



Community Development Corporation Meeting Agenda

Monday, April 06, 2026 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 March 2, 2026
2. Consideration and ACTION to acknowledge the February 2026 Financial Report A. Monthly B. Year to Date Report C. Sales Tax
3. Consideration and ACTION to approve a sign grant for Star Insurance Advisors LLC located at 304 E 3rd St. Suite 1.
4. Consideration and ACTION to approve an interior grant for Allure Medical Aesthetics LLC located at 304 E 3rd St. Suite 2.
5. Consideration and ACTION to update the sign grant funding amount and include funding for Plaza signs.
6. Consideration and ACTION to approve the 2024-2025 Financial Audit.

E. REPORT BY GENERAL MANAGER

1. 1. City Manager Report

A. Los Fresnos Business Circle (LFBC) March Event B. SBA Business Ready Series C. LFCDC Website & Media Development (Triggers Media) D. Earth Day Event - April 18, 2026 E. Workforce Development

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 March 30, 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 from March 2, 2026

Recommendation:

I recommend approval.



Community Development Corporation Meeting Minutes

Monday, March 02, 2026 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
- Vice President Daniel Alvarez

ABSENT

- Place 6 Claudia Villarreal

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.

There were none.

D. ACTION ITEMS

1. Consideration and ACTION to approve minutes from February 2, 2026.

Motion was made in seconded to approve the minutes from February 2, 2026.

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

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

2. Consideration and ACTION to acknowledge the January 2026 Financial Report A. Monthly B. Year to Date Report C. Sales Tax Report

Mr. Milum reported a total of 12 transactions amounting to \$32,894.21 were recorded, with the largest being for the nearly completed Little League concession stand project, previously approved for funding, advising the council all other transactions were routine and within budget. He stated as of January 31, the city is 33% through the budget year, having received approximately \$214,750 in revenue about \$2,000 below budget while expenditures remain favorable at \$39,500 under budget. He concluded with the sales tax report stating revenue for January was down by \$3,600, or 3.4%, compared to the same month last year, though year to date collections remain strong at 4.9% above last year, exceeding it by over \$10,000.

There were no comments or discussion.

Motion was made in seconded to acknowledge the January 2026 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, Vice President Alvarez

3. Consideration and ACTION to approve a sign grant for Star Uptown Plaza located at 304 E 3rd Street.

Mr. Huerta presented the application reviewed earlier that day by the Business Incentive Grant Committee. Two quotes were received for the project, with the lowest bid being \$53,460. The request was for a new multi tenant pylon sign for Star Uptown Plaza, which will include the plaza name and three tenant insert spaces. Individual tenants may later apply for their own storefront signs under existing guidelines.

The committee recommended awarding the standard maximum sign grant amount of \$3,750, which is the maximum amount.

Mr. Milum and the board discussed the grant. Members questioned whether the CDC should consider contributing more due to the high cost of multi tenant signs. Examples of past projects were referenced, including how multi tenant signs had been handled previously.

Motion was made in seconded to approve a sign grant for Star Uptown Plaza located at 304 E 3rd Street to the lowest bid \$53,460 with the CDC portion being the maximum amount of \$3,750.

Motion made by Place 2 Maldonado, Seconded by Place 4 Huerta.

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

4. Consideration and ACTION to approve a storefront grant for Star Insurance Advisors located at 304 E 3rd Street, Suite 1.

Mr. Huerta reported that the committee met earlier in the day to review the storefront grant application for Star Insurance Advisors. Two bids were submitted, with the lowest bid totaling \$12,800. The committee recommended approval of the CDC portion \$6,400.

There were no questions or discussion.

Motion was made in seconded to approve a storefront grant for Star Insurance Advisors located at 304 E 3rd Street, Suite 1 to the lowest bid \$12,800 with the CDC portion being \$6,400.

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

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

5. Consideration and ACTION to approve an interior grant for Star Insurance Advisors located at 304 E 3rd Street Suite 1.

Mr. Huerta explained the committee met to review an interior grant request from Star Insurance Advisors, located at 304 East 3rd Street, Suite 1. The business submitted two bids for the project, with the lowest bid coming from Castle Bridge Construction at \$6,400. The committee recommended approving the lowest bid.

Motion was made in seconded to approve an interior grant for Star Insurance Advisors located at 304 E 3rd Street Suite 1 to the lowest bid \$6,400 with the CDC portion being \$3,200.

Motion made by Place 5 Cappon, Seconded by Place 4 Huerta.

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

- 6. Consideration and ACTION to approve a sign grant for Julia’s Restaurant located at 220 W Ocean Blvd.

Mr. Huerta reported that the committee met earlier and reviewed two sign grant bids for Julia’s Restaurant in the amounts \$10,550 and \$10,480, with the lowest bid being \$10,480 from Gulf Coast. The committee recommended awarding the maximum amount \$3,750.

Motion was made in seconded to approve a sign grant for Julia's Restaurant located at 220 W Ocean Blvd to the lowest bid \$10,480 with the CDC portion being \$3,750.

Motion made by Place 2 Maldonado, Seconded by Place 5 Cappon.
 Voting Yea: Place 2 Maldonado, Place 3 Casanova, Place 5 Cappon, Vice President Alvarez

E. REPORT BY GENERAL MANAGER

- 1. 1. City Manager Report

A. Los Fresnos Business Circle (LFBC) March Event B. SBA Business Ready Series C. Community Survey Insights D. LFCDC Website & Media Development (Triggers Media) E. Earth Day Event - April 18, 2026 F. Workforce Development

Mr. Milum introduced Economic Development Coordinator, Jeffrey Rosas. Mr. Rosas reported on several ongoing initiatives, including the upcoming March Los Fresnos Business Circle event at Fragile Planet Wildlife Safari featuring speed networking and strong early registration, the launch of the six part SBA Business Ready Series. Updates were also provided on LFCDC website and media development, including new aerial and rodeo footage, as well as preparations for the April 18, 2026 Earth Day event in coordination with LFCISD. Workforce development programs continue to progress, with the Heavy Equipment Operator grant MOU received and the High Demand Grant MOU still pending.

F. ADJOURNMENT

The meeting was adjourned at 6:40 p.m.

ACTION ITEM REPORT



Item Title: Consideration and ACTION to acknowledge the February 2026 Financial Report A. Monthly B. Year to Date Report C. Sales Tax

Recommendation:

Call with questions.

I recommend approval.

Check Report

By Check Number

Date Range: 02/01/2026 - 02/28/2026



City of Los Fresnos, TX

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: FVB9-CDC CHECKING						
01628	JEFFREY ROSAS	02/06/2026	Regular	0.00	31.50	3779
08455	VEAE COMMUNICATION SERVICES LLC	02/12/2026	Regular	0.00	180.00	3780
09860	AT&T MOBILITY	02/20/2026	Regular	0.00	41.89	3781
08248	KONICA MINOLTA PREMIERE FINANCE	02/20/2026	Regular	0.00	124.29	3782
00305	LOS FRESNOS CHAMBER OF COMMERCE	02/20/2026	Regular	0.00	1,500.00	3783
01930	LOS FRESNOS RODEO COMMITTEE	02/20/2026	Regular	0.00	1,837.50	3784
01274	NewLane Finance Company	02/20/2026	Regular	0.00	39.75	3785

Bank Code FVB9 Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	7	7	0.00	3,754.93
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	7	7	0.00	3,754.93



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: 444 - MISCELLANEOUS							
Revenue							
09-444-1020	MISCELLANEOUS INCOME	0.00	0.00	0.00	2,399.60	2,399.60	0.00 %
	Revenue Total:	0.00	0.00	0.00	2,399.60	2,399.60	0.00%
	Department: 444 - MISCELLANEOUS Total:	0.00	0.00	0.00	2,399.60	2,399.60	0.00%
Department: 452 - CDC DISBURSEMENTS							
Revenue							
09-452-1000	INTEREST EARNED	13,000.00	13,000.00	0.00	2,497.30	-10,502.70	19.21 %
09-452-1132	SALES TAX	650,000.00	650,000.00	98,997.48	313,702.90	-336,297.10	48.26 %
	Revenue Total:	663,000.00	663,000.00	98,997.48	316,200.20	-346,799.80	47.69%
	Department: 452 - CDC DISBURSEMENTS Total:	663,000.00	663,000.00	98,997.48	316,200.20	-346,799.80	47.69%
Department: 575 - COMMUNITY DEVELOPMENT							
Expense							
09-575-01100	SALARIES	42,848.00	42,848.00	3,296.00	16,994.29	25,853.71	39.66 %
09-575-01500	OVERTIME	1,000.00	1,000.00	0.00	69.53	930.47	6.95 %
09-575-02100	FICA EXPENSE	2,719.00	2,719.00	203.00	1,051.69	1,667.31	38.68 %
09-575-02105	MEDICARE EXPENSE	636.00	636.00	47.48	245.97	390.03	38.67 %
09-575-02106	HEALTH INSURANCE EXP	8,046.00	8,046.00	746.06	3,364.59	4,681.41	41.82 %
09-575-02107	TWC EXPENSE	63.00	63.00	23.08	57.94	5.06	91.97 %
09-575-02150	TMRS EXPENSE	3,762.00	3,762.00	240.28	1,201.04	2,560.96	31.93 %
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	3.40	16.52	24.48	40.29 %
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	2,526.59	3,473.41	42.11 %
09-575-03121	BUSINESS RECRUIT AND DEVELOPME	18,000.00	18,000.00	1,500.00	7,594.80	10,405.20	42.19 %
09-575-04100	OFFICE SUPPLIES & PRINTING	6,000.00	6,000.00	124.29	1,448.61	4,551.39	24.14 %
09-575-05120	TELEPHONE	1,000.00	1,000.00	0.00	167.56	832.44	16.76 %
09-575-06100	CITY PROMOTION	62,575.00	62,575.00	0.00	41,250.00	21,325.00	65.92 %
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	0.00	3,709.24	290.76	92.73 %
09-575-10100	DUES & MEMBERSHIPS	9,000.00	9,000.00	39.75	358.35	8,641.65	3.98 %
09-575-11100	PARK IMPROVEMENTS	120,000.00	120,000.00	0.00	91,280.14	28,719.86	76.07 %
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	285.25	14.75	95.08 %
09-575-14100	TECHNOLOGY MAINTENANCE AGRE...	0.00	0.00	0.00	10,277.50	-10,277.50	0.00 %
09-575-30100	BUSINESS INCENTIVE PROGRAM	40,000.00	40,000.00	1,837.50	7,912.79	32,087.21	19.78 %
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	8,060.84	189,812.40	473,187.60	28.63%
	Department: 575 - COMMUNITY DEVELOPMENT Total:	663,000.00	663,000.00	8,060.84	189,812.40	473,187.60	28.63%
	Fund: 09 - COMMUNITY DEVELOPMENT COR Surplus (Deficit):	0.00	0.00	90,936.64	128,787.40	128,787.40	0.00%
	Report Surplus (Deficit):	0.00	0.00	90,936.64	128,787.40	128,787.40	0.00%

Sales Tax Report

FY 25-26

Section D, Item # 2.

Paid	2c				1-1/2c (General Fund Portion)				1/2c (CDC Portion)			
	FY24-25	FY23-24	Inc(Dec) (\$)	Inc(Dec) (%)	FY23-24	FY22-23	Inc(Dec) (\$)	Inc(Dec) (%)	FY23-24	FY22-23	Inc(Dec) (\$)	Inc(Dec) (%)
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%

Paid	2c				1-1/2c (General Fund Portion)				1/2c (CDC Portion)			
	FY25-26	FY24-25	Inc(Dec) (\$)	Inc(Dec) (%)	FY24-25	FY23-24	Inc(Dec) (\$)	Inc(Dec) (%)	FY24-25	FY23-24	Inc(Dec) (\$)	Inc(Dec) (%)
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%
November	255,207.48	222,636.36	32,571.12	14.63%	191,405.61	166,977.27	24,428.34	14.63%	63,801.87	55,659.09	8,142.78	14.63%
December	233,208.10	205,582.15	27,625.95	13.44%	174,906.08	154,186.61	20,719.46	13.44%	58,302.03	51,395.54	6,906.49	13.44%
January	185,487.41	192,066.09	(6,578.68)	-3.43%	139,115.56	144,049.57	(4,934.01)	-3.43%	46,371.85	48,016.52	(1,644.67)	-3.43%
February	395,989.90	308,545.07	87,444.83	28.34%	296,992.43	231,408.80	65,583.63	28.34%	98,997.48	77,136.27	21,861.21	28.34%
TOTAL SALES ACTIVITIES	\$ 1,254,811.51	\$ 1,127,193.36	\$ 127,618.15	11.32%	\$ 941,108.63	\$ 845,395.02	\$ 95,713.62	11.32%	\$ 313,702.88	\$ 281,798.34	\$ 31,904.54	11.32%

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

ACTION ITEM REPORT



Item Title:

Consideration and ACTION to approve a sign grant for Star Insurance Advisors LLC located at 304 E 3rd St. Suite 1.

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: Claudia Villarreal / STAR Insurance Advisors LLC

2. Applicant: (check one) _____ Property Owner Tenant

3. Property Address: 304 E 3rd St., Suite 1, Los Fresnos, TX. 78566

4. Mailing Address: 107 Village East Dr., Los Fresnos, TX. 78566

5. Phone: 956-203-8399 (w) _____ (c) E-mail Address: star.ia@outlook.com

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

Description of proposed improvements(s): LED Front Illuminated, Non Illuminated Interior
Two marquee faces, Remove and reinstall existing x2

Name of contractors: (attach bid copies, including color design)	Amount of bids: (DO NOT INCLUDE TAX)
1. <u>Industrial Signs and Welding LLC</u>	\$ <u>\$9,070.⁰⁰</u>
2. <u>The Grafik Spot</u>	\$ <u>\$7,240.⁰⁰</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:

[Signature]
Signature
Claudia Villarreal
Print Name
3/23/2020
Date

Raul Villarreal / STAR REAL ESTATE
Property Owner Signature
Raul Villarreal
Print Name
3/23/2020
Date

FOR STAFF USE
Staff Recommendation: Low quote of \$7240⁰⁰, COC half will be \$3620⁰⁰

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

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







Industrial Signs and Welding, L.L.C

512 S. 24th St.
 Donna, TX 78537
 Office: 956-464-1181
 Indy Mobile 956-784-2875

Section D, Item # 3.

Estimate

Date	Estimate #
3/19/2026	968

Name / Address
Star Insurance Advisors Claudia Villarreal 33478 FM803 Suite 5 Los Fresnos, Tx 78566

			Project
Description	Qty	Rate	Total
Fabricate and install one LED Front-Illuminated Channel Letters 3' x 16'	1	4,950.00	4,950.00T
Remove and reinstall existing signage		200.00	200.00T
Fabricate and install NON-Illuminated Channel Letter Interior Sign - 0.50"Thickness / Brushed Aluminum Finish -Ultraboard (Front Desk)	1	1,720.00	1,720.00T
Fabricate and install NON-Illuminated Channel LetterUltraboard Interior Sign - 0.50"Thickness / Brushed Aluminum Finish -Ultraboard (Conference Room)	1	1,200.00	1,200.00T
Fabricate two marquee faces	2	375.00	750.00T
Sign permit procument charge	1	250.00	250.00T
50% Deposit w/ order			
Thank you for the oppurtunity to do business with you.		Subtotal	\$9,070.00
		Sales Tax (8.25%)	\$748.28
		Total	\$9,818.28

ESTIMATE

The Grafik Spot LLC
 1265 N Expressway
 Brownsville, TX 78520

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



Bill to
 Claudia Villarreal
 Star Insurance Advisors

Estimate details

Estimate no.: 17112
 Estimate date: 02/23/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		signs	LED Front-Illuminated Channel Letter Sign - Approx. 3' x 16'	1	\$3,950.00	\$3,950.00
2.		signs	Existing - Remove & Reinstall	1	\$750.00	\$750.00
3.		FEE	City Permit Fee	1	\$200.00	\$200.00
4.		signs	NON-Illuminated Channel Letter Ultraboard Interior Sign - 0.50" Thickness / Brushed Aluminum Finish - Ultraboard (Front Desk)	1	\$950.00	\$950.00
5.		signs	NON-Illuminated Channel Letter Ultraboard Interior Sign - 0.50" Thickness / Brushed Aluminum Finish - Ultraboard (Conference Room)	1	\$750.00	\$750.00
6.		signs	Marquee Faces	2	\$320.00	\$640.00

Subtotal **\$7,240.00**

Sales tax \$580.80

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 \$7,820.80

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve an interior grant for Allure Medical Aesthetics LLC located at 304 E 3rd St. Suite 2.

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: Allure Medical Aesthetics LLC

2. Applicant: (check one) Property Owner Tenant

3. Property Address: 304 E. 3rd St., Suite 2, Los Fresnos, TX. 78566

4. Mailing Address: 7371 Burr oak LOOP, Brownsville, TX. 78526

5. Phone: 956-243-6515 (w) (e) E-mail Address: _____

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>New leaf Construction LLC</u>	\$ <u>10,200.00</u>
2. <u>Castle Bridge Construction LLC</u>	\$ <u>9,300.00</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:

[Signature]
Signature: _____
Cynthia A Diaz
Print Name
3/27/2026
Date

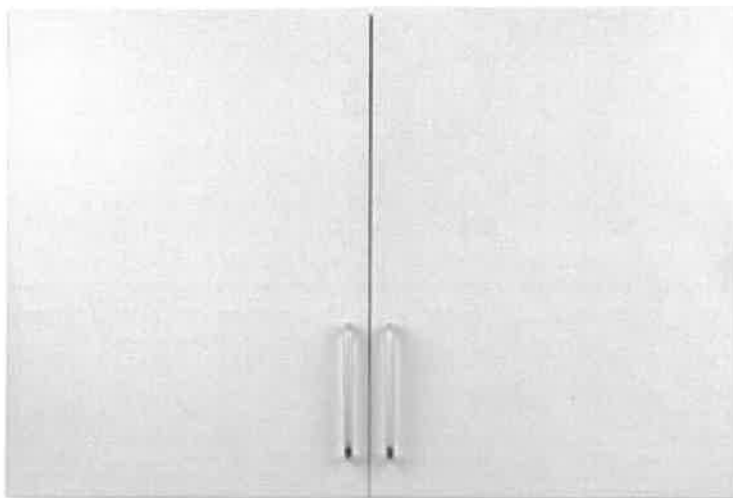
[Signature]
Property Owner Signature
Raul Villareal
Print Name
3/27/2026
Date

Staff Recommendation: FOR STAFF USE
Low quote of \$9300, LOC Position is \$4,650

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

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



NEW LEAF CONSTRUCTION LLC

*McAllen, Tx 78504
Ph. (956) 414-4675*

Section D, Item # 4.

Allure Medical Aesthetics LLC
Los Fresnos Tx
304 E. 3rd Phase II

Date: 3-18-26

1. 3 Sinks 3 Vanity counter tops with Finish tops
2. Cabinets and Hardware
3. Labor and Material
4. Cleanup and haul trash away

Total.....\$10,200.00

Thank you for your time and hope to do business soon.

Cynthia Perales

Castle Bridge Construction LLC
1820 S. 10th # 181
McAllen, TX 78503

Invoice No. **Mar-26**

INVOICE

Customer

Name Alllure Medical Aesthetics LLC
Address 304 E. 3rd Phase II
City Los Fresnos State TX ZIP 75866
Phone

Misc

Date 3/24/2026
Order No. New
Rep Mando Rdz
FOB

Qty	Description	Unit Price	TOTAL
1	Reception Cabinets and Counter Tops. Granite finish on both items. 3 Medical sinks rooms. Finish counter tops with Granite. Labor and Material Above items are with labor and Material. 1 year Warranty	\$ 9,300.00	\$ 9,300.00
		SubTotal	\$ 9,300.00
		Shipping	
		TOTAL	\$ 9,300.00

Payment

Select One...

Comments 1 YEAR WARRANTY
Name
CC #
Expires

Tax Rate(s)

A 50% deposit will required upon request and 50% upon completion

Please make Check payable to: Castle Bridge Construction LLC

We thank you for your bussiness.

ACTION ITEM REPORT

Item Title: Consideration and ACTION to update the sign grant funding amount and include funding for Plaza signs.

Recommendation:

There has not been an increase in funding for sign grants in quite a while. With costs continuing to increase, this should be considered. Currently, the maximum amount of funding for signs are \$7,500 with the CDC portion being \$3,750. Over the last several years, we have seen the cost for many signs above that amount.

I recommend increasing the total amount for funding be based on \$10,000 with \$5,000 maximum or 50% being the share for CDC to participate in funding.

Additionally, we occasionally have Plaza that erect a sign to be shared with their tenants. These signs are generally much larger and much more expensive. In order to properly address these types of situations, the amount should increase according to how many tenants or units are in the Plaza with the single sign amount (Total \$10,000 with \$5,000 maximum or 50% being the share for CDC to participate in funding. For Example: Plaza with 4 units or tenants would qualify for \$10,000 times the 4 units totaling \$40,000 with the CDC portion being 50% up to a maximum of \$20,000.

I recommend approving Plaza Sign funding in the amount of \$10,000 with \$5,000 maximum being the CDC share times the number of units in the Plaza.

To avoid any confusion, I recommend these changes become effective June 1, 2026

ACTION ITEM REPORT



Item Title:

Consideration and ACTION to approve the 2024-2025 Financial Audit.

Recommendation:

**Component Unit
Community Development Corporation
Comparative Balance Sheets**

September 30,	2025	2024
ASSETS		
Cash and cash equivalents	\$ 750,331	\$ 642,332
Receivables (less allowance for uncollectible accounts)		
Service receivable	52	35
Sales taxes receivable	46,230	49,591
Total assets	\$ 796,613	\$ 691,958
LIABILITIES		
Accounts payable	\$ 20,611	\$ 15,749
Accrued expenses	3,763	45,409
Due to primary government	4,143	454
Total liabilities	28,517	61,612
FUND BALANCE		
Unrestricted	768,096	630,346
Total fund balance	768,096	630,346
TOTAL LIABILITIES AND FUND BALANCE	\$ 796,613	\$ 691,958

**Component Unit
Community Development Corporation
Comparative Schedule of Revenues, Expenditures and
Changes in Fund Balances**

For the years ended September 30,	2025	2024
REVENUES		
Nonproperty taxes - sales taxes	\$ 658,030	\$ 622,259
Interest and investment income	16,020	16,021
Miscellaneous revenue	2,142	2,142
Total revenues	676,192	640,422
EXPENDITURES		
Community development services	538,442	687,026
Total expenditures	538,442	687,026
Excess (deficiency) of revenues over (under) expenditures	137,750	(46,604)
NET CHANGE IN FUND BALANCE	137,750	(46,604)
FUND BALANCE, BEGINNING OF YEAR	630,346	676,950
FUND BALANCE, END OF YEAR	\$ 768,096	\$ 630,346

ACTION ITEM REPORT



Item Title:

1. City Manager Report

A. Los Fresnos Business Circle (LFBC) March Event
B. SBA Business Ready Series
C. LFCDC Website & Media Development (Triggers Media)
D. Earth Day Event - April 18, 2026
E. Workforce Development

Recommendation:



Los Fresnos Community Development Corporation Month of March 2025

Prepared by: Jeffrey Rosas – Economic Development Coordinator

1. Los Fresnos Business Circle (LFBC)

- Hosted *Connections in the Wild – Where Business Meets Adventure* at Fragile Planet Park with **41 sign ins**.
- Implemented a **structured speed-networking format** (6-minute rotations) that enabled efficient, high-quality conversations.
- We received **strong real-time feedback**, with participants highlighting the effectiveness of the format.
- Supported by **LFCISD Rotary Interact students**, who assisted with registration and event timing.

2. SBA Business Ready Series

- Hosted *Access to Capital for Small Business – Lender Panel Discussion* on **March 24, 2026**, at the Fire & EMS Building.
- Attendees received direct answers to financing, lending, and readiness questions.
- The next event will be on April 28, 2026.

3. LFCDC Website & Media Development (Triggers Media)

- **Main website video loop** is live and functioning on the homepage.
- Continued progress on adding **business-focused and economic development content**.

4. Earth Day Event – April 18, 2026

- More than half of the vendors and organizations have been confirmed.
- Los Fresnos Earth Day 2026 commercial will be available on April 8, 2026.

5. Workforce Development

- Working on finalizing MOUs.