



Community Development Corporation Meeting Agenda

Monday, December 01, 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 October 3, 2025.
2. Consideration and ACTION to acknowledge the October 2025 Financial Report A. Monthly B. Year to Date Report C. Sales Tax Report
3. Consideration and ACTION to approve an interior grant for Robyn's Cheesecake Café located at 32412 State Hwy 100 Suite E.

E. REPORT BY GENERAL MANAGER

1. City Manager Report
 - A. Economic Development Coordinator Report 1. Conference Insights 2. Website & Media Development 3. Los Fresnos Business Circle (LFBC)

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 on November 21, 2025 on or before 5:30 p.m. and it shall remain so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

/s/ Jacqueline Moya, City Secretary

Persons with any disabilities that would like to attend meetings must notify City Secretary 24 hours in advance so that the City can make arrangements for that disabled person.

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the minutes from October 3, 2025.

Recommendation:

I recommend approval.



Community Development Corporation Meeting Minutes

Monday, November 03, 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 6:00 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 (remote)

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.

Rogelio Nunez from the Narciso Martinez Cultural Arts Center delivered a brief presentation on the outcomes of the Conjunto Festival.

D. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from October 6, 2025.

Motion was made and seconded to approve the minutes from October 6, 2025.

Motion made by Place 6 Villarreal, Seconded by Place 4 Huerta.

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 September 2025 Financial Report A. Monthly
B. Year to Date Report C. Sales Tax Report

Mr. Milum presented the financial report, noting that 15 checks were disbursed totaling just over \$66,000, including four payments to Mario Mejia Jr. for completed work and a final payment for street construction. The sales tax revenue budget was \$670,800, with actual collections of \$661,391, representing 98.6% of the budget. Expenditures were under the budget of \$571,690 by \$100,510, leaving approximately \$100,000 in reserve. Year-end performance reflected a 5% increase in sales tax receipts compared to the previous year, amounting to an additional \$61,000 and bringing year-to-date receipts to \$661,391, a 4.38% increase over last year.

Motion was made and seconded to acknowledge the September 2025 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 Busy Bubbles Laundromat located at 680 E Ocean Blvd. Suite 6.

Board member Marco Huerta presented the submitted application and advised the board the committee approved the lowest bid in the amount of \$2,700 with the CDC portion being \$1,350.

Motion was made and seconded to approve a sign grant for Busy Bubbles Laundromat located at 680 E Ocean Blvd. Suite 6 to the lowest bid in the amount of \$2,700 with the CDC portion being \$1,350.

Motion made by Place 6 Villarreal, 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

4. Consideration and ACTION to approve sign grant for Glam Artistry Hair & Beauty Studio located at 218 N. Arroyo Blvd. Suite A.

Board member Marco Huerta presented the submitted application and advised the board the committee approved the lowest bid in the amount of \$1,390 with the CDC portion being \$695.

Motion was made and seconded to approve a sign grant for Glam Artistry Hair & Beauty Studio located at 218 N. Arroyo Blvd. Suite A with the lowest bid in the amount of \$1,390 with the CDC portion being \$695.

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

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

5. Consideration and ACTION to approve a website for the Community Development Corporation.

Mr. Milum presented a proposal and addressed questions from the board regarding the development of a dedicated website for the organization. He emphasized the need for a modern, independent platform to showcase business opportunities, resources, community quality of life, and demographic data, as well as to include photography, videography, and professional profiles of leadership to enhance transparency and attract investment. The management company, Triggers, will oversee the site, with content provided primarily by Jeffrey and staff. The website will focus on economic development, property availability, trade area demographics, and other relevant data, with limited inclusion of community events.

Motion was made and seconded to approve a website for the Community Development Corporation.

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

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

6. Consideration and ACTION to approve social media video production

Mr. Milum presented a proposal for a social media video production initiative aimed at promoting business development and community engagement. The project includes the creation of eight short-form videos (2–4 minutes each) optimized for platforms such as TikTok, Instagram, and Facebook. These videos will highlight local businesses, events, and opportunities, incorporating professional branding, royalty-free music, and consistent messaging to position Los Fresnos as a community of opportunity. The production will be managed by Triggers, the same company hosting the website. The board discussed the

importance of social media in economic development, potential future maintenance needs, and examples of similar projects completed by Triggers.

Motion was made and seconded to approve social media video production.

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 5 Cappon, Place 6 Villarreal, Vice President Alvarez

7. Consideration and ACTION to partner with Workforce Solutions Cameron for a High-Demand Job Training Grant program delivered through Texas Southmost College.

Mr. Milum presented a proposal for a high-demand job training program in partnership with Workforce Solutions Cameron and Texas Southmost College. The program will train Los Fresnos residents in Patient Care Technician and Pipe Fitting Level 1, providing industry certifications and career pathways. Funding includes \$150,000 from the CDC and \$150,000 from Workforce Solutions.

Mr. Milum, Ricardo Trevino with Texas Southmost College and the board discusses eligibility requirements, vetting processes, quarterly reporting, and community outreach.

Motion was made and seconded to partner with Workforce Solutions Cameron for a High-Demand Job Training Grant program delivered through Texas Southmost College.

Motion made by Place 4 Huerta, 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 GENERAL MANAGER

1. City Manager Report

A. Veteran's Memorial B. Pool C. Economic Development Coordinator Report 1. Business Engagement & Events 2. Regional Collaboration & Workforce Development 3. Strategic Planning & Funding

Mr. Milum reported that the Veterans Memorial event will be held Saturday at 10:00 a.m., noting the absence of a flyover due to the government shutdown, and highlighted recent upgrades to the city pool to improve quality of life.

Mr. Jeffrey Rosas provided updates on economic development activities, including successful Business Circle meetings fostering collaboration and leadership development, ongoing business engagement, regional workforce initiatives, and strategic planning for future projects. He also discussed outreach efforts, marketing strategies, CRM implementation, and exploration of funding opportunities to support local businesses and enhance city attractions.

F. ADJOURNMENT

The meeting was adjourned at 7:29 p.m.

Enrique Juarez, President

ATTEST:

Jacqueline Moya, City Secretary

ACTION ITEM REPORT



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

Recommendation:

Check Report:

23 transactions totaling \$101,345.

The last of the Pool update was paid.

Little League agreement funding was paid.

Budget Report:

Sales tax was \$46,230 or 7.11%, \$7937 behind budget.

Expenses were \$81,574 or 12.3%.

Sales Tax Report:

\$46,230 or \$3,361 or 7.27% behind last year October.



City of Los Fresnos, TX

Check Report

By Check Number

Date Range: 10/01/2025 - 10/31/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: FVB9-CDC CHECKING						
09030	4IMPRINT, INC	10/02/2025	Regular	0.00	3,621.97	3729
09860	AT&T MOBILITY	10/02/2025	Regular	0.00	40.68	3730
01628	JEFFREY ROSAS	10/02/2025	Regular	0.00	32.90	3731
08248	KONICA MINOLTA PREMIERE FINANCE	10/02/2025	Regular	0.00	124.29	3732
00305	LOS FRESNOS CHAMBER OF COMMERCE	10/02/2025	Regular	0.00	1,250.00	3733
08017	THE GRAFIK SPOT LLC	10/02/2025	Regular	0.00	500.00	3734
01673	MARIO ALBERTO MEJIA JR	10/02/2025	Regular	0.00	8,150.00	3735
09030	4IMPRINT, INC	10/16/2025	Regular	0.00	3,799.31	3736
01565	AMAZON.COM	10/16/2025	Regular	0.00	86.31	3737
01960	GATEWAY PRINTING	10/16/2025	Regular	0.00	43.00	3738
00305	LOS FRESNOS CHAMBER OF COMMERCE	10/16/2025	Regular	0.00	1,500.00	3739
04775	LOS FRESNOS FALCONS LITTLE LEAGUE	10/16/2025	Regular	0.00	75,000.00	3740
04775	LOS FRESNOS FALCONS LITTLE LEAGUE	10/16/2025	Regular	0.00	-75,000.00	3740
01274	NewLane Finance Company	10/16/2025	Regular	0.00	39.75	3741
04775	LOS FRESNOS FALCONS LITTLE LEAGUE	10/20/2025	Regular	0.00	75,000.00	3742
01930	LOS FRESNOS RODEO COMMITTEE	10/24/2025	Regular	0.00	1,500.00	3743
01930	LOS FRESNOS RODEO COMMITTEE	10/24/2025	Regular	0.00	500.00	3744
01673	MARIO ALBERTO MEJIA JR	10/24/2025	Regular	0.00	1,200.00	3745
09860	AT&T MOBILITY	10/31/2025	Regular	0.00	41.89	3746
01628	JEFFREY ROSAS	10/31/2025	Regular	0.00	103.60	3747
08248	KONICA MINOLTA PREMIERE FINANCE	10/31/2025	Regular	0.00	124.29	3748
00305	LOS FRESNOS CHAMBER OF COMMERCE	10/31/2025	Regular	0.00	1,500.00	3749
00001	CITY OF L.F. PAYROLL ACCT	10/09/2025	Bank Draft	0.00	2,186.98	DFT0001700

Bank Code FVB9 Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	22	21	0.00	174,157.99
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-75,000.00
Bank Drafts	1	1	0.00	2,186.98
EFT's	0	0	0.00	0.00
	23	23	0.00	101,344.97



		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 09 - COMMUNITY DEVELOPMENT COR							
Department: 452 - CDC DISBURSEMENTS							
Revenue							
09-452-1000	INTEREST EARNED	13,000.00	13,000.00	0.00	0.00	-13,000.00	0.00 %
09-452-1132	SALES TAX	650,000.00	650,000.00	46,229.66	46,229.66	-603,770.34	7.11 %
Revenue Total:		663,000.00	663,000.00	46,229.66	46,229.66	-616,770.34	6.97 %
Department: 452 - CDC DISBURSEMENTS Total:		663,000.00	663,000.00	46,229.66	46,229.66	-616,770.34	6.97 %
Department: 575 - COMMUNITY DEVELOPMENT							
Expense							
09-575-01100	SALARIES	42,848.00	42,848.00	2,229.24	2,229.24	40,618.76	5.20 %
09-575-01500	OVERTIME	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
09-575-02100	FICA EXPENSE	2,719.00	2,719.00	137.32	137.32	2,581.68	5.05 %
09-575-02105	MEDICARE EXPENSE	636.00	636.00	32.11	32.11	603.89	5.05 %
09-575-02106	HEALTH INSURANCE EXP	8,046.00	8,046.00	455.93	455.93	7,590.07	5.67 %
09-575-02107	TWC EXPENSE	63.00	63.00	0.00	0.00	63.00	0.00 %
09-575-02150	TMRS EXPENSE	3,762.00	3,762.00	153.37	153.37	3,608.63	4.08 %
09-575-02160	WORKER'S COMP	88.00	88.00	0.00	0.00	88.00	0.00 %
09-575-02210	OTHER INSURANCE	41.00	41.00	2.92	2.92	38.08	7.12 %
09-575-03110	ATTORNEY	500.00	500.00	0.00	0.00	500.00	0.00 %
09-575-03115	AUDITOR	6,000.00	6,000.00	0.00	0.00	6,000.00	0.00 %
09-575-03121	BUSINESS RECRUIT AND DEVELOPME	18,000.00	18,000.00	3,000.00	3,000.00	15,000.00	16.67 %
09-575-04100	OFFICE SUPPLIES & PRINTING	6,000.00	6,000.00	377.89	377.89	5,622.11	6.30 %
09-575-05120	TELEPHONE	1,000.00	1,000.00	41.89	41.89	958.11	4.19 %
09-575-06100	CITY PROMOTION	62,575.00	62,575.00	15,000.00	15,000.00	47,575.00	23.97 %
09-575-06120	ADVERTISING	2,425.00	2,425.00	0.00	0.00	2,425.00	0.00 %
09-575-09100	TRAVEL/SEMINARS	4,000.00	4,000.00	103.60	103.60	3,896.40	2.59 %
09-575-10100	DUES & MEMBERSHIPS	9,000.00	9,000.00	39.75	39.75	8,960.25	0.44 %
09-575-11100	PARK IMPROVEMENTS	120,000.00	120,000.00	60,000.00	60,000.00	60,000.00	50.00 %
09-575-11150	SPECIAL PROJECTS	140,697.00	140,697.00	0.00	0.00	140,697.00	0.00 %
09-575-12100	INSURANCE	300.00	300.00	0.00	0.00	300.00	0.00 %
09-575-30100	BUSINESS INCENTIVE PROGRAM	40,000.00	40,000.00	0.00	0.00	40,000.00	0.00 %
09-575-30129	GENERAL FUND ADMIN	15,000.00	15,000.00	0.00	0.00	15,000.00	0.00 %
09-575-30131	TRANSFER DEBT SERVICE I&S	178,000.00	178,000.00	0.00	0.00	178,000.00	0.00 %
09-575-99100	MISCELLANEOUS	300.00	300.00	0.00	0.00	300.00	0.00 %
Expense Total:		663,000.00	663,000.00	81,574.02	81,574.02	581,425.98	12.30 %
Department: 575 - COMMUNITY DEVELOPMENT Total:		663,000.00	663,000.00	81,574.02	81,574.02	581,425.98	12.30 %
Fund: 09 - COMMUNITY DEVELOPMENT COR Surplus (Deficit):		0.00	0.00	-35,344.36	-35,344.36	-35,344.36	0.00 %
Report Surplus (Deficit):		0.00	0.00	-35,344.36	-35,344.36	-35,344.36	0.00 %

Sales Tax Report

FY 25-26

Section D, Item # 2.

	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>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	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%
TOTAL SALES ACTIVITIES	\$ 2,645,563.00	\$ 2,534,615.67	\$ 110,947.33	4.38%	\$ 1,984,172.25	\$ 1,900,961.75	\$ 83,210.49	4.38%	\$ 661,390.75	\$ 633,653.92	\$ 27,736.83	4.38%

	2c				1-1/2c (General Fund Portion)				1/2c (CDC Portion)			
<u>Paid</u>	<u>FY25-26</u>	<u>FY24-25</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	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%
TOTAL SALES ACTIVITIES	\$ 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%

**** 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 Robyn's Cheesecake Café located at 32412 State Hwy 100 Suite E.

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: Joshua Carhu / Robyn's Cheesecake
2. Applicant: (check one) ☐ Property Owner ☒ Tenant
3. Property Address: 32412 SH-100, Los Fresnos, Tx 78566
4. Mailing Address: 32412 SH-100, Los Fresnos, Tx 78566
5. Phone: 956 254-2048 (w) 956-254-2048 (c) E-mail Address: _____

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

Description of proposed improvements(s): Custom Coffee Cabinet

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

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

- | | |
|--|--------------------|
| 1. <u>Javier Castillo</u> | \$ <u>2889.86</u> |
| 2. <u>Discount Granite Fabricators LLC</u> | \$ <u>2,240.57</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

Joshua Carhu

Print Name

10-29-25

Date

Property Owner Signature

Blanca De La Fuente

Print Name

10-29-25

Date

FOR STAFF USE

Staff Recommendation: Low quote of \$2240.57, COC half \$1120.29

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

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

Proposal

Page #

of

pages

Section D, Item # 3.

PROPOSAL SUBMITTED TO:

Joshua Cantu / Robyn's Cheesecake
32412 Hwy 100 Suite E
Los Fresnos TX 78566

JOB NAME

Cheesecake Cafe

JOB #

32412

ADDRESS

JOB LOCATION

Hwy 100 Suite E

DATE

Sept. 27, 2025

DATE OF PLANS

PHONE #

FAX #

ARCHITECT

We hereby submit specifications and estimates for:

Install upper & lower cabinets w/ butcher block
paint cabinets upper & lower black 3 coats, install supply
lines attach to sink that will sit in counter top
with dishwasher drain attached to drain

Installation & paint: 1850.00

Pick up & deliver: 250.00

fuel: 50.00

2,150.00

Materials: 1 gal high gloss black, 1 roll plastic

2 tubes of caulking, dishwasher, 8' of upper &
lower cabinets to fit opening for installation
of dishwasher, with adjustable shelving made
out of butcher block, 2 shut off valves w/
supply lines for sink & dishwasher installation &
hook up drain

739.86

2889.86

tax 238.41

3,128.27

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

\$ 50% down to cover materials & rest when job is finished

Dollars

with payments to be made as follows:

Any alteration or deviation from above specifications involving extra costs
will be executed only upon written order, and will become an extra charge
over and above the estimate. All agreements contingent upon strikes,
accidents, or delays beyond our control.

Respectfully
submitted

Joshua Cantu

Note - this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are
hereby accepted. You are authorized to do the work as specified.
Payments will be made as outlined above.

Signature

Date of Acceptance

Signature

Discount Granite Fabricators

511 E Ocean Blvd suite 111
 Los Fresnos, TX 78566 US
 dgflc7@gmail.com
 www.granitergv.com



Estimate

ADDRESS
 JOSHUA CANTU
 ROBYN'S CHEESECAKE CAFE
 32412 HWY 100 SUITE E
 LOS FRESNOS, TEXAS 78566

ESTIMATE 1392
 DATE 09/23/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	New Cabinet fixture	FABRICATION AND INSTALLATION OF CABINET .	1	1,150.75	1,150.75T
	cabinet paint job	painting of cabinets (COLOR BLACK) includes plastic paper and paint, caulking and all supplies	1	458.97	458.97T
	Materials and supplies	BUTCHER BLOCK UNFINISHED INSTALLED , CUT AND MOTIFIED TO CUSTOMER SPECIFICATIONS (CUSTOMER WILL BUY OIL FOR SEALING OF BUTCHER BLOCK)	1	475.85	475.85T
	Carpentry	wood working, cutting, installing, modifications to wood prior to or after installation FLOATING SHELVES MADE OUT OF BUTCHER BLOCK 6X12	2	75.00	150.00T
	Services	MODIFICATION TO 2 SERVICES FOR PROPER WORKING OF GLASS RINSER & MACHINES TURN KEY	1	150.00	150.00T
	nice person discount		1	-145.00	-145.00
SUBTOTAL					2,240.57
TAX					196.81
TOTAL					\$2,437.38

Accepted By

Accepted Date 10/15/2025

ACTION ITEM REPORT



Item Title:

City Manager Report

A. Economic Development Coordinator Report 1. Conference Insights
2. Website & Media Development 3. Los Fresnos Business Circle (LFBC)

Recommendation:

- A. Economic Development Coordinator Report
 - 1. Conference Insights
 - 2. Website & Media Development
 - 3. Los Fresnos Business Circle (LFBC)



Los Fresnos Community Development Corporation

Month of November 2025

Prepared by: Jeffrey Rosas – Economic Development Coordinator

Conference Insights

- Attended two major economic development conferences this fall. The key takeaways reinforce our current direction.
 - **Local-first growth:** Prioritize supporting existing businesses to create a strong foundation for sustainable development.
 - **Digital accessibility:** A well designed, easy-to-navigate website is critical for local businesses and will serve as a powerful tool for attracting new enterprises.

Website & Media Development

- Partnering with **Triggers Media** to build a dedicated EDC website focused on:
 - Business Attraction and retention
 - Workforce development resources
 - User-friendly navigation for local businesses
- Production of an **8-episode video series** is underway to showcase Los Fresnos as a community with opportunity.

Los Fresnos Business Circle (LFBC)

- The latest LFBC event is expected to have around 50 attendees in attendance once again.
- There has been excitement about the opportunity to connect with the business community.
- Immediate feedback from the business community has been overwhelming positive, validating the LFBC initiative's goals of **connection, communication, and collaboration**.