



Business Incentive Grant Committee Meeting Agenda

Monday, February 02, 2026 at 5:45 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 FRENSOS PURSUANT TO CHAPTER 551, TITLE 5 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT.

A. CALL MEETING TO ORDER

B. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from January 5, 2026.
2. Consideration and ACTION to approve sign grant for Montecarlo Event Hall located at 309 East Ocean Blvd.
3. Consideration and ACTION to approve storefront grant for Montecarlo Event Hall located at 309 East Ocean Blvd.

C. ADJOURNMENT

This is to certify that I, Jacqueline Moya, posted this agenda on the front bulletin board of the City Hall and the city website www.cityoflosfresnos.com on January 27, 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 January 5, 2026.

Recommendation:

I recommend approval.



Business Incentive Grant Committee Meeting Minutes

Monday, January 05, 2026 at 5:45 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

Board member Marco Huerta called the meeting to order at 5:45 p.m.

PRESENT

Place 4 Marco Huerta
Place 5 Gordon Cappon
Place 6 Claudia Villarreal

B. ACTION ITEMS

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

Motion was made and seconded to approve the minutes from December 1, 2025.

Motion made by Place 6 Villarreal, Seconded by Place 5 Cappon.
Voting Yea: Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal

2. Consideration and ACTION to approve a sign grant for Los Fresnos Rodeo Committee, Inc. located at 500 E Ocean Blvd.

Committee member Mr. Huerta reviewed the application and quotes with the committee, recommending the lowest bid received \$3,675. He asked for clarification on the grant amount, Ms. Moya responded 50/50 with a maximum amount of \$3,750.

Motion was made and seconded to approve a sign grant for Los Fresnos Rodeo Committee, Inc. located at 500 E Ocean Blvd. to the lowest bid \$3,675 with CDC portion being \$1,750.

Motion made by Place 5 Cappon, Seconded by Place 6 Villarreal.
Voting Yea: Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal

C. ADJOURNMENT

Meeting was adjourned at 5:47 p.m.

Jacqueline Moya, City Secretary



Item Title: Consideration and ACTION to approve sign grant for Montecarlo Event Hall located at 309 East 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: Montecarlo Event Hall
2. Applicant: (check one) Property Owner Tenant
3. Property Address: 309 East Ocean Blvd. Los Fresnos, Tx. 78566
4. Mailing Address: 6911 red pine brownsville tx 78526
5. Phone: 956-607-0525 (w) _____ (c) E-mail Address: agridulceeventsllc@outlook.com

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

Description of proposed improvements(s): LED Sign

Name of contractors: (attach bid copies, including color design) Amount of bids: **(DO NOT INCLUDE TAX)**

1.	The Grafix Express LLC	\$ 4,600
2.	The Grafik LED SIGNS	\$ 3755
3.	Total Graphics	\$ 4000

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

Mauricio De Los Santos
Print Name

01/08/2026
Date


Ceballos Investments LLC
Property Owner Signature

Teresa V Ceballos
Print Name

01/08/26
Date

Staff Recommendation: FOR STAFF USE
low bid of \$3755, CDC half is \$1877.50

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

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

MONTECARLO

EVENT HALL



Notice: 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.

render

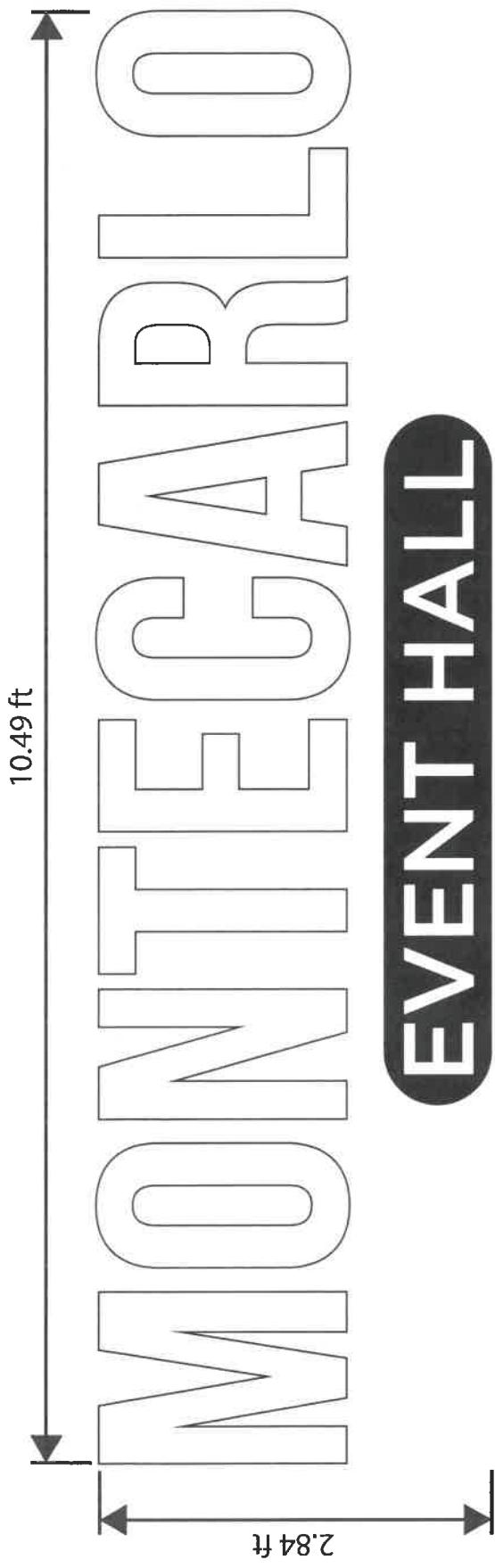
the **grafik**
LED DESIGNS

Representative - Alfredo de la O

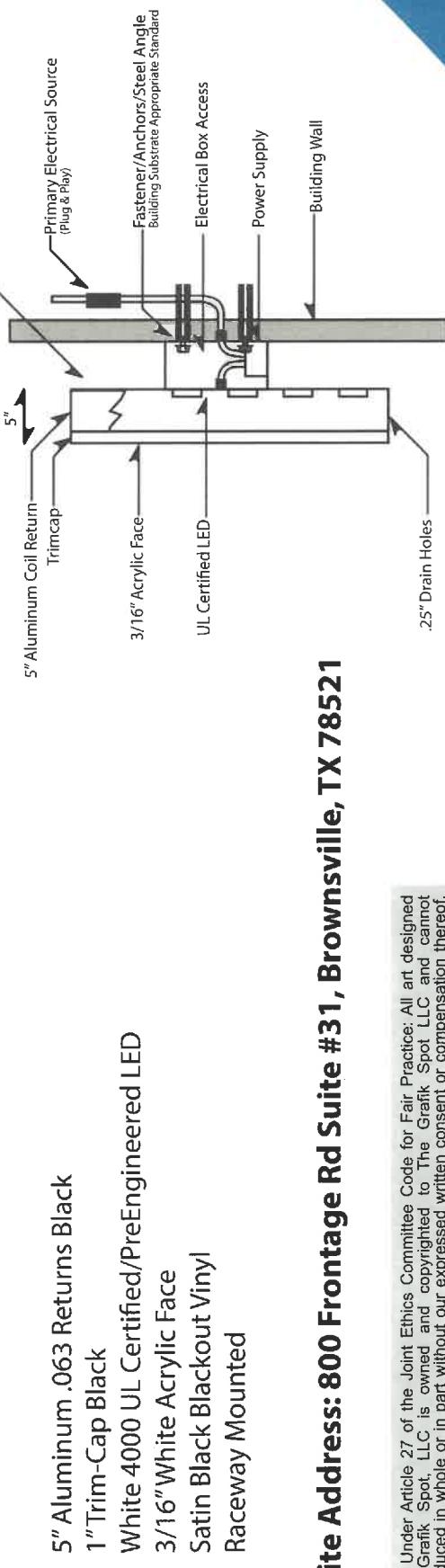
Contractor - Jose Altamirano

The Grafik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)

PLR - License #48725 | TSCL - License #18964



LED Front-Illuminated Channel Letter Sign



Site Address: 800 Frontage Rd Suite #31, Brownsville, TX 78521

Notice: 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.

Representative - Alfredo de la O

Contractor - Jose Altamirano

The Grafik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)

LR - License #48725 | TSCC - License #18964

specs

thegrafik
Spot
LED DESIGNS



The Grafix Express LLC
230 W Newcombe Ave
Pharr, TX 78577
+19569614532
thegrafixexpress@gmail.com

Section B, Item # 2.

Estimate

ADDRESS

Mauricio De Los Santos.
Monte Carlo Hall Events

ESTIMATE # 3275

DATE 01/06/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	LED Sign	Channel Letters With Light "Monte Carlos" Event Hall *50% Down Payment Required* *1 Year Warranty* *Installation Included*	1	4,600.00	4,600.00T
				SUBTOTAL	4,600.00
				TAX	379.50
				TOTAL	\$4,979.50

Accepted By

Accepted Date

ESTIMATE

The Grafik Spot LLC
1265 N Expressway
Brownsville, TX 78520

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

Section B, Item # 2.



Bill to

Mauricio de los Santos
Montecarlo Events

Estimate details

Estimate no.: 16813
Estimate date: 12/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	signs	LED Front-Illuminated Channel Letter Signs - Approx. 10'	1	\$3,755.00	\$3,755.00
				Subtotal	\$3,755.00
				Sales tax	\$309.79
				Total	\$4,064.79

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.

Accepted date

Accepted by

**ESTIMATE**

6911 Red Pine 78526
 Brownsville, Tx
 (956)346-0903
 publik2005@gmail.com

Bill to

Mauricio de los Santos / Montecarlo Events Hall
 12/31/2025

DESCRIPTION

LED SIGN /
 Led Front illuminated Channel Letter Sign.
 36" x 120" (3x10fts)

Amount

\$4,000

Artwork must be approved by the client, before a job can be entered into production.

Accepted by:

date:


ANUNCIO de LETRAS METALICAS


PROYECT
MONTECARLO

ESPECIFICACIONES DE ESTRUCTURA

ESTRUCTURA

INSTALACION ELECTRICA

INSTALACION SOBRE PARED

ESPECIFICACIONES DE ESTRUCTURA METALICA
MONTECARLO

Letras en Lamina Galvanizada inoxidable, selladas y pintadas con pintura automotriz.

ESPECIFICACIONES DE LETRAS PLASTICAS
EVENT HALL

Letras en plastico grueso, cortadas con laser.

ESPECIFICACIONES DE INSTALACION

Instalacion con taquetes y tornillos espaciales para madera.

INSTALACION ELECTRICA

Cable calibre 14 grueso, uso rudo, fuente de poder (transformador) respetando polaridades para evitar cortos.



Item Title: Consideration and ACTION to approve storefront grant for Montecarlo Event Hall located at 309 East 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: Montecarlo Event Hall
2. Applicant: (check one) Property Owner Tenant
3. Property Address: 309 E Ocean Blvd
4. Mailing Address: 6911 Red Pine Brownsville Tx
5. Phone: 956-607-0525 (w) _____ (c) E-mail Address: agridulceeventsllc@outlook.com

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

Description of proposed improvements(s): Double door

Name of contractors: (attach bid copies, including color design)	Amount of bids: (DO NOT INCLUDE TAX)
1. <u>Homar's Building & Remodeling</u>	\$ <u>7658</u>
2. <u>Ramirez Construction</u>	\$ <u>8000</u>
3. <u>Victor Huerta</u>	\$ <u>7850</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

Mauricio De Los Santos

Print Name

01/08/26

Date

Authentisign
Ceballos Investments LLC

Property Owner Signature

Teresa V Ceballos

Print Name

01/08/26

Date

FOR STAFF USE

Staff Recommendation: low bid of 7658, cost half is \$3829.50

Committee Recommendation:

Grant Approved: _____ Name of Vendor Approved: _____

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

PROPOSAL PLANS



There is an existing 3'X 8'(ft) door with two windows on the side.

The existing door with door frame, will need to be removed, and one of the windows will need to be removed, the window frame will be modified to be able to leave only one window.

The sheetrock on the inside on top of the window and door will need to be removed to be able to remove the 3' header. (the header is a crucial structure beam placed horizontally above a door opening, designed to support the weight of the wall and structure) and replaced with a 6'(ft) header to support the structure and to be able to properly install a new double door frame.

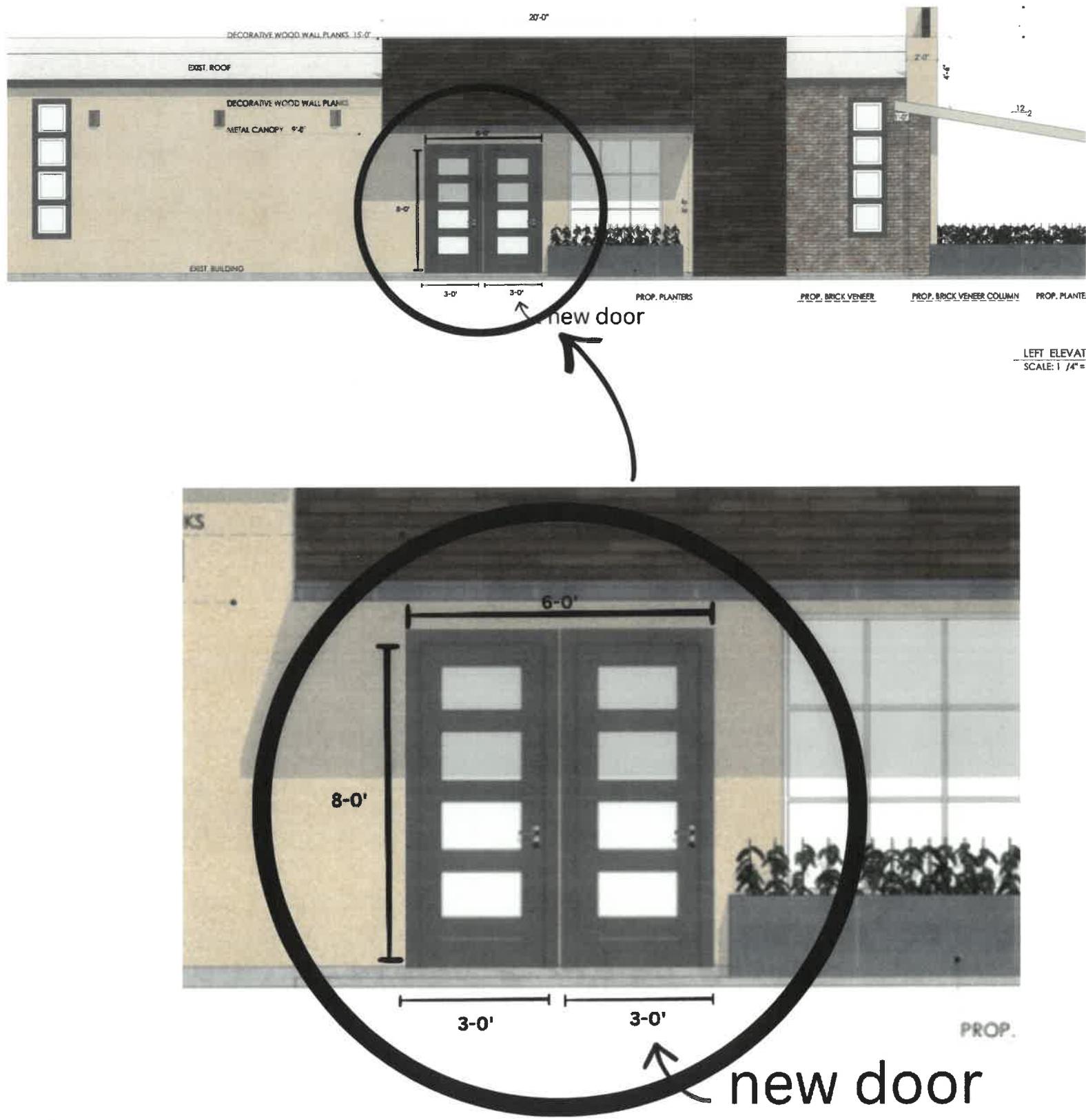
We are going to use the existing door and install a new matching 3' X 8' ft door, there will be a new wood frame around the door on the interior and on the exterior to match the removed wood trim.

Sheetrock on the inside will be installed, taped, floated and textured to match the rest of the wall, primed and painted.

Proposed color: Russet

Note: we might have to do some work on the stucco outside.

PROPOSAL PLANS



QUOTE

Date : 01/06/2026

QUOTE #: 2026-1310

FROM

HOMAR'S BUILDING & REMODELNG
(956)639-1498

BILL TO

MONTECARLO EVENT HALL
(956)372-6880
309 E OCEAN BLVD.
LOS FRESNOS, TX, 78566.

	Description	Amount
	<p>LABOR & MATERIALS</p> <p>Materials: Door Frame, stucco, Sheetrock, Double Door, primer, paint, and wood.</p> <p>The existing door and one window will be removed, the opening will be re-framed with a new 6-foot structural header to support a new double-door installation using the existing door plus a matching 3'×8' door, and all interior and exterior framing, sheetrock, texture, primer, and paint will be completed to match the existing finishes.</p> <p>To start the job \$ 4,200.00 When job is completed. \$ 3,458.00</p>	\$7,658.00
Total		\$7,658.00

Note

We hereby propose to furnish all the labor and material in complete accordance with the specifications below.

RAMIREZ CONSTRUCTION

(956)594-2220

ESTIMATE NO. 1080

01.05.2026

BILLED TO:
MONTECARLO EVENT HALL
309 E OCEAN BLVD, LOS FRENOS, TX, 78566.

DESCRIPTION	PRICE	AMOUNT
WINDOW REMOVAL, FRAME MODIFICATION, DOOR AND FINISH.	\$8000.00	\$8000.00

MATERIALS REQUIRED: WOOD, STUCCO, SHEETROCK, PRIMER, DOOR FRAME,
DOUBLE DOOR, AND PAINT.

TOTAL

\$8000.00

\$5000 DEPOSIT FOR MATERIAL IS REQUIRED TO START JOB AND THE OTHER \$3000
ONCE THE JOB IS COMPLETED



VICTOR HUERTA ESTIMATE

956-480-2950

BILLED TO: MONTECARLO EVENT HALL

ESTIMATE # 094

309 E Ocean Blvd. Los

Fresnos Brownsville, Tx 78566

Jan. 04, 2026

DESCRIPTION	QTY	PRICE	TOTAL
Cost of Double door + Frame	1	\$ 2000.00	\$ 2000.00
Cost of Labor	1	\$ 3900.00	\$ 5900.00
Costs of Materials	1	\$ 1950.00	\$ 7850.00
Required Materials: Door Frame, Wood, Sheetrock, Double Door, primer, paint, & stucco.		GRAND TOTAL	\$ 7850.00

**THANK YOU FOR
YOUR BUSINESS**