



Business Incentive Grant Committee Meeting Agenda

Monday, August 03, 2026 at 5:45 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. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from July 6, 2026.
2. Consideration and ACTION to approve a storefront grant for A&A Towing and recovery located at 101 S. Arroyo Blvd.
3. Consideration and ACTION to approve a sign grant for Poppin Claw located at 33478 FM 803 Ste. B-8.
4. Consideration and ACTION to approve a sign grant for The Sweet Shop located at 401 W Ocean Blvd. unit 4.
5. Consideration and ACTION to approve an Interior grant for The Sweet Shop located at 401 W Ocean Blvd. unit 4.
6. Consideration and ACTION to approve an interior grant for Casa Colombia Coffee Shop LLC located at 810 W Ocean Blvd. Suite A2.
7. Consideration and ACTION to approve a storefront grant for Robert Salinas Plaza located at 810 W Ocean Blvd. Suite A2.

C. ADJOURNMENT

This is to certify that I, Jacqueline Moya, posted this agenda on the front bulletin board of the City Hall and the city website www.cityoflosfresnos.com on July 28, 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 the minutes from July 6, 2026.

Recommendation:

I recommend approval.



Business Incentive Grant Committee Meeting Minutes

Monday, July 06, 2026 at 5:45 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

Meeting was called to order at 5:45 p.m.

PRESENT

Place 4 Marco Huerta
Place 5 Gordon Cappon

ABSENT

Place 6 Claudia Villarreal

B. ACTION ITEMS

1. Consideration and ACTION to approve the minutes June 1, 2026.

Motion was made and seconded to approve the minutes June 1, 2026.

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

Voting Yea: Place 4 Huerta, Place 5 Cappon

2. Consideration and ACTION to approve a sign grant for Empowered Counselling Services, PLLC located at 324 W Ocean Blvd, Ste 203B, 204, 205AB

Mr. Milum presented the application and submitted quotes. He recommended the lowest quote in the amount of \$10,200 with the CDC portion being \$5,000.

Motion was made and seconded to approve a sign grant for Empowered Counselling Services, PLLC located at 324 W Ocean Blvd, Ste 203B, 204, 205AB to the lowest bid in the amount of \$10,200 with the CDC portion being \$5,000.

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

Voting Yea: Place 4 Huerta, Place 5 Cappon

3. Consideration and ACTION to approve a sign grant for Chopstix located at 31230 State HWY 100.

Mr. Milum presented the application and submitted quotes. He recommended the lowest quote in the amount of \$7,600 with the CDC portion being \$3,800.

Motion was made and seconded to approve a sign grant for Chopstix located at 31230 State HWY 100 to the lowest bid in the amount of \$7,600 with the CDC portion being \$3,800.

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

Voting Yea: Place 4 Huerta, Place 5 Cappon

4. Consideration and ACTION to approve a storefront grant for Chopstix located at 31230 State HWY 100.

Mr. Milum presented the application and submitted quotes. He recommended the lowest quote in the lowest bid in the amount of \$16,900 with the CDC portion being \$7,500.

Motion was made and seconded to approve a storefront grant for Chopstix located at 31230 State HWY 100 in the lowest bid in the amount of \$16,900 with the CDC portion being \$7,500.

Motion made by Place 4 Huerta, Seconded by Place 5 Cappon.
Voting Yea: Place 4 Huerta, Place 5 Cappon

5. Consideration and ACTION to approve a landscaping grant for Chopstix located at 31230 State HWY 100.

Mr. Milum presented the application and submitted quotes. He recommended the lowest quote in the amount of \$8,500 with the CDC portion being \$3,750.

Motion was made and seconded to approve a landscaping grant for Chopstix located at 31230 State HWY 100 to the lowest bid in the amount of \$8,500 with the CDC portion being \$3,750.

Motion made by Place 5 Cappon, Seconded by Place 4 Huerta.
Voting Yea: Place 4 Huerta, Place 5 Cappon

6. Consideration and ACTION to approve an interior grant for Chopstix located at 31230 State Hwy 100.

Mr. Milum presented the application and submitted quotes. He recommended the lowest quote in the amount of \$12,200 with the CDC portion being \$5,000.

Motion was made and seconded to approve an interior grant for Chopstix located at 31230 State Hwy 100 to the lowest bid in the amount of \$12,200 with the CDC portion being \$5,000.

Motion made by Place 4 Huerta, Seconded by Place 5 Cappon.
Voting Yea: Place 4 Huerta, Place 5 Cappon

C. ADJOURNMENT

Meeting was adjourned at 5:52 p.m.

Jacqueline Moya, City Secretary

ACTION ITEM REPORT



Item Title:

Consideration and ACTION to approve a storefront grant for A&A Towing and recovery located at 101 S. Arroyo 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: Arriola Cano AEA Towing And Recovery
2. Applicant: (check one) ☒ Property Owner ☐ Tenant
3. Property Address: 101 S. Arroyo Blvd Los Fresnos
4. Mailing Address: SAME
5. Phone: 956-233-5773 (w) 956-243-2502 (c) E-mail Address: LEONESMG12AOL.COM

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

Description of proposed improvements(s): Repair cracks and Broken Stucco on multiple Areas on wall

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

Amount of bids: (DO NOT INCLUDE TAX)

- | | |
|---------------------------|---------------------|
| 1. <u>TEXAS R. HOMES</u> | \$ <u>12,618.00</u> |
| 2. <u>CC Construction</u> | \$ <u>12,525.00</u> |
| 3. _____ | \$ _____ |

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 _____

Property Owner Signature _____

Print Name _____

Print Name _____

Date _____

Date 7-9-26

FOR STAFF USE

Staff Recommendation: Low Quote at \$12,525.00. CDC Portion \$6,262.50

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

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



ESTIMATE

DATE 05/25/26

PO BOX 310287
New Braunfels, TX 78131
Phone 956-592-3378 | Phone 830-743-0477
Email bpvalley1995@yahoo.com

TO

ARIOSTO CANO
101 S Arroyo Blvd.
Los Fresnos, TX 78566

Description	Amount
Resurface approximately 1456 square feet of stucco on existing exterior cinder block wall. Removal of multiple areas of damaged/old stucco cement. All material included.	
Material and Labor	\$12,618.00

Make all checks payable to Texas R Homes
If you have any questions concerning this estimate contact Robert Moya | 956-592-3378

THANK YOU FOR YOUR BUSINESS!

CC Construction

ESTIMATE

2249 sol st
Brownsville Tx 78520
713-6773101

DATE 06/20/2025

TO:
Ariosto Cano
A&A Towing And Recovery
101 S Arroyo Blvd
Los Fresnos Tx 78566
956-233-5773

DESCRIPTION

					Due on receipt

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	Preparer aprox. 1456 piez quadrados de stucco en la pared de enfrente de la calle ocean blvd		
	Reparar various detalles en la pared que estan danados y pintar todo el material incluyido		
	Material y mano de obra		12,525.00
SUBTOTAL			
SALES TAX			
SHIPPING & HANDLING			
TOTAL DUE			

Make all checks payable to Construction
If you have any questions concerning this invoice, contact Name, Phone, Email

THANK YOU FOR YOUR BUSINESS!

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve a sign grant for Poppin Claw located at 33478 FM 803 Ste. B-8.

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: Christopher J. Escobar Poppin' Claw

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

3. Property Address: 33478 FM 803 Suite B-8 Los Fresnos TX 78566

4. Mailing Address: 30498 Calle Alegre Los Fresnos TX 78566

5. Phone: 956-456-6668 (w) 956-357-7664 (c) E-mail Address: CJEscobar1459@gmail.com

Type of Project: (circle one) Sign Option 1 or Option 2 Storefront Landscaping Interior

Description of proposed improvements(s): business sign

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

Amount of bids: **(DO NOT INCLUDE TAX)**

1. EKIS Print
2. the grafik
3. _____

\$ 4,000.00
 \$ ~~5,017.39~~
 \$ 4635.00

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:

Christopher Escobar
 Signature

Christopher J. Escobar
 Print Name

July 22-26
 Date

[Signature]
 Property Owner Signature

Heidi R. Hernandez
 Print Name

7-22-26
 Date

FOR STAFF USE

Staff Recommendation: lowest quote is \$4,000.00. CDC portion is \$2,000.00

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

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







7605 Laurel Avenue
Brownsville Tx 78526
Tel: (956)327-7942
Email:jose161828@hotmail.com

DATE	INVOICE #
06/30/26	

BILL TO

POPPIN' CLAW (TOY STORE)
33478 FM 803 STE B8
LOS FRESNOS, TEXAS 78566

SHIP TO

POPPIN' CLAW (TOY STORE)
33478 FM 803 STE B8
LOS FRESNOS, TEXAS 78566

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PHONE No.
QUANTITY	ITEM CODE	DESCRIPTION			PRICE EACH	AMOUNT
1		LED ACRILYC SIGN ON 3D CHANNEL LETTERS 5x10ft				\$ 4,000.00
		Received By			Total	\$ 4,000.00

The Grafik Spot LLC
 1265 N Expressway
 Brownsville, TX 78520
 +19566210381
 billingdept@thegrafikspot.net
 www.thegrafikspot.net



ADDRESS

Christopher
 Poppin' Claw

QUOTE #	DATE
17788	07/09/2026

ACTIVITY	QTY	RATE	AMOUNT
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sign	1	4,635.00	4,635.00T
Front Lit Channel Letter + Channel Box (6'x5')			
Approx overall width 17ft			

A 3% convenience fee will be added to all credit card payments.
 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.

SUBTOTAL	4,635.00
TAX	382.39
TOTAL	\$5,017.39

Accepted By

Accepted Date

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve a sign grant for The Sweet Shop located at 401 W Ocean Blvd. unit 4.

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: Monique Benitez, The Sweet Stop

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

3. Property Address: 401 West Ocean Blvd unit 4, Los Fresnos TX, 78566

4. Mailing Address: 160 Draper Dr, Brownsville TX, 78521

5. Phone: (956)572-3977 (w) (956)572-3977 (c) E-mail Address: benitez8mon@yahoo.com

Type of Project: (circle one) Sign Option 1 or Option 2 Storefront Landscaping Interior

Description of proposed improvements(s): Custom front-illuminated LED channel letter storefront sign for "The Sweet Stop". Illuminated tenant panel for the existing shopping center monument sign.

Name of contractors: (attach bid copies, including color design)	Amount of bids: <u>(DO NOT INCLUDE TAX)</u>
1. <u>The Grafik Spot LLC</u>	\$ <u>\$3,340.00</u>
2. <u>The Sign Depot</u>	\$ <u>\$9,999.99</u>
3. <u>FASTSIGNS</u>	\$ <u>\$10,045.60 10,080.00</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

Monique Benitez

Print Name

7/24/2026

Date

Property Owner Signature

Print Name

Date

FOR STAFF USE

Staff Recommendation: Low quote of \$3,340.00, CDC portion \$1,670.00

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

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



The Grafik Spot LLC
 1265 N Expressway
 Brownsville, TX 78520
 +19566210381
 billingdept@thegrafikspot.net
 www.thegrafikspot.net



Quote

ADDRESS

Monique Benitez
 The Sweet Stop

QUOTE

17831

DATE

07/25/2026

ACTIVITY	QTY	RATE	AMOUNT
sign Option 003 Front and back-illuminated Channel Box Approx 12.5' wide 3Yr Warranty (Parts, labor and installation)	1	2,700.00	2,700.00T
marquee sign Marquee Sign - Translucent Vinyl Only - Approx. 2' x 8'	2	320.00	640.00T

A 3% convenience fee will be added to all credit card payments.

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.

SUBTOTAL

3,340.00

TAX

275.55

TOTAL

3,615.55

Accepted By

Accepted Date

ALL PAYMENTS AND DEPOSITS ARE NON-REFUNDABLE. ONLY INSTORE CREDIT.

A 3% convenience fee will be added to all credit card payments.



105 E. Interstate 2 Suite F
Pharr, TX 78577
(956) 687-7446

Estimate EST-19740

www.thesigndepot.com

Payment Terms: Cash Customer

Created Date: 7/23/2026

DESCRIPTION: ILLUMINATED_SIGN

Bill To: THE SWEET SHOP
401 West Ocean Blvd
Los Fresnos, TX 78521
US

Pickup At: The Sign Depot
105 E. Interstate 2 Suite F
Pharr, TX 78577
US

Requested By: Monique Benitez
Email: benitez8mon@yahoo.com
Work Phone: (956) 572-3977

Salesperson: Yida Landeros
Email: sales@thesigndepot.com
Work Phone: 9566877446

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	9' WIDE ILLUMINATED CHANNEL LETTER SIGN	1	\$9,999.99	\$9,999.99
1.1	Miscellaneous (V) - Part Qty: 1			

This estimate is only valid for 30 days.

Subtotal:	\$9,999.99
Taxes:	\$825.00
Grand Total:	\$10,824.99
Deposit Required:	\$5,412.50

There will be a 3.50% credit or debit card processing fee.

Signature: _____ **Date:** _____



1009 South 77 Sunshine Strip
Harlingen, TX 78550
(956) 428-0007

ESTIMATE

EST-168625

Payment Terms: Cash Customer

Created Date: 7/22/2026

DESCRIPTION: The Sweet Stop Illuminated Channel Letters **2 different options**

Bill To: The Sweet Stop
160 Draper Dr
Brownsville, TX 78521
US

Installed: The Sweet Stop
Monique Benitez
160 Draper Dr
Brownsville, TX 78521
US

Requested By: Monique Benitez
Email: benitez8mon@yahoo.com
Work Phone: (956) 572-3977

Salesperson: Clarissa Elizondo
Work Phone: (956) 428-0007

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	**OPTION 1** 1 - 13'6"w x 3'h Front Illuminated & Installation: The Sweet Stop GELATO BAR 1.1 Special Projects/Orders - Part Qty: 1 Width: 162.00" Height: 36.00" Depth: 1.00" Sides: 1 Text: The Sweet Stop GELATO BAR Notes: The Sweet Stop (Front Illuminated) GELATO BAR (Front Illuminated - Perforated Vinyl) **Installation includes standard flush/stand-off mounting to a suitable, accessible wall, normal mounting hardware, low-voltage connections, and final testing. Excludes permits, engineering, primary electrical service, dedicated circuits, wall repairs or painting, removal of existing signage, special access or traffic control, concealed conditions, and after-hours work unless specifically noted. Customer to provide a dedicated electrical circuit at or near the sign location.	1	\$8,480.00	\$8,480.00
2	**OPTION 2** 1 - 13'6"w x 3'h Front Illuminated & Installation: The Sweet Stop GELATO BAR	1	\$10,080.00	\$10,080.00

2.1	Special Projects/Orders - Part Qty: 1 Width: 162.00" Height: 36.00" Depth: 1.00" Sides: 1 Text: The Sweet Stop GELATO BAR Notes: The Sweet Stop (Front & Rear Illuminated) GELATO BAR (Rear Illuminated) **Installation includes standard flush/stand-off mounting to a suitable, accessible wall, normal mounting hardware, low-voltage connections, and final testing. Excludes permits, engineering, primary electrical service, dedicated circuits, wall repairs or painting, removal of existing signage, special access or traffic control, concealed conditions, and after-hours work unless specifically noted. Customer to provide a dedicated electrical circuit at or near the sign location.
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PLEASE NOTE:

A 3% credit card surcharge will be applied to all credit card transactions. Alternative payment methods (such as ACH, check, or cash) are available with no additional fees.

All Estimates provided are valid for a period of 30 days from the date of issuance

Pricing and lead times are subject to change based on availability and current cost of materials.

The Estimate is APPROXIMATE and additional charges for Time, Mileage and Materials may apply.

Installation (Labor) charges are ESTIMATED and are subject to change based on ACTUAL time spent onsite.

If Applicable, Shipping Charges, Permits, and Permit Fees will be included on final invoice or billed separately.

The sign company will not be held responsible for any damage or loss incurred after the completion of the project, unless caused by their negligence. Warranty is void on all products if not installed by this FASTSIGNS.

Minimum Item Requirement: \$50.00

Orders under \$100.00 require payment in full upon order placement.

Deposit Required:	\$10,045.60
<i>Credit Card Surcharge:</i>	<i>3.00%</i>
<i>Deposit with Surcharge:</i>	<i>\$10,346.97</i>

ACTION ITEM REPORT



Item Title:

Consideration and ACTION to approve an Interior grant for The Sweet Shop located at 401 W Ocean Blvd. unit 4.

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: Monique Benitez, The Sweet Stop
2. Applicant: (check one) Property Owner ☒ Tenant
3. Property Address: 401 West Ocean Blvd unit 4, Los Fresnos TX, 78566
4. Mailing Address: 160 Draper Dr, Brownsville TX, 78521
5. Phone: (956)572-3977 (w) (956)572-3977 (c) E-mail Address: benitez8mon@yahoo.com

Type of Project: (circle one) Sign: Option 1 or Option 2 Storefront Landscaping Interior

Description of proposed improvements(s): Interior tenant improvements to create The Sweet Stop Gelato Bar, including permanent fixtures, custom millwork, seating, countertops, and interior finishes.

Name of contractors: (attach bid copies, including color design)	Amount of bids: <u>(DO NOT INCLUDE TAX)</u>
1. <u>Alanis General Works</u>	\$ <u>33,250</u>
2. <u>Paredes Construction</u>	\$ <u>30,800</u>
3. _____	\$ _____

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

Monique Benitez
Print Name

7/24/2026
Date

[Signature]
Property Owner Signature

JULIA AVAREZ
Print Name

7/25/2026
Date

FOR STAFF USE

Staff Recommendation: Low quote of \$30,800⁰⁰, CDC portion \$5,000⁰⁰

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

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

INVOICE

Date : 7/22/2026

Invoice No : 4351476

FROM

ALANIS GENERAL WORKS
(956)908-9817
ROBER.ALANIS10@GMAIL.COM

BILL TO

THE SWEET STOP
401 WEST OCEAN BLVD
LOS FRESNOS TX, 78566

Description	Labor	Materials	Total
Interior wall preparation and	\$1,350	\$900	\$2,250
Decorative wall finishes	\$1,100	\$1,250	\$2,350
Custom customer service counter	\$2,150	\$2,800	\$4,950
Quartz countertops	\$1,100	\$3,300	\$4,400
Built-in cabinetry	\$3,450	\$5,350	\$8,800
Decorative shelving	\$850	\$1,550	\$2,400
Installation of customer booth	\$2,350	\$2,750	\$5,100
Assembly and placement of	\$600	\$500	\$1,100
Finish trim and carpentry	\$950	\$950	\$1,900
TOTAL	\$13,900	\$19,350	\$33,250

Note

Please send payment within 30 days of receiving this invoice. There will be 10% interest charge per month on late invoice.

ALANIS GENERAL WORKS

ROBERT.ALANIS10@GMAIL.COM
(956)908-9817

Date : 7/22/2026

Invoice No : 4351476

PROJECT

INTERIOR TENANT IMPROVEMENT
BUILD-OUT FOR THE SWEET STOP
GELATO BAR

ATTENDENT

THE SWEET STOP
MONIQUE BENITEZ

THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION, AND RELATED SERVICES NECESSARY TO COMPLETE THE PROPOSED INTERIOR RENOVATIONS FOR THE SWEET STOP GELATO BAR. WORK INCLUDES PREPARATION AND PAINTING OF INTERIOR WALLS, INSTALLATION OF DECORATIVE WALL FINISHES, CONSTRUCTION AND INSTALLATION OF A CUSTOM CUSTOMER SERVICE COUNTER, QUARTZ COUNTERTOP INSTALLATION, CUSTOM BUILT-IN CABINETRY, DECORATIVE SHELVING, CUSTOMER BOOTH SEATING INSTALLATION, ASSEMBLY AND PLACEMENT OF DINING FURNITURE, FINISH CARPENTRY, FINAL CLEANUP, AND ALL INCIDENTAL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH RECOGNIZED COMMERCIAL CONSTRUCTION STANDARDS AND APPLICABLE BUILDING CODES.

AUTHORIZED SIGNATURE:



Robert Alanis

Note

Please send payment within 30 days of receiving this invoice. There will be 10% interest charge per month on late invoice.



PAREDES CONSTRUCTION

Commercial & Residential Construction

1232 Calle Planeta
Brownsville, TX 78521
Luis Paredes | (956) 346-0125 | luiswalls07@gmail.com

Estimate #: EST-2026-001 Date: July 22, 2026

Prepared For: The Sweet Stop Attn: Monique Benitez

Project: Interior Improvements for New Gelato Bar, Los Fresnos, Texas

Scope of Work

Paredes Construction shall furnish all labor, materials, equipment, tools, supervision, and project coordination necessary to complete the interior improvements for The Sweet Stop Gelato Bar. The work includes interior wall preparation and painting, decorative wall finishes, fabrication and installation of a custom customer service counter, quartz countertops, built-in cabinetry, decorative shelving, installation of customer booth seating, assembly and placement of dining tables and chairs, finish trim and carpentry, jobsite cleanup, and final completion in accordance with accepted commercial construction standards.

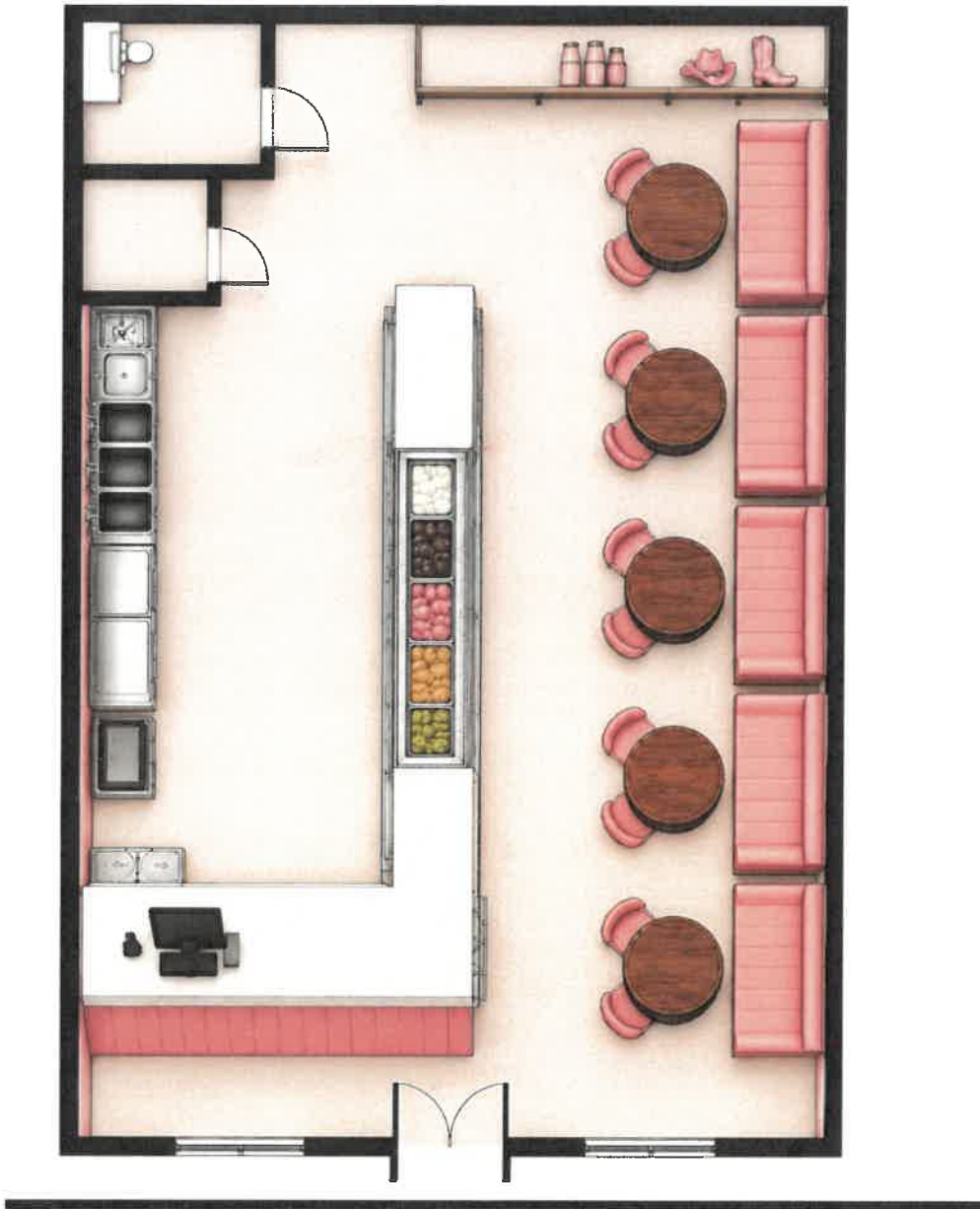
Description	Labor	Materials	Total
Interior wall preparation and painting	\$1,300	\$800	\$2,100
Decorative wall finishes	\$900	\$1,300	\$2,200
Custom customer service counter	\$1,900	\$2,900	\$4,800
Quartz countertops	\$1,200	\$3,000	\$4,200
Built-in cabinetry	\$3,200	\$5,300	\$8,500
Decorative shelving	\$900	\$1,400	\$2,300
Customer booth seating installation	\$2,100	\$2,800	\$4,900
Finish trim & carpentry	\$1,100	\$700	\$1,800
TOTAL	\$12,600	\$18,200	\$30,800

Included: Labor, materials, installation, cleanup, and standard workmanship warranty.

Customer Acceptance: By signing below, the customer accepts this estimate, scope of work, and terms and conditions.

Customer Signature: _____ Date: _____

Authorized Signature (Paredes Construction): Luis A. Paredes



This illustration is intended to demonstrate the proposed interior layout, furniture placement, and design concept for The Sweet Stop Gelato Bar. Drawing is not to scale and is for presentation purposes only.

ACTION ITEM REPORT



Item Title:

Consideration and ACTION to approve an interior grant for Casa Colombia Coffee Shop LLC located at 810 W Ocean Blvd. Suite A2.

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: Jennifer Figueroa/Casa Colombia Coffee Shop LLC
2. Applicant: (check one) _____ Property Owner ☒ _____ Tenant
3. Property Address: 810 W Ocean Blvd, Los Fresnos, TX 78566, suite A2
4. Mailing Address: 28228 Lantana Lake Dr, San Benito, TX 78586
5. Phone: (956)574-2009 (w) _____ (c) E-mail Address: ramijenny10@icloud.com

Type of Project: (circle one) Sign: Option 1 or Option 2 Storefront Landscaping Interior

Description of proposed improvements(s): Painting all interior of building, removal of existing VCT flooring for installation of laminated flooring and installation of partition.

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

Amount of bids: (DO NOT INCLUDE TAX)

- | | |
|--|---------------------|
| 1. <u>Phoenix Contractor Services, LLC</u> | \$ <u>16,750.00</u> |
| 2. <u>C & A Construction Team, LLC</u> | \$ <u>17,950.00</u> |
| 3. _____ | \$ _____ |

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:

Jennifer Figueroa
 Signature

Jennifer Figueroa

Print Name

07/27/2026

Date

Robert Salinas
 Property Owner Signature

Robert Salinas

Print Name

07/27/2026

Date

FOR STAFF USE
 Staff Recommendation: Low quote for \$16,750⁰⁰, CDC portion \$5,000⁰⁰

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

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



27921 Bean Rd. San Benito, TX 78586
 (956) 328-9103
phoenixmanagementdept@yahoo.com

No. 1305

07/26/2026

Casa Columbia Coffee Shop LLC
 810 W Ocean Blvd, Los Fresnos, TX 78566

Interior Renovations

Summary for proposed work to be completed:

1. Paint all interior walls, doors, frames and trim
2. All areas to be painted will be repaired as needed beforehand
3. All areas to be painted will have one coat of primer and two coats of paint in owner's choice of color
4. Install partition measuring approximately 20LF by 8' in height
5. Install drywall hung, taped, floated and textured
6. Paint CMU interior wall of the west side of the building with block filler as to seal CMU exterior wall
7. Remove existing VCT in areas partially installed above existing and prep surface for installation of laminated flooring in owner's choice
8. Install cove base throughout the building as needed in owner's choice of color

Comments:

Price valid for 30 days

Labor/Installation	\$10,050.00
Material/Equipment	\$6,700.00
Contingency	-
Total	\$16,750.00

 Authorized Representative/ Owner

 Date

To accept this quote; please sign, date and return.



DBA: C&A Builders
420 Jay St San Benito TX, 78586
Email: ca.conteam@gmail.com
Cesar Angulano Jr., General Manager • 956-328-9103

Section B, Item # 6.

PROPOSAL

#1204

Casa Colombia Coffee Shop LLC
810 W Ocean Blvd, Los Fresnos, TX 78566

Interior Renovations

Scope of Work: As per the inspection of the job site conducted by C&A Builders, we hereby propose the completion of the job listed above. The following is our work description:

Work to be completed:

Interior Painting

- All interior walls, doors, frames, and trim will be painted in manufacturer recommended paint in owners' choice of color
 - Areas will be repaired as needed to ensure a smooth and uniform finish
 - Prime and Paint
 - (1) Coat of primer followed by (2) coats of paint

Partition

- Install a new partition wall measuring approximately 20 LF and 8 ft high
 - Drywall Installation will be hung, taped, floated, and textured to match existing interior finishes

CMU Wall Sealing and Painting

- The CMU interior wall on the west side of the building will be sealed with block filler and painted

Flooring

- Remove existing
- Prep surface for installation of laminated flooring in the owner's chosen style

Cove Base

- Cove base will be installed throughout the building as needed, in owner's choice of color

NOTE: This quote does not include electrical or plumbing

All Labor and Materials:

Material and Equipment

\$10,770.00

Labor and Installation

\$7,180.00

We, C&A Builders proposes the above scope of work completed by TBD for the amount of **\$17,950.00**


Submitted By: Cesar Angulano Jr.

7/27/2026

Date

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve a storefront grant for Robert Salinas Plaza located at 810 W Ocean Blvd. Suite A2.

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: Robert Salinas

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

3. Property Address: 810 W Ocean Blvd, Los Fresnos, TX 78566 Suite A2

4. Mailing Address: 1013 Santa Ana Ave, Rancho Viejo, TX 78575

5. Phone: (956)533-7337 (w) _____ (c) E-mail Address: rsalinasrph@yahoo.com

Type of Project: (circle one) Sign: Option 1 or Option 2 Storefront Landscaping Interior

Description of proposed improvements(s): . Paint exterior wall on the west side of the building

Name of contractors: (attach bid copies, including color design)	Amount of bids: <u>(DO NOT INCLUDE TAX)</u>
1. <u>Phoenix Contractor Services, LLC</u>	\$ <u>15,250.00</u>
2. <u>C & A Construction Team, LLC</u>	\$ <u>18,350.00</u>
3. _____	\$ _____

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:

Cesar Anguiano Jr.
Signature

Cesar Anguiano Jr.
Print Name

07/27/2026
Date

Robert Salinas
Property Owner Signature

Robert Salinas
Print Name

07/27/2026
Date

FOR STAFF USE
Staff Recommendation: Low amount of \$15,250⁰⁰, CDC portion \$7,500⁰⁰

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

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



27921 Bean Rd. San Benito, TX 78586
(956) 328-9103
phoenixmanagementdept@yahoo.com

No. 1305

07/26/2026

Casa Columbia Coffee Shop LLC
810 W Ocean Blvd, Los Fresnos, TX 78566

Storefront Renovations

Summary for proposed work to be completed:

1. Paint exterior wall on the west side of the building with CMU block filler and apply as per manufacture's recommendations
2. Remove and replace drive thru window
3. Repair stucco on exterior as needed
4. Remove and replace awning
5. Remove and replace curb and gutter as needed
6. Remove and replace exterior recessed lights

Comments:

Price valid for 30 days

Labor/Installation	\$9,150.00
Material/Equipment	\$6,100.00
Contingency	-
Total	\$15,250.00

Authorized Representative/ Owner

Date

To accept this quote; please sign, date and return.



DBA: C&A Builders
420 Jay St San Benito TX, 78586
Email: ca.conteam@gmail.com
Cesar Angulano Jr., General Manager • 956-328-9103

Section B, Item # 7.

PROPOSAL

#1205

Casa Colombia Coffee Shop LLC
810 W Ocean Blvd, Los Fresnos, TX 78566

Store Front Renovations

Scope of Work: As per the inspection of the job site conducted by C&A Builders, we hereby propose the completion of the job listed above. The following is our work description:

Work to be completed:

Exterior Wall Coating

- Exterior CMU wall on the west side of the building will be sealed with block filler and painted

Drive-Thru Window Replacement

- Remove and replace existing window

Stucco Repairs

- Repair stucco on exterior as needed

Awning Replacement

- Remove and replace existing

Curb and Gutter Replacement

- Remove and replace damaged curb and gutter needed to ensure proper drainage and structural integrity

Exterior Lighting

- Remove and replace recessed exterior lights

NOTE: This quote does not include plumbing

All Labor and Materials:

Material and Equipment

\$11,010.00

Labor and Installation

\$7,340.00

We, C&A Builders proposes the above scope of work completed by TBD for the amount of **\$18,350.00**

Submitted By: Cesar Angulano Jr.

7/27/2026

Date