



Community Development Corporation Meeting Agenda

Monday, May 05, 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 April 07, 2025.
2. Consideration and ACTION to acknowledge the April 2025 Financial Report A. Monthly B. Year to Date Report C. Sales Tax Report

E. REPORT BY GENERAL MANAGER

1. City Manager Report A. Veteran's Memorial B. Economic Development Coordinator

F. CLOSED SESSION

1. Closed Session - Pursuant to Sections 551.087, Title 5 of the Texas Government code, the Texas Open Meetings Act regarding the following:

Discussion or deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

G. OPEN SESSION

1. Open Session- Pursuant to Sections 551.087, Title 5 of the Texas Government code, the Texas Open Meetings Act deliberation and possible action regarding the following:

Discussion or deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

H. 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 May 05, 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 the minutes from April 07, 2025.

Recommendation:

I recommend approval.



Community Development Corporation Meeting Minutes

Monday, April 07, 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 5 Gordon Cappon
Place 6 Claudia Villarreal
Vice President Daniel Alvarez

ABSENT

Place 3 Leo Casanova
Place 4 Marco Huerta

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 March 3, 2025.

There was no discussion.

Board Member Maldonado arrived at 6:02 p.m.

Motion was made and seconded to approve the minutes from March 3, 2025.

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

Voting Yea: President Juarez, Place 2 Maldonado, Place 5 Cappon, Place 6 Villarreal, Vice President Alvarez

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

Mr. Milum listed large amount of checks issued that had been previously approved by the board and reported a total of \$74,819.81. He advised the board to disregard the financial report in the packet ending February 28 and follow along the one that was handed to them ending March 31. He reported 50% of the budget complete, \$5,752 above budget in sales tax revenue. He continued with the sales tax report, reporting revenue is 7.98% above from March of last year, total of 5.03% above for the year.

Motion was made and seconded to acknowledge the Financial Report.

Motion made by Vice President Alvarez, Seconded by Place 5 Cappon.

Voting Yea: President Juarez, Place 2 Maldonado, Place 5 Cappon, Place 6 Villarreal, Vice President Alvarez

3. Consideration and ACTION to approve funding for the city pool.

Mr. Milum explained the City and CDC approved funding improvements to the pool years back. He listed the improvements needed to the pool building and answered questions from the board.

He recommended approving funding not to exceed \$40,000.

Motion was made and seconded to approve funding for the city pool building not to exceed \$40,000.

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

Voting Yea: President Juarez, Place 2 Maldonado, Place 5 Cappon, Place 6 Villarreal, Vice President Alvarez

E. REPORT BY CDC CONSULTANT

1. CDC Consultant Report March 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 B. Park Parking Lots

Mr. Milum reported work is being completed on the Veterans Memorial, once complete he will propose a date for the opening and the improvements for parking lots have been completed.

G. ADJOURNMENT

The meeting was adjourned at 6:19 p.m.

Enrique Juarez, President

ATTEST:

Jacqueline Moya, City Secretary

ACTION ITEM REPORT



Item Title: Consideration and ACTION to acknowledge the April 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: 04/01/2025 - 04/30/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: FVB9-CDC CHECKING						
09030	4IMPRINT, INC	04/03/2025	Regular	0.00	916.25	3665
01565	AMAZON.COM	04/03/2025	Regular	0.00	521.86	3666
06945	DESIDERIO MARTINEZ	04/03/2025	Regular	0.00	1,600.00	3667
00305	LOS FRESNOS CHAMBER OF COMMERCE	04/03/2025	Regular	0.00	1,500.00	3668
08257	TOTAL IMAGING SOLUTIONS, INC	04/03/2025	Regular	0.00	108.35	3669
01488	Valentina Felix Baez	04/03/2025	Regular	0.00	10.48	3670
08655	COASTAL EVENT RENTALS	04/11/2025	Regular	0.00	495.00	3671
01565	AMAZON.COM	04/16/2025	Regular	0.00	196.94	3672
06945	DESIDERIO MARTINEZ	04/16/2025	Regular	0.00	1,600.00	3673
01274	NewLane Finance Company	04/16/2025	Regular	0.00	39.75	3674
06945	DESIDERIO MARTINEZ	04/30/2025	Regular	0.00	1,600.00	3675
00305	LOS FRESNOS CHAMBER OF COMMERCE	04/30/2025	Regular	0.00	1,500.00	3676
08257	TOTAL IMAGING SOLUTIONS, INC	04/30/2025	Regular	0.00	124.30	3677
06945	DESIDERIO MARTINEZ	04/30/2025	Regular	0.00	9,600.00	3678
01332	PNC BANK NATIONAL ASSOCIATION	04/10/2025	Bank Draft	0.00	158.52	DFT0001149
00001	CITY OF L.F. PAYROLL ACCT	04/11/2025	Bank Draft	0.00	466.41	DFT0001162
00001	CITY OF L.F. PAYROLL ACCT	04/24/2025	Bank Draft	0.00	466.41	DFT0001167

Bank Code FVB9 Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	15	14	0.00	19,812.93
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	3	3	0.00	1,091.34
EFT's	0	0	0.00	0.00
	18	17	0.00	20,904.27



City of Los Fresnos, TX

		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	14,400.00	14,400.00	0.00	7,837.96	-6,562.04	54.43 %
09-452-1132	SALES TAX	670,800.00	670,800.00	42,402.58	372,051.02	-298,748.98	55.46 %
Revenue Total:		685,200.00	685,200.00	42,402.58	379,888.98	-305,311.02	55.44 %
Department: 452 - CDC DISBURSEMENTS Total:		685,200.00	685,200.00	42,402.58	379,888.98	-305,311.02	55.44 %
Department: 575 - COMMUNITY DEVELOPMENT							
Expense							
09-575-01100	SALARIES	25,334.00	25,334.00	864.00	7,140.00	18,194.00	28.18 %
09-575-02100	FICA EXPENSE	1,571.00	1,571.00	53.56	442.66	1,128.34	28.18 %
09-575-02105	MEDICARE EXPENSE	367.00	367.00	12.52	103.51	263.49	28.20 %
09-575-02107	TWC EXPENSE	117.00	117.00	0.86	7.13	109.87	6.09 %
09-575-02160	WORKER'S COMP	51.00	51.00	1.88	15.48	35.52	30.35 %
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	3,200.00	24,000.00	17,600.00	57.69 %
09-575-03121	BUSINESS RECRUIT AND DEVELOPME	18,000.00	18,000.00	3,000.00	12,000.00	6,000.00	66.67 %
09-575-04100	OFFICE SUPPLIES & PRINTING	5,500.00	5,500.00	124.30	1,492.63	4,007.37	27.14 %
09-575-06100	CITY PROMOTION	54,500.00	54,500.00	0.00	40,880.05	13,619.95	75.01 %
09-575-06120	ADVERTISING	12,580.00	12,580.00	0.00	2,425.00	10,155.00	19.28 %
09-575-09100	TRAVEL/SEMINARS	3,000.00	3,000.00	0.00	425.11	2,574.89	14.17 %
09-575-10100	DUES & MEMBERSHIPS	2,000.00	9,000.00	39.75	7,375.59	1,624.41	81.95 %
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	0.00	94,338.73	87,077.27	52.00 %
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	72,102.80	29,697.20	70.83 %
09-575-30100	BUSINESS INCENTIVE PROGRAM	40,000.00	40,000.00	0.00	2,807.07	37,192.93	7.02 %
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	268,064.00	268,064.00	0.00	0.00	268,064.00	0.00 %
09-575-99100	MISCELLANEOUS	300.00	300.00	0.00	0.00	300.00	0.00 %
Expense Total:		787,000.00	787,000.00	7,296.87	275,891.83	511,108.17	35.06 %
Department: 575 - COMMUNITY DEVELOPMENT Total:		787,000.00	787,000.00	7,296.87	275,891.83	511,108.17	35.06 %
Fund: 09 - COMMUNITY DEVELOPMENT COR Surplus (Deficit):		-101,800.00	-101,800.00	35,105.71	103,997.15	205,797.15	-102.16 %
Report Surplus (Deficit):		-101,800.00	-101,800.00	35,105.71	103,997.15	205,797.15	-102.16 %

Sales Tax Report

FY 23-24

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%
TOTAL SALES ACTIVITIES	\$ 1,488,204.06	\$ 1,439,198.97	\$ 49,005.09	3.41%	\$ 1,116,153.04	\$ 1,079,399.23	\$ 36,753.81	3.41%	\$ 372,051.01	\$ 359,799.74	\$ 12,251.27	3.41%

**** Sales Tax Amount may be adjusted at the end of the year based on actuals sales activity amounts.

ACTION ITEM REPORT



Item Title: City Manager Report A. Veteran's Memorial B. Economic Development Coordinator

Recommendation:

A. Veteran's Memorial: Most items are complete. We will have a walkthrough for the project in the next 2 weeks. The recordings on each branch of the military are operational and have the corresponding song for each. We continue working on the narratives for each one. The grass is planted but it seems the architect miscalculated the amount needed. That will be addressed.

Once everything is complete we will work on a date for a "Grand Opening" event.

B. Economic Development Coordinator: Began work on April 28

ACTION ITEM REPORT



Item Title:

Closed Session - Pursuant to Sections 551.087, Title 5 of the Texas Government code, the Texas Open Meetings Act regarding the following:

Discussion or deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

Recommendation:

ACTION ITEM REPORT**Item Title:**

Open Session- Pursuant to Sections 551.087, Title 5 of the Texas Government code, the Texas Open Meetings Act deliberation and possible action regarding the following:

Discussion or deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

Recommendation: