



Community Development Corporation Meeting Agenda

Monday, November 03, 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

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 the minutes from October 6, 2025.
2. Consideration and ACTION to acknowledge the September 2025 Financial Report A. Monthly B. Year to Date Report C. Sales Tax Report
3. Consideration and ACTION to approve a sign grant for Busy Bubbles Laundromat located at 680 E Ocean Blvd. Suite 6.
4. Consideration and ACTION to approve sign grant for Glam Artistry Hair & Beauty Studio located at 218 N. Arroyo Blvd. Suite A.
5. Consideration and ACTION to approve a website for the Community Development Corporation.
6. Consideration and ACTION to approve social media video production
7. Consideration and ACTION to partner with Workforce Solutions Cameron for a High-Demand Job Training Grant program delivered through Texas Southmost College.

E. REPORT BY GENERAL MANAGER

1. City Manager Report
 - A. Veteran's Memorial
 - B. Pool
 - C. Economic Development Coordinator Report
 1. Business Engagement & Events
 2. Regional Collaboration & Workforce Development
 3. Strategic Planning & Funding

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 on October 28, 2025 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 the minutes from October 6, 2025.

Recommendation:

I recommend approval.



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

ACTION ITEM REPORT

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

Recommendation:

Check Report:

15 Disbursements for \$66,020.13. All checks are normal activities with Pederson Construction being the last payment on the street project and the ones for Mario Alberto Mejia being the pool project.

Budget Report:

Line items look good. Sales Tax for the year is short of budget by \$9,409.22. Expenses for the year are under by \$113,510.51. This will allow us to add a little over \$100,000 to the fund balance for rainy day projects.

Sales Tax Report:

Sales tax for September was \$7,711.90 or 14.52% over last September. The annual sales tax was \$27,736.83 or 4.38% over last fiscal year. Our business community remains healthy.

I recommend approval.



City of Los Fresnos, TX

Check Report

By Check Number

Date Range: 09/01/2025 - 09/30/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: FVB9-CDC CHECKING						
01673	MARIO ALBERTO MEJIA JR	09/02/2025	Regular	0.00	2,450.00	3718
09860	AT&T MOBILITY	09/05/2025	Regular	0.00	40.68	3719
00305	LOS FRESNOS CHAMBER OF COMMERCE	09/05/2025	Regular	0.00	1,500.00	3720
08087	NARCISO MARTNEZ CULTURAL ARTS CENTER	09/05/2025	Regular	0.00	5,000.00	3721
00915	PURCHASE POWER	09/05/2025	Regular	0.00	19.27	3722
02675	TEXAS ECONOMIC DEVELOPMENT COUNCIL	09/05/2025	Regular	0.00	85.00	3723
01673	MARIO ALBERTO MEJIA JR	09/08/2025	Regular	0.00	6,670.00	3724
00925	PEDERSON CONSTRUCTION CO	09/09/2025	Regular	0.00	29,796.04	3725
01274	NewLane Finance Company	09/17/2025	Regular	0.00	39.75	3726
01673	MARIO ALBERTO MEJIA JR	09/18/2025	Regular	0.00	8,900.00	3727
01673	MARIO ALBERTO MEJIA JR	09/25/2025	Regular	0.00	7,000.00	3728
00001	CITY OF L.F. PAYROLL ACCT	09/11/2025	Bank Draft	0.00	2,170.31	DFT0001597
01332	PNC BANK NATIONAL ASSOCIATION	09/23/2025	Bank Draft	0.00	150.18	DFT0001607
00001	CITY OF L.F. PAYROLL ACCT	09/24/2025	Bank Draft	0.00	2,178.91	DFT0001675
08425	GO DADDY.COM	09/15/2025	Bank Draft	0.00	19.99	DFT0001677

Bank Code FVB9 Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	14	11	0.00	61,500.74
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	6	4	0.00	4,519.39
EFT's	0	0	0.00	0.00
	20	15	0.00	66,020.13



		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 09 - COMMUNITY DEVELOPMENT COR							
Department: 444 - MISCELLANEOUS							
Revenue							
09-444-1020	MISCELLANEOUS INCOME	0.00	0.00	0.00	2,142.30	2,142.30	0.00 %
Revenue Total:		0.00	0.00	0.00	2,142.30	2,142.30	0.00 %
Department: 444 - MISCELLANEOUS Total:		0.00	0.00	0.00	2,142.30	2,142.30	0.00 %
Department: 452 - CDC DISBURSEMENTS							
Revenue							
09-452-1000	INTEREST EARNED	14,400.00	14,400.00	0.00	14,675.27	275.27	101.91 %
09-452-1132	SALES TAX	670,800.00	670,800.00	60,808.15	661,390.78	-9,409.22	98.60 %
Revenue Total:		685,200.00	685,200.00	60,808.15	676,066.05	-9,133.95	98.67 %
Department: 452 - CDC DISBURSEMENTS Total:		685,200.00	685,200.00	60,808.15	676,066.05	-9,133.95	98.67 %
Department: 575 - COMMUNITY DEVELOPMENT							
Expense							
09-575-01100	SALARIES	25,334.00	25,334.00	3,200.00	25,480.00	-146.00	100.58 %
09-575-01500	OVERTIME	0.00	0.00	7.50	22.50	-22.50	0.00 %
09-575-02100	FICA EXPENSE	1,571.00	1,571.00	197.55	1,578.52	-7.52	100.48 %
09-575-02105	MEDICARE EXPENSE	367.00	367.00	46.21	369.18	-2.18	100.59 %
09-575-02106	HEALTH INSURANCE EXP	0.00	0.00	670.48	1,340.96	-1,340.96	0.00 %
09-575-02107	TWC EXPENSE	117.00	117.00	0.00	38.09	78.91	32.56 %
09-575-02150	TMRS EXPENSE	0.00	0.00	220.68	1,178.82	-1,178.82	0.00 %
09-575-02160	WORKER'S COMP	51.00	51.00	0.00	18.85	32.15	36.96 %
09-575-02210	OTHER INSURANCE	0.00	0.00	6.80	13.60	-13.60	0.00 %
09-575-03110	ATTORNEY	500.00	500.00	0.00	0.00	500.00	0.00 %
09-575-03115	AUDITOR	8,000.00	8,000.00	0.00	7,923.25	76.75	99.04 %
09-575-03120	PROFESSIONAL SERVICES	41,600.00	41,600.00	0.00	33,600.00	8,000.00	80.77 %
09-575-03121	BUSINESS RECRUIT AND DEVELOPME	18,000.00	18,000.00	1,500.00	18,150.18	-150.18	100.83 %
09-575-04100	OFFICE SUPPLIES & PRINTING	5,500.00	5,500.00	500.00	2,916.79	2,583.21	53.03 %
09-575-05120	TELEPHONE	0.00	0.00	40.68	201.64	-201.64	0.00 %
09-575-06100	CITY PROMOTION	54,500.00	54,500.00	4,871.97	57,519.06	-3,019.06	105.54 %
09-575-06120	ADVERTISING	12,580.00	12,580.00	0.00	2,945.00	9,635.00	23.41 %
09-575-09100	TRAVEL/SEMINARS	3,000.00	3,000.00	32.90	1,802.91	1,197.09	60.10 %
09-575-10100	DUES & MEMBERSHIPS	2,000.00	9,000.00	59.74	8,419.33	580.67	93.55 %
09-575-11100	PARK IMPROVEMENTS	0.00	0.00	0.00	2,142.30	-2,142.30	0.00 %
09-575-11150	SPECIAL PROJECTS	188,416.00	181,416.00	33,170.00	164,432.61	16,983.39	90.64 %
09-575-12100	INSURANCE	300.00	300.00	0.00	270.52	29.48	90.17 %
09-575-13500	CAPITAL OUTLAY	101,800.00	101,800.00	0.00	93,299.21	8,500.79	91.65 %
09-575-30100	BUSINESS INCENTIVE PROGRAM	40,000.00	40,000.00	0.00	14,882.07	25,117.93	37.21 %
09-575-30129	GENERAL FUND ADMIN	15,000.00	15,000.00	0.00	15,000.00	0.00	100.00 %
09-575-30131	TRANSFER DEBT SERVICE I&S	268,064.00	268,064.00	0.00	118,064.00	150,000.00	44.04 %
09-575-99100	MISCELLANEOUS	300.00	300.00	0.00	80.10	219.90	26.70 %
Expense Total:		787,000.00	787,000.00	44,524.51	571,689.49	215,310.51	72.64 %
Department: 575 - COMMUNITY DEVELOPMENT Total:		787,000.00	787,000.00	44,524.51	571,689.49	215,310.51	72.64 %
Fund: 09 - COMMUNITY DEVELOPMENT COR Surplus (Deficit):		-101,800.00	-101,800.00	16,283.64	106,518.86	208,318.86	-104.64 %
Report Surplus (Deficit):		-101,800.00	-101,800.00	16,283.64	106,518.86	208,318.86	-104.64 %

Sales Tax Report

FY 24-25

Paid	2c				1-1/2c (General Fund Portion)				1/2c (CDC Portion)			
	FY23-24	FY22-23	Inc(Dec) (\$)	Inc(Dec) (%)	FY23-24	FY22-23	Inc(Dec) (\$)	Inc(Dec) (%)	FY23-24	FY22-23	Inc(Dec) (\$)	Inc(Dec) (%)
October	243,943.95	185,244.88	58,699.07	31.69%	182,957.96	138,933.66	44,024.30	31.69%	60,985.99	46,311.22	14,674.77	31.69%
November	222,593.76	184,490.56	38,103.20	20.65%	166,945.32	138,367.92	28,577.40	20.65%	55,648.44	46,122.64	9,525.80	20.65%
December	181,035.06	168,404.27	12,630.79	7.50%	135,776.30	126,303.20	9,473.09	7.50%	45,258.77	42,101.07	3,157.70	7.50%
January	183,910.88	167,540.80	16,370.08	9.77%	137,933.16	125,655.60	12,277.56	9.77%	45,977.72	41,885.20	4,092.52	9.77%
February	246,747.09	229,682.55	17,064.54	7.43%	185,060.32	172,261.91	12,798.41	7.43%	61,686.77	57,420.64	4,266.14	7.43%
March	177,249.93	159,308.68	17,941.25	11.26%	132,937.45	119,481.51	13,455.94	11.26%	44,312.48	39,827.17	4,485.31	11.26%
April	183,718.30	202,435.05	(18,716.75)	-9.25%	137,788.73	151,826.29	(14,037.56)	-9.25%	45,929.58	50,608.76	(4,679.19)	-9.25%
May	252,041.13	249,102.32	2,938.81	1.18%	189,030.85	186,826.74	2,204.11	1.18%	63,010.28	62,275.58	734.70	1.18%
June	203,263.59	158,463.23	44,800.36	28.27%	152,447.69	118,847.42	33,600.27	28.27%	50,815.90	39,615.81	11,200.09	28.27%
July	193,451.68	187,822.61	5,629.07	3.00%	145,088.76	140,866.96	4,221.80	3.00%	48,362.92	46,955.65	1,407.27	3.00%
August	234,275.31	298,745.71	(64,470.40)	-21.58%	175,706.48	224,059.28	(48,352.80)	-21.58%	58,568.83	74,686.43	(16,117.60)	-21.58%
September	212,384.99	201,318.09	11,066.90	5.50%	159,288.74	150,988.57	8,300.17	5.50%	53,096.25	50,329.52	2,766.73	5.50%
TOTAL SALES ACTIVITIES	\$ 2,534,615.67	\$ 2,392,558.75	\$ 142,056.92	5.94%	\$ 1,900,961.75	\$ 1,794,419.06	\$ 106,542.69	5.94%	\$ 633,653.92	\$ 598,139.69	\$ 35,514.23	5.94%

Paid	2c				1-1/2c (General Fund Portion)				1/2c (CDC Portion)			
	FY24-25	FY23-24	Inc(Dec) (\$)	Inc(Dec) (%)	FY24-25	FY23-24	Inc(Dec) (\$)	Inc(Dec) (%)	FY24-25	FY23-24	Inc(Dec) (\$)	Inc(Dec) (%)
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%
TOTAL SALES ACTIVITIES	\$ 2,645,563.00	\$ 2,534,615.67	\$ 110,947.33	4.38%	\$ 1,984,172.25	\$ 1,900,961.75	\$ 83,210.49	4.38%	\$ 661,390.75	\$ 633,653.92	\$ 27,736.83	4.38%

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

Section D, Item # 2.

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve a sign grant for Busy Bubbles Laundromat located at 680 E Ocean Blvd. Suite 6.

Recommendation:

I recommend approval of the low bid of \$2,700 with the CDC portion being $\frac{1}{2}$ or \$1,350.



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

APPLICATION

1. Name of Applicant & Business: Ramon Gonzalez / Busy Bubbles laundromat
2. Applicant: (check one) ☐ Property Owner ☒ Tenant
3. Property Address: 680 E Ocean Blvd Los Fresnos TX 78566 A-6
4. Mailing Address: 33171 Melon dr Los Fresnos TX 78566
5. Phone: 956 938-9990 (w) _____ (c) E-mail Address: gonzalez45@yahoo

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

Description of proposed improvements(s): _____

Name of contractors: (attach bid copies, including color design)

Amount of bids: (DO NOT INCLUDE TAX)

1. The grafIK LED signs
2. Gulf Coast Sign Co.
3. Creative Print & Signs

\$ 3290 ..
\$ 4947 ..
\$ 2700 ..

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

Ramon Gonzalez

Print Name

9-17-25

Date

Property Owner Signature

Jeremy Barnard - Property Manager

Print Name

9/17/25

Date

FOR STAFF USE

Staff Recommendation: Low bid of \$2300. CDC portion 1/2 is \$1,350

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

Grant Amount to be paid to: _____ Business _____ Vendor Meeting Date: _____



951 Falcon Blvd.
San Benito, TX 78586
9563990755

ADDRESS

BUSY BUBBLES LAUNDROMAT
BUSY BUBBLES LAUNDROMAT
LOS FRESNOS, TEXAS 78566

SHIP TO

BUSY BUBBLES LAUNDROMAT
BUSY BUBBLES LAUNDROMAT
LOS FRESNOS, TEXAS 78566

ESTIMATE #

1231

DATE

09/22/2025

P.O. NUMBER

QUOTE #1

DESCRIPTION

QTY

RATE

AMOUNT

PROVIDE AND INSTALL:

1

4,947.00

4,947.00T

(1) LED ILLUMINATED CHANNEL LETTER WALL SIGN WITH CLIENT
APPROVED ARTWORK

Dimension 2'x10' sign

SUBTOTAL

4,947.00

TAX

408.13

TOTAL

\$5,355.13

Accepted By

Accepted Date

Creative Print & Signs

1200 Central Blvd Suite i

TX US

+19563361830

creative4print@yahoo.com

Estimate 1172



ADDRESS	DATE	TOTAL
KARVEZ BUILDERS	09/22/2025	\$2,922.75
KARVEZ BUILDERS		

DESCRIPTION	QTY	RATE	AMOUNT
sign 2'x10' BUSY BUBBLE LED CHANNEL LETTERS	1	2,700.00	2,700.00

Thank you for considering our services. We have prepared the following estimate based on your requirements and specifications. Please review the details carefully and let us know if you have any questions or if any adjustments are needed.

SUBTOTAL	2,700.00
TAX	222.75
TOTAL	\$2,922.75

THANK YOU.

Best regards,
[CREATIVR PRINT]
[956-443-4403]

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



Bill to
Busy Bubbles Laundromat

Estimate details
Estimate no.: 16210
Estimate date: 09/15/2025

#	Product or service	Description	Qty	Rate	Amount
1.	sign	Front LED Channel Letter Sign	1	\$3,290.00	\$3,290.00
				Subtotal	\$3,290.00
				Sales tax	\$271.43
				Total	\$3,561.43

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.

Dimension 2'x10' sign

Accepted date Accepted by

PRODUCT:
PRODUCTO

SIZE:
MEDIDA

☒ **SINGLE SIDED**
UN LADO

☐ **D** **Section D, Item # 3.**
DOS LADOS

Art Proof Checklist

- ☒ **ART SIZE IS CORRECT?**
LA MEDIDA ESTA CORRECTA?
- ☒ **MATERIAL IS CORRECT?**
EL MATERIAL ES EL CORRECTO?
- ☒ **ART COLORS ARE CORRECT?**
LOS COLORES SON LOS CORRECTOS?
- ☒ **ORIENTATION IS CORRECT?** (☐ vertical or ☒ horizontal)
LA ORIENTACION ESTA CORRECTA?
- ☒ **SPELLING, PHONE NUMBERS AND DATES CORRECT?**
LA ORTOGRAFIA, TELEFONOS Y FECHAS ESTAN CORRECTAS?
- ☒ **PRINT PLACEMENT?**
EL AREA DE IMPRESION ESTA CORRECTA?
- ☒ **READ DISCLAIMER (SEE BELOW)**
LEER DESCARGO DE RESPONSABILIDAD (VER ABAJO)

- It's the client's responsibility that the proof is correct in all areas. Please be sure to double-check spelling, grammar, layout and design 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 (design time, printing, tax if applicable) including corrections and reprints.
- The client is 100% responsible for approvals of Copyright, Trademark and Licensing Agreement of artwork.
- All artwork must be approved by the client through verbal or electronic means before a job can be entered into production.

I acknowledge my approval of applicable artwork and release The Grafik Spot LLC or any other third party from liability.



DO NOT APPROVE PROOF UNTIL ARTWORK IS 100% READY FOR PRODUCTION
FAVOR DE NO APROBAR DISEÑO HASTA QUE ESTÉ 100% LISTO PARA PRODUCCIÓN

the grafik Spot
(956) 621-0381

ARTWORK PROOF

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.

DESIGNED BY ROBERTO M

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve sign grant for Glam Artistry Hair & Beauty Studio located at 218 N. Arroyo Blvd. Suite A.

Recommendation:

I recommend approval of the low bid of \$1,390 with the CDC portion being $\frac{1}{2}$ or \$695.



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

APPLICATION

1. Name of Applicant & Business: Agnes H. Delgado Glam Artistry
 2. Applicant: (check one) ☐ Property Owner ☒ Tenant Hair & Beauty Studio
 3. Property Address: 218 North Arroyo Blvd Los Fresnos TX 78566
 4. Mailing Address: 33136 Kretz Rd Los Fresnos TX 78566
 5. Phone: (w) (956) 356-9880 (c) E-mail Address: glambyagness.05@gmail.com

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

Description of proposed improvements(s): _____

Name of contractors: (attach bid copies, including color design)

Amount of bids: (DO NOT INCLUDE TAX)

1. Creative Prints & signs
2. the grafik spot
3. _____

\$ 1,390.⁰⁰
 \$ 1,720.⁰⁰
 \$ _____

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

Print Name

Date

Property Owner Signature

Print Name

Date

Staff Recommendation: Low bid of \$1,390. CDC 1/2 Portion \$695.00

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

Grant Amount to be paid to: _____ Business _____ Vendor Meeting Date: _____

Creative Print & Signs
 1200 Central Blvd Suite i
 TX US
 +19563361830
 creative4print@yahoo.com

Estimate 1176

Section D, Item # 4.



ADDRESS

Agnes Delgado
 Agnes Delgado

DATE
 10/01/2025

TOTAL
 \$1,504.68

	DESCRIPTION	QTY	RATE	AMOUNT
sign	Acrylic Printing 6x2.5'	1	430.00	430.00T
sign	Acrylic Printing 5x2.5'	2	380.00	760.00T
Installation	de 3 signs	1	200.00	200.00T

Thank you for considering our services. We have prepared the following estimate based on your requirements and specifications. Please review the details carefully and let us know if you have any questions or if any adjustments are needed.

SUBTOTAL 1,390.00
 TAX 114.68

TOTAL \$1,504.68

THANK YOU.

Best regards,
 [CREATIVR PRINT]
 [956-443-4403]

Accepted By

Accepted Date



1265 N Expressway 83, Brownsville TX 78520
(956)621-0381
info@thegrafikspot.net

QUOTE 3578

CUSTOMER: Agnes Delgado

DATE
OCT/03/2025

DESCRIPTION		AMOUNT
1	Sign Acrilyc Printing Illuminated sign 2.5ft X 6ft (with installation)	720.00
2	Sign Acrilyc Printing 2.5ft X 5ft (with installation)	1000.00
SUB TOTAL		1 720.00
TAX		141.90
TOTAL		1 861.90

Glam Artistry

HAIR & BEAUTY STUDIO

ACTION ITEM REPORT

Item Title: Consideration and ACTION to approve a website for the Community Development Corporation.

Recommendation:

Currently, the CDC utilizes a page within the City web site. This restricts some things that Jeffrey would like to do with promotion. It is usual for the CDC and City to have a separate web site. Jeffrey will be responsible to managing it along with Triggers. The original set up is a one-time fee of \$7,995 along with an annual fee of \$400 for website hosting and \$1,800 for website management.

I recommend approval.

web development PROJECT

Section D, Item # 5.



PRESENTED BY

TRIGGERS

PRESENTED TO



PROPOSAL

Introduction

Jeffrey,

It's been great learning more about Los Fresnos' vision for its Community Development Corporation and the role your online presence will play in shaping that future. As an organization, you're not only focused on transparency and communication but also on strengthening the foundation for business retention, expansion, and new investment.

At Triggers Media, our work goes beyond design. We bring direct EDC experience. Our team has successfully developed digital platforms and marketing strategies for cities that are actively working to attract national retailers, support small businesses, and tell a stronger community story. We understand that a city's website is often the first handshake with site selectors, developers, and entrepreneurs while also serving as a daily tool for residents and existing businesses.

We see tremendous potential in helping Los Fresnos create a modern identity that positions the community as investment-ready while building pride and engagement among current residents and businesses. Our approach is rooted in EDC principles: business attraction, business retention, and community identity.

We appreciate the opportunity to submit our proposal and look forward to the possibility of working together to bring your vision to life.

Daniel Rivera & Bobby Villarreal

Triggers Media

Objectives

- Redesign and develop an ADA-compliant municipal website that not only communicates with residents but also serves as a landing place for prospective developers, retailers, and investors.
- Build a consistent and compelling brand identity for Los Fresnos that reflects both opportunity and community, aligning with regional economic development marketing standard.
- Improve business retention and expansion tools by ensuring businesses can easily find resources, permitting information, and support programs.
- Strengthen community engagement through strategic campaigns that highlight Los Fresnos as a place where businesses, families, and opportunities grow together.
- Provide training and support to ensure Los Fresnos staff can manage the website and digital platforms long-term, sustaining both business attraction and community pride.

Scope of Services

CLIENT ONBOARDING

We know that great EDC partnerships begin with a shared vision. Our onboarding process is designed to align Los Fresnos' economic development goals with our expertise in digital communications, ensuring the project delivers measurable outcomes in business attraction, retention, and community engagement.

1. Discovery & Goal Setting

We'll dive deep into Los Fresnos' current business climate, existing digital assets, and future growth priorities. This includes understanding how the site can best serve site selectors, investors, local businesses, and residents.

2. Project Kickoff & Strategy Development

We'll create a roadmap that balances investment readiness (retail recruitment, site development information, workforce assets) with community pride (business success stories, local events, civic engagement).

3. Content & Asset Collection

Together, we'll identify and gather content that supports business attraction (industrial, retail, workforce assets) and business retention (resources, permitting, incentives). Where content is missing, our team will create copy, graphics, and imagery that reflect Los Fresnos' identity as a welcoming community of opportunity.

4. Execution & Collaboration

We'll build a fully functional, responsive, and ADA-compliant site that serves as a front door for business development and a hub for community engagement. Regular updates and checkpoints will ensure the project reflects Los Fresnos' vision every step of the way.

5. Launch & Ongoing Support

Beyond launch, we'll provide training and ongoing support to ensure staff can maintain momentum—whether updating available properties for site selectors, sharing success stories of local entrepreneurs, or rolling out regional campaigns.

WEBSITE DEVELOPMENT PACKAGE

- **Website Development:** A modern, responsive, ADA-compliant municipal website (up to 15 pages), built to highlight business opportunities, available sites, workforce data, and community resources.
- **Content Production:** Photography and videography (including b-roll of Los Fresnos) to showcase the community, workforce, and quality of life, which are essential elements for attracting outside investment.
- **Headshots:** Professional portraits of city and EDC leadership, reinforcing transparency and accessibility to the business community and prospective investors.
- **Graphics and Copywriting:** Branded visuals and written content crafted to market Los Fresnos as a business-friendly and investment-ready community.



Your Investment

Below are our recommended products and a list of services required based on the project scope outlined earlier in this proposal. We estimate 6 - 8 weeks from the start of the project to completion of the project.

PRODUCT	PRICE
Client Onboarding	
Basic WordPress Website Design & Development	\$7,995
1. Custom design and development (10–15 pages)	
2. Optimized for site selectors, developers, and community access	
3. Content development (copywriting, graphics, images)	
4. Photography and videography assets to showcase Los Fresnos' business community and quality of life	
5. Professional headshots for leadership to reinforce transparency and accessibility	
6. Fully hosted, secure, and mobile-friendly platform	
Annual website hosting	\$400
Annual website management	\$1,800
TOTAL	\$10,195

NEXT STEPS

1. Please read the contract on the previous page to make sure you understand all the details involved with us working together. It's really important to us that everything is transparent and understood from the beginning so that we lay a solid foundation for a great working relationship.
2. If you have any questions at all, please let us know. We're happy to clarify any points and there may be some items that we can sort out together. We're committed to finding the best way to work together.
3. Once you feel confident about everything and are ready to move forward, please click the 'sign here' button below.
4. Sign in the box that pops up to make the acceptance official.
5. Once we receive notification of your acceptance, we'll contact you shortly to sort out next steps and get the project rolling.
6. We'll email you a separate copy of the signed contract for your records.
7. If you'd like to speak to us by phone, don't hesitate to call 9568844877

 SIGNATURE
Jeffrey Rosas

Jeffrey Rosas

City of Los Fresnos

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve social media video production

Recommendation:

We have been looking for professional assistance for so videos to utilized on social media. This proposal is a series of 8 videos. The cost is \$5,995.

I recommend approval.

video production

Section D, Item # 6.

PROJECT



PRESENTED BY

TRIGGERS

PRESENTED TO



PROPOSAL

Jeffrey,

We are excited to submit this proposal to partner with the City of Los Fresnos EDC on a video series highlighting small businesses throughout the community. We believe a well-crafted video series will help amplify your efforts to support small businesses and champion local economic growth by showcasing the stories, people, and services that make Los Fresnos unique.

Our team will provide full production services — from concept development and business coordination to filming, editing, and delivery of both full-length episodes and social media-ready clips. The series, consisting of 6–10 episodes, will feature engaging interviews, high-quality b-roll footage, and professional post-production elements, creating a library of valuable marketing assets for the EDC.

We look forward to the opportunity to collaborate and bring these stories to life and showcase the vibrant business community of Los Fresnos.

Thank you,

Daniel & Bobby

Objectives

- To highlight and promote small businesses within the City of Los Fresnos.
- To increase community awareness of local businesses and their economic impact.
- To showcase the diverse range of products, services, and stories that make Los Fresnos unique.
- To provide professional, engaging video content that the EDC can use across social media, their website, and marketing campaigns.
- To foster stronger community pride and encourage residents and visitors to support local businesses.

Content samples

Mission EDC "Mission Gems" Video Series

- Incredibowl: <https://youtu.be/w70wXDdLPKc?si=DzoB6kKRLP5ZpoYb>
- Mission Hike & Bike Trail: <https://www.youtube.com/watch?v=u3tzjl4ktrE>
- Border Theater: <https://youtu.be/yNTLBnUWsnE?si=4XWhXLg33SjW9BqA>
- Bryan House: <https://youtu.be/85ohhtZbY6A?si=j1ONya7DDyROSHXU>

Triggers Media Video Samples

- <https://vimeo.com/triggersmedia>

Scope of Work

1. Pre-Production

- Develop video series concept and creative direction.
- Collaborate with EDC staff to identify and select 6–10 businesses to feature.
- Coordinate schedules and prepare interview questions tailored to each business.
- Draft production schedule and obtain necessary permissions/releases.

2. Production

- On-site filming at each business (interviews with owners/managers, customer interactions, operations, etc.).
- Capture B-roll footage of storefronts, interiors, staff, products, and customer engagement.
- Set-up of video, audio, and lighting equipment.

3. Post-Production

- Edit each episode into a polished 2–4 minute video (per business).
- Include intro/outro branding with City of Los Fresnos EDC logos and messaging.
- Add music, graphics, lower-thirds, and captions for accessibility.
- Deliver both full-length episodes and short-form clips (30–60 seconds) optimized for social media.

4. Delivery

- Provide final episodes in multiple formats (MP4, social media-optimized versions).
- Deliver all raw footage and edited files to the City of Los Fresnos EDC for future use.
- Ensure all rights and licensing for music/graphics are included.

VIDEO PACKAGES

Option A: Social Media Version

- 8-episode video series
- Filmed in a casual, mobile-first style ideal for TikTok, Instagram, and Facebook
- Short-form storytelling highlighting businesses, events, and opportunities
- Quick turnaround and designed to engage the community where they spend time daily
- **Includes:**
 - **Pre-Production**
 - Creative planning, storyboarding, and scheduling
 - Coordination with featured businesses and stakeholders
 - Shot list development and location planning
 - **Deliverables**
 - 8 fully edited, platform-optimized episodes (2-4 minutes each)
 - Branded intro/outro templates for consistency
 - Social media-ready formats (vertical, square, or horizontal as needed)
 - Royalty-free music and licensed graphics where applicable

Option B: “Discover Los Fresnos” Version

- **“Discover Los Fresnos” Version**
 - Professional camera crew and audio team (mics, lighting, graphics, editing)
 - Long-form storytelling for YouTube, website embedding, and investor outreach
 - More polished and versatile, showcasing real estate assets, BRE initiatives, and community highlights
 - **Includes:**
 - **Pre-Production**
 - Concept development, storyboarding, and production planning
 - Coordination with businesses, city representatives, and community stakeholders
 - Location scouting, shot list, and interview preparation
 - Scheduling and logistics management
 - **Deliverables**

- 8 professionally produced, long-form episodes (3–7 minutes each)
- Edited with branded graphics, lower thirds, and motion design as needed
- Optimized for YouTube, websites, and presentation use
- High-quality audio and lighting for professional polish
- Final files delivered in multiple formats (HD/4K, MP4, MOV) for versatility

Your Investment

Below are our recommended products and a list of services required based on the project scope outlined earlier in this proposal.

PRODUCT	PRICE
Option A: Social Media Version	\$5,995
Option B: "Discover Los Fresnos" version	\$14,995

NEXT STEPS

1. Please read the contract on the previous page to make sure you understand all the details involved with us working together. It's really important to us that everything is transparent and understood from the beginning so that we lay a solid foundation for a great working relationship.
2. If you have any questions at all, please let us know. We're happy to clarify any points and there may be some items that we can sort out together. We're committed to finding the best way to work together.
3. Once you feel confident about everything and are ready to move forward, please click the 'sign here' button below.
4. Sign in the box that pops up to make the acceptance official.
5. Once we receive notification of your acceptance, we'll contact you shortly to sort out next steps and get the project rolling.
6. We'll email you a separate copy of the signed contract for your records.
7. If you'd like to speak to us by phone, don't hesitate to call 9568844877

 SIGNATURE
Jeffrey Rosas

Jeffrey Rosas

City of Los Fresnos

Los Fresnos: A Community With Opportunity

Video 1: Welcome to Los Fresnos

- Theme: Warm introduction to the City.
- Content: Scenic shots and voiceover highlighting ‘Where community meets opportunity’.
- Goal: Set the tone and invite viewers to explore the series.

Video 2: Small Business, Big Dreams

- Theme: Local entrepreneurship.
- Content: Showcase small businesses and city support.
- Goal: Highlight the supportive ecosystem for entrepreneurs.

Video 3: Education & Workforce

- Theme: Future-ready community.
- Content: Footage from CTE building, students testimonials, and partnerships.
- Goal: Show investment in youth and workforce development.

Video 4: Nature & Wellness

- Theme: Quality of life.
- Content: Nature Park, Butterfly Garden, Memorial Park, Caracara Trails.
- Goal: Emphasize commitment to health, nature, and sustainability.

Video 5: Community Voices

- Theme: Real stories
- Content: Interviews with residents and leaders
- Goal: Build emotional connection and authenticity.

Video 6: Growth & Development

- Theme: Economic momentum.
- Content: New developments and retail demand
- Goal: Showcase growth and investment potential.

Video 7: Events & Engagement

- Theme: Vibrant community life.

- Content: Highlights from events (LFBC, CTE Grand Opening, Veterans Memorial Dedication Ceremony).
- Goal: Demonstrate civic engagement and pride.

Video 8: Vision for the Future

- Theme: Forward-looking.
- Content: Leadership sharing future vision.
- Goal: Inspire confidence and invite collaboration.

ACTION ITEM REPORT

Item Title: Consideration and ACTION to partner with Workforce Solutions Cameron for a High-Demand Job Training Grant program delivered through Texas Southmost College.

Recommendation:

We have participated in training programs like this in the past. The idea is to provide Los Fresnos area residents training, tools education, and certifications to be employable. It could benefit those not currently employed or someone that is currently employed but wants to move in a different direction of employment. This one is specific to Pipefitting and Patient Care Technician. It would be a match of \$150,000. It would train up to 48 individuals in Pipefitting and up to 39 individuals in Patient Care Technician.

Funding:

Fund Balance: \$630,346

Estimated Excess in 2024-2025: \$100,000

Current Budget Special Projects: \$140,697

I recommend approval.

HIGH-DEMAND JOB TRAINING GRANT

Workforce Solutions Cameron (WFSC) and
Los Fresnos Community Development Corporation

Ricardo Trevino
Director of Industry Relations & Outreach

Funding Request

Patient Care Technician & NCCER Pipefitting Level I

Total High-Demand Job Training Funding

Request: \$300,000

• Los Fresnos CDC: \$150,000

• Workforce Solutions Cameron
(WFSC): \$150,000

(maximum amount allotted per request)

The contribution will be matched on a one-to-one basis

Project Summary

This initiative brings together **Workforce Solutions Cameron** and **Los Fresnos Community Development Corporation** as collaborative partners to advance regional workforce development, with **Texas Southmost College (TSC)** serving as the training provider delivering industry-aligned instruction and recognized credentials.

Program Focus: High-Demand Occupation – NCCER Pipefitting Level I & Patient Care Technician

- Establish a hands-on, industry-aligned Patient Care Technician & NCCER Pipefitting Level I programs.
- Targeting Los Fresnos and Cameron County residents seeking to upskill or reskill.

Program Summary

Patient Care Technician Program

- Launch **3 cohorts, 13 students each**
- Address local healthcare workforce needs
- Partner with **Spanish Meadows and South Texas Rehabilitation Hospital** for clinical training.
- Funding covers:
 - Tuition to cover instruction and consumables
 - Certification costs
 - Clinical site coordination for real-world experience

NCCER Pipefitting Level I

- Train **3 cohorts, 16 students each**
- Partner with **Bechtel, Kiewit and Allied Fire Protection** for employment opportunities.
- Funding covers:
 - Tuition to cover instruction and consumables
 - Certification costs

Ensuring Industry-Recognized Certifications

Patient Care Technician (352 hours)

Cardiopulmonary Resuscitation (CPR) Certification

- American Heart Association

Certified Nursing Assistant (CNA) Certification

- Texas Unified Licensure Information Portal (TULIP)

Electrocardiogram (EKG) Certification

- The National Healthcareer Association (NHA)

Patient Care Technician (PCT) Certification

- The National Healthcareer Association (NHA)

NCCER Pipefitting Level I (160 hours)

- NCCER Core Certification
- NCCER Pipefitting Level I Certification
- OSHA 10 Certification

*The National Center for Construction Education and Research (NCCER)

Why This Project Matters



- Rising demand for skilled Patient Care Technicians & Pipefitters supported by Workforce Solutions Cameron (WFSC).
- Economic barriers limit access to non-credit training opportunities.
- Strengthens long-term economic growth through a job-ready workforce.

Trainee Focus & Program Impact

- **Who We Serve**

- Unemployed individuals
- Economically disadvantaged individuals
- Existing employees needing to upskill

- **Key Barrier**

- Limited access to workforce training due to financial constraints

- **Our Impact**

- Removes training access barriers
- Builds a job-ready, local workforce
- Delivers credentials & real-world skills for high-demand jobs

- **Benefit to Los Fresnos**

- Hands-on learning aligned with employer needs
- Graduates boost local economic growth immediately



Patient Care Technician: Projected Growth & Wages

Employment Growth by 2032 (Texas Workforce Commission):

- **Texas Statewide:** 16% increase
- **Lower Rio Grande Valley:** 21% increase

Wages – Texas Overview:

Statewide Salary Range:

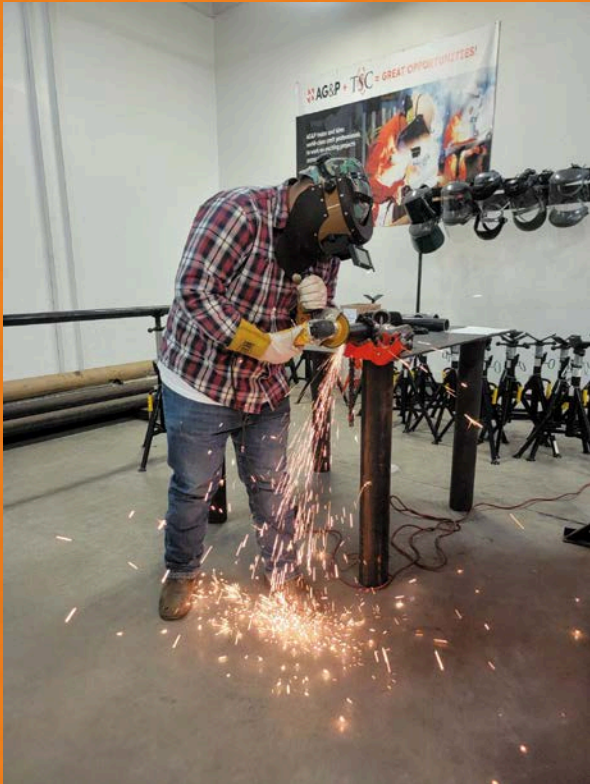
Experience Level	Hourly Wage	Annual Salary
Entry-Level	\$14–\$16/hr	\$29,120 – \$33,280
Mid-Level	\$24–\$26/hr	\$49,920 – \$54,080
Experienced	\$33–\$37/hr	\$68,640 – \$76,960

Hourly Wages:

Cameron County Area Average: \$33,530 annually
\$16.12/hour on average



Pipefitting: Projected Growth & Wages



Employment Growth by 2032 (Texas Workforce Commission):

- **Texas Statewide:** 13% increase
- **Lower Rio Grande Valley (LRGV):** Unfortunately, there are no publicly available projections specific to Pipefitting. However, the LRGV is positioned for significant Pipefitter employment driven by the Rio Grande LNG major infrastructure projects at the Port of Brownsville, infrastructure development, industrial expansion and skilled labor shortag

Wages – Texas Overview:

Statewide Salary Range:

Experience Level	Hourly Wage	Annual Salary
Entry-Level	\$18–\$25/hr	\$38,000–\$52,000
Mid-Level	\$26–\$32/hr	\$54,000–\$67,000
Experienced	\$33–\$40/hr	\$69,000–\$83,000

Hourly Wages:

Cameron County Area Average: \$51,168 annually
\$24.60/hour on average, with potential for overtime earnings.

Project Budget Summary

Description and Tuition Cost		Program Cost	
		Los Fresnos CDC	Workforce Solutions Cameron
Education and Training for Patient Care Technician	Patient Care Technician (40) \$4,500	\$2,250 x 40 Total:\$90,000	\$2,250 x 40 Total:\$90,000
Education and Training for NCCER Pipefitting Level I	NCCER Pipefitting (48) \$2,500	\$1,250 x 48 Total:\$60,000	\$1,250 x 48 Total:\$60,000
Equipment		\$0	\$0
Los Fresnos CDC and Workforce Solutions Cameron establish a matching fund to train: 88 students		\$150,000	\$150,000

Return on Investment

	Patient Care Technician	Pipefitting
We propose that LFCDC establish a training tuition fund for training Los Fresnos Citizens	\$150,000	
Workforce Solution Cameron tuition fund		\$150,000
Average Annual Salary	\$33,530 (\$16.12/hourly rate)	\$51,168 (\$24.60/hourly rate)
Number of trainees	40	48
Total Annual ROI (AAS x Trainees)	\$1,341,200	\$2,456,064
40% Income contribution in community development	\$536,480	\$982,425

Project Timeline

Receive Grant: January 2026

Recruitment of Candidates: January 2026

PCT First Cohort Training: February-May 2026

PCT Second Cohort Training: May-September 2026

PCT Third Cohort Training: September-December 2026

NCCER Pipefitting Level I - First Cohort Training: February-April 2026

NCCER Pipefitting Level I - Second Cohort Training: April-June 2026

NCCER Pipefitting Level I- Third Cohort Training: June-August 2026

ACTION ITEM REPORT



Item Title:

City Manager Report

A. Veteran's Memorial B. Pool C. Economic Development Coordinator Report
1. Business Engagement & Events 2. Regional Collaboration & Workforce Development 3. Strategic Planning & Funding

Recommendation:

- A. Veteran's Memorial: We will be holding a "Dedication Ceremony" event on Saturday November 8 at 10 am.
- B. Pool: Work on the pool remodel is complete. Looks great.
- C. Economic Development Coordinator Report
 - 1. Business Engagement & Events
 - 2. Regional Collaboration & Workforce Development
 - 3. Strategic Projects & Funding



Los Fresnos Community Development Corporation Month of October 2025

Prepared by: Jeffrey Rosas – Economic Development Coordinator

Business Engagement & Events

- Hosted the **Los Fresnos Business Circle: Marketing Strategies** event with strong turnout and valuable presentations from UTRGV SBDC, Triggers Media, and Beacon Consulting.
- Collaborated with **Taqueria El Cien**, who provided excellent hospitality.
- Delivered flyers and coordinated logistics for upcoming **Veterans Memorial Dedication Ceremony**.

Regional Collaboration & Workforce Development

- Attended a **Workforce Commission grant award event** benefiting CTE programs in Cameron County; met with Commissioner Albert Trevino III.
- Attended a **STMA Lunch and Learn** meeting where the Port of Harlingen presented on current and future infrastructure projects
- Engaged with organizations to explore **EDC website development, CRM (Customer Relationship Management) tools, and marketing support**.

Strategic Projects & Funding

- Continued outreach for funding and partnerships for potential quality of life projects in the city.
- Met with small business owners regarding **expansion plans and job creation**.
- Explored retail interest and opportunities to **highlight city attractions** that draw regional visitors.