



Community Development Corporation Meeting Agenda

Monday, October 06, 2025 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 the minutes from September 8, 2025.
2. Consideration and ACTION to acknowledge the August 2025 Financial Report A. Monthly B. Year to Date Report C. Sales Tax Report
3. Consideration and ACTION to approve an interior grant for Busy Bubbles Laundromat located at 680 E Ocean Blvd. Suite 6.
4. Consideration and ACTION to approve a sign grant for Exotic International Grocery Store located at 33478 FM 803 Suite B7.
5. Consideration and ACTION to approve a sign grant for Gracepoint Primary Healthcare located at 224 W Ocean Blvd.

E. REPORT BY GENERAL MANAGER

1. City Manager Report
A. Veteran's Memorial B. Pool C. Economic Development Coordinator Report 1. LF Business Circle 2. Friends of LF Nature Park 3. Strategic Planning 4. Community Engagement & Beautification

F. ADJOURNMENT

This is to certify that I, Mark W. Milum, posted this agenda on the front bulletin board of the City Hall and on the city website at www.cityoflosfresnos.com on October 1, 2025 on or before 9:00 a.m. and it shall remain so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

/s/ Mark W. Milum, City Manager

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 September 8, 2025.

Recommendation:

I recommend approval.



Community Development Corporation Meeting Minutes

Monday, September 08, 2025 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 Enrique Juarez called the meeting to order at 6:01 p.m.

PRESENT

President Enrique Juarez
Place 2 Pedro Maldonado
Place 3 Leo Casanova
Place 4 Marco Huerta
Place 6 Claudia Villarreal
Vice President Daniel Alvarez

ABSENT

Place 5 Gordon Cappon

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 were none.

D. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from August 4, 2025.

Motion was made and seconded to approve the minutes from August 4, 2025.

Motion made by Place 4 Huerta, Seconded by Place 3 Casanova.

Voting Yea: President Juarez, Place 2 Maldonado, Place 3 Casanova, Place 4 Huerta, Place 6 Villarreal, Vice President Alvarez

2. Consideration and ACTION to acknowledge the July 2025 Financial Report A. Monthly B. Year to Date Report C. Sales Tax Report

Mr. Milum reported all spending is normal and within the planned budget. The final payment for the Veterans Memorial was made. So far, about 81% of expected revenue has come in, though sales tax will likely be around \$20,000 less than estimated. Even so, it's still 4% higher than last year. Expenses are low about \$111,000 under budget so the year is expected to end with a surplus of around \$80,000. This extra money can be used for future projects. July's sales tax was up 6.4% compared to last year, showing continued growth in local businesses.

Motion was made and seconded to acknowledge the July 2025 Financial Report A. Monthly B. Year to Date Report C. Sales Tax Report.

Motion made by Place 2 Maldonado, Seconded by Place 6 Villarreal.

Voting Yea: President Juarez, Place 2 Maldonado, Place 3 Casanova, Place 4 Huerta, Place 6 Villarreal, Vice President Alvarez

3. Consideration and ACTION to approve a service agreement between the CDC and the Los Fresnos Chamber of Commerce.

Los Fresnos Chamber of Commerce Executive Director Mr. Val Champion presented the annual report and answered questions from the board.

Motion was made and seconded to approve a service agreement between the CDC and the Los Fresnos Chamber of Commerce in the amount of \$18,000.

Motion made by Place 2 Maldonado, Seconded by Vice President Alvarez.

Voting Yea: President Juarez, Place 2 Maldonado, Place 3 Casanova, Place 4 Huerta, Place 6 Villarreal, Vice President Alvarez

E. REPORT BY GENERAL MANAGER

1. City Manager Report

A. Veteran's Memorial B. Pool C. Los Fresnos Educational & Recreation Club D. Economic Development Coordinator Report 1. Workforce Development Follow-Up 2. Los Fresnos Business Circle 3. Marketing 4. Regional Collaboration 5. Community Engagement

Mr. Milum presented the proposed itinerary for the Veterans Memorial dedication ceremony and addressed questions from the council. He also informed the board that pool renovations were progressing well. He concluded by explaining the reasons behind the Boys & Girls Club's transition to the Los Fresnos Educational & Recreation Club and responded to related questions.

Economic Development Coordinator Jeffrey Rosas reviewed his report and answered questions from the board.

F. ADJOURNMENT

The meeting was adjourned at 6:35 p.m.

Enrique Juarez, President

ATTEST:

Jacqueline Moya, City Secretary

ACTION ITEM REPORT



Item Title:

Consideration and ACTION to acknowledge the August 2025 Financial Report A. Monthly B. Year to Date Report C. Sales Tax Report

Recommendation:

I recommend approval.



City of Los Fresnos, TX

Check Report

By Check Number

Date Range: 08/01/2025 - 08/31/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: FVB9-CDC CHECKING						
09860	AT&T MOBILITY	08/07/2025	Regular	0.00	41.87	3710
01274	NewLane Finance Company	08/07/2025	Regular	0.00	39.75	3711
00915	PURCHASE POWER	08/07/2025	Regular	0.00	19.27	3712
02675	TEXAS ECONOMIC DEVELOPMENT COUNCIL	08/07/2025	Regular	0.00	675.00	3713
00305	LOS FRESNOS CHAMBER OF COMMERCE	08/08/2025	Regular	0.00	1,500.00	3714
01628	JEFFREY ROSAS	08/22/2025	Regular	0.00	156.80	3715
08248	KONICA MINOLTA PREMIERE FINANCE	08/22/2025	Regular	0.00	124.29	3716
01673	MARIO ALBERTO MEJIA JR	08/27/2025	Regular	0.00	3,800.00	3717
00001	CITY OF L.F. PAYROLL ACCT	08/13/2025	Bank Draft	0.00	2,178.91	DFT0001518
01332	PNC BANK NATIONAL ASSOCIATION	08/28/2025	Bank Draft	0.00	585.80	DFT0001523

Bank Code FVB9 Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	10	8	0.00	6,356.98
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	3	2	0.00	2,764.71
EFT's	0	0	0.00	0.00
	13	10	0.00	9,121.69



		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 09 - COMMUNITY DEVELOPMENT COR							
Department: 444 - MISCELLANEOUS							
Revenue							
09-444-1020	MISCELLANEOUS INCOME	0.00	0.00	0.00	2,142.30	2,142.30	0.00 %
Revenue Total:		0.00	0.00	0.00	2,142.30	2,142.30	0.00 %
Department: 444 - MISCELLANEOUS Total:		0.00	0.00	0.00	2,142.30	2,142.30	0.00 %
Department: 452 - CDC DISBURSEMENTS							
Revenue							
09-452-1000	INTEREST EARNED	14,400.00	14,400.00	0.00	13,268.61	-1,131.39	92.14 %
09-452-1132	SALES TAX	670,800.00	670,800.00	58,810.96	600,582.63	-70,217.37	89.53 %
Revenue Total:		685,200.00	685,200.00	58,810.96	613,851.24	-71,348.76	89.59 %
Department: 452 - CDC DISBURSEMENTS Total:		685,200.00	685,200.00	58,810.96	613,851.24	-71,348.76	89.59 %
Department: 575 - COMMUNITY DEVELOPMENT							
Expense							
09-575-01100	SALARIES	25,334.00	25,334.00	3,200.00	22,280.00	3,054.00	87.95 %
09-575-01500	OVERTIME	0.00	0.00	15.00	15.00	-15.00	0.00 %
09-575-02100	FICA EXPENSE	1,571.00	1,571.00	198.02	1,380.97	190.03	87.90 %
09-575-02105	MEDICARE EXPENSE	367.00	367.00	46.32	322.97	44.03	88.00 %
09-575-02106	HEALTH INSURANCE EXP	0.00	0.00	670.48	670.48	-670.48	0.00 %
09-575-02107	TWC EXPENSE	117.00	117.00	0.00	38.09	78.91	32.56 %
09-575-02150	TMRS EXPENSE	0.00	0.00	221.20	958.14	-958.14	0.00 %
09-575-02160	WORKER'S COMP	51.00	51.00	0.00	18.85	32.15	36.96 %
09-575-02210	OTHER INSURANCE	0.00	0.00	6.80	6.80	-6.80	0.00 %
09-575-03110	ATTORNEY	500.00	500.00	0.00	0.00	500.00	0.00 %
09-575-03115	AUDITOR	8,000.00	8,000.00	0.00	7,923.25	76.75	99.04 %
09-575-03120	PROFESSIONAL SERVICES	41,600.00	41,600.00	0.00	33,600.00	8,000.00	80.77 %
09-575-03121	BUSINESS RECRUIT AND DEVELOPME	18,000.00	18,000.00	1,500.00	16,500.00	1,500.00	91.67 %
09-575-04100	OFFICE SUPPLIES & PRINTING	5,500.00	5,500.00	124.29	2,397.52	3,102.48	43.59 %
09-575-05120	TELEPHONE	0.00	0.00	0.00	120.28	-120.28	0.00 %
09-575-06100	CITY PROMOTION	54,500.00	54,500.00	0.00	47,647.09	6,852.91	87.43 %
09-575-06120	ADVERTISING	12,580.00	12,580.00	0.00	2,945.00	9,635.00	23.41 %
09-575-09100	TRAVEL/SEMINARS	3,000.00	3,000.00	156.80	1,685.01	1,314.99	56.17 %
09-575-10100	DUES & MEMBERSHIPS	2,000.00	9,000.00	39.75	8,359.59	640.41	92.88 %
09-575-11100	PARK IMPROVEMENTS	0.00	0.00	0.00	2,142.30	-2,142.30	0.00 %
09-575-11150	SPECIAL PROJECTS	188,416.00	181,416.00	3,800.00	98,866.57	82,549.43	54.50 %
09-575-12100	INSURANCE	300.00	300.00	0.00	270.52	29.48	90.17 %
09-575-13500	CAPITAL OUTLAY	101,800.00	101,800.00	0.00	93,299.21	8,500.79	91.65 %
09-575-30100	BUSINESS INCENTIVE PROGRAM	40,000.00	40,000.00	0.00	14,882.07	25,117.93	37.21 %
09-575-30129	GENERAL FUND ADMIN	15,000.00	15,000.00	0.00	15,000.00	0.00	100.00 %
09-575-30131	TRANSFER DEBT SERVICE I&S	268,064.00	268,064.00	0.00	118,064.00	150,000.00	44.04 %
09-575-99100	MISCELLANEOUS	300.00	300.00	0.00	80.10	219.90	26.70 %
Expense Total:		787,000.00	787,000.00	9,978.66	489,473.81	297,526.19	62.19 %
Department: 575 - COMMUNITY DEVELOPMENT Total:		787,000.00	787,000.00	9,978.66	489,473.81	297,526.19	62.19 %
Fund: 09 - COMMUNITY DEVELOPMENT COR Surplus (Deficit):		-101,800.00	-101,800.00	48,832.30	126,519.73	228,319.73	-124.28 %
Report Surplus (Deficit):		-101,800.00	-101,800.00	48,832.30	126,519.73	228,319.73	-124.28 %

Sales Tax Report

FY 24-25

Section D, Item # 2.

	2c				1-1/2c (General Fund Portion)				1/2c (CDC Portion)			
<u>Paid</u>	<u>FY23-24</u>	<u>FY22-23</u>	<u>Inc(Dec)</u> <u>(\$)</u>	<u>Inc(Dec)</u> <u>(%)</u>	<u>FY23-24</u>	<u>FY22-23</u>	<u>Inc(Dec)</u> <u>(\$)</u>	<u>Inc(Dec)</u> <u>(%)</u>	<u>FY23-24</u>	<u>FY22-23</u>	<u>Inc(Dec)</u> <u>(\$)</u>	<u>Inc(Dec)</u> <u>(%)</u>
October	243,943.95	185,244.88	58,699.07	31.69%	182,957.96	138,933.66	44,024.30	31.69%	60,985.99	46,311.22	14,674.77	31.69%
November	222,593.76	184,490.56	38,103.20	20.65%	166,945.32	138,367.92	28,577.40	20.65%	55,648.44	46,122.64	9,525.80	20.65%
December	181,035.06	168,404.27	12,630.79	7.50%	135,776.30	126,303.20	9,473.09	7.50%	45,258.77	42,101.07	3,157.70	7.50%
January	183,910.88	167,540.80	16,370.08	9.77%	137,933.16	125,655.60	12,277.56	9.77%	45,977.72	41,885.20	4,092.52	9.77%
February	246,747.09	229,682.55	17,064.54	7.43%	185,060.32	172,261.91	12,798.41	7.43%	61,686.77	57,420.64	4,266.14	7.43%
March	177,249.93	159,308.68	17,941.25	11.26%	132,937.45	119,481.51	13,455.94	11.26%	44,312.48	39,827.17	4,485.31	11.26%
April	183,718.30	202,435.05	(18,716.75)	-9.25%	137,788.73	151,826.29	(14,037.56)	-9.25%	45,929.58	50,608.76	(4,679.19)	-9.25%
May	252,041.13	249,102.32	2,938.81	1.18%	189,030.85	186,826.74	2,204.11	1.18%	63,010.28	62,275.58	734.70	1.18%
June	203,263.59	158,463.23	44,800.36	28.27%	152,447.69	118,847.42	33,600.27	28.27%	50,815.90	39,615.81	11,200.09	28.27%
July	193,451.68	187,822.61	5,629.07	3.00%	145,088.76	140,866.96	4,221.80	3.00%	48,362.92	46,955.65	1,407.27	3.00%
August	234,275.31	298,745.71	(64,470.40)	-21.58%	175,706.48	224,059.28	(48,352.80)	-21.58%	58,568.83	74,686.43	(16,117.60)	-21.58%
September	212,384.99	201,318.09	11,066.90	5.50%	159,288.74	150,988.57	8,300.17	5.50%	53,096.25	50,329.52	2,766.73	5.50%
TOTAL SALES ACTIVITIES	\$ 2,534,615.67	\$ 2,392,558.75	\$ 142,056.92	5.94%	\$ 1,900,961.75	\$ 1,794,419.06	\$ 106,542.69	5.94%	\$ 633,653.92	\$ 598,139.69	\$ 35,514.23	5.94%

	2c				1-1/2c (General Fund Portion)				1/2c (CDC Portion)			
<u>Paid</u>	<u>FY24-25</u>	<u>FY23-24</u>	<u>Inc(Dec)</u> <u>(\$)</u>	<u>Inc(Dec)</u> <u>(%)</u>	<u>FY24-25</u>	<u>FY23-24</u>	<u>Inc(Dec)</u> <u>(\$)</u>	<u>Inc(Dec)</u> <u>(%)</u>	<u>FY24-25</u>	<u>FY23-24</u>	<u>Inc(Dec)</u> <u>(\$)</u>	<u>Inc(Dec)</u> <u>(%)</u>
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%
TOTAL SALES ACTIVITIES	\$ 2,402,330.43	\$ 2,322,230.68	\$ 80,099.75	4.07%	\$ 1,801,747.82	\$ 1,741,673.01	\$ 60,074.81	4.07%	\$ 600,582.61	\$ 580,557.67	\$ 20,024.94	4.07%

**** 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 Busy Bubbles Laundromat located at 680 E Ocean Blvd. Suite 6.

Recommendation:

I recommend approval.



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

APPLICATION

1. Name of Applicant & Business: Ramon Gonzalez / Busy Bubble Landmark
2. Applicant: (check one) ☐ Property Owner ☒ Tenant
3. Property Address: 680 E Ocean Blvd Los Fresnos Tx 78566 A-6
4. Mailing Address: 33171 Melon dr. Los Fresnos Tx 78566
5. Phone: 956 8389980 (w) _____ (c) E-mail Address: gonzalez 45r@yahoo.com

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

Description of proposed improvements(s): Ceiling paint, walls, trim paint, Floor new epoxy flooring 1400 sqft

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

Amount of bids: (DO NOT INCLUDE TAX)

- | | |
|-----------------------------|--------------------|
| 1. <u>Sarrazaga Company</u> | \$ <u>5,925.00</u> |
| 2. <u>Karvez Builders</u> | \$ <u>4,200.00</u> |
| 3. <u>Abel Gonzalez</u> | \$ <u>5,200.00</u> |

I have read and understand the information on the Business Incentive Program. I understand that any regular changes to the project after the grant is approved may jeopardize funding. I further agree that if a grant is awarded and area of improvement is altered for any reason within one year of construction, I will reimburse the CDC the full amount of the grant.

Contact person for this project:

Signature

Ramon Gonzalez Jr

Print Name

9-17-25
Date

Property Owner Signature

Jeremy Barnard - Property Manager

Print Name

9/17/25
Date

FOR STAFF USE

Staff Recommendation: Low bid of \$4,200 CDC Portion \$2,100.00

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

Grant Amount to be paid to: _____ Business _____ Vendor

Meeting Date: _____

Sarrazaga company

32645 Mayra st los fresnos tx 78566
956404/9/6
romansarrazaga7@gmail.com

INVOICE

#INV0008
Date: 09/18/2025

Bill To: Busy Bubbles Laundromat
680 E Ocean Blv
gonzalez45r@yahoo.com 9568389980

#	Items	Qty	Unit cost	Total
	Estimated include all labor and materials -			
	1400 sqft paint all walls			
1	-ceilings - trim and doors, epoxy new flooring preparation and install new gray black epoxy flooring	1	\$5,925.00	\$5,925.00
Subtotal				\$5,925.00
Total				\$5,925.00
Balance Due				\$5,925.00

Karvez Builders sent you an estimate

We look forward to working with you.

Customer

Busy Bubbles Laundromat
gonzalez45r@yahoo.com
+1 (956) 442-7146
680 E Ocean blv
Los Fresnos . TX 78566

Estimate #00163

September 18, 2025

Hide full details

Estimated include all labor and materials - 1400 sqft paint all walls - ceilings - trim and doors , epoxy new flooring preparation and install new gray black epoxy flooring	\$4,200.00
Subtotal	\$4,200.00
Total	\$4,200.00

 Text us

Abel Gonzalez

680 E Ocean Blv Los Fresnos
+1 (956) 970-3053
RG3197021@gmail.com

ESTIMATE

110
Date: 09/11/2025
Due Date: 09/18/2025

Bill To:

#	Items	Qty	Unit cost	Total
1	- 1400 sqft paint all walls -ceilings - trim and doors, epoxy new flooring preparation and install new gray black epoxy	1	\$5,200.00	\$5,200.00
		Subtotal		\$5,200.00
		Total		\$5,200.00

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve a sign grant for Exotic International Grocery Store located at 33478 FM 803 Suite B7.

Recommendation:

I recommend approval.



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

APPLICATION

1. Name of Applicant & Business: Alisa Cantu ; Exotic International Grocery store
2. Applicant: (check one) Property Owner ☒ Tenant
3. Property Address: 33478 Fm 803, Suite B7, Los Fresnos, TX 78566
4. Mailing Address: 33478 Fm 803, Suite B7, Los Fresnos, TX 78566
5. Phone: 956-456-0407 (w) (c) E-mail Address: ExoticCandiez@gmail.com

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

Description of proposed improvements(s): Store front Sign

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

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

- | | |
|----------------------------|-----------------|
| 1. <u>Grafik Spot</u> | \$ <u>3,000</u> |
| 2. <u>Signs + more LLC</u> | \$ <u>2,810</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

Alisa Cantu

Print Name

Date

09-04-25

Property Owner Signature

Heitor R. Hernandez

Print Name

Date

9-4-25

FOR STAFF USE

Staff Recommendation: low bid at \$3810.00 CDC Portion \$1,405.00

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
Exotic Candiez

Estimate details

Estimate no.: 15658
Estimate date: 06/16/2025

#	Product or service	Description	Qty	Rate	Amount
1.		Sign option 003			
2.	sign	LED Front-lit Channel Box Sign 90"X50"	1	\$2,500.00	\$2,500.00
3.	sign	Channel Box 89"X8"	1	\$500.00	\$500.00
Subtotal					\$3,000.00
Sales tax					\$247.50

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 \$3,247.50

Accepted date Accepted by

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

Proposal



ADDRESS
 Exotic Cadiez
 Alisa
 Exotic Candiez

PROPOSAL # DATE
 11983 08/25/2025

DESCRIPTION	QTY	RATE	AMOUNT
Channel box Sign LEDs front light 90"X50"	1	2,350.00	2,350.00T
LEDs box Sign 80" X 8"	1	460.00	460.00T
		SUBTOTAL	2,810.00
		TAX (8.25%)	231.83
		TOTAL	\$3,041.83

Accepted By

Accepted Date

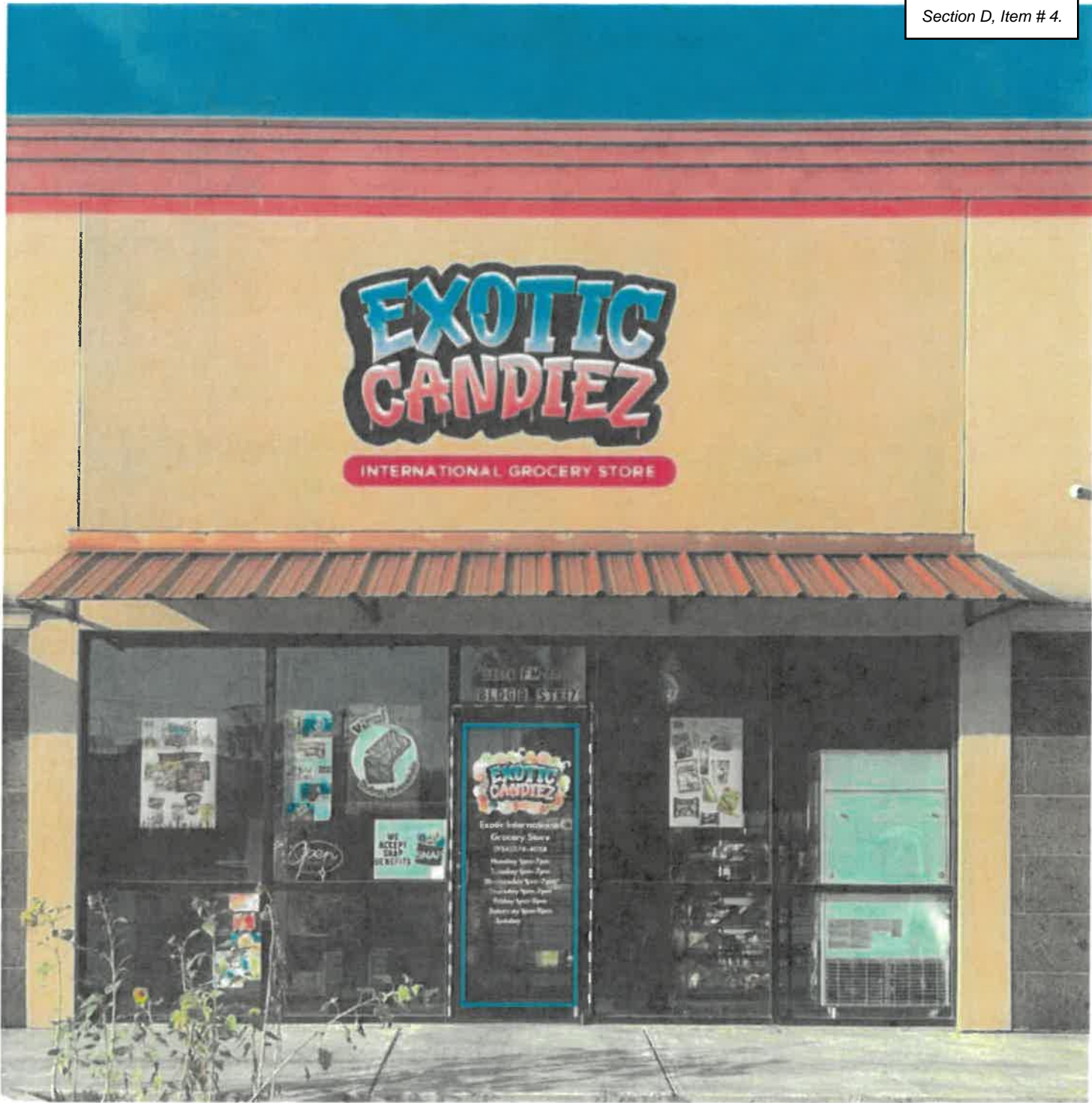


DO NOT APPROVE PROOF UNTIL ARTWORK IS 100% READY FOR PRODUCTION
FAVOR DE NO APROBAR DISEÑO HASTA QUE ESTÉ 100% LISTO PARA PRODUCCIÓN

the **grafik** Spot
(956) 621-0381

ARTWORK PROOF

Notices Under Article 27 of the Joint Ethics Committee Code for Fair Practice: All art designed by The Grafik Spot, LLC is owned and copyrighted to The Grafik Spot LLC and cannot be reproduced in whole or in part without our expressed written consent or compensation thereof.



ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve a sign grant for Gracepoint Primary Healthcare located at 224 W Ocean Blvd.

Recommendation:

I recommend approval.



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

APPLICATION

1. Name of Applicant & Business: Lila Pena / Angelic Pedraza Gracepoint Primary Health
2. Applicant: (check one) Property Owner ☒ Tenant
3. Property Address: 224 W. Ocean Blvd Los Fresnos TX 78566
4. Mailing Address: 224 W. Ocean Blvd Los Fresnos TX 78566
5. Phone: 956 472 5430 (w) (c) E-mail Address: lraggier@aol.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>AAA Electrical Signs</u> | \$ <u>8,041.99</u> |
| 2. <u>The Grafik Spot</u> | \$ <u>4,720.00</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:

Lila Pena Angelic Pedraza
 Signature
Lila Pena Angelic Pedraza
 Print Name
09/19/25 9/29/2025
 Date

Andrea Moses
 Property Owner Signature
Andrea Moses
 Print Name
9-30-25
 Date

FOR STAFF USE

Staff Recommendation: Low bid of \$4720.00 - CAC Portion \$2360.00

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

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

A TESORO CORPORATION™ Sign Company
P.O. Box 997 Donna, TX. 78537

Website: www.3asigns.com E-mail: signs@3asigns.com

A FULL SERVICE SIGN COMPANY

Fax: (956) 484-2408

Placed and Carried for 5 years at 1/2 the 1st
Registered by the State Department of Licensing and Regulation
PO Box 1177 Austin Texas 78711
1-800-825-5376 956-484-2408 website: www.3asigns.com

Brownsville Corpus Christi Donna Harlingen Laredo McAllen San Antonio
546-2735 887-8844 484-3221 423-2271 725-0838 682-7831 342-3241

ATTN: ANGIE PEDRAZA

PROPOSAL No.

26038

PROPOSAL SUBMITTED TO GRACE POINT PRIMARY HEALTHCARE		JOB NAME GRACE POINT PRIMARY HEALTHCARE	
STREET 224 W OCEAN BLVD		STREET 224 W OCEAN BLVD	
CITY, STATE & ZIP CODE LOS FRESNOS, TX 78566		CITY, STATE & ZIP CODE LOS FRESNOS, TX 78566	
PHONE 956-246-8073	EMAIL pedraza.angie@gmail.com	JOB PHONE 956-246-8073	DATE 9/2/2025

We hereby submit specifications and estimates as per our Standard Terms & Conditions. Due to the volatility of the market, this proposal is good for 10 days only.

A) CRANE SERVICE AND LABOR TO REMOVE EXISTING SIGN FOR RETROFITTING

B) 2 EA. 8' x 8' ILLUMINATED FACES, DESIGN: 334-2025

FRAME: EXISTING FRAME, ENAMEL FINISH
FACES: DURALIFE 6,000 FACES, WITH # 3640, U.V. FINISH COATING
LIGHTING: RETROFIT WITH SAMSUNG IP 68 WHITE LED'S

C) 2 SETS OF HIGH PERFORMANCE COMPUTER CUT VINYL NUMBERS

C) CRANE SERVICE AND LABOR TO RETROFIT LIGHTING, RE-PAINT FRAME & POLE,
INSTALL SIGN, & COMPUTER VINYL NUMBERS, AS PER DESIGN

This Proposal is subject to any Sales Taxes due. Cost of service to obtain Sign Permit, net cost of the Permit & Engineering if required. It is further understood and agreed that the purchaser is to furnish all primary electrical service to the sign, including a Disconnect Switch, Time Switch, Photo Cell or other controls, as required by the Electrical Code and/or City, including a computer that may be needed to control the sign at their own expense. This proposal includes up to 4 hours of FREE On-Site Training of software on Customer's Computer. (Initial)

Initial **OUTRIGHT PURCHASE**
EIGHT THOUSAND FORTY ONE AND 99/100 Dollars (**\$8,041.99**)
DOWN PAYMENT: \$ **4,825.20** BALANCE OF: **\$3,216.80** TO BE PAID IN FULL PRIOR TO DELIVERY

Initial **MAINTENANCE POLICY**
This plan includes Parts & Labor on your signage for 5 years
60 MONTH EXTENDED MAINTENANCE POLICY ONLY \$ **75.25** MONTHLY

LEASE PLAN Did you know, Lease Plans are 100% tax deductible as advertising expense
Initial **(1) LEASE PLAN with FULL MAINTENANCE**
This plan includes Parts & Labor on your signage for 5 years
60 MONTH LEASE AT PER MONTH, INCLUDING MAINTENANCE WITH AN INITIAL PAYMENT
OF TO BE MADE IN ADVANCE. FIRST LEASE PAYMENT IS DUE 30 DAYS AFTER INSTALLATION.
ONLY PER DAY ADVERTISEMENT

Initial **(2) LEASE PLAN with FULL MAINTENANCE**
This plan includes Parts & Labor on your signage for 5 years
60 MONTH LEASE AT PER MONTH, INCLUDING MAINTENANCE WITH AN INITIAL PAYMENT
OF TO BE MADE IN ADVANCE. FIRST LEASE PAYMENT IS DUE 30 DAYS AFTER INSTALLATION.
ONLY PER DAY ADVERTISEMENT

NOTE: This Proposal becomes a contract upon acceptance and signed by an authorized Officer for AAA Electrical Signs. All Lease & Maintenance contracts are subject to any taxes due, and they are subject to the terms and conditions of each agreement.

Approved for AAA ELECTRICAL SIGNS

JOE MARTINEZ 548
Sign Consultant

ACCEPTANCE OF PROPOSAL/CO-MAKER AGREEMENT

The above price, specifications, terms, conditions on the reverse side are satisfactory and are hereby accepted. You are authorized to do work as specified and payment will be made as indicated above at Donna, Hidalgo County, Texas. In consideration of the acceptance of the above Proposal / Contract of Purchase Order by your Company, it is hereby and understood that there are no prior writings, verbal negotiations, understanding, representations or agreements between the parties not herein expressed. This agreement cannot be changed or altered during its terms except in writing, the undersigned agrees to perform all terms of the agreement, including any payments of any obligations thereunder.

GRACE POINT PRIMARY HEALTHCARE

Firm Name:

Date of Purchase:

ANGIE PEDRAZA

Purchaser / CO-Maker Signature / Purchaser Order Number

Yellow - Customer's Copy

Title Blue - Estimating

White - Home Office

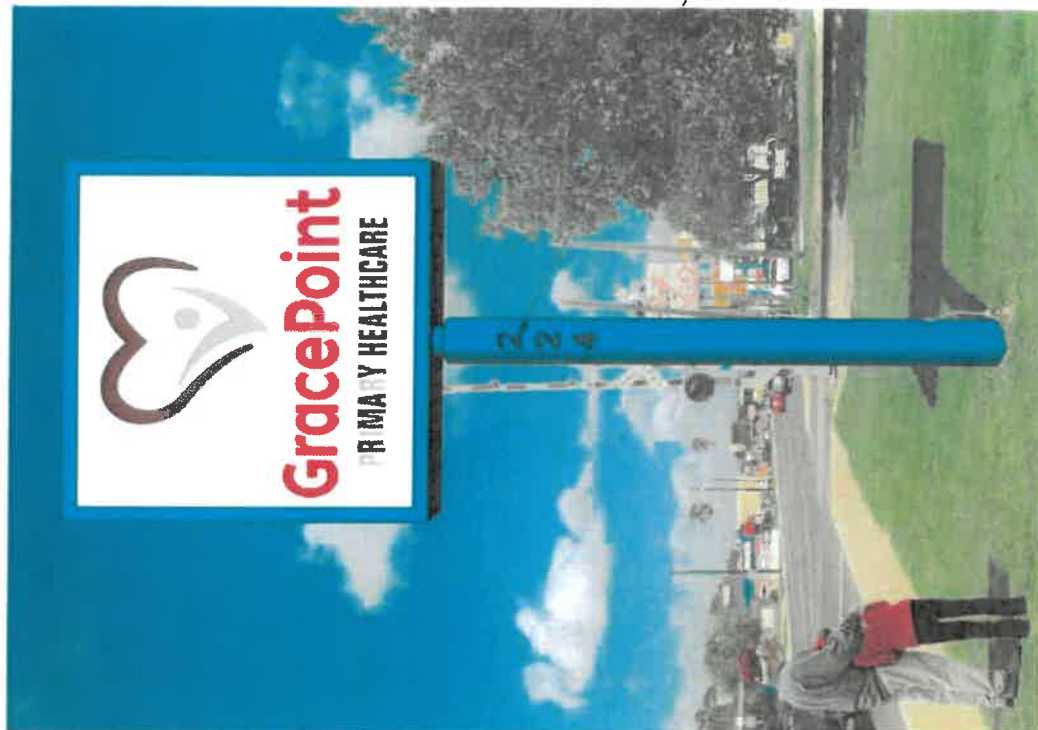
Central Office Copy

Code 5/25



EXISTING

8'-0"



OPTION: FACELAYOUT



3'-9 7/8"

8'-0"

1'-2 3/4"

7 1/4"

6 1/2"

20'-9"

12'-9"



Double Face Electrical ID Sign

DF Illuminated Aluminum Fabricated Sign with
Duralife 6000 Facia with Clear #3240 UV Finish Coating w/
Lighted by Samsung LED's Model ECR1 2W 12VDC White #95L,
Powered by Mean Well #40m2020 Power Supply
Wired to U.L. Specifications
Single Pole Installation

High Performance Computer Cut Ink Vinyl

COLORS:

- ☐ GREY PMS#
- ☐ BURGANDY PMS# 207C
- ☐ RED PMS# 485C
- ☐ LIGHT BLUE PMS# 3545C
- ☐ BLACK
- ☐ WHITE

Section D, Item # 5.

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and may not be reproduced or used in any form without the
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distribution or reproduction of any part of this original design
constitutes a violation of Copyright of 1976, 17 U.S.C. §§ 101
801 will result in a design fee with a minimum \$10,000.00 fine.

PRIMARY ELECTRICAL
CIRCUIT TO SIGN
PROVIDED BY CUSTOMER

CUSTOMER APPROVAL

Customer Signature _____

Date _____

Design #: 334-2025
DSC #: 12
Scale: 3/8" = 1'-0"
Date: 9-2-2025
Designer: Joe Herrera

Customer: Grace Point Primary Healthcare
Location: 224 W. Ocean Blvd.
City: Los Fresnos, TX 78566
Sales Rep: Joe Martinez
Drawing: 334-2025 Grace Point

800-825-5376
2407 E. Bus Hwy R3
Dennis, TX 78537
State License #19035
www.3asigns.com

AAA Electrical Signs
A TESSCO CORPORATION A Sign Company
55 YEARS IN BUSINESS

ESTIMATE

The Grafik Spot LLC
1265 N Expressway
Brownsville, TX 78520

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



Bill to
Angie Pedraza
Grace Point Primary Home

Estimate details
Estimate no.: 16144
Estimate date: 09/04/2025

#	Product or service	Description	Qty	Rate	Amount
1.	signs	ALL NEW LED Internally-Illuminated Aluminum Structure Cabinet Sign ALL NEW Electrical Components & LED Lighted Installed NEW Cabinet Sign Retrofitted Existing Pole Sign - Sand/Grind Primer Seal + NEW Exterior Pole Paint Installed	1	\$4,320.00	\$4,320.00
2.	FEE	City Permit Fee	1	\$200.00	\$200.00
3.	vinyl	NEW Parking Sign Exterior Vinyl - Matte Laminate Outdoor Protection - Installed	10	\$20.00	\$200.00

Subtotal \$4,720.00

Sales tax \$389.40

Note to customer

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Total \$5,109.40

Accepted date Accepted by



the **grafik** Spot
LED SIGNS

render 001

Sales - Alfredo de la O
Project Manager - Jose Altamirano
The Grafik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)
DLR - License #48725 | TSCL - License #18964



the **grafik** Spot
LEDSIGNS

render 002

Sales - Alfredo de la O
Project Manager - Jose Altamirano
The Grafik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)
TDLR - License #48725 | TSCL - License #18964

ACTION ITEM REPORT



Item Title:

City Manager Report

A. Veteran's Memorial B. Pool C. Economic Development Coordinator Report 1. LF Business Circle 2. Friends of LF Nature Park 3. Strategic Planning 4. Community Engagement & Beautification

Recommendation:

- A. Veteran's Memorial: We will be holding a "Grand Opening" event on Saturday November 8 at 10 am.
- B. Pool: Work on the pool remodel is ongoing. It is looking good and will be something to be proud of. The pool is about 30 years old so was is time for a facelift.
- C. Economic Development Coordinator Report
 - 1. LF Business Circle
 - 2. Ffriends of LF Nature Park
 - 3. Strategic Planning
 - 4. Community Engagement & Beautification



Los Fresnos Community Development Corporation Month of September 2025

Prepared by: Jeffrey Rosas – Economic Development Coordinator

1. Los Fresnos Business Circle

The first ever Los Fresnos Business Circle was held on **September 18** at **Julia's Restaurant**, drawing approximately **60 attendees**. The roundtable format encouraged open dialogue among local business owners, resource organizations, and the community leaders.

Highlights from 23 feedback submissions:

- **96% satisfaction rate**
- Most valuable aspects:
 - Networking with other business owners
 - Learning about available resources
 - Sharing ideas and experiences
- Requested future topics:
 - Marketing, funding, permitting, AI, bookkeeping
- Suggestions for improvement:
 - Longer sessions
 - Rotating venues
 - Use of microphones

Next Steps:

Planning is underway for the next Business Circle event, likely focused on **marketing or business development**, with continued outreach to resource organizations.

2. Friends of Los Fresnos Nature Park

- Volunteers removed invasive plants and tree stumps
- Supported by **Harvest the Valley (NPO)**
- Butterfly Garden development underway
- Planning future **community gardens** to promote wellness

3. Strategic Planning

- Reviewing proposals for a **standalone EDC website**
- Website will support:
 - Business attraction
 - Business retention
 - Workforce development

4. Community Engagement & Beautification

- Increased community involvement from local initiatives
- Growing interest in **beautification efforts** across Los Fresnos