



Business Incentive Grant Committee Meeting Agenda

Monday, May 04, 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 April 6,2026.
2. Consideration and ACTION to approve a storefront grant for Ana's Bananas 3 located at 321 W Ocean Blvd.
3. Consideration and ACTION to approve a sign grant for Ana's Banana's 3 located at 321 W Ocean Blvd.
4. Consideration and ACTION to approve a sign grant for LF Pollos AL Cabron Dona Lola located at 108 E Ocean Blvd.
5. Consideration and ACTION to approve a sign grant for Allure Medical Aesthetics located 304 E 3rd St. Suite 2

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 April 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 April 6,2026.

Recommendation:

I recommend approval.



Business Incentive Grant Committee Meeting Minutes

Monday, April 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

Committee member Marcos Huerta called the meeting to order at 5:45 p.m.

B. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from March 2, 2026.

Motion was made and seconded to approve the minutes from March 2, 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 Star Insurance Advisors LLC located at 304 E 3rd St. Suite 1.

Mr. Milum explained where the business located and listed the bids that were submitted.

Motion was made and seconded to approve a sign grant for Star Insurance Advisors LLC located at 304 E 3rd ST Suite 1 to the lowest bid \$7,240 with the CDC portion being 3,620.

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 an interior grant for Allure Medical Aesthetics LLC located at 304 E 3rd St. Suite 2.

Mr. Milum explained where the business was located and listed the bids submitted.

Motion was made and seconded to approve a sign grant for Star Insurance Advisors LLC located at 304 E 3rd ST Suite 2 to the lowest bid \$9,300 with the CDC portion being 4,650.

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

Voting Yea: Place 4 Huerta, Place 5 Cappon

C. ADJOURNMENT

Meeting was adjourned at 5:50 p.m.

Jacqueline Moya, City Secretary

ACTION ITEM REPORT



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

Recommendation:

See attached application.

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: Alondra Bernal "Ana's Bananas 3"

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

3. Property Address: 321 W- Ocean Blvd. Los Fresnos, Tx.

4. Mailing Address: 5288 Los arboles ave

5. Phone: (956) 293-5780 (w) _____ (c) E-mail Address: alondra-pacheco@hotmail.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>Prestige Construction LLC</u>	\$ <u>4,850</u>
2. <u>R & J Construction LLC</u>	\$ <u>7,800</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:

Alondra Bernal
Signature
Alondra Bernal
Print Name
4/28/2026
Date

Josias Morales
Property Owner Signature
Josias Morales
Print Name

Date

FOR STAFF USE

Staff Recommendation: low bid of \$4850. SOC Portion \$2,425

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

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

1 of 1 ige construction LLC

Section B, Item # 2.

INV0004

-----ost Rd, Brownsville, Texas, EE. UU.

9563728719

e.c.prestige.construction@gmail.com

FECHA

04/27/2026

VENCIMIENTO

Vence al recibir

SALDO DEUDOR

USD \$4,850.00

CLIENTE

Alondra Bernal

321 W. Ocean Blvd. Los Fresnos, Tx.

☎ (956) 293-5780

ARTÍCULO	TARIFA	CANT.	TOTAL
Pintada del frente y un costado Color a preferencia del cliente	\$0.00	1	\$0.00
Pegada de piedra frente y 2 muros a 3ft de altura	\$0.00	1	\$0.00
Quitar e instalar ventana corrediza para autoservicio	\$4,850.00	1	\$4,850.00
TOTAL			\$4,850.00

SALDO DEUDOR

USD \$4,850.00

Estimate 20260423

Section B, Item # 2.

R&J Construction, LLC

4280 Sabine Ave., Brownsville, TX 78520



Date
April 23, 2026

To
Alondra Pacheco
321 West Ocean Blvd
Los Fresnos, TX

Ship To
Same as recipient

Payment Terms

50% down, 25% at 50% Completion, and Remaining 25% at Completion

Description	Unit Price	Total
Paint the front and side of the building. (Brown) (drive thru side only) (41 linear ft)		\$7,800.00
Install stone in the front and two walls to 3 feet high.		
Remove and Install a drive-thru window measuring 35.5 x 35.5 inches.		

*All estimates are subject to change depending on the price of material and any additions.

*All estimates are valid for a period of 2 weeks

	Subtotal	\$7,800.00
Client Signature:	Amount Paid	\$0
	Balance	\$7,800.00

Please make checks payable to:

R&J Construction, LLC

Thank you for your business!

Office: (956)466-4654
Fax: (956)621-0312

Email: rjconstructionllc20@gmail.com
Mobile: (256)374-4119

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve a sign grant for Ana's Banana's 3 located at 321 W Ocean Blvd.

Recommendation:

See attached application.

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: Alondra Bernal Ana's Bananas'3

2. Applicant: (check one) Property Owner Tenant

3. Property Address: 321 W Ocean Blvd, Los Fresnos, Tx 78566

4. Mailing Address: 5258 los Arboles ave.

5. Phone: (956) 293-5780 (w) (c) E-mail Address: alondra_bernal@yahoo.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. <u>Creative Print and Signs</u>	\$ <u>3,500.00</u>
2. <u>Digital Print</u>	\$ <u>4,500.00</u>
3. <u>Frontier Signs</u>	\$ <u>4,800.00</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:
Alondra Bernal
 Signature
Alondra A. Bernal
 Print Name

Jesus Morales
 Property Owner Signature
JESUS Morales
 Print Name

04/09/2026
Date

Date

Staff Recommendation: low quote of \$3500⁰⁰, COC Portion 1750⁰⁰

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

Invoice 3172

BILL TO

Alondra Bernal

DATE
04/09/2026

PLEASE PAY
\$3,788.75

DUE DATE
04/09/2026

	DESCRIPTION	QTY	RATE	AMOUNT
sign	IED Box sign 11 ft	1	3,500.00	3,500.00T

Thank you for your order! We appreciate your business. If you have any questions or need further assistance, please don't hesitate to contact us. Your satisfaction is our top priority, and we are here to help. We look forward to serving you again in the future. Thank you for choosing our products!

SUBTOTAL	3,500.00
TAX	288.75
TOTAL	3,788.75

TOTAL DUE \$3,788.75

THANK YOU.

Pay invoice



ESTIMATE 1158

DIGITAL PRINT & ADVERTISING
(956) 641-8612

2900 Central Blvd
Brownsville, TX 78520

Client
Ana's Bananas

April 07, 2026

DESCRIPTION	QTY	RATE	AMOUNT
Led Box Signs 11ft	1		\$4,500.00
			\$ 4,500.00
			\$ 371.25
			<u>\$ 4,871.25</u>



57 Hannah Dr. Brownsville, TX 78526
Ph: (956) 382•1041

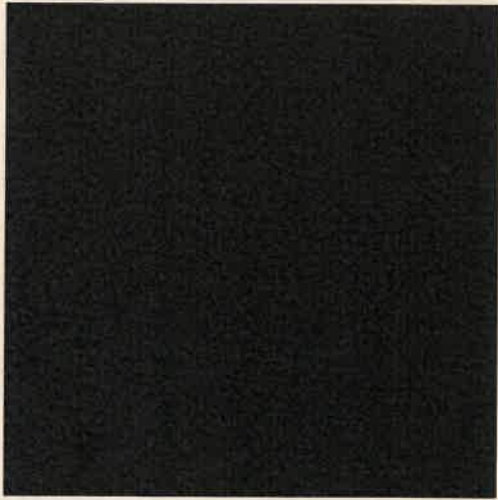
ESTIMATE
14874

Client
Ana's Bananas

05 April 2026

DESCRIPTION

1 Led Box Signs 11ft	\$4,500.00
	\$ 4,800.00
	\$ 396.00
	<u>\$ 5,196.00</u>



ACTION ITEM REPORT



Item Title:

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

Recommendation:

See attached application.

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: LF Pallos Al Carbon Doña Lola

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

3. Property Address: 108 E Ocean Blvd Los Fresnos TX 78566

4. Mailing Address: _____

5. Phone: (956) 408-0615 (w) _____ (c) E-mail Address: almanza-frankie@yahoo.com

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

Description of proposed improvements(s): 20 ft pole with business sign/logo and with drive-thru sign

Name of contractors: (attach bid copies, including color design)	Amount of bids: (DO NOT INCLUDE TAX)
1. <u>Grafik Spot</u>	\$ <u>\$13,200</u>
2. <u>Signs & more</u>	\$ <u>11,500 \$10,680</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:

<u>[Signature]</u> Signature	<u>[Signature]</u> Property Owner Signature
<u>Francisco Almanza</u> Print Name	<u>Eddie Cruz</u> Print Name
<u>3/31/20</u> Date	<u>3/31/20</u> Date

Staff Recommendation: low quote of \$10,680, < OK Portion Max @ \$3,750

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

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

ESTIMATE

The Grafik Spot LLC
1265 N Expressway
Brownsville, TX 78520

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



Bill to
Francisco . Almanza
Pollos al Carbon Doña Lola

Estimate details

Estimate no.: 17008
Estimate date: 02/04/2026

#	Product or service	Description	Qty	Rate	Amount
1.	sign	Pylon Sign 20' Height Double sided -LED Internally-Illuminated Cabinet Sign - Approx. 6'x5' -LED Internally-Illuminated Cabinet Sign - Approx.5'x2'	1	\$10,700.00	\$10,700.00
2.	sign	Drive Thru Sign -LED Internally-Illuminated Cabinet Sign - Approx. 4'x3' - Double sided	1	\$2,500.00	\$2,500.00
				Subtotal	\$13,200.00
				Sales tax	\$1,089.00

Note to customer

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

Total **\$14,289.00**

Accepted date

Accepted by

Signs and More LLC
 2108 Central Blvd
 Brownsville, TX 78520 US
 info@signsandmore.us
 www.signsandmore.us

Proposal

Section B, Item # 4.



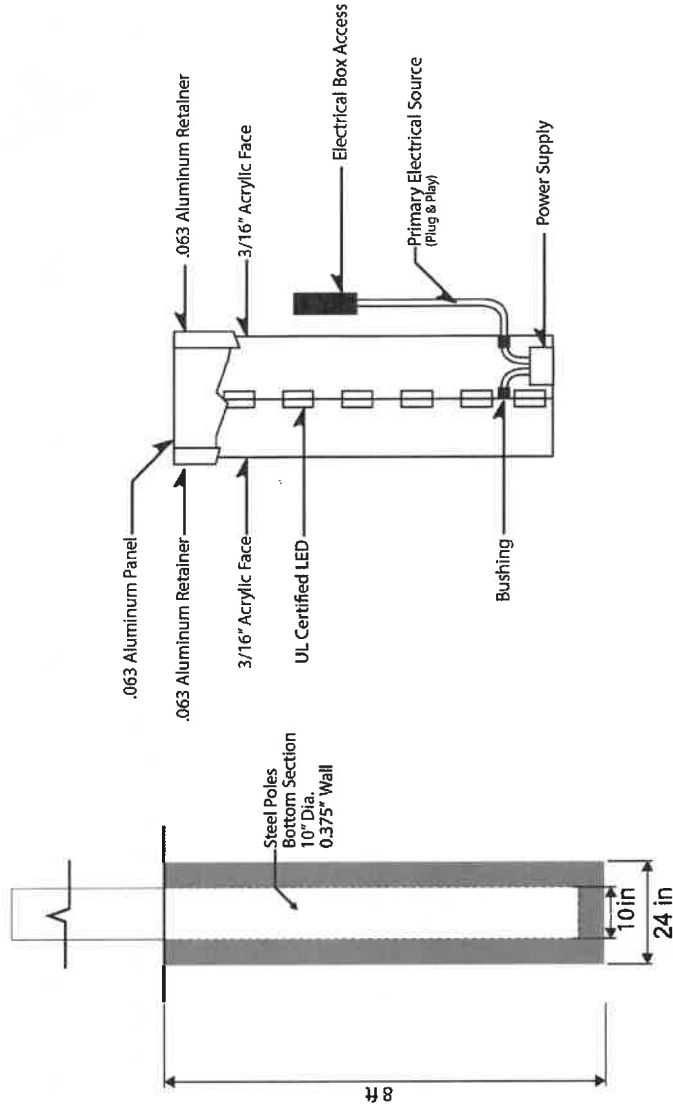
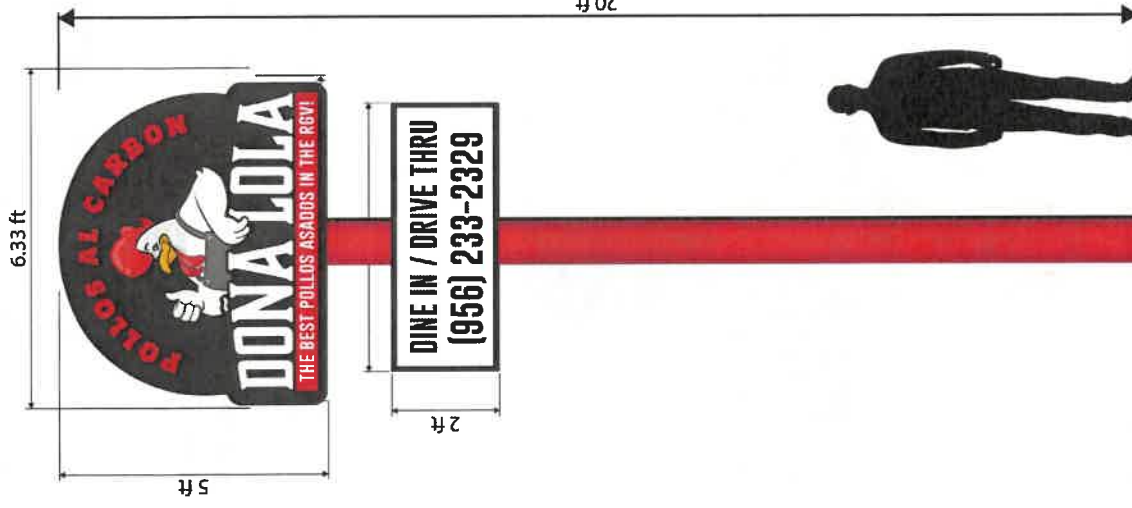
ADDRESS
 Francisco Almanza
 LF Pollos al Carbon Dona Lola
 108 E Ocean Blvd
 Los Fresnos, Tx 78566 usa

PROPOSAL #	DATE
12379	02/09/2026

DESCRIPTION	QTY	RATE	AMOUNT
19'11" Pylon sign 6' x 5' illuminated logo 2' x 5' box light acrylic faces Full color logo power supply LED light	1	8,290.00	8,290.00T
Included: Material labor and installation			
Directional Sign 3' x 4' Included: Full color logo LED Light Power supply acrylic face Included: Material labor and installation			2,390.00T
		SUBTOTAL	10,680.00
		TAX (8.25%)	881.10
		TOTAL	\$11,561.10

Accepted By

Accepted Date



Site Address: 108 E Ocean Blvd, Los Fresnos, TX 78566

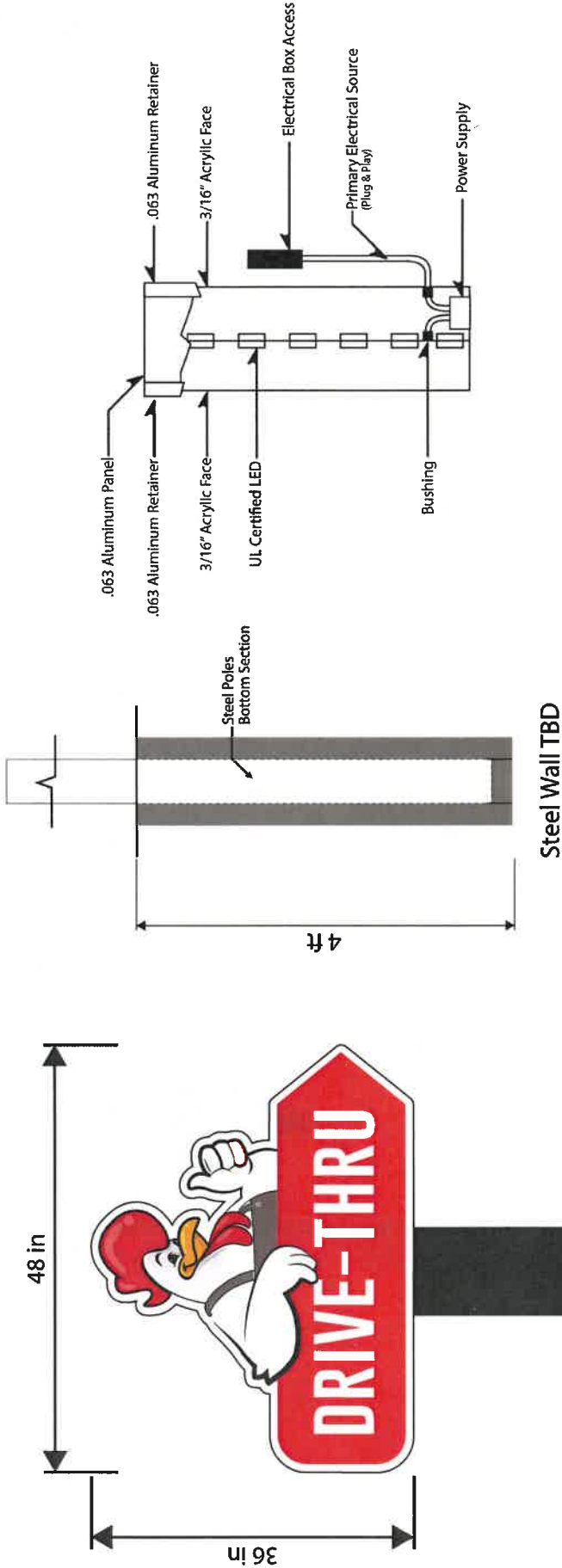
Free Standing Marquee Sign

Sign 01a

Sales Rep - Sandra Garcia
 Contractor - Javier Lopez
 The Grafik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)
 TDLR - License #48725 | TSCL - License #18964

Section B, Item # 4.





Site Address: 108 E Ocean Blvd, Los Fresnos, TX 78566

Free Standing Marquee Sign

Sign 01b

Sales Rep - Sandra Garcia
 Contractor - Javier Lopez
 The Grafik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)
 TDLR - License #48725 | TSCL - License #18964



DINE IN / DRIVE THRU
(956) 233-2329



Sales Rep - Sandra Garcia
Contractor - Javier Lopez
The Grafik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)
TDLR - License #48725 | TSCL - License #18964

Sign 01a



Render

Sales Rep - Sandra Garcia
Contractor - Javier Lopez
The Grafik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)
TDLR - License #48725 | TSCL - License #18964

ACTION ITEM REPORT



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

Recommendation:

See attached application.

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: Allure Medical Aesthetics Inst

2. Applicant: (check one) Property Owner Tenant

3. Property Address: 304 E 3rd St., Suite 2, Los Fresnos, TX. 78566

4. Mailing Address: 7371 Burr Oak Loop, Brownsville, TX. 78526

5. Phone: 956-243-6515 (w) _____ (c) E-mail Address: cindy0117@yahoo.com

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

Description of proposed improvements(s): LED Front Illuminated Channel Letter Sign, Non Illuminated Channel Letter Sign x2, Marquee Sign

Name of contractors: (attach bid copies, including color design)	Amount of bids: (DO NOT INCLUDE TAX)
1. <u>Industrial Signs and Welding LLC</u>	\$ <u>6,095</u>
2. <u>The Graphic Spot LLC</u>	\$ <u>4,490</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:

Cynthia Diaz
Signature

Raul Vilarreal
Property Owner Signature

Cynthia Diaz
Print Name

Raul Vilarreal
Print Name

4/24/2026
Date

4/24/2026
Date

FOR STAFF USE
Staff Recommendation: Low quote of \$4490, CDC Partion # 2245⁰⁰

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

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



ALLURE
AESTHETICS & DERMATOLOGY

render 01

Sales Rep - Sandra Garcia
Contractor - Javier Lopez
The Grafik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)
ITDLR - License #48725 | TSCL - License #18964

Industrial Signs and Welding, L.L.C

512 S. 24th St.
 Donna, TX 78537
 Office: 956-464-1181
 Indy Mobile 956-784-2875

Estimate

Date	Estimate #
4/23/2026	989

Name / Address
Allure Medical Aesthetics Institute

Project

Description	Qty	Rate	Total
Fabricate and install 1 Set LED front illuminated channel letters	1	3,025.00	3,025.00T
Fabricate and install one set of NON illuminated channel letters Ultra board / aluminum brush .050" thickness. Front Desk	1	1,100.00	1,100.00T
Fabricate and install one set of NON illuminated channel letters Ultra board / aluminum brush .050" thickness. Conference room	1	950.00	950.00T
Fabricate and install Double side marquee faces	2	385.00	770.00T
City sign permit Procument fee	1	250.00	250.00T

Thank you for the oppurtunity to do business with you.	Subtotal	\$6,095.00
	Sales Tax (8.25%)	\$502.84
	Total	\$6,597.84

ESTIMATE

The Grafik Spot LLC
 1265 N Expressway
 Brownsville, TX 78520

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



Bill to
 Allure Medical Aesthetics Institute

Estimate details
 Estimate no.: 17434
 Estimate date: 04/23/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		sign	LED Front-illuminated Channel Letter Sign & Channel Box Approx 8.25ft wide	1	\$2,150.00	\$2,150.00
2.		sign	NON-Illuminated Channel Letter Ultraboard Interior Sign - 0.50" Thickness / Brushed Aluminum Finish - Ultraboard (Front Desk)	1	\$950.00	\$950.00
3.		sign	NON-Illuminated Channel Letter Ultraboard Interior Sign - 0.50" Thickness / Brushed Aluminum Finish - Ultraboard (Conference Room)	1	\$750.00	\$750.00
4.		marquee sign	Marquee Faces	2	\$320.00	\$640.00
Subtotal						\$4,490.00
Sales tax						\$370.43

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.

Accepted date

Accepted by