



# Community Development Corporation Meeting Agenda

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

## B. INVOCATION AND PLEDGE OF ALLEGIANCE

## C. VISITORS REMARKS

To speak, you must sign in with the City Secretary prior to the meeting. You have a limit of 5 minutes to speak.

## D. ACTION ITEMS

1. Consideration and ACTION to approve minutes from April 6, 2026.
2. Consideration and ACTION to acknowledge the March 2026 Financial Report A. Monthly B. Year to Date Report C. Sales Tax
3. Consideration and ACTION to approve a storefront grant for Ana's Bananas 3 located at 321 W Ocean Blvd.
4. Consideration and ACTION to approve a sign grant for Ana's Banana's 3 located at 321 W Ocean Blvd.
5. Consideration and ACTION to approve a sign grant for LF Pollos AL Cabron Dona Lola located at 108 E Ocean Blvd.
6. Consideration and ACTION to approve a sign grant for Allure Medical Aesthetics located 304 E 3rd St. Suite 2.
7. Consideration and ACTION to approve funding for the Los Fresnos Falcon Little League.

## 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

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 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 minutes from April 6, 2026.

**Recommendation:**

I recommend approval.



# Community Development Corporation Meeting Minutes

Monday, April 06, 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

President Juarez called the meeting to order at 6:00 p.m.

### PRESENT

President Enrique Juarez  
Place 2 Pedro Maldonado  
Place 4 Marco Huerta  
Place 5 Gordon Cappon  
Vice President Daniel Alvarez

### ABSENT

Place 3 Leo Casanova  
Place 6 Claudia Villarreal

## 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

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 2 Maldonado, Seconded by Place 4 Huerta.

Voting Yea: President Juarez, Place 2 Maldonado, Place 4 Huerta, Place 5 Cappon, Vice President Alvarez

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

Mr. Milum presented the February 2026 financial reports. The transaction report reflected seven routine transactions totaling \$375,404.93, all previously approved with nothing unusual noted.

As of February 28, 2026, the City is 41.7% through the fiscal year. Sales tax collections totaled 48.26% of the annual budget, exceeding projections by nearly \$43,000, reflecting a strong month. Year to date expenditures were 28.63%, or approximately \$189,000, resulting in a positive variance of more than \$128,000, in addition to sales tax revenues above budget. No budget line items were reported as over budget or out of order.

The sales tax comparison report showed a strong performance, with February revenues up 28.34% over the same period last year. Year to date sales tax collections are 11.32% higher, or \$31,904, than last year. Board members noted that February consistently reflects strong figures due to holiday sales from December being reported during this period.

Members commended Mr. Milum and the accounting department for long-standing accuracy, transparency, and accountability in financial reporting.

Motion was made and seconded to acknowledge the Financial Report.

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

Voting Yea: President Juarez, Place 2 Maldonado, Place 4 Huerta, Place 5 Cappon, Vice President Alvarez

- 3. Consideration and ACTION to approve a sign grant for Star Insurance Advisors LLC located at 304 E 3<sup>rd</sup> St. Suite 1.

Mr. Huerta reported on behalf of the Incentive Grant Committee, which met earlier to review a sign grant application from Star Insurance Advisors LLC. Two bids were received for the proposed signage, Industrial Signs: \$9,070 and the lowest bid from The Graphik Spot: \$7,240.

The committee reviewed the bids and recommended approval of the lowest bid from The Graphik Spot in the amount of \$7,240. The CDC's portion of the grant would be \$3,620.

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

Motion made by Place 2 Maldonado, Seconded by Place 4 Huerta.

Voting Yea: President Juarez, Place 2 Maldonado, Place 4 Huerta, Place 5 Cappon, Vice President Alvarez

- 4. Consideration and ACTION to approve an interior grant for Allure Medical Aesthetics LLC located at 304 E 3<sup>rd</sup> St. Suite 2.

Mr. Huerta reported on behalf of the Incentive Grant Committee, which met earlier in the day to review an interior improvement grant application from Allure Medical Aesthetics LLC. Two bids were received for the proposed work, New Leaf Construction LLC in the amount of \$10,200 and the lowest bid from Castle Bridge Construction in the amount of \$9,300.

The committee reviewed the bids and recommended approval of the lowest bid from Castle Bridge Construction in the amount of \$9,300. The CDC's portion of the grant would be \$4,650.

Motion was made and seconded to approve an interior grant for Allure Medical Aesthetics LLC located at 304 E 3<sup>rd</sup> St. Suite 2 to the lowest bid in the amount of \$9,300 with the CDC portion being \$4,650.

Motion made by Place 2 Maldonado, Seconded by Place 5 Cappon.

Voting Yea: President Juarez, Place 2 Maldonado, Place 4 Huerta, Place 5 Cappon, Vice President Alvarez

- 5. Consideration and ACTION to update the sign grant funding amount and include funding for Plaza signs.

Mr. Milum presented a proposed update to the CDC Sign Grant Program, as outlined on page 22 of the board packet. He explained that the current maximum sign grant provides 50% reimbursement up to \$7,500, with the CDC portion capped at \$3,750. He proposed to increase the CDC's maximum contribution from \$3,750 to \$5,000 for standard business sign grants.

He proposed a new component allowing plaza owners to receive funding for large, multi tenant

plaza signs. The plaza owner may receive up to \$5,000 per tenant unit located within the plaza. He confirmed that individual tenants are not barred from applying for their own CDC grants at a later date.

Mr. Milum explained to ensure transparency and fairness, the updates should become effective June 1, 2026. Applications submitted prior to that date will remain subject to the existing \$3,750 maximum and will not include plaza sign funding.

Board members discussed consistency with past practices and noted that similar plaza signage funding had previously been approved in concept, though not formally adopted. Members expressed support for the update, citing benefits to existing and future businesses and improved clarity in grant administration.

Motion was made and seconded to update the CDC Sign Grant Program as follows: Increase the CDC maximum sign grant contribution to \$5,000. Allow plaza owners to receive up to \$5,000 per tenant unit for plaza signage. Confirm that tenants remain eligible to apply separately for CDC grants.  
Set the effective date as June 1, 2026.

Motion made by Vice President Alvarez, Seconded by Place 2 Maldonado.  
Voting Yea: President Juarez, Place 2 Maldonado, Place 4 Huerta, Place 5 Cappon, Vice President Alvarez

6. Consideration and ACTION to approve the 2024-2025 Financial Audit.

Mr. Milum presented the financial audit summary for Fiscal Year 2024–2025, reporting as of September 30, 2025, total assets were reported at \$796,613, consisting primarily of cash. Total liabilities were \$28,517, resulting in an unrestricted fund balance of \$768,096. The fund balance showed a positive increase from the prior fiscal year, indicating continued financial growth and stability. Sales tax revenue increased from \$622,000 in FY 2024 to \$658,000 in FY 2025. Interest income remained essentially consistent year over year. Total revenues: \$676,192, total expenditures approximately \$538,000

The fiscal year concluded with an excess of revenues over expenditures totaling \$137,750. As a result, the fund balance increased from \$630,346 to approximately \$768,096, strengthening the organization’s financial position. Mr. Milum noted that this growth was achieved while completing key projects, including the street project and the Veterans Memorial, while maintaining conservative financial practices to preserve funds for future needs.

Motion was made and seconded to approve the 2024-2025 Financial Audit

Motion made by Place 2 Maldonado, Seconded by Place 5 Cappon.  
Voting Yea: President Juarez, Place 2 Maldonado, Place 4 Huerta, Place 5 Cappon, Vice President Alvarez

**E. REPORT BY GENERAL MANAGER**

1. 1. City Manager Report

- A. Los Fresnos Business Circle (LFBC) March Event
- B. SBA Business Ready Series
- C. LFCDC Website & Media Development (Triggers Media)
- D. Earth Day Event - April 18, 2026
- E. Workforce Development

Mr. Rosas provided an update on current economic development and community initiatives. He reported on the Los Fresnos Business Circle March event, which was held on March 4 at Fragile Planet Wildlife Park and included a new speed- networking format. The next Business Circle event is scheduled for April 17 at the EMS Training Facility.

Mr. Rosas also updated the board on the SBA Business Ready Series, noting that recent sessions have addressed small business funding and that another workshop is planned for April 28. An update was presented on the LF CDC website and media development, including progress on a new homepage video and business- focused content.

Preparations are underway for the Earth Day event scheduled for April 18, 2026, with vendor participation confirmed and promotional materials planned.

Finally, Mr. Rosas reported that work on the workforce development program has been completed and that coordination with workforce partners will continue, with additional details to be provided at a later date.

**F. ADJOURNMENT**

The meeting was adjourned at 6:36 p.m.

\_\_\_\_\_  
Alejandro Flores, Mayor

ATTEST:

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

**ACTION ITEM REPORT**

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

**Recommendation:**

There are 16 transactions totaling \$31,874.62. All transactions are normal or approved previously by the CDC Board.

50% of the year completed:

Revenue: Sales Tax is \$52,654 for March and \$366,357 or 56% of the budget, \$41,357 or 6% over.

Expenditures: A few items will need some adjustment but not substantial amounts. Expenditures are \$441,576 or 66%, which is over the 50% but that is due to one-time costs that were budgeted. Overall projections are looking good.

Sales Tax Report vs Last Year: March Sales tax is \$52,654 this year versus \$47,850 last March, an increase of \$4,804 or 10%. Year to date we are up 11% over last year.

I recommend approval.

**Check Report**

By Check Number

Date Range: 03/01/2026 - 03/31/2026



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	03/06/2026	Regular	0.00	41.89	3786
09770	FACILITY SOLUTIONS GROUP, INC	03/06/2026	Regular	0.00	1,637.19	3787
00305	LOS FRESNOS CHAMBER OF COMMERCE	03/06/2026	Regular	0.00	1,500.00	3788
00430	PETTY CASH	03/06/2026	Regular	0.00	14.30	3789
08242	RIO GRANDE VALLEY CHAMBER OF COMMERCE	03/06/2026	Regular	0.00	1,000.00	3790
04775	LOS FRESNOS FALCONS LITTLE LEAGUE	03/06/2026	Regular	0.00	10,212.50	3791
01794	FLYER VIEW GROUP, LLC	03/20/2026	Regular	0.00	9,995.00	3792
01628	JEFFREY ROSAS	03/20/2026	Regular	0.00	148.63	3793
08248	KONICA MINOLTA PREMIERE FINANCE	03/20/2026	Regular	0.00	124.29	3794
00305	LOS FRESNOS CHAMBER OF COMMERCE	03/20/2026	Regular	0.00	1,250.00	3795
01080	RIO GRANDE UNDERWRITERS	03/20/2026	Regular	0.00	70.00	3796
08017	THE GRAFIK SPOT LLC	03/20/2026	Regular	0.00	355.00	3797
01773	TRIGGERS MEDIA, LLC	03/20/2026	Regular	0.00	5,097.50	3798
01332	PNC BANK NATIONAL ASSOCIATION	03/30/2026	Bank Draft	0.00	428.32	DFT0002076

**Bank Code FVB9 Summary**

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	13	13	0.00	31,446.30
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	3	1	0.00	428.32
EFT's	0	0	0.00	0.00
	<b>16</b>	<b>14</b>	<b>0.00</b>	<b>31,874.62</b>

Section D, Item # 2.

Budget Report

Account Summary

For Fiscal: 2025-2026 Period Ending: 03/31/2026

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	3,401.67	-9,598.33	26.17 %
<a href="#">09-452-1132</a>	SALES TAX	650,000.00	650,000.00	52,654.24	366,357.14	-283,642.86	56.36 %
	<b>Revenue Total:</b>	<b>663,000.00</b>	<b>663,000.00</b>	<b>52,654.24</b>	<b>369,758.81</b>	<b>-293,241.19</b>	<b>55.77%</b>
	<b>Department: 452 - CDC DISBURSEMENTS Total:</b>	<b>663,000.00</b>	<b>663,000.00</b>	<b>52,654.24</b>	<b>369,758.81</b>	<b>-293,241.19</b>	<b>55.77%</b>
<b>Department: 575 - COMMUNITY DEVELOPMENT</b>							
<b>Expense</b>							
<a href="#">09-575-01100</a>	SALARIES	42,848.00	42,848.00	3,311.45	20,305.74	22,542.26	47.39 %
<a href="#">09-575-01500</a>	OVERTIME	1,000.00	1,000.00	7.73	77.26	922.74	7.73 %
<a href="#">09-575-02100</a>	FICA EXPENSE	2,719.00	2,719.00	204.43	1,256.12	1,462.88	46.20 %
<a href="#">09-575-02105</a>	MEDICARE EXPENSE	636.00	636.00	47.81	293.78	342.22	46.19 %
<a href="#">09-575-02106</a>	HEALTH INSURANCE EXP	8,046.00	8,046.00	746.06	4,110.65	3,935.35	51.09 %
<a href="#">09-575-02107</a>	TWC EXPENSE	63.00	63.00	5.07	63.01	-0.01	100.02 %
<a href="#">09-575-02150</a>	TMRS EXPENSE	3,762.00	3,762.00	241.97	1,443.01	2,318.99	38.36 %
<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	19.92	21.08	48.59 %
<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	3,000.00	10,714.12	7,285.88	59.52 %
<a href="#">09-575-04100</a>	OFFICE SUPPLIES & PRINTING	6,000.00	6,000.00	124.29	1,587.20	4,412.80	26.45 %
<a href="#">09-575-05120</a>	TELEPHONE	1,000.00	1,000.00	81.64	291.09	708.91	29.11 %
<a href="#">09-575-06100</a>	CITY PROMOTION	62,575.00	62,575.00	1,250.00	42,500.00	20,075.00	67.92 %
<a href="#">09-575-06120</a>	ADVERTISING	2,425.00	2,425.00	1,475.00	1,475.00	950.00	60.82 %
<a href="#">09-575-09100</a>	TRAVEL/SEMINARS	4,000.00	4,000.00	296.41	4,005.65	-5.65	100.14 %
<a href="#">09-575-10100</a>	DUES & MEMBERSHIPS	9,000.00	9,000.00	70.00	450.54	8,549.46	5.01 %
<a href="#">09-575-11100</a>	PARK IMPROVEMENTS	120,000.00	120,000.00	31,037.45	122,626.59	-2,626.59	102.19 %
<a href="#">09-575-11150</a>	SPECIAL PROJECTS	140,697.00	140,697.00	0.00	1,637.19	139,059.81	1.16 %
<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	5,097.50	25,370.00	-25,370.00	0.00 %
<a href="#">09-575-30100</a>	BUSINESS INCENTIVE PROGRAM	40,000.00	40,000.00	9,600.00	17,512.79	22,487.21	43.78 %
<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>56,600.21</b>	<b>441,576.18</b>	<b>221,423.82</b>	<b>66.60%</b>
	<b>Department: 575 - COMMUNITY DEVELOPMENT Total:</b>	<b>663,000.00</b>	<b>663,000.00</b>	<b>56,600.21</b>	<b>441,576.18</b>	<b>221,423.82</b>	<b>66.60%</b>
	<b>Fund: 09 - COMMUNITY DEVELOPMENT COR Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>-3,945.97</b>	<b>-69,417.77</b>	<b>-69,417.77</b>	<b>0.00%</b>
	<b>Report Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>-3,945.97</b>	<b>-69,417.77</b>	<b>-69,417.77</b>	<b>0.00%</b>

4/8/2026 8:31:45 AM

Page 3

10

# 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%
<b>TOTAL SALES ACTIVITIES</b>	<b>\$ 1,465,428.47</b>	<b>\$ 1,318,593.75</b>	<b>\$ 146,834.72</b>	<b>11.14%</b>	<b>\$ 1,099,071.35</b>	<b>\$ 988,945.31</b>	<b>\$ 110,126.04</b>	<b>11.14%</b>	<b>\$ 366,357.12</b>	<b>\$ 329,648.44</b>	<b>\$ 36,708.68</b>	<b>11.14%</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 a storefront grant for Ana's Bananas 3 located at 321 W Ocean Blvd.

**Recommendation:**

See attached information.

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 &amp; 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 D, Item # 3.

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
<b>TOTAL</b>			<b>\$4,850.00</b>

SALDO DEUDOR

**USD \$4,850.00**



# R&J Construction, LLC

4280 Sabine Ave., Brownsville, TX 78520

Estimate 20260423

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
	<b>Balance</b>	<b>\$7,800.00</b>

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 las 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: <b>(DO NOT INCLUDE TAX)</b>
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 \$3500<sup>00</sup>, COC Portion 1750<sup>00</sup>

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

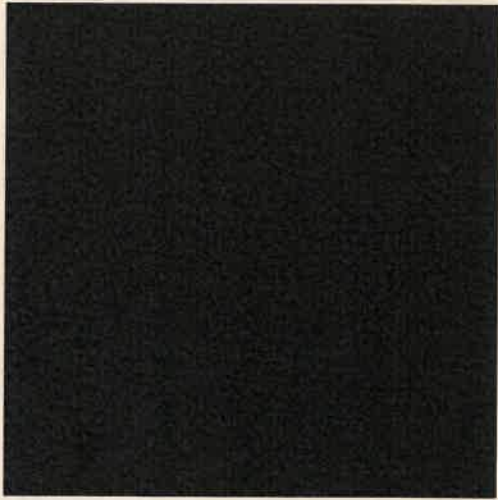
ESTIMATE  
14874

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 &amp; more</u>	\$ <u><del>11,500</del> \$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:

[Signature]  
Signature  
Francisco Almanza  
Print Name  
3/31/20  
Date

[Signature]  
Property Owner Signature  
Eddie Cruz  
Print Name  
3/31/20  
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 D, Item # 5.



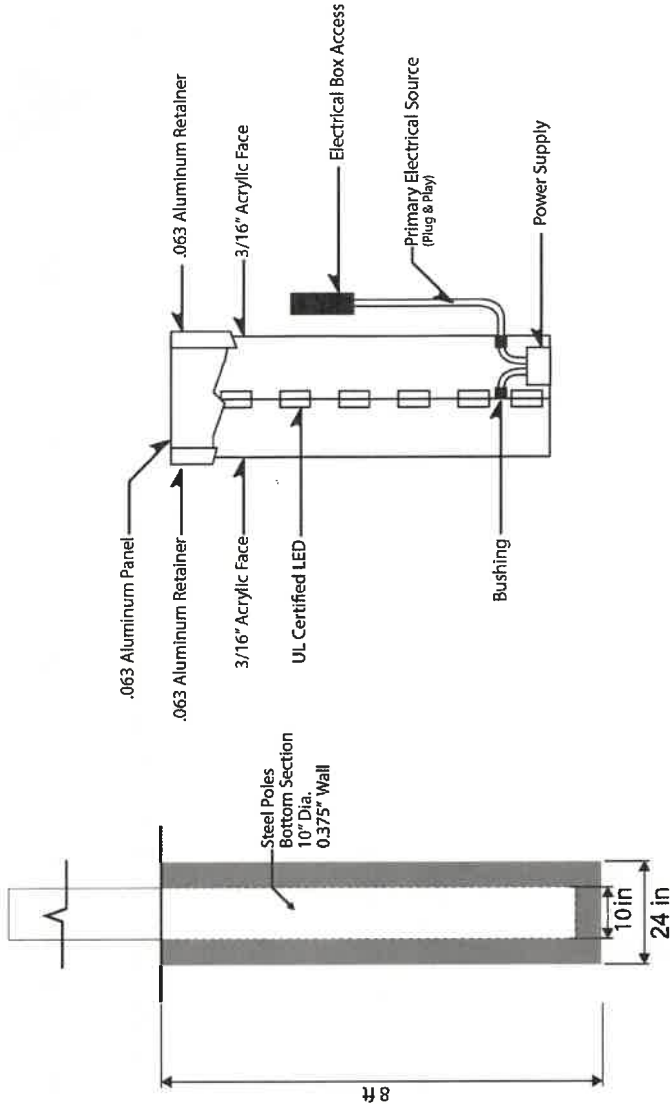
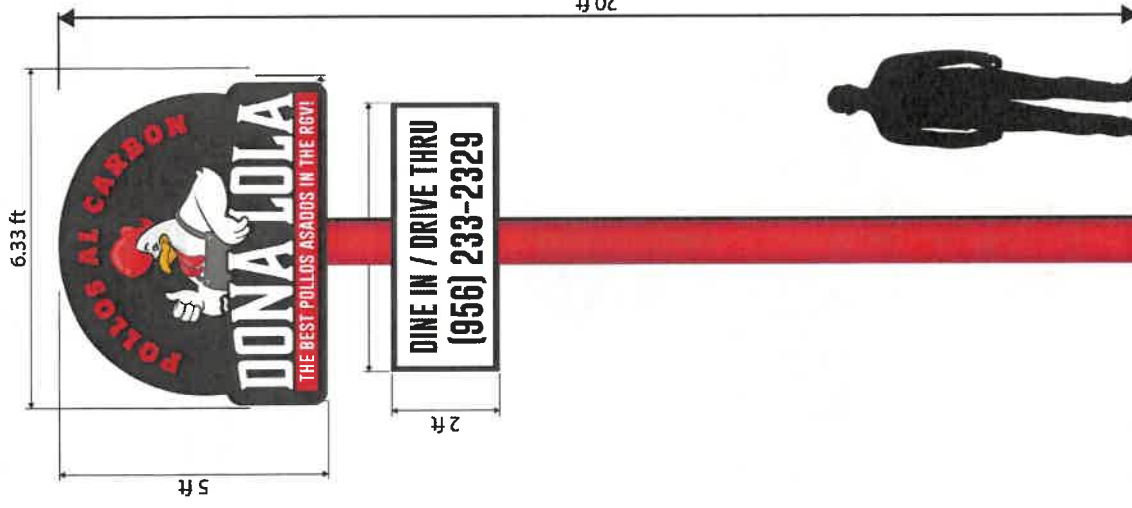
**ADDRESS**  
 Francisco Almanza  
 LF Pollos al Carbon Dona Lola  
 108 E Ocean Blvd  
 Los Fresnos, Tx 78566 usa

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
		<b>TOTAL</b>	<b>\$11,561.10</b>

Accepted By

Accepted Date

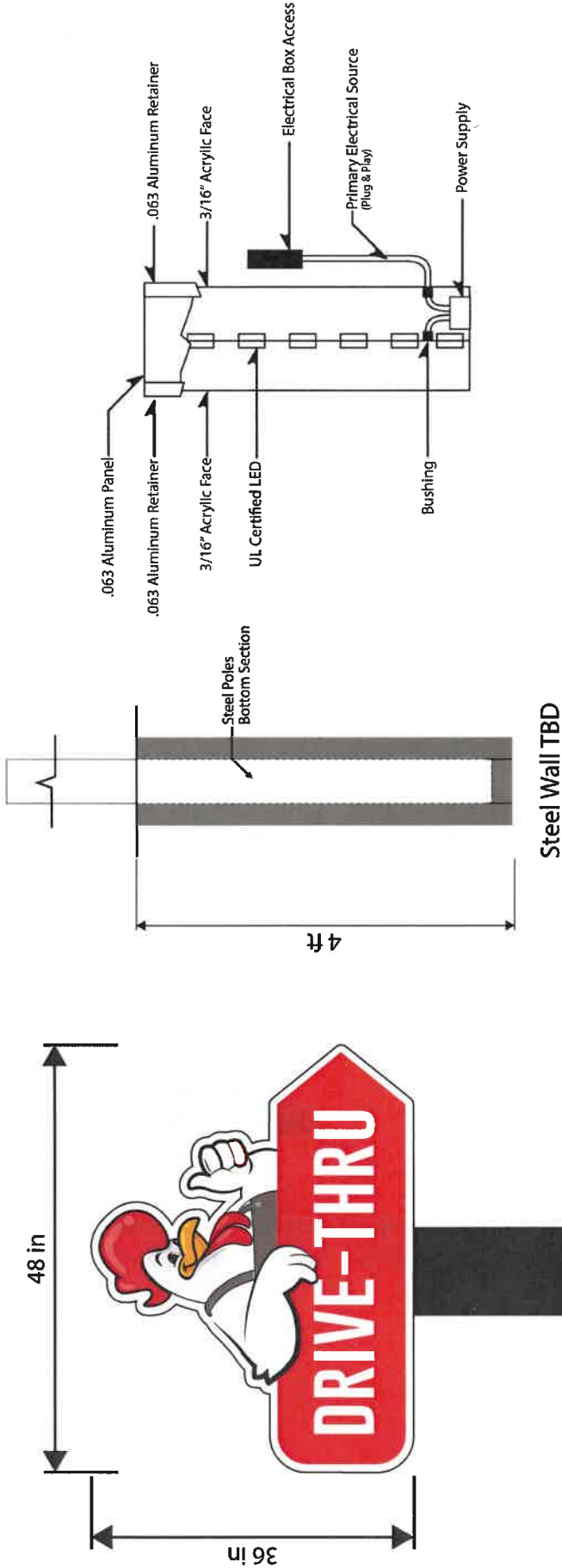


Site Address: 108 E Ocean Blvd, Los Fresnos, TX 78566

**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



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

Free Standing Marquee Sign

Sign 01b

Sales Rep - Sandra Garcia  
 Contractor - Javier Lopez  
 The Grafrik 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: <b>(DO NOT INCLUDE TAX)</b>
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:**

<u></u>	<u></u>
Signature	Property Owner Signature
<u>Cynthia Diaz</u>	<u>Raul Vilarreal</u>
Print Name	Print Name
<u>4/24/2026</u>	<u>4/24/2026</u>
Date	Date

Staff Recommendation: Low quote of \$4490, CDC Partion # 2245<sup>00</sup>

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.	<b>Subtotal</b>	\$6,095.00
	<b>Sales Tax (8.25%)</b>	\$502.84
	<b>Total</b>	\$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.		<b>sign</b>	LED Front-illuminated Channel Letter Sign & Channel Box Approx 8.25ft wide	1	\$2,150.00	\$2,150.00
2.		<b>sign</b>	NON-Illuminated Channel Letter Ultraboard Interior Sign - 0.50" Thickness / Brushed Aluminum Finish - Ultraboard (Front Desk)	1	\$950.00	\$950.00
3.		<b>sign</b>	NON-Illuminated Channel Letter Ultraboard Interior Sign - 0.50" Thickness / Brushed Aluminum Finish - Ultraboard (Conference Room)	1	\$750.00	\$750.00
4.		<b>marquee sign</b>	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**

## ACTION ITEM REPORT



**Item Title:** Consideration and ACTION to approve funding for the Los Fresnos Falcon Little League.

**Recommendation:**

The representatives for the Little League will be present to review needs for funding. The CDC has the funds available in this budget if needed now or it can be utilized for the budget in August. I always prefer to utilize funds now if they are available.

I recommend approval.

**LOS FRESNOS FALCON LITTLE LEAGUE  
NEEDS**

ITEM	DESCRIPTION	COST
1	Big Field Irrigation	\$ 9,500
2	Softball Fiels Clay	\$ 12,500
3	Softball Field Conditioner	\$ 3,400
4	Sensory Garden	\$ 6,000
5	Lighting for Batting Cages	\$ 3,500
6	Shipping Container	\$ 4,500
TOTAL		\$ 39,400

## ACTION ITEM REPORT



**Item Title:**

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

**Recommendation:**

See attached report.



## Los Fresnos Community Development Corporation Month of April 2026

Prepared by: Jeffrey Rosas – Economic Development Coordinator

---

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

#### Community With Opportunity: Stories of Business Leadership

LFCDC hosted a new-format Los Fresnos Business Circle panel discussion with approximately **25 attendees**, marking the **first leadership panel event** since the program's launch.

The discussion centered on:

- Business leadership experiences
- Growth through community engagement
- Managing stress and pressure as business owners

### 2. SBA Business Ready Series

- Continued collaboration with **SBA and SCORE**
- Hosted **Business Startup Basics** workshop at **Montecarlo Event Hall** (April 28)

### 3. Earth Day Event – April 18, 2026

The **Earth Day Event** drew an estimated 600-700 attendees.

#### Event Highlights:

- Community giveaways including bikes, scooters, binoculars, plants, books, and children's haircuts
- **LFCISD Construction, Agriculture, and Special Education teachers and students** led hands-on Earth Day activities such as birdhouse painting, pinecone bird feeders, and succulent propagation
- Students engaged directly with the public, and participants were able to take home their completed projects

The event provided meaningful educational experiences while strengthening connections between schools, students, and the broader community.

#### 4. Regional Leadership Representation

- Participating as a panelist in **RGV Start-Up Week** on April 28: “*Insights Unplugged: Small Communities with Big Impact*” alongside EDC Executive Directors from **Elsa, Donna, and Rio Grande City**

#### 5. Workforce Development

- Both MOUs have been signed, and we are now waiting on next steps from **Workforce Solutions Cameron** to begin participant recruitment for upcoming **certification cohorts**
- Initial planning and coordination are underway pending confirmation

#### 6. LFCDC Website Development

- The **LFCDC website is still in development**
- Additional information and content are currently being gathered to support business attraction, business retention, and workforce development resources prior to launch