



# Community Development Corporation Meeting Agenda

Monday, June 01, 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 the minutes from May 04, 2026.
2. Consideration and ACTION to acknowledge the April 2026 Financial Report A. Monthly B. Year to Date Report C. Sales Tax
3. Consideration and ACTION to approve an interior grant for Eternal Love Health Care located at 33478 FM 803 Suite B2.
4. Consideration and ACTION to approve a sign grant for Nikki Slice located at 315 N Arroyo Blvd. Suite 4.
5. Consideration and ACTION to approve the CDC action approval of increasing in the assistance to infrastructure improvements at State Highway 100 and FM 1575.
6. Consideration and ACTION to approve funding for a new fence along the west side of Community Park

## E. REPORT BY GENERAL MANAGER

### 1. A. City Manager Report

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

## 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 May 26, 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 May 04, 2026.

**Recommendation:**

I recommend approval.



# Community Development Corporation Meeting Minutes

Monday, May 04, 2026 at 6:00 PM

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

<https://cityoflosfresnos.com/meetings>

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

## A. CALL MEETING TO ORDER

Meeting was called 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 was none

## D. ACTION ITEMS

President Juarez advised the board he would be moving action item number seven to number one, then proceed with the action items as listed.

1. Consideration and ACTION to approve funding for the Los Fresnos Falcon Little League.

A representative of the Los Fresnos Falcon Little League provided an update on recent improvements made to the city park facilities, including installation of new scoreboards, completion of the concession stand, addition of picnic areas, tree planting for shade, upgrades to the junior field infield and backstop, and purchase of concession equipment. Additional irrigation improvements were also completed. The league reported ongoing planning for canopy installations and noted current financial commitments and remaining funds. The league serves approximately 640 children, impacting an estimated 320 families, and continues to expand program offerings, including proposed additions such as a sensory garden, batting cages, field improvements, and secure storage. The Council reviewed and discussed the funding request to support the improvements and program needs.

Motion was made and seconded to approve funding for the Los Fresnos Falcon Little League in the amount of \$39,400.

Motion made by Place 4 Huerta, 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 approve minutes from April 6, 2026.

President Juarez announced he would be leaving the meeting early due to participation in a Little League game and requested permission to transfer control of the meeting to the Vice President Daniel Alvarez. There were no objections from the Board, and the Vice President, Daniel Alvarez assumed conduct of the meeting.

Motion was made and seconded to approve minutes from April 6, 2026.

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

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

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

Mr. Milum reported the March 2026 Financial Report, including monthly transactions, year-to-date budget performance, and sales tax revenues. Monthly activity reflected routine transactions totaling approximately \$31,874, with no unusual items reported.

He explained the year-to-date revenues through March were at 56% of the annual budget, exceeding projections by approximately \$41,357, while expenditures were at 66%, slightly above the 50% benchmark due to one-time seasonal expenses. Overall, the City's financial position remains stable.

Sales tax collections showed continued positive performance, with March revenues increasing approximately 10% over the same month last year and year-to-date collections up approximately 11%, reflecting strong local economic activity.

Motion was made and seconded to acknowledge the March 2026 Financial report.

Motion made by Place 6 Villarreal, Seconded by Place 3 Casanova.

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

4. Consideration and ACTION to approve a storefront grant for Ana's Bananas 3 located at 321 W Ocean Blvd.

Board member Marco Huerta advised the board the Incentive Committee reviewed the application and received two bids, with the lowest bid totaling \$4,850. The City's portion of the grant is \$2,425, and the Committee recommended approval of this amount.

Motion was made and seconded to approve a storefront grant for Ana's Bananas 3 located at 321 W Ocean Blvd.to the lowest bid in the amount \$4,850 with the CDC portion being \$2,425.

Motion made by Place 4 Huerta, Seconded by Place 6 Villarreal.

Voting Yea: 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 Ana's Banana's 3 located at 321 W Ocean Blvd.

Board member Marco Huerta explained that the Incentive Committee reviewed the application and received three quotes, with the lowest bid submitted in the amount of \$3,500. The CDC portion of the grant is \$1,750, and the Committee recommended approval.

Motion was made and seconded to approve a sign grant for Ana's Banana's 3 located at 321 W Ocean Blvd.to the lowest bid in the amount of \$3,500 with the CDC portion being \$1,750.

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

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

- 6. Consideration and ACTION to approve a sign grant for LF Pollos AL Cabron Dona Lola located at 108 E Ocean Blvd.

Motion was made and seconded to approve a sign grant for LF Pollos Al Carbon Doña Lola located at 108 E Ocean Blvd. to the lowest bid in the amount of \$10,680 with the CDC portion being \$3,750.

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

- 7. Consideration and ACTION to approve a sign grant for Allure Medical Aesthetics located 304 E 3rd St. Suite 2.

Mr. Huerta advised the board that the Incentive Committee reviewed the application and received two bids, with the lowest bid totaling \$4,490. The CDC’s portion of the grant is \$2,245, and the Committee recommended approval.

Motion was made and seconded to approve a sign grant for Allure Medical Aesthetics located 304 E 3rd St. Suite 2. to the lowest bid in the amount of \$4,490 with the CDC portion being \$2,245.

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

**E. REPORT BY GENERAL MANAGER**

- 1. 1. City Manager Report

A. Los Fresnos Business Circle (LFBC) Event B. SBA Business Ready Series C. Earth Day Event – April 18, 2026 D. Regional Leadership Representation E. Workforce Development F. LFCDC Website Development

**F. ADJOURNMENT**

The meeting was adjourned at 6:33 p.m.

\_\_\_\_\_  
 Enrique Juarez, President

ATTEST:

\_\_\_\_\_  
 Jacqueline Moya, City Secretary

## ACTION ITEM REPORT



**Item Title:** Consideration and ACTION to acknowledge the April 2026 Financial Report A. Monthly B. Year to Date Report C. Sales Tax

**Recommendation:**

Call with questions.

I recommend approval.

**Check Report**

By Check Number

Date Range: 04/01/2026 - 04/30/2026



City of Los Fresnos, TX

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: FVB9-CDC CHECKING</b>						
09860	AT&T MOBILITY	04/02/2026	Regular	0.00	41.89	3799
01377	Burton McCumber & Longoria, LLP	04/02/2026	Regular	0.00	5,024.68	3800
01821	CASTLE BRIDGE CONSTRUCTION LLC	04/02/2026	Regular	0.00	9,600.00	3801
01628	JEFFREY ROSAS	04/02/2026	Regular	0.00	42.78	3802
00305	LOS FRESNOS CHAMBER OF COMMERCE	04/02/2026	Regular	0.00	1,500.00	3803
01617	LOS FRESNOS CONSOLIDATED INDEPENDENT SC	04/02/2026	Regular	0.00	120.00	3804
04775	LOS FRESNOS FALCONS LITTLE LEAGUE	04/02/2026	Regular	0.00	20,824.95	3805
02675	TEXAS ECONOMIC DEVELOPMENT COUNCIL	04/02/2026	Regular	0.00	105.00	3806
01274	NewLane Finance Company	04/02/2026	Regular	0.00	39.75	3807
01565	AMAZON.COM	04/17/2026	Regular	0.00	342.95	3808
01628	JEFFREY ROSAS	04/17/2026	Regular	0.00	31.90	3809
08248	KONICA MINOLTA PREMIERE FINANCE	04/17/2026	Regular	0.00	124.29	3810
01274	NewLane Finance Company	04/17/2026	Regular	0.00	44.92	3811

**Bank Code FVB9 Summary**

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	13	13	0.00	37,843.11
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>13</b>	<b>13</b>	<b>0.00</b>	<b>37,843.11</b>



City of Los Fresnos, TX

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
<b>Fund: 09 - COMMUNITY DEVELOPMENT COR</b>							
<b>Department: 444 - MISCELLANEOUS</b>							
<b>Revenue</b>							
<a href="#">09-444-1020</a>	MISCELLANEOUS INCOME	0.00	0.00	0.00	2,399.60	2,399.60	0.00 %
	<b>Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,399.60</b>	<b>2,399.60</b>	<b>0.00%</b>
	<b>Department: 444 - MISCELLANEOUS Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,399.60</b>	<b>2,399.60</b>	<b>0.00%</b>
<b>Department: 452 - CDC DISBURSEMENTS</b>							
<b>Revenue</b>							
<a href="#">09-452-1000</a>	INTEREST EARNED	13,000.00	13,000.00	0.00	4,501.96	-8,498.04	34.63 %
<a href="#">09-452-1132</a>	SALES TAX	650,000.00	650,000.00	47,873.60	414,230.74	-235,769.26	63.73 %
	<b>Revenue Total:</b>	<b>663,000.00</b>	<b>663,000.00</b>	<b>47,873.60</b>	<b>418,732.70</b>	<b>-244,267.30</b>	<b>63.16%</b>
	<b>Department: 452 - CDC DISBURSEMENTS Total:</b>	<b>663,000.00</b>	<b>663,000.00</b>	<b>47,873.60</b>	<b>418,732.70</b>	<b>-244,267.30</b>	<b>63.16%</b>
<b>Department: 575 - COMMUNITY DEVELOPMENT</b>							
<b>Expense</b>							
<a href="#">09-575-01100</a>	SALARIES	42,848.00	42,848.00	3,296.00	23,601.74	19,246.26	55.08 %
<a href="#">09-575-01500</a>	OVERTIME	1,000.00	1,000.00	239.48	316.74	683.26	31.67 %
<a href="#">09-575-02100</a>	FICA EXPENSE	2,719.00	2,719.00	217.84	1,473.96	1,245.04	54.21 %
<a href="#">09-575-02105</a>	MEDICARE EXPENSE	636.00	636.00	50.95	344.73	291.27	54.20 %
<a href="#">09-575-02106</a>	HEALTH INSURANCE EXP	8,046.00	8,046.00	746.06	4,856.71	3,189.29	60.36 %
<a href="#">09-575-02107</a>	TWC EXPENSE	63.00	63.00	0.00	63.01	-0.01	100.02 %
<a href="#">09-575-02150</a>	TMRS EXPENSE	3,762.00	3,762.00	257.74	1,700.75	2,061.25	45.21 %
<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	23.32	17.68	56.88 %
<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	0.00	7,551.27	-1,551.27	125.85 %
<a href="#">09-575-03121</a>	BUSINESS RECRUIT AND DEVELOPME	18,000.00	18,000.00	1,500.00	12,247.40	5,752.60	68.04 %
<a href="#">09-575-04100</a>	OFFICE SUPPLIES & PRINTING	6,000.00	6,000.00	177.19	2,108.89	3,891.11	35.15 %
<a href="#">09-575-05120</a>	TELEPHONE	1,000.00	1,000.00	41.88	332.97	667.03	33.30 %
<a href="#">09-575-06100</a>	CITY PROMOTION	62,575.00	62,575.00	563.02	43,063.02	19,511.98	68.82 %
<a href="#">09-575-06120</a>	ADVERTISING	2,425.00	2,425.00	0.00	1,475.00	950.00	60.82 %
<a href="#">09-575-09100</a>	TRAVEL/SEMINARS	4,000.00	4,000.00	104.41	5,646.88	-1,646.88	141.17 %
<a href="#">09-575-10100</a>	DUES & MEMBERSHIPS	9,000.00	9,000.00	44.92	495.46	8,504.54	5.51 %
<a href="#">09-575-11100</a>	PARK IMPROVEMENTS	120,000.00	120,000.00	0.00	122,626.59	-2,626.59	102.19 %
<a href="#">09-575-11150</a>	SPECIAL PROJECTS	140,697.00	140,697.00	24,800.00	26,437.19	114,259.81	18.79 %
<a href="#">09-575-12100</a>	INSURANCE	300.00	300.00	0.00	285.25	14.75	95.08 %
<a href="#">09-575-14100</a>	TECHNOLOGY MAINTENANCE AGRE...	0.00	0.00	0.00	25,370.00	-25,370.00	0.00 %
<a href="#">09-575-30100</a>	BUSINESS INCENTIVE PROGRAM	40,000.00	40,000.00	7,116.50	24,629.29	15,370.71	61.57 %
<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	178,000.00	0.00	100.00 %
<a href="#">09-575-99100</a>	MISCELLANEOUS	300.00	300.00	0.00	0.00	300.00	0.00 %
	<b>Expense Total:</b>	<b>663,000.00</b>	<b>663,000.00</b>	<b>39,159.39</b>	<b>482,650.17</b>	<b>180,349.83</b>	<b>72.80%</b>
	<b>Department: 575 - COMMUNITY DEVELOPMENT Total:</b>	<b>663,000.00</b>	<b>663,000.00</b>	<b>39,159.39</b>	<b>482,650.17</b>	<b>180,349.83</b>	<b>72.80%</b>
	<b>Fund: 09 - COMMUNITY DEVELOPMENT COR Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>8,714.21</b>	<b>-61,517.87</b>	<b>-61,517.87</b>	<b>0.00%</b>
	<b>Report Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>8,714.21</b>	<b>-61,517.87</b>	<b>-61,517.87</b>	<b>0.00%</b>

# Sales Tax Report

## FY 25-26

Section D, Item # 2.

Paid	2c				1-1/2c (General Fund Portion)				1/2c (CDC Portion)			
	FY24-25	FY23-24	Inc(Dec) (\$)	Inc(Dec) (%)	FY23-24	FY22-23	Inc(Dec) (\$)	Inc(Dec) (%)	FY23-24	FY22-23	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%
<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>

Paid	2c				1-1/2c (General Fund Portion)				1/2c (CDC Portion)			
	FY25-26	FY24-25	Inc(Dec) (\$)	Inc(Dec) (%)	FY24-25	FY23-24	Inc(Dec) (\$)	Inc(Dec) (%)	FY24-25	FY23-24	Inc(Dec) (\$)	Inc(Dec) (%)
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%
January	185,487.41	192,066.09	(6,578.68)	-3.43%	139,115.56	144,049.57	(4,934.01)	-3.43%	46,371.85	48,016.52	(1,644.67)	-3.43%
February	395,989.90	308,545.07	87,444.83	28.34%	296,992.43	231,408.80	65,583.63	28.34%	98,997.48	77,136.27	21,861.21	28.34%
March	210,616.96	191,400.39	19,216.57	10.04%	157,962.72	143,550.29	14,412.43	10.04%	52,654.24	47,850.10	4,804.14	10.04%
April	191,494.40	169,610.31	21,884.09	12.90%	143,620.80	127,207.73	16,413.07	12.90%	47,873.60	42,402.58	5,471.02	12.90%
<b>TOTAL SALES ACTIVITIES</b>	<b>\$ 1,656,922.87</b>	<b>\$ 1,488,204.06</b>	<b>\$ 168,718.81</b>	<b>11.34%</b>	<b>\$ 1,242,692.15</b>	<b>\$ 1,116,153.04</b>	<b>\$ 126,539.11</b>	<b>11.34%</b>	<b>\$ 414,230.72</b>	<b>\$ 372,051.01</b>	<b>\$ 42,179.70</b>	<b>11.34%</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 an interior grant for Eternal Love Health Care located at 33478 FM 803 Suite B2.

**Recommendation:**



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

**APPLICATION**

1. Name of Applicant & Business: ERASTO URESTE JR - ETERNAL LOVE HEALTH CARE

2. Applicant: (check one) \_\_\_\_\_ Property Owner  Tenant

3. Property Address: 33478 FM 803, B2 LOS FRESNOS, TX 78566

4. Mailing Address: " "

5. Phone: 956-368-5079 (w) 956-312-3812 (c) E-mail Address: EURESTE@ELPHC.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: <u>(DO NOT INCLUDE TAX)</u>
1. <u>JUAN ANORADE</u>	\$ <u>6,000.00</u>
2. <u>RC Construction 2</u>	\$ <u>15,000.00</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]  
 Signature  
ERASTO URESTE JR  
 Print Name  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Property Owner Signature  
 \_\_\_\_\_  
 Print Name  
 \_\_\_\_\_  
 Date

**FOR STAFF USE**

Staff Recommendation: Low bid at \$6000.00, 50% portion is \$3000.00

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

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

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

Juan Andrade  
956 867-0175

804526

**Purchase Order**

TO Eternal Love Health Care	PHONE NO 956 368-5079				
ADDRESS 33478 FM 803 suite B3	ADDRESS 956 626 2032				
CITY, STATE, ZIP Los Fresnos, TX 78566	CITY, STATE, ZIP Brasto Ureste 956 312-3812				
DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR

QUANTITY ORDERED	QUANTITY RECEIVED	PLEASE SUPPLY LISTED ITEMS BELOW	PRICE	UNIT
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11		archway with no door 2		
12		2 office 12x12		
13		conference room		
14		storage 12x12		
15		4 door		
16		Tape, float prime + paint		
17		remove storage in other offices	\$6,000.00	
18		put electricity on walls Lda + material		

<p><b>IMPORTANT</b></p> <p>Purchase Order Number must appear on all invoices - packaging, etc.</p> <p>Please notify us immediately if you are unable to complete the order by date specified.</p>	<p>Please send _____ copies of your INVOICE with ORIGINAL BILL OF LADING.</p> <p>_____ PURCHASING AGENT</p>
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CONTRACTOR PROPOSAL

Proposal Number: 804526

Date: May 22, 2026

Prepared For:

ETERNAL LOVE HEALTH CARE INC

33478 FM 803, Suite B2

Los Fresnos, TX 77586

Contact Person:

Phone:

Project: New Office Build-Out Scope of Work

This proposal covers the complete construction of new interior office spaces, including framing, drywall installation, taping, floating, priming, painting, archways, doors, storage removal, and electrical rough-in with lighting on all new walls.

Detailed Pricing Schedule

Item Description	Quantity	Unit Price	Amount
1 12' x 12' Office – Complete build-out (framing, drywall, taping, floating, priming & painting)	2	\$3,000	\$6,000
2 Conference Room – Complete build-out (framing, drywall, taping, floating, priming & painting)	1	\$2,500	\$2,500
3 12' x 12' Storage Room – Complete build-out (framing, drywall, taping, floating, priming & painting)	1	\$2,000	\$2,000
4 Archway openings with no doors – Fully finished	2	\$375	\$750
5 Interior doors – Supply and installation	4	\$312.50	\$1,250
6 Removal and disposal of existing storage in other offices	1	\$600	\$600
7 Electrical rough-in on new walls including outlets, LED lighting, and natural lighting	Lot	—	\$1,900

Total Proposal Amount: \$15,000.00

Notes

- All new walls will be fully framed, drywalled, taped, floated, primed, and painted.
- Archways will be finished without doors.
- Electrical work includes proper rough-in and installation of lighting and outlets on new walls.
- Removal and disposal of existing storage units is included.
- All work will be performed in a professional manner and cleaned upon completion.

Payment Terms

- 30% Deposit upon acceptance: \$4,500
- 40% upon completion of framing and drywall: \$6,000
- 30% upon final completion, painting, and cleanup: \$4,500

Proposal Validity

This proposal is valid for 30 days from the date above.

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**ACCEPTANCE OF PROPOSAL**

The undersigned agrees to the terms and conditions of this proposal and authorizes the work to proceed.

**Client / Company**

Company Name: RC Construction #2

Authorized Signature: Cynthia DeAguen Date: 5/22/26

Printed Name: Cynthia DeAguen Title: Owner

LIC # 633 098 129

Ph # 956-521-5221

## ACTION ITEM REPORT



**Item Title:**

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

**Recommendation:**



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

**APPLICATION**

1. Name of Applicant & Business: Dominique Zarate / Nikki Slice

2. Applicant: (check one) \_\_\_\_\_ Property Owner  Tenant

3. Property Address: 315 N arroyo blvd suite 4

4. Mailing Address: 16678 Wilson rd #158

5. Phone: 956-855-0278(w) (c) E-mail Address: dominiquezarate17@gmail

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

Description of proposed improvements(s): Outdoor led sign

Name of contractors: (attach bid copies, including color design)	Amount of bids: <u>(DO NOT INCLUDE TAX)</u>
1. <u>The grafik spot</u>	\$ <u>2500<sup>00</sup></u>
2. <u>Gulf Coast sign</u>	\$ <u>5495<sup>00</sup></u>
3. <u>Frontier signs</u>	\$ <u>4,560.49</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:**

Dominique Zarate  
Signature  
Dominique Zarate  
Print Name  
5/26/26  
Date

Minerva Maldonado  
Property Owner Signature  
Minerva Maldonado  
Print Name  
5/26/26  
Date

**FOR STAFF USE**

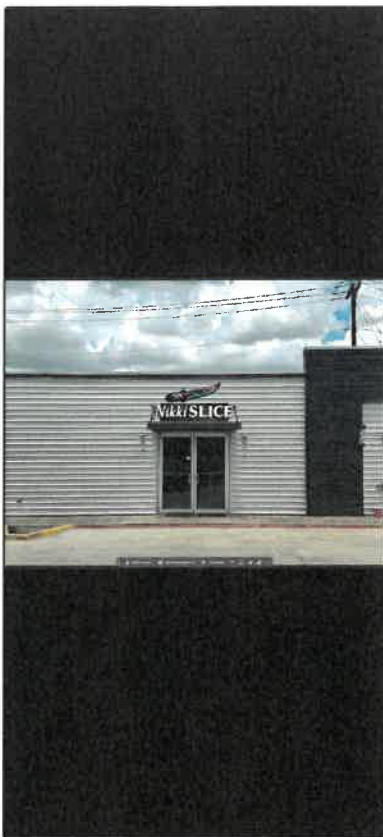
Staff Recommendation: low quote of \$2500, CDC share \$1,250<sup>00</sup>

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

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

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





**Terms & Conditions**

- 50% deposit required prior to fabrication.
- Final payment due upon installation completion.
- Estimated installation timeline: 7–14 business days.
- This document is a mock/sample invoice created for presentation purposes.

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*Thank you for choosing Gulf Coast Signs & Graphics for your custom signage project.*

### ESTIMATE

The Grafik Spot LLC  
1265 N Expressway  
Brownsville, TX 78520

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



**Bill to**  
Nikki Slice

#### Estimate details

Estimate no.: 17145  
Estimate date: 02/27/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		sign	Front-illuminated Channel Letter Sign	1	\$2,500.00	\$2,500.00
Subtotal						\$2,500.00
Sales tax						\$206.25
<b>Total</b>						<b>\$2,706.25</b>

#### 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.

**Accepted date**

**Accepted by**

# MOCK INVOICE / SIGN INSTALLATION ESTIMATE

**Gulf Coast Signs & Graphics**  
 South Texas Regional Division  
 Phone: (956) 555-0148  
 Email: sales@gulfcoastsigns.com

Invoice Number:	GCS-2026-051
Invoice Date:	May 21, 2026
Client:	Nikki SLICE Studio
Project Address:	315 N Arroyo Blvd, South Texas

## Project Description

Custom outdoor illuminated LED storefront sign including fabrication, premium acrylic channel letters, weatherproof LED lighting system, mounting hardware, installation labor, electrical connection, and final testing for the Nikki SLICE exterior storefront display.

Description	Amount
Custom LED Sign Fabrication	\$3,850.00
Electrical Components & Wiring	\$620.00
Mounting & Installation Labor	\$1,150.00
Permits & Service Fees	\$375.00
Sales Tax & Materials	\$357.00
<b>TOTAL</b>	<b>\$6,352.00</b>

## Outdoor Sign Mockup

# COMMERCIAL LED SIGN INVOICE

## Frontier Signs

**Invoice #:** FS-2026-041

**Date:** May 22, 2026

**Bill To:** Dominique Zarate

**Location:** South Texas

Description	Amount
Custom Outdoor LED Sign Production	\$3,850.00
Full Color LED Programming + Setup	\$275.00
Installation & Electrical Mounting	\$285.49
Freight / Delivery	\$150.00
<b>TOTAL DUE</b>	<b>\$4,560.49</b>

**Project Notes:**

- Outdoor weather-resistant LED sign cabinet
- Commercial-grade programmable display
- Installation included within South Texas region
- Estimated completion timeline: 10–14 business days
- Final calibration and testing included

\_\_\_\_\_  
Authorized Signature

## ACTION ITEM REPORT



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

**Recommendation:**

In January 2026, the CDC Board approved to provide assistance in the amount of \$129,375 to Coastal King in bringing water and wastewater to the site of the southwest corner of State Highway 100 and FM 1575. The Council approved this in January 2026 as well. The area is serviced by Olmito Water Supply. The sewer line has to be deeper than anticipated which requires dewatering and shoring that costs extra. Additionally, they are requiring the water line be extended along the east side of the property from Highway 100 to south of the irrigation canal, including going under the irrigation canal. This also adds to the expense. The new cost is \$297,000 or an additional \$167,625. This property will serve 3 commercial properties, a Wendy's, Stripes and another yet to be determined business. Due to this, I believe additional funding is warranted and would recommend adding 50% up to 100% of the additional cost.

## ACTION ITEM REPORT



**Item Title:** Consideration and ACTION to approve funding for a new fence along the west side of Community Park

**Recommendation:**

Through the years, this fence along the east side of Community Park has taken a toll. Currently there are gates in the front near Highway 100 and towards the beginning of the fields. This was assumed to be sufficient. However, people regularly jump over in the middle instead of going to each end, causing problems with the fence. The contractor took down part of the fence for access during construction. Going forward, we feel a large gate is needed to deliver supplies to the concession stand. Additionally, we will put a small walk through gate in the middle so folks will utilize the gate instead of jumping over the fence. The cost is \$8,000.

I recommend approval.

## ACTION ITEM REPORT



**Item Title:**

A. City Manager Report

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

**Recommendation:**

See attached report.



## **Los Fresnos Community Development Corporation Month of May 2026**

**Prepared by: Jeffrey Rosas – Economic Development Coordinator**

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### **1. Los Fresnos Business Circle (LFBC)**

#### **LFBC Event: Business Growth Made Simple**

- Scheduled for May 28, 2026 at Taquería Él Cién
- Focused on delivering concise, actionable marketing and AI insights for immediate business application

### **2. Los Fresnos Business Ready Series**

- Next Event: *The Business Plan: Why It Matters & How to Build One* on May 26, 2026
- Presented by UTRGV SBDC; foundational guidance for new and existing businesses.
- Hosted at Los Fresnos Inn and Suites Banquet Room

### **3. Workforce Development Initiatives**

- Coordinating with TSC and Workforce Solutions Cameron on upcoming workforce-focused events.
- Promoting certification opportunities through HDJT and Workforce Innovation Fund grants

### **4. LF CDC Website**

- Progress is ongoing with website details