



Business Incentive Grant Committee Meeting Agenda

Monday, October 05, 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 August 3, 2026.
2. Consideration and ACTION to approve a sign grant for Casa Colombia Coffee Shop LLC located at 810 W Ocean Blvd Ste. A 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 September 29, 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 August 3, 2026.

Recommendation:



Business Incentive Grant Committee Meeting Minutes

Monday, August 03, 2026 at 5:45 PM

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

<https://cityoflosfresnos.com/meetings>

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

A. CALL MEETING TO ORDER

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

PRESENT

Place 5 Gordon Cappon

Place 6 Claudia Villarreal

ABSENT

Place 4 Marco Huerta

B. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from July 6, 2026.

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

Motion made by Place 6 Villarreal, Seconded by Place 5 Cappon.

Voting Yea: Place 5 Cappon, Place 6 Villarreal

2. Consideration and ACTION to approve a storefront grant for A&A Towing and recovery located at 101 S. Arroyo Blvd.

Motion was made and seconded to approve a storefront grant for A&A Towing and recovery located at 101 S. Arroyo Blvd. to the lowest bid \$12,525 with the CDC portion being \$6,262.50.

Motion made by Place 5 Cappon, Seconded by Place 6 Villarreal.

Voting Yea: Place 5 Cappon, Place 6 Villarreal

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

Motion was made and seconded to approve a sign grant for Poppin Claw located at 33478 FM 803 Ste. B-8 to the lowest bid \$4,000 with the CDC portion being 2,000.

Motion made by Place 6 Villarreal, Seconded by Place 5 Cappon.

Voting Yea: Place 5 Cappon, Place 6 Villarreal

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

Motion was made and seconded to approve a sign grant for The Sweet Shop located at 401 W Ocean Blvd. unit 4. to the lowest bid \$3,340 with the CDC portion being \$1,670

Motion made by Place 6 Villarreal, Seconded by Place 5 Cappon.

Voting Yea: Place 5 Cappon, Place 6 Villarreal

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

Motion was made and seconded to approve an Interior grant for The Sweet Shop located at 401 W Ocean Blvd. unit 4. to the lowest bid \$30,000 with the CDC portion being \$5,000.

Motion made by Place 5 Cappon, Seconded by Place 6 Villarreal.

Voting Yea: Place 5 Cappon, Place 6 Villarreal

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

Motion was made and seconded to approve an interior grant for Casa Colombia Coffee Shop LLC located at 810 W Ocean Blvd. Suite A2. to the lowest bid \$16,750 with the CDC portion being maximum amount \$5,000.

Motion made by Place 6 Villarreal, Seconded by Place 5 Cappon.

Voting Yea: Place 5 Cappon, Place 6 Villarreal

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

Motion was made and seconded to approve a storefront grant for Robert Salinas Plaza located at 810 W Ocean Blvd. Suite A2. to the lowest bid \$15,250 with the CDC portion being \$ 7,500.

Motion made by Place 5 Cappon, Seconded by Place 6 Villarreal.

Voting Yea: Place 5 Cappon, Place 6 Villarreal

C. ADJOURNMENT

Meeting was adjourned at 5:54 p.m.

Jacqueline Moya, City Secretary

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve a sign grant for Casa Colombia Coffee Shop LLC located at 810 W Ocean Blvd Ste. A 2.

Recommendation:

Good evening, Committee Members,

The owners of Casa Colombia met with Jeffrey to discuss their local business venture and the need for grant assistance.

They obtained two quotes for a LED front-illuminated letter sign. The most economical quote was submitted by Phoenix Contractor Services, LLC, in the amount of \$10,120.

If approved tonight, the CDC would provide \$5,000 toward the project. I recommend approval.



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

APPLICATION

1. Name of Applicant & Business: Jennifer Figueroa / Casa Colombia
 2. Applicant: (check one) Property Owner ☒ Tenant ☐ Coffee Shop LLC
 3. Property Address: 810 W. Ocean Blvd. Los Fresnos, TX 78566 Suite
 4. Mailing Address: 28228 Lantana Lake Dr. San Benito, T.X 78586
 5. Phone: (956) 990-0220 (w) (c) E-mail Address: Ramijenny10@icloud.com

Type of Project: (circle one)

Sign: Option 1 or Option 2

Storefront

Landscaping

Interior

Description of proposed improvements(s): _____

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

Amount of bids: **(DO NOT INCLUDE TAX)**1. Phoenix Contractor Services, LLC\$ 10,120.00
~~\$ 10,200.00~~2. Cand A Construction Team, LLC\$ 18,950.00

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 Jennifer FigueroaPrint Name Jennifer FigueroaDate 08/26/26Property Owner Signature [Signature]Print Name Robert SalinasDate 8-31-26

FOR STAFF USE

Staff Recommendation: Lowest quote is for \$10,120.00, CDC portion is \$ 5,000.00

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

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

13'-0" OVERALL



CASA Colombia
— COFFEE SHOP —

○ DIRECTLY SOURCED COLOMBIAN COFFEE ○



CASA Colombia
— COFFEE SHOP —

• DIRECTLY SOURCED COLOMBIAN COFFEE

CLIENT PROVIDED REFERENCE IMAGE

	PROJECT:	CASA COLOMBIA COFFEE SHOP
	CLIENT:	Casa Colombia Coffee Shop LLC
	ADDRESS:	810 W Ocean Blvd, Los Fresnos, TX 78566
	CONTRACTOR:	Phoenix Contractor Services, LLC 27921 Bean Road, San Benito, TX 78586 (956) 328-9103 ca.conteam@gmail.com
	PROJECT CONTACT:	Jennifer Figueroa (956) 990-0220
	DATE:	08/26/2026

VERIFY ALL FIELD DIMENSIONS PRIOR TO FABRICATION

PHOENIX

CONTRACTOR SERVICES, LLC

27921 Bean Road | San Benito, TX 78586 | (956) 328-9103

PROPOSAL

Proposal No. 1312

August 26, 2026

PREPARED FOR Jennifer Figueroa Casa Colombia	PROJECT LED Channel Letter Sign
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SCOPE AND PRICING

DESCRIPTION	QTY	RATE	AMOUNT
LED Front-Illuminated Channel Letter Sign - Approx. 13'	1	\$10,120.00	\$10,120.00

SUBTOTAL **\$10,120.00**

TOTAL PROPOSAL **\$10,120.00**

PROPOSAL CONDITIONS

This proposal is based on the scope stated above. Changes to the sign size, design, materials, quantity, location, or work requirements may require a written change order and price adjustment. This proposal is valid for 30 calendar days from the date above.

TIPS CONTRACTS: 26010402 - Trades, Labor, and Materials (JOC) | 26010401 - Trades, Labor, and Materials (NON-JOC)



DBA: C&A Builders
420 Jay St San Benito TX, 78586
Email: cn.conteam@gmail.com

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

PROPOSAL

#1207

LED Sign

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

Work to be completed:

Illuminated Sign:

- LED Front Illuminated Sign 15'

All Labor and Materials:

Material and Equipment

\$11,370.00

Labor and Installation

\$7,580.00

We, C&A Builders proposes the above scope of work completed by TBD for the amount of **\$18,950.00**

Submitted By: Cesar Anguiano Jr.

08/19/2026

Date