



# Community Development Corporation Meeting Agenda

Monday, February 03, 2025 at 6:00 PM

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

<https://cityoflosfresnos.com/meetings>

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

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## A. CALL MEETING TO ORDER

## B. INVOCATION AND PLEDGE OF ALLEGIANCE

## C. VISITORS REMARKS

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

## D. ACTION ITEMS

1. Consideration and ACTION to approve a sign grant for Real Storage located at 696 E. Ocean Blvd.
2. Presentation by the Los Fresnos Little League and possible ACTION to approve funding for the 2025 little league season.
3. Consideration and ACTION to approve the minutes from the January 6, 2025 meeting.
4. Consideration and ACTION to acknowledge the January 2025 Financial Report A. Monthly B. Year to Date Report C. Sales Tax Report
5. Consideration and ACTION to elect a President and Vice President for a one year term.

## E. REPORT BY CDC CONSULTANT

1. CDC Consultant Report January 2025 A. Businesses & Resident Site Information B. Business Outreach C. Sponsored Promotions

## F. REPORT BY GENERAL MANAGER

1. City Manager Report A. Veteran's Memorial

## G. 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 January 31, 2025 on or before 5:30 p.m. and it shall remain so posted continuously for at least 72 hours 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 a sign grant for Real Storage located at 696 E. Ocean Blvd.

**Recommendation:**



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

**APPLICATION**

1. Name of Applicant & Business: Swain Real & Real Storage

2. Applicant: (check one)  Property Owner  Tenant

3. Property Address: 696 E Ocean Blvd Los Fresnos, Tx

4. Mailing Address: 696 E Ocean Blvd Los Fresnos Tx

5. Phone: 956-338-9529(w) 956 455 8596(c) E-mail Address: faithreality@yahoo

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

Description of proposed improvements(s): 30 foot tall 12 foot by 8 foot LED sign

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

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

- |                           |                  |
|---------------------------|------------------|
| 1. <u>Sign Solutions</u>  | \$ <u>9,300</u>  |
| 2. <u>Karina's Design</u> | \$ <u>12,900</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]

Print Name: Swain Real

Date: 1-30-2025

Property Owner Signature: [Signature]

Print Name: Swain Real

Date: 1-30-2025

**FOR STAFF USE**

Staff Recommendation: Received low bid of \$9300 with CDC portion the maximum amount of \$3,750

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

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

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

# Estimate



554 Paredes Ave., Suite A  
 Brownsville, TX 78521  
 956-554-0402

lucha@BrownsvilleSignSolution.com

Date	Estimate No.
12/19/24	5601

Name/Address
Real Storage 696 E. Ocean Blvd. Los Fresnos, TX

Item	Description	Quantity	Cost	Total
Other	Pylon sign 12' x 8' channel cabinet Total height: 30'H Illumination: LED  ***Primary electrical to sign provided by customer. Price includes: fabrication, city permit and installation. Production time: 20 working days after approval and down payment***	1	9,300.00	9,300.00
			8.25%	767.25
			<b>Total</b>	<b>\$10,067.25</b>



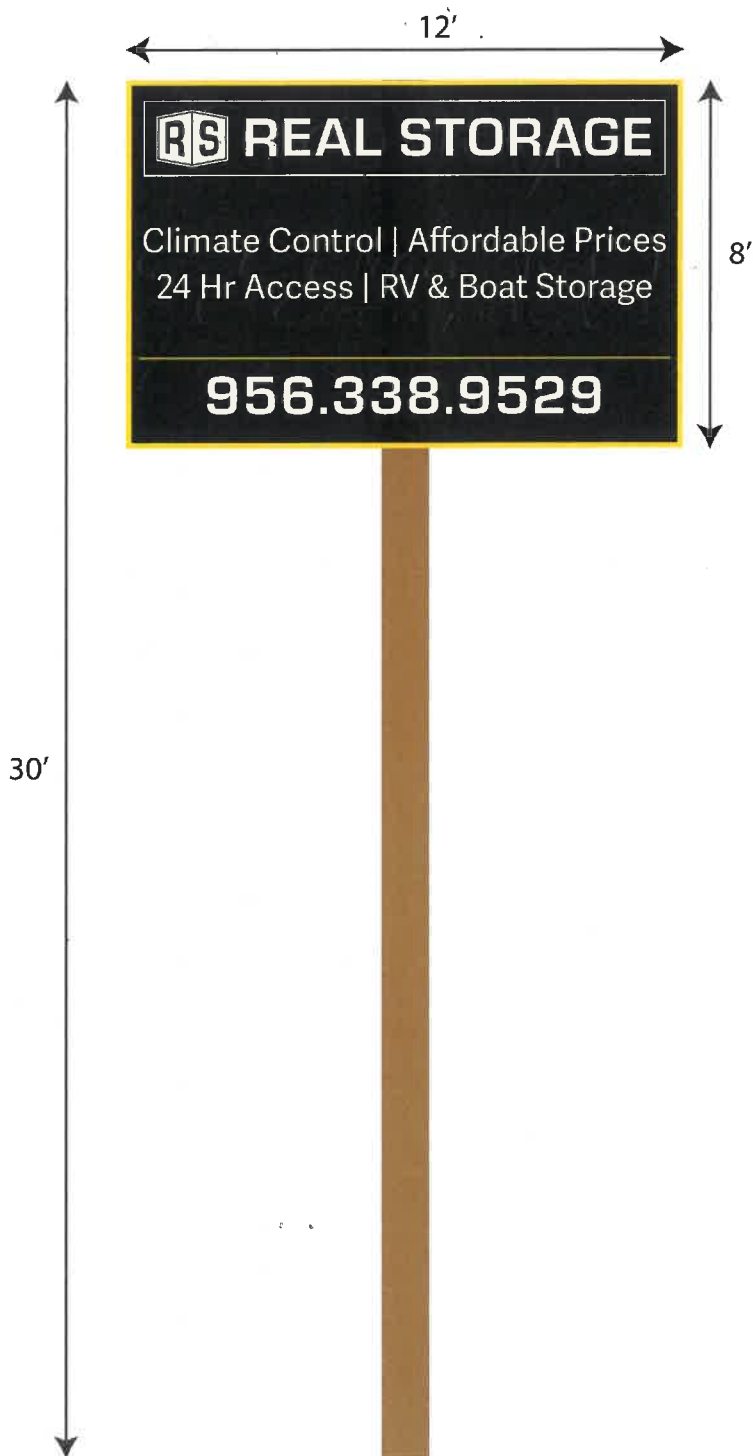
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# REAL STORAGE

Climate Control | Affordable Prices  
24 Hr Access | RV & Boat Storage

# 956.338.9529









**ACTION ITEM REPORT**



**Item Title:** Presentation by the Los Fresnos Little League and possible ACTION to approve funding for the 2025 little league season.

**Recommendation:**

Members of the Los Fresnos Little League will be present to review last season, discuss the upcoming season and discuss funding.

During budget time the CDC Board approved to set aside up to \$7,500 for this coming season and up to an additional \$60,000 for the concession stand project.

## ACTION ITEM REPORT



**Item Title:** Consideration and ACTION to approve the minutes from the January 6, 2025 meeting.

**Recommendation:**

I recommend approval.



# Community Development Corporation Meeting Minutes

Monday, January 06, 2025 at 6:00 PM

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

<https://cityoflosfresnos.com/meetings>

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## A. CALL MEETING TO ORDER

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

### PRESENT

- President Enrique Juarez
- Place 2 Pedro Maldonado
- Place 3 Leo Casanova
- Place 4 Marco Huerta
- Place 5 Gordon Cappon
- Place 6 Claudia Villarreal
- Vice President Daniel Alvarez

## 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 December 2, 2024.

Motion was made and seconded to approve the minutes from December 2, 2024.

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 5 Cappon, Place 6 Villarreal, Vice President Alvarez

2. Consideration and ACTION to acknowledge the December 2024 Financial Report A. Monthly B. Year to Date Report C. Sales Tax Report

Mr. Milum reported a total of 10 checks issued for a total of \$29,204.69, the CDC is a quarter through the year, sales tax revenue at a 23.35%, 13.94% in expenditures and reviewed the sales tax report.

Motion was made and seconded to acknowledge the Financial Report.

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

Voting Yea: President Juarez, Place 2 Maldonado, Place 3 Casanova, Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal, Vice President Alvarez

3. Consideration and Action to approve a sign grant for Good People located at 105 N. Arroyo Blvd. Suite B.

Board member Marco Huerta explained the committee met and recommended the lowest bid in the amount of \$4,050 with the CDC portion being \$2,025.

Motion was made and seconded to approve a sign grant for Good People located at 105 N. Arroyo Blvd. Suite B in the amount of \$4,050 with the CDC portion being \$2,025.

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 5 Cappon, Place 6 Villarreal, Vice President Alvarez

**E. REPORT BY CDC CONSULTANT**

1. CDC Consultant Report December 2024 A. Businesses & Resident Site Information B. Business Outreach C. Community Development D. Sponsored Promotions

CDC Consultant, Desi Martinez reported building permits issued, business outreach, mailout promotions and reviewed flyer created for sites available with in the city and answered questions from the board.

**F. REPORT BY GENERAL MANAGER**

1. City Manager Report A. Veteran's Memorial

Mr. Milum reported there was no update and the contractor was completing final items.

**G. ADJOURNMENT**

The meeting was adjourned at 6:14 p.m.

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Enrique Juarez, President

ATTEST:

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Jacqueline Moya, City Secretary

## ACTION ITEM REPORT



**Item Title:** Consideration and ACTION to acknowledge the January 2025 Financial Report A. Monthly B. Year to Date Report C. Sales Tax Report

**Recommendation:**

Since the last day of the month is Saturday, this report will be provided at the meeting.

## ACTION ITEM REPORT



**Item Title:** Consideration and ACTION to elect a President and Vice President for a one year term.

**Recommendation:**

Henry Juarez is the current President and Daniel Alvarez is the current Vice President.

## ACTION ITEM REPORT



**Item Title:**

CDC Consultant Report January 2025 A. Businesses & Resident Site Information B. Business Outreach C. Sponsored Promotions

**Recommendation:**





**Los Fresnos Community Development Corporation (LFCDC)**  
**A Texas 4B EDC, FEBRUARY 3rd Board Meeting Report**  
**By Desi Martinez, assisted by CDC Intern, & Chamber & City Permits**



**Economic Development:**

**Businesses and area residents looking for sites, information, or technical assistance:**

Small BIZ inquiries and home sites in <b>JANUARY 2025</b>	<b>__3__ - per month</b>
New or expanding commercial business permits submitted ( <b>2-New</b> )	<b>__2__ - this month</b>
Total new residential brick homes construction plans and permits submitted	<b>__4__ - this month</b>
Total wood frames homes construction plans and permits submitted	<b>__1__ - this month</b>
Total duplexes construction plans and permits ( <b>duplexes __0__ or __0__ apts.</b> )	<b>__0__ - this month</b>
LFCDC Business matching grants inquiries.	<b>__2__ - this month</b>

*(Note: Information above from Los Fresnos Permits Office.)*

**LFCDC R&D and business outreach:**

- **Continued discussions on affordable housing Community Development Corporation of Brownsville. CDCB is in Austin at the 89<sup>th</sup> Legislative Session seeking grants and expansion of funding. Our goal is for CDCB to start an affordable housing subdivision in the city.**
- **Visited with Raul Garcia Cameron County Community Development Department to see what existing or new programs exist or are being sought for the city and trade area.**
- **Jose Morones of UTSA has a new program for small cities and I am in contact with them to see how it can assist our city nonprofit organizations as Boys and Girls Club and Rodeo Committee for their facilities improvement projects.**

**LFCDC Sponsored Promotion and expanding the city Brand:**

- ❖ **70 business 2025 packets and inserts of information have been sent to regional and South Texas banks, county, state and federal officials, investment managers and regional businesses as a furniture store and equipment rental store owners that I personally visited.**
- ❖ **More mail-outs and regional business visits is a 2025 business development priority and will continue throughout this winter and spring.**
- ❖ **A copy of the 2025 packet will be provided you at the meeting**
- ❖ **Finished the regional distribution of 2025 Los Fresnos Rodeo**



***See you at the Rodeo!***

**(Contact me for information at the Los Fresnos CDC Office at #956-233-6182 or call my personal cell #956-778-8929 or email me at [desiandlu1@yahoo.com](mailto:desiandlu1@yahoo.com)**

# ACTION ITEM REPORT



**Item Title:** City Manager Report A. Veteran’s Memorial

**Recommendation:**

Veteran’s Memorial: They are completing the lighting and working on some of the little items and should be done with those in a couple of weeks. We will be meeting on Monday to determine the process we will use to have the audio portion operational and how to update as needed. We will be working on that over the next 3 weeks or so. I am hoping the cleanup will be any day now. That leaves only the landscaping. They have asked we wait a month or up to 6 weeks so we can hit the planting season as this is not the best time to plant. I have agreed to that as long as they get everything else complete in the next 2 to 3 weeks.