1. City Manager Report

   A. Veteran’s Memorial B. Pool C. Economic Development Coordinator Report 1. LF Business Circle 2. Friends of LF Nature Park 3. Strategic Planning 4. Community Engagement & Beautification

   Mr. Milum informed the Board that the Veterans Memorial Dedication Ceremony is scheduled for November 8, 2025, at 10:00 a.m., and extended an invitation for them to attend. He provided a brief overview of the planned speakers and events for the day.

   Economic Development Coordinator Jeffrey Rosas presented an update on the first Business Circle meeting held for local businesses, outlining the discussions and activities that took place. He also noted that the Friends of the Nature Park have been actively working to enhance the butterfly garden. Additionally, he is currently reviewing proposals for improvements to the CDC website.

Mr. Milum and Mr. Rosas answered questions from the board.

F. ADJOURNMENT

The meeting was adjourned at 6:22 p.m.

____

Enrique Juarez, President

ATTEST:

____

Jacqueline Moya, City Secretary