



# Community Development Corporation Meeting Agenda

Monday, February 02, 2026 at 6:00 PM

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

<https://cityoflosfresnos.com/meetings>

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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.

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## **A. CALL MEETING TO ORDER**

## **B. INVOCATION AND 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.

## **D. ACTION ITEMS**

1. Consideration and ACTION to approve minutes from January 5, 2026.
2. Consideration and ACTION to acknowledge the December 2025 Financial Report A. Monthly B. Year to Date Report C. Sales Tax Report
3. Consideration and ACTION to approve sign grant for Montecarlo Event Hall located at 309 East Ocean Blvd.
4. Consideration and ACTION to approve storefront grant for Montecarlo Event Hall located at 309 East Ocean Blvd.
5. Consideration and ACTION to approve a Marketing Design-Mapping Program with Flyer View Group, LLC.
6. Consideration and ACTION to elect a President and Vice President for a one year term.

## **E. REPORT BY GENERAL MANAGER**

1. 1. City Manager Report
  - A. Los Fresnos Business Circle (LFBC) January Event
  - B. Workforce Development
  - C. LFCDC Website Development
  - D. Earth Day (April 18)
  - E. Caracara Trails Ribbon Cutting Ceremony

## **F. ADJOURNMENT**

This is to certify that I, Jacqueline Moya, posted this agenda on the front bulletin board of the City Hall and on the city website at [www.cityoflosfresnos.com](http://www.cityoflosfresnos.com) on January 27, 2026 on or before 5:30 p.m. and it shall remain so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

/s/ Jacqueline Moya, City Secretary

Persons with any disabilities that would like to attend meetings must notify City Secretary 24 hours in advance so that the City can make arrangements for that disabled person.

## ACTION ITEM REPORT



**Item Title:** Consideration and ACTION to approve minutes from January 5, 2026.

**Recommendation:**

I recommend approval.



# Community Development Corporation Meeting Minutes

Monday, January 05, 2026 at 6:00 PM

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

<https://cityoflosfresnos.com/meetings>

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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.

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## 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. Mark 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 minutes from December 1, 2025.

Motion was made and seconded to approve the minutes from December 1, 2025.

Motion made by Place 5 Cappon, Seconded by Place 3 Casanova.

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 November 2025 Financial Report A. Monthly B. Year to Date Report C. Sales Tax Report

Mr. Milum presented the November 2025 financial report, covering monthly, year-to-date, and sales tax figures. He explained there were 18 total transactions, including checks and transfers, amounting to \$15,854.67. Revenue is at 16.93% of the annual budget after two months, approximately \$1,700 over budget, while expenditures are at 14.69%, remaining under trend. Sales tax continues as the primary revenue source, and November showed a 14% increase compared to the same month last year. Year-to-date sales tax collections total \$110,032, which is 4.5% above last year's figures for the same period. Overall, financial performance is strong and trending positively.

Motion was made and seconded to acknowledge the November 2025 Financial Report A. Monthly B. Year to Date Report C. Sales Tax Report.

Motion made by Place 6 Villarreal, 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 a sign grant for Los Fresnos Rodeo Committee, Inc. located at 500 E Ocean Blvd.

Mr. Huerta advised the board that the committee met earlier to review the sign grant for the Los Fresnos Rodeo Committee located at 500 East Ocean Boulevard. Two bids were submitted, with the lowest bid from Ruben Silva Welding for \$3,675. He asked to make a correction on the amount the committee had approved to \$1,837.50 after recalculating the 50% share. The committee reviewed the design, which will feature maroon letters with black borders for better visibility at night and dusk. During discussion, a question arose regarding the invoice amount, which appeared as \$3,625 due to the vendor's handwriting style; however, the correct amount was confirmed as \$3,675.

Motion was made and seconded to approve a sign grant for Los Fresnos Rodeo Committee, Inc. located at 500 E Ocean Blvd. to the lowest bid in the amount of \$3,675 with the CDC portion being \$1,837.50.

Motion made by Vice President Alvarez, Seconded by Place 6 Villarreal.

Voting Yea: President Juarez, Place 3 Casanova, Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal, Vice President Alvarez

4. Consideration and ACTION to fund training for the Workforce Solutions Cameron Heavy Equipment Operator Program.

Mr. Milum explained the program addresses a significant need for certified heavy equipment operators in Cameron County, driven by ongoing LNG plant projects and local contractor shortages. The training includes multiple certifications such as OSHA 30 for construction, NCCER core, site safety orientation, and heavy equipment operator levels 1–3. The total funding approved is \$24,800 to support 10 participants from the Los Fresnos area, with additional participants included through matching funds.

Mr. Milum answered questions from the board.

Motion was made and seconded to fund training for the Workforce Solutions Cameron Heavy Equipment Operator Program in the amount of \$24,800.

Motion made by Place 5 Cappon, Seconded by Place 4 Huerta.

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. Economic Development Coordinator Report 1. LFCDC Website Development 2. Los Fresnos Business Circle (LFBC) 3. Workforce Development 4. Earth Day 2026

Economic Development Coordinator's provided an update for December 2025. He reported the LFCDC website is currently in development, with design work underway and content to be added soon; testing is expected by the next meeting. The Los Fresnos Business Circle hosted four successful events in 2025, with attendance ranging from 35 to 60 participants, and plans are in place to enhance outreach in 2026. Workforce development efforts continue in partnership with TSC and the Workforce Commission, with a high-demand job training grant anticipated this month and recruitment to follow. Additional training opportunities will be explored to support local employment and economic growth. Planning for Earth Day 2026 has begun, with collaboration from Los Fresnos CISD to increase participation and provide educational opportunities for students. The report concluded with recognition of the Business Circle leadership for their contributions to fostering a stronger business community.

## **F. CLOSED SESSION**

1. Closed Session - Pursuant to Section 551.087, Title 5 of the Texas Government code, the Texas Open Meetings Act regarding the following:

Discussion or deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

President Juarez recessed meeting at 6:26 p.m.

## **G. OPEN SESSION**

1. Open Session- Pursuant to Section 551.087, Title 5 of the Texas Government code, the Texas Open Meetings Act deliberation and possible action regarding the following:

Discussion or deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

President Juarez opened meeting at 7:00 p.m.

Motion was made and seconded to move forward with the incentive proposal as discussed in closed session.

Motion made by Place 6 Villarreal, Seconded by Vice President Alvarez.

Voting Yea: President Juarez, Place 3 Casanova, Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal, Vice President Alvarez

## **H. ADJOURNMENT**

Meeting was adjourned at 7:01 p.m.

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Enrique Juarez, President

ATTEST:

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Jacqueline Moya, City Secretary

## ACTION ITEM REPORT



**Item Title:** Consideration and ACTION to acknowledge the December 2025 Financial Report A. Monthly B. Year to Date Report C. Sales Tax Report

**Recommendation:**

I recommend approval.



City of Los Fresnos, TX

Check Report

By Check Number

Date Range: 12/01/2025 - 12/31/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: FVB9-CDC CHECKING</b>						
09860	AT&T MOBILITY	12/11/2025	Regular	0.00	41.89	3758
01377	Burton McCumber & Longoria, LLP	12/11/2025	Regular	0.00	2,526.59	3759
03930	CAMERON COUNTY FAIR	12/11/2025	Regular	0.00	10,000.00	3760
01628	JEFFREY ROSAS	12/11/2025	Regular	0.00	407.30	3761
01930	LOS FRESNOS RODEO COMMITTEE	12/11/2025	Regular	0.00	15,000.00	3762
01742	NEW HORIZONS	12/11/2025	Regular	0.00	76.96	3763
01274	NewLane Finance Company	12/11/2025	Regular	0.00	39.75	3764
08017	THE GRAFIK SPOT LLC	12/11/2025	Regular	0.00	60.00	3765
01770	EIGHT 20 CONSULTING LLC	12/12/2025	Regular	0.00	5,000.00	3766
08248	KONICA MINOLTA PREMIERE FINANCE	12/23/2025	Regular	0.00	124.29	3767
00530	TEXAS MUNICIPAL LEAGUE	12/23/2025	Regular	0.00	285.25	3768
01773	TRIGGERS MEDIA, LLC	12/23/2025	Regular	0.00	5,097.50	3769
00001	CITY OF L.F. PAYROLL ACCT	12/03/2025	Bank Draft	0.00	2,296.74	DFT0001834
00001	CITY OF L.F. PAYROLL ACCT	12/16/2025	Bank Draft	0.00	2,172.88	DFT0001864
01332	PNC BANK NATIONAL ASSOCIATION	12/30/2025	Bank Draft	0.00	1,562.67	DFT0001883

## Bank Code FVB9 Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	12	12	0.00	38,659.53
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	6	3	0.00	6,032.29
EFT's	0	0	0.00	0.00
	<b>18</b>	<b>15</b>	<b>0.00</b>	<b>44,691.82</b>



		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 09 - COMMUNITY DEVELOPMENT COR							
Department: 452 - CDC DISBURSEMENTS							
Revenue							
<a href="#">09-452-1000</a>	INTEREST EARNED	13,000.00	13,000.00	0.00	2,497.30	-10,502.70	19.21 %
<a href="#">09-452-1132</a>	SALES TAX	650,000.00	650,000.00	58,302.03	168,333.56	-481,666.44	25.90 %
Revenue Total:		663,000.00	663,000.00	58,302.03	170,830.86	-492,169.14	25.77 %
Department: 452 - CDC DISBURSEMENTS Total:		663,000.00	663,000.00	58,302.03	170,830.86	-492,169.14	25.77 %
Department: 575 - COMMUNITY DEVELOPMENT							
Expense							
<a href="#">09-575-01100</a>	SALARIES	42,848.00	42,848.00	3,218.75	8,749.14	34,098.86	20.42 %
<a href="#">09-575-01500</a>	OVERTIME	1,000.00	1,000.00	30.90	38.63	961.37	3.86 %
<a href="#">09-575-02100</a>	FICA EXPENSE	2,719.00	2,719.00	200.12	541.28	2,177.72	19.91 %
<a href="#">09-575-02105</a>	MEDICARE EXPENSE	636.00	636.00	46.81	126.59	509.41	19.90 %
<a href="#">09-575-02106</a>	HEALTH INSURANCE EXP	8,046.00	8,046.00	746.06	1,872.47	6,173.53	23.27 %
<a href="#">09-575-02107</a>	TWC EXPENSE	63.00	63.00	0.00	0.00	63.00	0.00 %
<a href="#">09-575-02150</a>	TMRS EXPENSE	3,762.00	3,762.00	223.58	604.60	3,157.40	16.07 %
<a href="#">09-575-02160</a>	WORKER'S COMP	88.00	88.00	0.00	0.00	88.00	0.00 %
<a href="#">09-575-02210</a>	OTHER INSURANCE	41.00	41.00	3.40	9.72	31.28	23.71 %
<a href="#">09-575-03110</a>	ATTORNEY	500.00	500.00	0.00	0.00	500.00	0.00 %
<a href="#">09-575-03115</a>	AUDITOR	6,000.00	6,000.00	2,526.59	2,526.59	3,473.41	42.11 %
<a href="#">09-575-03121</a>	BUSINESS RECRUIT AND DEVELOPME	18,000.00	18,000.00	0.00	4,594.80	13,405.20	25.53 %
<a href="#">09-575-04100</a>	OFFICE SUPPLIES & PRINTING	6,000.00	6,000.00	124.29	1,190.14	4,809.86	19.84 %
<a href="#">09-575-05120</a>	TELEPHONE	1,000.00	1,000.00	0.00	83.78	916.22	8.38 %
<a href="#">09-575-06100</a>	CITY PROMOTION	62,575.00	62,575.00	25,000.00	41,250.00	21,325.00	65.92 %
<a href="#">09-575-06120</a>	ADVERTISING	2,425.00	2,425.00	0.00	0.00	2,425.00	0.00 %
<a href="#">09-575-09100</a>	TRAVEL/SEMINARS	4,000.00	4,000.00	407.30	2,756.74	1,243.26	68.92 %
<a href="#">09-575-10100</a>	DUES & MEMBERSHIPS	9,000.00	9,000.00	39.75	119.25	8,880.75	1.33 %
<a href="#">09-575-11100</a>	PARK IMPROVEMENTS	120,000.00	120,000.00	0.00	62,302.64	57,697.36	51.92 %
<a href="#">09-575-11150</a>	SPECIAL PROJECTS	140,697.00	140,697.00	0.00	0.00	140,697.00	0.00 %
<a href="#">09-575-12100</a>	INSURANCE	300.00	300.00	285.25	285.25	14.75	95.08 %
<a href="#">09-575-14100</a>	TECHNOLOGY MAINTENANCE AGRE...	0.00	0.00	5,097.50	10,097.50	-10,097.50	0.00 %
<a href="#">09-575-30100</a>	BUSINESS INCENTIVE PROGRAM	40,000.00	40,000.00	0.00	4,955.00	35,045.00	12.39 %
<a href="#">09-575-30129</a>	GENERAL FUND ADMIN	15,000.00	15,000.00	0.00	0.00	15,000.00	0.00 %
<a href="#">09-575-30131</a>	TRANSFER DEBT SERVICE I&S	178,000.00	178,000.00	0.00	0.00	178,000.00	0.00 %
<a href="#">09-575-99100</a>	MISCELLANEOUS	300.00	300.00	0.00	0.00	300.00	0.00 %
Expense Total:		663,000.00	663,000.00	37,950.30	142,104.12	520,895.88	21.43 %
Department: 575 - COMMUNITY DEVELOPMENT Total:		663,000.00	663,000.00	37,950.30	142,104.12	520,895.88	21.43 %
Fund: 09 - COMMUNITY DEVELOPMENT COR Surplus (Deficit):		0.00	0.00	20,351.73	28,726.74	28,726.74	0.00 %
Report Surplus (Deficit):		0.00	0.00	20,351.73	28,726.74	28,726.74	0.00 %



# Sales Tax Report

## FY 25-26

Section D, Item # 2.

	2c				1-1/2c (General Fund Portion)				1/2c (CDC Portion)			
<u>Paid</u>	<u>FY24-25</u>	<u>FY23-24</u>	<u>Inc(Dec)</u> <u>(\$)</u>	<u>Inc(Dec)</u> <u>(%)</u>	<u>FY23-24</u>	<u>FY22-23</u>	<u>Inc(Dec)</u> <u>(\$)</u>	<u>Inc(Dec)</u> <u>(%)</u>	<u>FY23-24</u>	<u>FY22-23</u>	<u>Inc(Dec)</u> <u>(\$)</u>	<u>Inc(Dec)</u> <u>(%)</u>
October	198,363.69	243,943.95	(45,580.26)	-18.68%	148,772.77	182,957.96	(34,185.20)	-18.68%	49,590.92	60,985.99	(11,395.07)	-18.68%
November	222,636.36	222,593.76	42.60	0.02%	166,977.27	166,945.32	31.95	0.02%	55,659.09	55,648.44	10.65	0.02%
December	205,582.15	181,035.06	24,547.09	13.56%	154,186.61	135,776.30	18,410.32	13.56%	51,395.54	45,258.77	6,136.77	13.56%
January	192,066.09	183,910.88	8,155.21	4.43%	144,049.57	137,933.16	6,116.41	4.43%	48,016.52	45,977.72	2,038.80	4.43%
February	308,545.07	246,747.09	61,797.98	25.05%	231,408.80	185,060.32	46,348.48	25.05%	77,136.27	61,686.77	15,449.49	25.05%
March	191,400.39	177,249.93	14,150.46	7.98%	143,550.29	132,937.45	10,612.85	7.98%	47,850.10	44,312.48	3,537.62	7.98%
April	169,610.31	183,718.30	(14,107.99)	-7.68%	127,207.73	137,788.73	(10,580.99)	-7.68%	42,402.58	45,929.58	(3,527.00)	-7.68%
May	242,664.51	252,041.13	(9,376.62)	-3.72%	181,998.38	189,030.85	(7,032.47)	-3.72%	60,666.13	63,010.28	(2,344.16)	-3.72%
June	230,428.53	203,263.59	27,164.94	13.36%	172,821.40	152,447.69	20,373.71	13.36%	57,607.13	50,815.90	6,791.24	13.36%
July	205,789.52	193,451.68	12,337.84	6.38%	154,342.14	145,088.76	9,253.38	6.38%	51,447.38	48,362.92	3,084.46	6.38%
August	235,243.81	234,275.31	968.50	0.41%	176,432.86	175,706.48	726.38	0.41%	58,810.95	58,568.83	242.13	0.41%
September	243,232.57	212,384.99	30,847.58	14.52%	182,424.43	159,288.74	23,135.69	14.52%	60,808.14	53,096.25	7,711.90	14.52%
<b>TOTAL SALES ACTIVITIES</b>	<b>\$ 2,645,563.00</b>	<b>\$ 2,534,615.67</b>	<b>\$ 110,947.33</b>	<b>4.38%</b>	<b>\$ 1,984,172.25</b>	<b>\$ 1,900,961.75</b>	<b>\$ 83,210.49</b>	<b>4.38%</b>	<b>\$ 661,390.75</b>	<b>\$ 633,653.92</b>	<b>\$ 27,736.83</b>	<b>4.38%</b>

	2c				1-1/2c (General Fund Portion)				1/2c (CDC Portion)			
<u>Paid</u>	<u>FY25-26</u>	<u>FY24-25</u>	<u>Inc(Dec)</u> <u>(\$)</u>	<u>Inc(Dec)</u> <u>(%)</u>	<u>FY24-25</u>	<u>FY23-24</u>	<u>Inc(Dec)</u> <u>(\$)</u>	<u>Inc(Dec)</u> <u>(%)</u>	<u>FY24-25</u>	<u>FY23-24</u>	<u>Inc(Dec)</u> <u>(\$)</u>	<u>Inc(Dec)</u> <u>(%)</u>
October	184,918.62	198,363.69	(13,445.07)	-7.27%	138,688.97	148,772.77	(10,083.80)	-7.27%	46,229.66	49,590.92	(3,361.27)	-7.27%
November	255,207.48	222,636.36	32,571.12	14.63%	191,405.61	166,977.27	24,428.34	14.63%	63,801.87	55,659.09	8,142.78	14.63%
December	233,208.10	205,582.15	27,625.95	13.44%	174,906.08	154,186.61	20,719.46	13.44%	58,302.03	51,395.54	6,906.49	13.44%
<b>TOTAL SALES ACTIVITIES</b>	<b>\$ 673,334.20</b>	<b>\$ 626,582.20</b>	<b>\$ 46,752.00</b>	<b>7.46%</b>	<b>\$ 505,000.65</b>	<b>\$ 469,936.65</b>	<b>\$ 35,064.00</b>	<b>7.46%</b>	<b>\$ 168,333.55</b>	<b>\$ 156,645.55</b>	<b>\$ 11,688.00</b>	<b>7.46%</b>

\*\*\*\* Sales Tax Amount may be adjusted at the end of the year based on actuals sales activity amounts.

## ACTION ITEM REPORT



**Item Title:** Consideration and ACTION to approve sign grant for Montecarlo Event Hall located at 309 East Ocean Blvd.

**Recommendation:**

I recommend approval.



**Community Development Corporation**  
**520 E Ocean, Los Fresnos, TX 78566**  
**(956) 233-5768 Phone**  
**(956) 233-9879 Fax**

**APPLICATION**

1. Name of Applicant & Business: Montecarlo Event Hall

2. Applicant: (check one) ☐ Property Owner ☒ Tenant

3. Property Address: 309 East Ocean Blvd. Los Fresnos, Tx. 78566

4. Mailing Address: 6911 red pine brownsville tx 78526

5. Phone: 956-607-0525 (w) \_\_\_\_\_ (c) E-mail Address: agridulceeventsllc@outlook.com

Type of Project: (circle one) Sign Storefront Landscaping Interior


Description of proposed improvements(s): LED Sign

Name of contractors: (attach bid copies, including color design)	Amount of bids: <u>(DO NOT INCLUDE TAX)</u>
1. <u>The Grafix Express LLC</u>	\$ <u>4,600</u>
2. <u>The Grafik LED SIGNS</u>	\$ <u>3755</u>
3. <u>Total Graphics</u>	\$ <u>4000</u>

I have read and understand the information on the Business Incentive Program. I understand that any regular changes to the project after the grant is approved may jeopardize funding. I further agree that if a grant is awarded and area of improvement is altered for any reason within one year of construction, I will reimburse the CDC the full amount of the grant.

**Contact Person for this project:**

  
 Signature  
Mauricio De Los Santos  
 Print Name  
01/08/2026  
 Date

  
 Property Owner Signature  
Teresa V Ceballos  
 Print Name  
01/08/26  
 Date

Staff Recommendation: low bid of \$3755, CDC half is \$1877.50

Committee Recommendation: \_\_\_\_\_

Grant Approved: \_\_\_\_\_ Name of Vendor Approved: \_\_\_\_\_

Grant Amount to be paid to: \_\_\_\_\_ Business \_\_\_\_\_ Vendor Meeting Date: \_\_\_\_\_

# MONTECARLO

## EVENT HALL



**Notice:** Under Article 27 of the Joint Ethics Committee Code for Fair Practice: All art designed by The Grafik Spot, LLC is owned and copyrighted to The Grafik Spot LLC and cannot be reproduced in whole or in part without our expressed written consent or compensation thereof.

render

**Representative** - Alfredo de la O  
**Contractor** - Jose Altamirano  
**the Grafik Spot, LLC** - Texas Electrical Sign Contractor (Insured & Bonded)  
PLR - License #48725 | TSCL - License #18964

the **grafik** Spot  
LED SIGNS

Section D, Item # 3.

10.49 ft

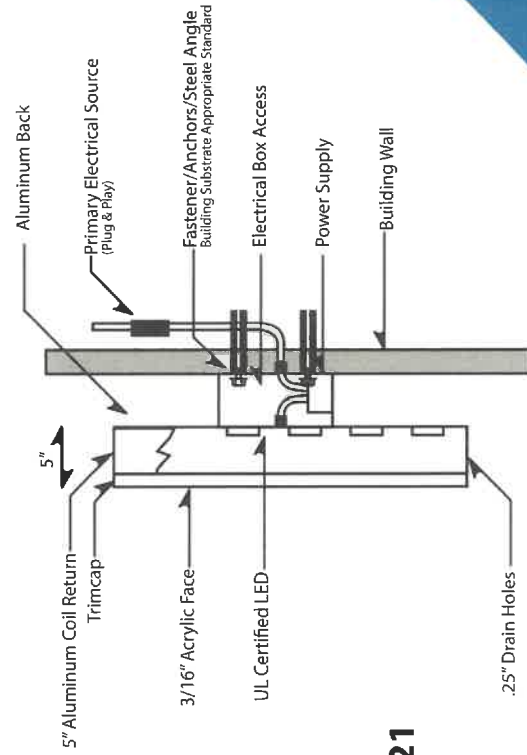
MONTTEGARLO

2.84 ft

EVENT HALL

## LED Front-Illuminated Channel Letter Sign

5" Aluminum .063 Returns Black  
1" Trim-Cap Black  
White 4000 UL Certified/PreEngineered LED  
3/16" White Acrylic Face  
Satin Black Blackout Vinyl  
Raceway Mounted



Site Address: 800 Frontage Rd Suite #31, Brownsville, TX 78521

**Notice:** Under Article 27 of the Joint Ethics Committee Code for Fair Practice: All art designed by The Grafik Spot, LLC is owned and copyrighted to The Grafik Spot LLC and cannot be reproduced in whole or in part without our expressed written consent or compensation thereof.

**Representative** - Alfredo de la O  
**Contractor** - Jose Altamirano  
**the Grafik Spot, LLC** - Texas Electrical Sign Contractor (Insured & Bonded)  
LR - License #48725 | **TSCL** - License #18964

specs

the **grafik** Spot  
LED SIGNS

Section D, Item # 3.



The Grafix Express LLC  
230 W Newcombe Ave  
Pharr, TX 78577  
+19569614532  
thegrafixexpress@gmail.com

Section D, Item # 3.

## Estimate

### ADDRESS

Mauricio De Los Santos.  
Monte Carlo Hall Events

ESTIMATE # 3275

DATE 01/06/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	LED Sign	Channel Letters With Light "Monte Carlos" Event Hall *50% Down Payment Required* *1 Year Warranty* *Installation Included*	1	4,600.00	4,600.00T
SUBTOTAL					4,600.00
TAX					379.50
TOTAL					<b>\$4,979.50</b>

Accepted By

Accepted Date

## ESTIMATE

The Grafik Spot LLC  
1265 N Expressway  
Brownsville, TX 78520

billingdept@thegrafikspot.net  
+1 (956) 621-0381  
www.thegrafikspot.net

Section D, Item # 3.



### Bill to

Mauricio de los Santos  
Montecarlo Events

### Estimate details

Estimate no.: 16813  
Estimate date: 12/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	signs	LED Front-Illuminated Channel Letter Signs - Approx. 10'	1	\$3,755.00	\$3,755.00
Subtotal					\$3,755.00
Sales tax					\$309.79

### Note to customer

Artwork must be approved by the client ,before a job can be entered into production.

Please be sure to double-check design, spelling, grammar and layout before approving artwork. If a proof containing errors and is approved by the client, the client is responsible for payment of all original costs of printing,no refunds or claims accepted. The image sent for approval is only a representation of design and color scheme, colors may vary upon print.

**Total** **\$4,064.79**

Accepted date

Accepted by





**ESTIMATE**

6911Red Pine 78526  
Brownsville,Tx  
(956)346-0903  
publik2005@gmail.com

**Bill to**  
Mauricio de los Santos / Montecarlo Events Hall  
12 /31/2025

**DESCRIPTION**

LED SIGN /  
Led Front illuminated Channel Letter Sign.  
36" x 120" (3x10fts)

**Amount**

\$4,000

Artwork must be approved by the client, before a job can be entered into production.

Accepted by:  
date:



**ANUNCIO de LETRAS METALICAS**



**ESPECIFICACIONES DE ESTRUCTURA METALICA**

**MONTECARLO**  
Letras en Lamina Galvanizada  
inoxidable, selladas y pintadas  
con pintura automotriz.

**ESPECIFICACIONES DE INSTALACION**

Instalacion con taquetes  
y tornillos espaciales  
para madera.

**ESPECIFICACIONES DE LETRAS PLASTICAS**

**EVENT HALL**  
Letras en plastico grueso,  
cortadas con laser.

**INSTALACION ELECTRICA**

Cable calibre 14 grueso,  
uso rudo, fuente de poder  
(transformador) respetando  
polaridades para evitar cortos.


PROJECT
MONTECARLO
ESPECIFICACIONES DE ESTRUCTURA
ESTRUCTURA
INSTALACION ELECTRICA
INSTALACION SOBRE PARED



## ACTION ITEM REPORT



**Item Title:** Consideration and ACTION to approve storefront grant for Montecarlo Event Hall located at 309 East Ocean Blvd.

**Recommendation:**

I recommend approval.



**Community Development Corporation**  
**520 E Ocean, Los Fresnos, TX 78566**  
**(956) 233-5768 Phone**  
**(956) 233-9879 Fax**

**APPLICATION**

1. Name of Applicant & Business: Montecarlo Event Hall
2. Applicant: (check one) \_\_\_\_\_ Property Owner X \_\_\_\_\_ Tenant
3. Property Address: 309 E Ocean Blvd
4. Mailing Address: 6911 Red Pine Brownsville Tx
5. Phone: 956-607-0525 (w) \_\_\_\_\_ (c) E-mail Address: agridulceeventsllc@outlook.com

Type of Project: (circle one)    Sign    Storefront    Landscaping    Interior

Description of proposed improvements(s): Double door

Name of contractors: (attach bid copies, including color design)	Amount of bids: <u>(DO NOT INCLUDE TAX)</u>
1. <u>Homar's Building &amp; Remodeling</u>	\$ <u>7658</u>
2. <u>Ramirez Construction</u>	\$ <u>8000</u>
3. <u>Victor Huerta</u>	\$ <u>7850</u>

I have read and understand the information on the Business Incentive Program. I understand that any regular changes to the project after the grant is approved may jeopardize funding. I further agree that if a grant is awarded and area of improvement is altered for any reason within one year of construction, I will reimburse the CDC the full amount of the grant.

**Contact Person for this project:**

[Signature]  
 Signature

Mauricio De Los Santos  
 Print Name

01/08/26  
 Date

Authentisign  
Ceballos Investments LLC  
 Property Owner Signature

Teresa V Ceballos  
 Print Name

01/08/26  
 Date

**FOR STAFF USE**

Staff Recommendation: low bid of 7858, CDC half is \$3829.00

Committee Recommendation: \_\_\_\_\_

Grant Approved: \_\_\_\_\_ Name of Vendor Approved: \_\_\_\_\_

Grant Amount to be paid to: \_\_\_\_\_ Business \_\_\_\_\_ Vendor Meeting Date: \_\_\_\_\_

# PROPOSAL PLANS



There is an existing 3'X 8'(ft) door with two windows on the side.

The existing door with door frame, will need to be removed, and one of the windows will need to be removed, the window frame will be modified to be able to leave only one window.

The sheetrock on the inside on top of the window and door will need to be removed to be able to remove the 3' header. (the header is a crucial structure beam placed horizontally above a door opening, designed to support the weight of the wall and structure) and replaced with a 6'(ft) header to support the structure and to be able to properly install a new double door frame.

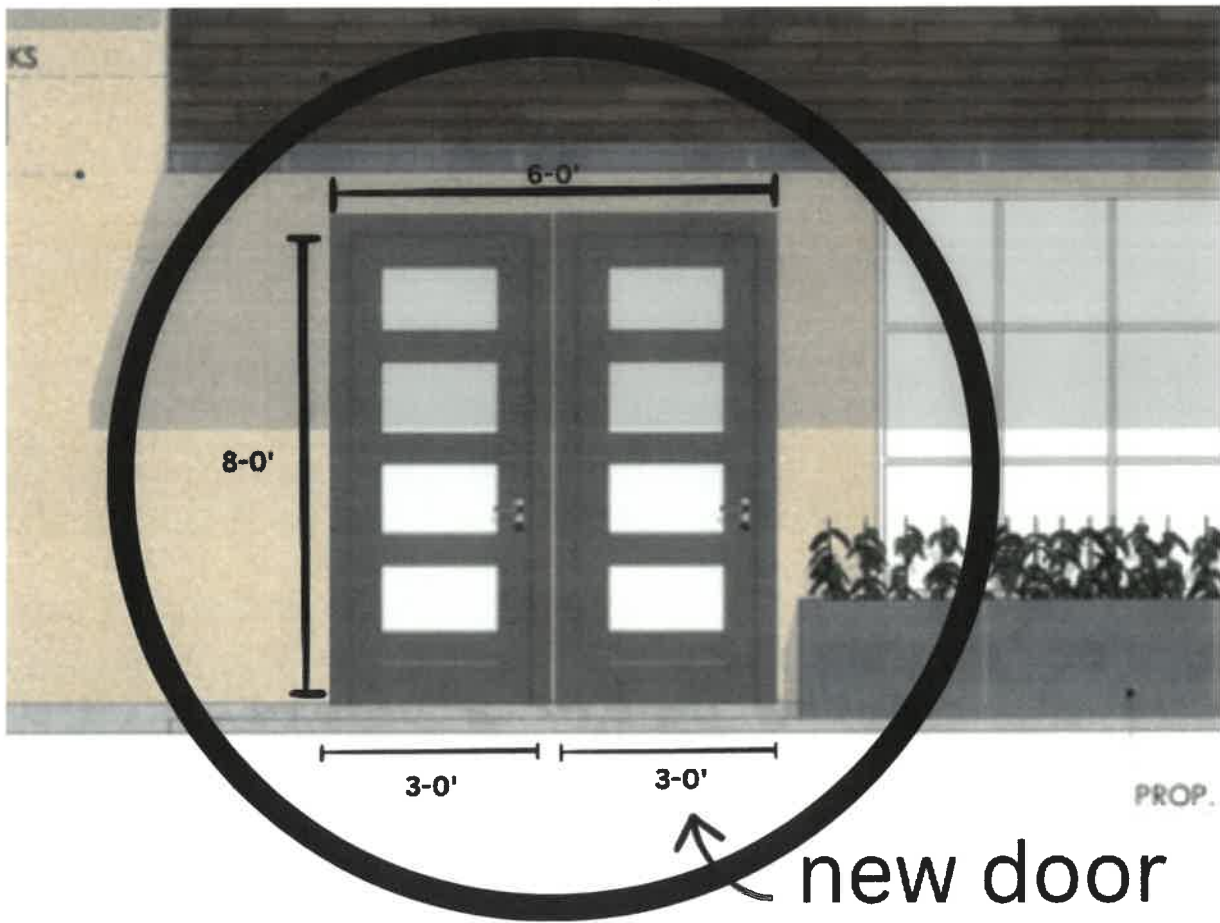
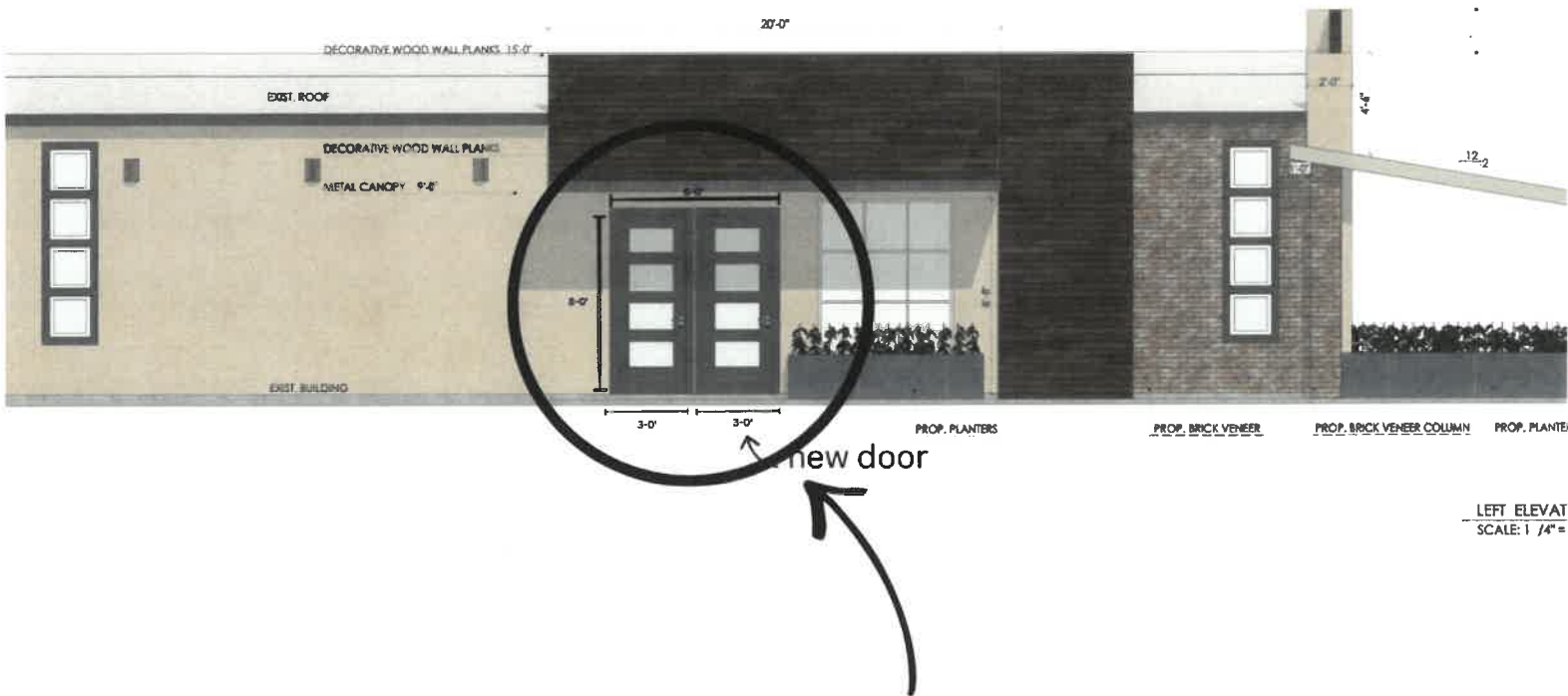
We are going to use the existing door and install a new matching 3' X 8' ft door, there will be a new wood frame around the door on the interior and on the exterior to match the removed wood trim.

Sheetrock on the inside will be installed, taped, floated and textured to match the rest of the wall, primed and painted.

Proposed color: Russet

Note: we might have to do some work on the stucco outside.

# PROPOSAL PLANS



# QUOTE

Date : 01/06/2026

QUOTE #: 2026-1310

## FROM

HOMAR'S BUILDING & REMODELNG  
(956)639-1498

## BILL TO

MONTECARLO EVENT HALL  
(956)372-6880  
309 E OCEAN BLVD.  
LOS FRESNOS, TX, 78566.

	Description	Amount
	<p><b>LABOR &amp; MATERIALS</b></p> <p>Materials: Door Frame, stucco, Sheetrock, Double Door, primer, paint, and wood.</p> <p>The existing door and one window will be removed, the opening will be re-framed with a new 6-foot structural header to support a new double-door installation using the existing door plus a matching 3'x8' door, and all interior and exterior framing, sheetrock, texture, primer, and paint will be completed to match the existing finishes.</p> <p>To start the job \$ 4,200.00 When job is completed. \$ 3,458.00</p>	\$7,658.00
<b>Total</b>		\$7,658.00

## Note

We hereby propose to furnish all the labor and material in complete accordance with the specifications below.

RAMIREZ

CONSTRUCTION

(956)594-2220

ESTIMATE NO. 1080

01.05.2026

BILLED TO:

MONTECARLO EVENT HALL

309 E OCEAN BLVD, LOS FRENOS, TX, 78566.

DESCRIPTION	PRICE	AMOUNT
WINDOW REMOVAL, FRAME MODIFICATION, DOOR AND FINISH.	\$8000.00	\$8000.00

MATERIALS REQUIRED: WOOD, STUCCO, SHEETROCK, PRIMER, DOOR FRAME,  
DOUBLE DOOR, AND PAINT.

TOTAL

\$8000.00

\$5000 DEPOSIT FOR MATERIAL IS REQUIRED TO START JOB AND THE OTHER \$3000  
ONCE THE JOB IS COMPLETED

# VICTOR HUERTA

# ESTIMATE

956-480-2950

**BILLED TO:**

**MONTECARLO EVENT HALL**

**ESTIMATE # 094**

309 E Ocean Blvd. Los  
Fresnos Brownsville, Tx 78566

Jan. 04, 2026

DESCRIPTION	QTY	PRICE	TOTAL
Cost of Double door + Frame	1	\$ 2000.00	\$ 2000.00
Cost of Labor	1	\$ 3900.00	\$ 5900.00
Costs of Materials	1	\$ 1950.00	\$ 7850.00
Required Materials: Door Frame, Wood, Sheetrock, Double Door, primer, paint, & stucco.	<b>GRAND TOTAL</b>		<b>\$ 7850.00</b>

THANK YOU FOR  
YOUR BUSINESS

**ACTION ITEM REPORT**

**Item Title:** Consideration and ACTION to approve a Marketing Design-Mapping Program with Flyer View Group, LLC.

**Recommendation:**

This is another tool Jeffrey would like to implement and utilize. In the past we have utilized available data, put things together ourselves and had similar items printed. This company will take existing information and make it professional looking so we have something to give to prospective businesses. We can also have it updated easily instead of trying to recreate the documents each time. We can utilize the same information to be a link on our web site. Jeffrey can also utilize this to keep in contact with prospects from time to time by sending them a link.

The first year it will be \$9,995 with the following years dropping to just \$4,995 since the basic package and design is already set up.

I recommend approval.





# Marketing Design- Mapping Program

Jeffrey Rosas  
Los Fresnos Community Dev Corp

SEPTEMBER 23, 2025

# Introduction

**HERE AT FLYER VIEW, OUR CUSTOMERS ARE OUR NUMBER ONE PRIORITY.**

Flyer View Group has more than 25 years' experience in the mapping industry and hosts the most recent aerial imagery available. We have emerged as a leading provider and the sole aerial mapping company offering the turnkey package of products & services listed below:

- Community Profiles in multiple products & platforms
- Newest Color Vertical Aerial Imagery
- The ability to provide full size custom proofs and/or Online Proof Tool (Review Studio)
- Handle press checks and deliver custom-folded brochures & posters
- Produce and install large-format wall displays
- GIS/Mapping Services
- Design Data-rich Infographics
- Content Creation



Click to play video in browser

I look forward to meeting with you to discuss next steps.

Dale Appleby  
CEO, Flyer View

# Dynamic Map & Document Program Overview

**"This program has saved my team hours of work every week, and we no longer worry about wasted print-outs"**

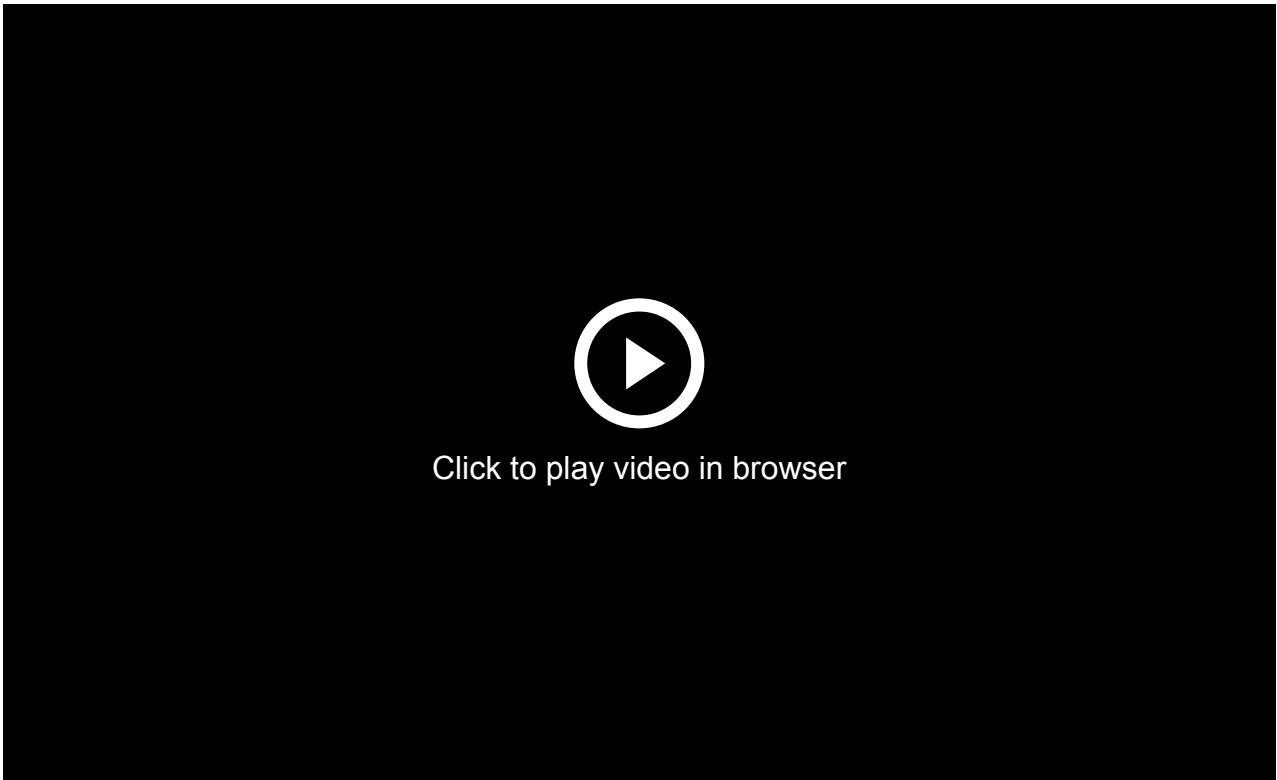
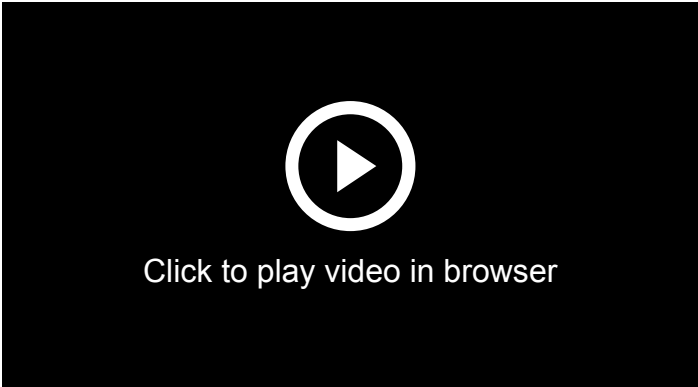
*Dir. of Economic Development @ Mesquite EDC*

## Key Deliverables:

Has Los Fresnos Community Dev Corp struggled having outdated printed maps because changes in imagery and data happen so rapidly?

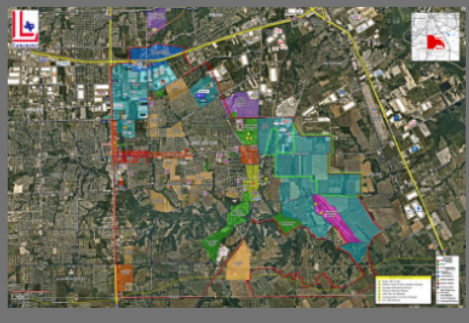
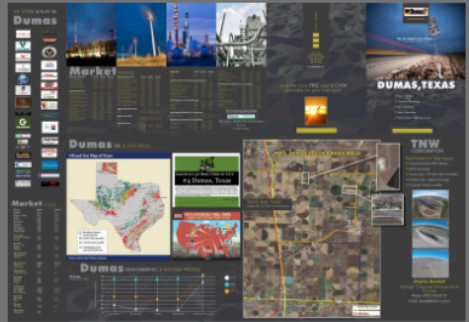
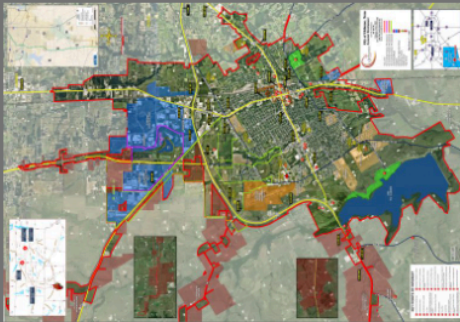
- GIS mapping & graphic design included
- Ability to download high-res imagery files
- Print-demand options
- A single online source for all your files
- Unlimited updates to files
- Ability to print smaller quantities
- Low cost subscription options

Flyer View's map posters are the cornerstone product used by Economic Development and Real-estate Professionals across the United States. The ability to tell your story through the use of aerial imagery, GIS layers, graphics, labeling and branding is paramount in every project. By utilizing both sides of the poster we're able to create a single-source document that delivers effective messaging to multiple audiences.





# Sample Clients



# Package Pricing

## Silver

GIS Mapping  
& Graphic Design

Client Portal Link w/High-Res  
Digital Files  
(View, Print or Share)

12 months of unlimited edits to  
all content

\$4995

(Year 1)

*\*\$2,495 Due Beginning  
of each 12 month renewal*

*\*Does NOT include printing.  
Ask about our low cost print  
options.*

## Gold

Interactive GIS Map

*\*Web-based Platform*

*\*Embed Code/Standalone Link*

*\*Multiple Map-Views*

12 months of unlimited edits to  
all content

\$7495

(Year 1)

*\*\$3,495 Due Beginning  
of each 12 month renewal*

*\*Does NOT include printing.  
Ask about our low cost print  
options.*

## Platinum

Combine Silver & Gold  
Packages

12 months of unlimited edits to  
all content

\$9995

(Year 1)

*\*\$4,995 Due Beginning  
of each 12 month renewal*

*\*Does NOT include printing.  
Ask about our low cost print  
options.*

# Your Investment

SERVICES	PRICE	QTY	SUBTOTAL
<input checked="" type="checkbox"/> <b>Dynamic Map Program - Silver (Printable Document/Files)</b> *Includes Client Portal Link w/Hi-Res Printable Files *View, Share & Print *Includes 12 months of edits to all content * \$2495 Due Beginning of each 12 month renewal			\$4,995
<input type="checkbox"/> <b>Dynamic Map Program - Gold (Interactive Web-based Maps)</b> *Interactive GIS Map *Multiple Map Views *Includes all design and configuration *Embed Code and Stand-alone Link Provided *Includes 12 months of edits to all content * \$3495 Due Beginning of each 12 month renewal			\$7,495
<input type="checkbox"/> <b>Dynamic Map Program - Platinum</b> *Combine Silver & Gold Packages *Includes 12 months of edits to all content * \$4,995 Due Beginning of each 12 month renewal			\$9,995
<input type="checkbox"/> <b>Aerial Wall Map</b> *SIZE? *WRITE-ERASE LAMINATION? *MAGNETIZED?			0\$0
Total			\$4,995

LITHO PRINTED POSTERS	PRICE/PER	QTY	SUBTOTAL
<input type="checkbox"/> 75 Litho Posters	\$24.95	75	\$1,871.25
<input type="checkbox"/> 100 Litho Posters	\$22.95	100	\$2,295
<input type="checkbox"/> 250 Litho Posters	\$9.95	250	\$2,487.50
<input type="checkbox"/> 500 Litho Posters	\$6.45	500	\$3,225
<input type="checkbox"/> 1000 Litho Posters	\$4.05	1000	\$4,050
Total			\$0

## Sample Projects

<https://flyerview.maps.arcgis.com/apps/MapSeries/index.html?appid=baae389042514d5aacba66476b77420b>

<https://storymaps.arcgis.com/stories/ea38670a5eb44ccabe5bab8122a92416>

<https://storymaps.arcgis.com/stories/349d9dbe3ae441869941422148e517ae>

<https://flyerview.maps.arcgis.com/apps/MapSeries/index.html?appid=8aada7f1757d422d8e54370030674dce>

[https://drive.google.com/drive/folders/1yirht65QPVHJou-LGqHEBLEoG1NpcFKM?usp=drive\\_link](https://drive.google.com/drive/folders/1yirht65QPVHJou-LGqHEBLEoG1NpcFKM?usp=drive_link)

## Projected Timeline of Design & Development

A typical project timeline is 90 days on average. This is dependent on the availability of data and all stakeholders review and approval.

## Primary Company Contact:

**Dale Appleby**  
CEO | Flyer View Group, LLC  
Frisco, Tx. 75035  
972-670-2679 | [dale@flyerview.com](mailto:dale@flyerview.com) | [flyerview.com](http://flyerview.com)



# Let's Work Together

This Agreement, together with the following Attachments, constitute the entire Agreement between the parties with respect to the subject matter hereof, and as of the date this Agreement is executed by both Parties, shall supersede any previous agreements or understandings, written or oral, between the Parties. All modifications to the applicable Compensation arrangement shall be in writing and signed by both Parties and shall not supersede the terms of this Agreement.

The Agreement shall commence on Not yet accepted.

The total cost of the Proposal is \$4,995.00.

Cancellation Terms - This Agreement may be terminated immediately by both parties, at any time without cause, complying with a thirty (30) days prior written notice. Material and equipment furnished under this proposal shall remain the property of the seller unit final payment has been received.

 **SIGNATURE**  
Dale Appleby

 **SIGNATURE**  
Jeffrey Rosas

Dale Appleby  
President/CEO | Flyer View

Jeffrey Rosas  
| Los Fresnos Community Dev Corp

We look forward to working with you!

## ACTION ITEM REPORT



**Item Title:** Consideration and ACTION to elect a President and Vice President for a one year term.

**Recommendation:**

Henry Juarez is the current President and Daniel Alvarez is the current Vice President.

## ACTION ITEM REPORT



**Item Title:**

1. City Manager Report

A. Los Fresnos Business Circle (LFBC) January Event  
B. Workforce Development  
C. LFCDC Website Development  
D. Earth Day (April 18)  
E. Caracara Trails Ribbon Cutting Ceremony

**Recommendation:**



## Los Fresnos Community Development Corporation Month of January 2025

Prepared by: Jeffrey Rosas – Economic Development Coordinator

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### 1. Los Fresnos Business Circle (LFBC) January Event

The year began with a strong Los Fresnos Business Circle event focused on building momentum for 2026.

#### Attendance

- **43 attendees**, one of the highest turnouts to date.

#### Key takeaways

- Businesses continue to request more funding resources, marketing support, and networking opportunities.

#### Mentimeter Poll Highlights

- **Top “Momentum Word” for 2026:** *Growth* (11 votes)
- **Top driver of Momentum:** *Expanding small business support* (19 votes)
- **Top Ranked Opportunity:** *Empowering entrepreneurs through resources & capital*
- **Momentum Strength:** Majority selected **4 or 5**
- **Top Requested resource:** *Funding*, followed by *marketing* and *networking*

### 2. Workforce Development

- Awaiting updates from Workforce Solutions Cameron on the **High Demand Job Training Grant**.

### 3. LFCDC Website Development

- **Multiple logo options** have been developed and are ready for presentation and selection
- A **website mock-up** has been created to review the visual direction and layout of the new LFCDC site.

- A **final to-do list** will be created to outline remaining tasks and help ensure the website can be completed and launched soon.

#### **4. Earth Day 2026 (April 18)**

- Awaiting a supply list from LFCISD to support student-run educational booths:
  - Birdhouse building (CTE)
  - Pine-cone bird feeder activity (Special Education)
- Local author Dr. Elaine Hernandez will read her book at the butterfly garden.
- New flyers and banners for the event are currently being designed.

#### **5. Caracara Trails Ribbon Cutting Ceremony**

- Attended the Brownsville-to-Los Fresnos Trail Ribbon Cutting Ceremony.
- This project represents a **major regional collaboration** between municipalities and organizations working together to expand access to recreation, mobility, and health opportunities throughout Cameron County.