Community Development Corporation Meeting Agenda

Monday, August 03, 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 July 6, 2026.
2. Consideration and ACTION to acknowledge the June 2026 Financial Report A. Monthly B. Year to Date Report C. Sales Tax
3. Consideration and ACTION to approve a service agreement for the 2026 Narcisco Martinez Cultural Arts Center Conjunto Festival.
4. Consideration and ACTION to approve a service agreement for the 2027 Cameron County Fair & Livestock Show.
5. Consideration and ACTION to approve a service agreement for the October 2026 Cowboy Cook Off.
6. Consideration and ACTION to approve a service agreement for the February 2027 Los Fresnos Rodeo.
7. Consideration and ACTION to approve a storefront grant for A&A Towing and recovery located at 101 S. Arroyo Blvd.
8. Consideration and ACTION to approve a sign grant for Poppin Claw located at 33478 FM 803 Ste. B-8.
9. Consideration and ACTION to approve a sign grant for The Sweet Shop located at 401 W Ocean Blvd. unit 4.
10. Consideration and ACTION to approve an interior grant for The Sweet Shop located at 401 W Ocean Blvd. unit 4.
11. Consideration and ACTION to approve an interior grant for Casa Colombia Coffee Shop LLC located at 810 W Ocean Blvd. Suite A2.
12. Consideration and ACTION to approve a storefront grant for Robert Salinas Plaza located at 810 W Ocean Blvd. Suite A2.
13. Consideration and ACTION to approve fiscal year 2026-2027 budget.

E. REPORT BY GENERAL MANAGER

1. A. City Manager Report

1. Los Fresnos Business Circle (LFBC) Event 2. Los Fresnos Business Ready Series 3. Los Fresnos Real Estate Expo 4. Professional Development 5. Workforce Development 6. Website 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 July 28, 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 July 6, 2026.

Recommendation:

I recommend approval.

Community Development Corporation Meeting Minutes

Monday, July 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

Meeting was called to 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

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.

Mr. Rogelio Nuñez provided an update on the upcoming 33rd Annual Conjunto Festival, noting that festival preparations are progressing well. He reported that the final band has been confirmed and that the complete lineup is expected to be released by the end of the week. The festival will feature 15 bands over two days, including both new performers and established artists, with Santiago Jimenez scheduled to perform on Saturday evening. Mr. Nuñez also shared that the 32nd Annual Conjunto Festival is currently featured in an exhibit at the Bullock Texas State History Museum in Austin through October, highlighting the festival as one of 36 festivals selected statewide for recognition.

Ms. Blanca thanked the CDC for its continued support and provided an update on promotional efforts. She reported that a 36-page full-color festival magazine is being produced and will be distributed free of charge to attendees as a keepsake. To promote the event, more than 150 marketing packets have been distributed to businesses throughout Los Fresnos and surrounding communities, and positive responses have been received. She noted that planning efforts continue and expressed appreciation for the community's ongoing support of the festival.

D. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from June 01, 2026.

   Motion was made and seconded to approve the minutes from June 01, 2026.

   Motion made by Place 2 Maldonado, Seconded by Place 3 Casanova.
   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 May 2026 Financial Report A. Monthly B. Year to Date Report C. Sales Tax

   Mr. Milum reviewed the May 2026 financial report, including the check register, disbursements, budget status, and sales tax report. He reported that disbursements totaled $44,426.97 for 24 transactions, including approved grant reimbursements and workforce training partnership expenses. The CDC was 67% through the budget year, with sales tax collections reaching 74.9% of the annual budget, approximately $50,000 above projections. Mr. Milum noted that all budget line items were in good standing, with only minor adjustments anticipated through a future budget amendment. He also highlighted strong sales tax performance, reporting May collections were 19.65% higher than the same month last year and year-to-date collections were up 12.5% over the previous year.

   Motion was made and seconded to acknowledge the May 2026 Financial Report A. Monthly B. Year to Date Report C. Sales Tax.

   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

3. Consideration and ACTION to approve a sign grant for Empowered Counselling Services, PLLC Located at 324 W Ocean Blvd, Ste 203B, 204, 205AB

   Mr. Huerta reported that the Sign Grant Committee met and reviewed the application submitted by Empowered Counseling Services, PLLC, located at 324 W. Ocean Boulevard, Suites 203B, 204, and 205 A&B. He noted that the proposed sign design was included in the board packet and that the lowest bid received was from Graphic Spot in the amount of $10,200. Under the CDC Sign Grant Program, the maximum eligible reimbursement was $5,000, which was recommended and approved by the committee.

   Motion was made and seconded to approve a sign grant for Empowered Counselling Services, PLLC Located at 324 W Ocean Blvd, Ste 203B, 204, 205AB to the lowest bid in the amount of $10,200 with the CDC portion being $5,000.

   Motion made by Vice President Alvarez, Seconded by Place 5 Cappon.
   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 sign grant for Chopstix located at 31230 State HWY 100.

   Mr. Huerta reported that the Sign Grant Committee met and reviewed the application submitted by Chopsticks, located at 31230 State Highway 100. He noted that the sign rendering included in the board packet reflected the correct proposed sign. Two bids were received from the Grafik Spot and Industrial Signs, with Graphic Spot submitting the lowest bid of $7,600. Under the CDC Sign Grant Program, the CDC's matching portion would be $3,800, which was recommended and approved by the committee.

   Motion was made and seconded to approve a sign grant for Chopstix located at 31230 State HWY 100 to the lowest bid in the amount of $7,600 with the CDC portion being $3,800.

   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, Vice President Alvarez

5. Consideration and ACTION to approve a storefront grant for Chopstix located at 31230 State HWY 100.

   Mr. Huerta reported that the Storefront Grant Committee met and reviewed the application submitted by Chopsticks, located at 31230 State Highway 100. He stated that three bids were received for the proposed storefront improvements, with Manny's Painting submitting the lowest bid in the amount of $16,900. Based on the program guidelines, the project qualified for the CDC's maximum storefront grant contribution of $7,500. The committee reviewed the application and recommended approval.

Motion was made and seconded to approve a storefront grant for Chopstix located at 31230 State HWY 100 with the lowest bid in the amount of $16,900 with the CDC poring being $7,500.

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

6. Consideration and ACTION to approve a landscaping grant for Chopstix located at 31230 State HWY 100.

Mr. Huerta reported that the Landscaping Grant Committee met and reviewed the application submitted by Chopsticks, located at 31230 State Highway 100. He stated that two bids were received for the proposed landscaping improvements, with the lowest bid totaling $8,500. Renderings of the proposed landscaping design were included in the board packet for review. Based on the program guidelines, the project qualified for the CDC's maximum landscaping grant contribution of $3,750. The committee reviewed the application and recommended approval.

Motion was made and seconded to approve a landscaping grant for Chopstix located at 31230 State HWY 100 to the lowest bid in the amount $8,500 with the CDC portion being $3,750.

Motion made by Vice President Alvarez, Seconded by Place 5 Cappon.
Voting Yea: President Juarez, Place 2 Maldonado, Place 3 Casanova, Place 4 Huerta, Place 5 Cappon, Vice President Alvarez

7. Consideration and ACTION to approve an interior grant for Chopstix located at 31230 State Hwy 100.

Mr. Huerta reported that the Interior Grant Committee met and reviewed the application submitted by Chopsticks, located at 31230 State Highway 100. He stated that three bids were received for the proposed interior improvements and that the project met all program guidelines. The lowest bid received totaled $12,200, and under the CDC Interior Grant Program, the project qualified for the CDC's maximum contribution of $5,000. The committee reviewed the application and recommended approval.

Motion was made and seconded to approve an interior grant for Chopstix located at 31230 State Hwy 100 to the lowest bid in the amount of $12,200 with the CDC portion being $5,000.

Motion made by Vice President Alvarez, Seconded by Place 4 Huerta.
Voting Yea: President Juarez, Place 2 Maldonado, Place 3 Casanova, Place 4 Huerta, Place 5 Cappon, Vice President Alvarez

8. Consideration and ACTION to approve a midyear budget amendment.

Mr. Milum presented a proposed mid-year budget amendment to formalize previously approved expenditures and adjust budget line items to reflect current operational needs. He explained that the amendment included $111,400 for park improvements and $25,190 for technology maintenance, as well as funding previously approved by the Board for Little League improvements, including concession stand upgrades, scoreboards, electrical improvements, shade structures, field upgrades, lighting, irrigation, and fence repairs.

He also noted that previously approved expenditures for a sales tax analysis subscription, website services, and flyer design services were being formally incorporated into the budget. Mr. Milum further reviewed several budget-neutral transfers between line items, including adjustments for increased health insurance costs, employee training and travel expenses, and business incentive grants. He explained that the transfers did not increase the overall budget, but reallocated existing funds to better match anticipated expenditures. In addition, he proposed increasing projected sales tax revenue by $63,000 to reflect stronger-than-anticipated collections, while maintaining a conservative estimate for the remainder of the fiscal year.

Board members thanked Mr. Milum for providing a detailed and transparent budget review and for carefully managing budget adjustments throughout the year.

Motion was made and seconded to approve a midyear budget amendment.

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

E. REPORT BY GENERAL MANAGER

1. A. City Manager Report

1. Los Fresnos Business Circle (LFBC) Event 2. Los Fresnos Business Ready Series 3. Los Fresnos Real Estate Expo 4. Professional Development 5. Workforce Development 6. Website Development

Mr. Rosas provided updates on the Los Fresnos Business Circle, Business Ready Series, Real Estate Expo, professional development, workforce development, and website development initiatives. He reported successful business networking events, continued partnership with the SBA and Workforce Solutions, and plans for future business training sessions. Mr. Rosas also discussed the proposed Real Estate Expo scheduled for October 2026, workforce training opportunities through Texas Southmost College, and progress on the CDC website. Board members commended Mr. Rosas for his efforts to engage the business community, promote workforce development, and prepare Los Fresnos for future growth. Discussion also highlighted the importance of planning for future infrastructure and traffic needs as the community expands. No action was taken.

F. ADJOURNMENT

The meeting was adjourned at 6:41 p.m.

____
Enrique Juarez, President

ATTEST:

____
Jacqueline Moya, City Secretary

ACTION ITEM REPORT

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

Recommendation:

Check Report: 11 transactions totaling $11,957.80. Nothing unusual.

Budget Report: Doing Great! Does not reflect budget amendments approved in July. We are 75% through the budget year..

Sales tax is at 83.93% or $58,042 over budget.

With the July budget amendments approved by the Board in July, all line items are good.

Expenditures are 81.06% but includes major projects approved by the Board.

Sales Tax Report: June shows a 1.54% increase compared to last year and 11.285% increase year to date, $55,218 over last year. Doing very well.

I recommend approval.

Check Report

City of Los Fresnos, TX

By Check Number

Date Range: 06/01/2026 - 06/30/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: FVB9-CDC CHECKING						
01565	AMAZON.COM	06/12/2026	Regular	0.00	94.99	3832
01748	ANGEL IVAN BERNAL HERNANDEZ	06/12/2026	Regular	0.00	1,750.00	3833
09860	AT&T MOBILITY	06/12/2026	Regular	0.00	41.88	3834
01851	E&C PRESTIGE CONSTRUCTION	06/12/2026	Regular	0.00	2,425.00	3835
01628	JEFFREY ROSAS	06/12/2026	Regular	0.00	49.30	3836
00305	LOS FRESNOS CHAMBER OF COMMERCE	06/12/2026	Regular	0.00	1,250.00	3837
01274	NewLane Finance Company	06/12/2026	Regular	0.00	39.95	3838
01565	AMAZON.COM	06/26/2026	Regular	0.00	32.39	3839
01860	CYNTHIA DIAZ	06/26/2026	Regular	0.00	4,650.00	3840
08248	KONICA MINOLTA PREMIERE FINANCE	06/26/2026	Regular	0.00	124.29	3841
00305	LOS FRESNOS CHAMBER OF COMMERCE	06/26/2026	Regular	0.00	1,500.00	3842

Bank Code FVB9 Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	11	11	0.00	11,957.80
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
	11	**11**	**0.00**	**11,957.80**

City of Los Fresnos, TX

Budget Report
Account Summary

For Fiscal: 2025-2026 Period Ending: 06/30/2026

		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	9,124.59	-3,875.41	70.19 %
09-452-1132	SALES TAX	650,000.00	650,000.00	58,724.41	545,542.07	-104,457.93	83.93 %
	Revenue Total:	**663,000.00**	**663,000.00**	**58,724.41**	**554,666.66**	**-108,333.34**	**83.66%**
	Department: 452 - CDC DISBURSEMENTS Total:	**663,000.00**	**663,000.00**	**58,724.41**	**554,666.66**	**-108,333.34**	**83.66%**
Department: 575 - COMMUNITY DEVELOPMENT							
Expense							
09-575-01100	SALARIES	42,848.00	42,848.00	3,296.00	30,137.09	12,710.91	70.33 %
09-575-01500	OVERTIME	1,000.00	1,000.00	0.00	324.47	675.53	32.45 %
09-575-02100	FICA EXPENSE	2,719.00	2,719.00	203.00	1,876.92	842.08	69.03 %
09-575-02105	MEDICARE EXPENSE	636.00	636.00	47.48	438.98	197.02	69.02 %
09-575-02106	HEALTH INSURANCE EXP	8,046.00	8,046.00	746.06	6,348.83	1,697.17	78.91 %
09-575-02107	TWC EXPENSE	63.00	63.00	0.00	63.01	-0.01	100.02 %
09-575-02150	TMRS EXPENSE	3,762.00	3,762.00	240.28	2,177.74	1,584.26	57.89 %
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	30.12	10.88	73.46 %
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	-1,551.27	6,000.00	0.00	100.00 %
09-575-03121	BUSINESS RECRUIT AND DEVELOPME	18,000.00	18,000.00	1,086.71	15,000.00	3,000.00	83.33 %
09-575-04100	OFFICE SUPPLIES & PRINTING	6,000.00	6,000.00	251.67	2,642.50	3,357.50	44.04 %
09-575-05120	TELEPHONE	1,000.00	1,000.00	0.00	374.85	625.15	37.49 %
09-575-06100	CITY PROMOTION	62,575.00	62,575.00	1,250.00	46,766.87	15,808.13	74.74 %
09-575-06120	ADVERTISING	2,425.00	2,425.00	0.00	1,523.34	901.66	62.82 %
09-575-09100	TRAVEL/SEMINARS	4,000.00	4,000.00	49.30	6,431.01	-2,431.01	160.78 %
09-575-09110	TRAINING/SEMINARS	0.00	0.00	413.29	413.29	-413.29	0.00 %
09-575-10100	DUES & MEMBERSHIPS	9,000.00	9,000.00	39.95	8,575.36	424.64	95.28 %
09-575-11100	PARK IMPROVEMENTS	120,000.00	120,000.00	0.00	126,960.59	-6,960.59	105.80 %
09-575-11150	SPECIAL PROJECTS	140,697.00	140,697.00	0.00	27,383.89	113,313.11	19.46 %
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	25,370.00	-25,370.00	0.00 %
09-575-30100	BUSINESS INCENTIVE PROGRAM	40,000.00	40,000.00	6,400.00	35,331.79	4,668.21	88.33 %
09-575-30129	GENERAL FUND ADMIN	15,000.00	15,000.00	15,000.00	15,000.00	0.00	100.00 %
09-575-30131	TRANSFER DEBT SERVICE I&S	178,000.00	178,000.00	0.00	178,000.00	0.00	100.00 %
09-575-99100	MISCELLANEOUS	300.00	300.00	0.00	0.00	300.00	0.00 %
	Expense Total:	**663,000.00**	**663,000.00**	**27,475.87**	**537,455.90**	**125,544.10**	**81.06%**
	Department: 575 - COMMUNITY DEVELOPMENT Total:	**663,000.00**	**663,000.00**	**27,475.87**	**537,455.90**	**125,544.10**	**81.06%**
	Fund: 09 - COMMUNITY DEVELOPMENT COR Surplus (Deficit):	**0.00**	**0.00**	**31,248.54**	**17,210.76**	**17,210.76**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**31,248.54**	**17,210.76**	**17,210.76**	**0.00%**

Sales Tax Report
FY 25-26

	2c				1-1/2c (General Fund Portion)				1/2c (CDC Portion)			
Paid	**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%**

	2c				1-1/2c (General Fund Portion)				1/2c (CDC Portion)			
Paid	**FY25-26**	**FY24-25**	**Inc(Dec) ($)**	**Inc(Dec) (%)**	**FY24-25**	**FY23-24**	**Inc(Dec) ($)**	**Inc(Dec) (%)**	**FY24-25**	**FY23-24**	**Inc(Dec) ($)**	**Inc(Dec) (%)**
October	184,918.62	198,363.69	(13,445.07)	-7.27%	138,688.97	148,772.77	(10,083.80)	-7.27%	46,229.66	49,590.92	(3,361.27)	-7.27%
November	255,207.48	222,636.36	32,571.12	14.63%	191,405.61	166,977.27	24,428.34	14.63%	63,801.87	55,659.09	8,142.78	14.63%
December	233,208.10	205,582.15	27,625.95	13.44%	174,906.08	154,186.61	20,719.46	13.44%	58,302.03	51,395.54	6,906.49	13.44%
January	185,487.41	192,066.09	(6,578.68)	-3.43%	139,115.56	144,049.57	(4,934.01)	-3.43%	46,371.85	48,016.52	(1,644.67)	-3.43%
February	395,989.90	308,545.07	87,444.83	28.34%	296,992.43	231,408.80	65,583.63	28.34%	98,997.48	77,136.27	21,861.21	28.34%
March	210,616.96	191,400.39	19,216.57	10.04%	157,962.72	143,550.29	14,412.43	10.04%	52,654.24	47,850.10	4,804.14	10.04%
April	191,494.40	169,610.31	21,884.09	12.90%	143,620.80	127,207.73	16,413.07	12.90%	47,873.60	42,402.58	5,471.02	12.90%
May	290,347.66	242,664.51	47,683.15	19.65%	217,760.75	181,998.38	35,762.36	19.65%	72,586.92	60,666.13	11,920.79	19.65%
June	234,897.62	230,428.53	4,469.09	1.94%	176,173.22	172,821.40	3,351.82	1.94%	58,724.41	57,607.13	1,117.27	1.94%
TOTAL SALES ACTIVITIES	**$ 2,182,168.15**	**$ 1,961,297.10**	**$ 220,871.05**	**11.26%**	**$ 1,636,626.11**	**$ 1,470,972.82**	**$ 165,653.29**	**11.26%**	**$ 545,542.04**	**$ 490,324.27**	**$ 55,217.76**	**11.26%**

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

Prepared by: P. Garza

6/10/2026

ACTION ITEM REPORT

Item Title: Consideration and ACTION to approve a service agreement for the 2026 Narcisco Martinez Cultural Arts Center Conjunto Festival.

Recommendation:

They are requesting the same amount this year and that is the amount we have budgeted. They also get assistance from Public Works and the Police Department. Attached is last year's agreement that will be updated if approved.

The Promotion & Advertising Committee met 2 weeks ago and agreed to keep the amount at $5,000.

Funding Amount

2018-2019	$ 5,000
2019-2020	$ 5,000
2020-2021	COVID
2021-2022	$ 5,000
2022-2023	$ 5,000
2023-2024	$ 5,000
2024-2025	$ 5,000
2025-2026	$ 5,000

I recommend approval.

SERVICE AGREEMENT

This is an agreement between the Narciso Martinez Cultural Arts Center (Festival) and the Los Fresnos Community Development Corporation (CDC) and the City of Los Fresnos (City). The event will be held in October 2025 at the Memorial Park.

The Festival agrees to provide the following for their annual Narciso Martinez Conjunto Festival:

- Contracting the bands and sound engineer;
- Promoting the festival via print and social media;
- Acquisition of event insurance to cover liability issues, holding the City of Los Fresnos, Los Fresnos Community Development Corporation and Los Fresnos CISD harmless;
- Alcohol Beverage License;
- Renting of portable restrooms to add to the existing restrooms in the city park;
- Provide personnel at the entrance to enter the festival;
- Provide extra fencing as necessary;
- Festival t-shirt will include the City of Los Fresnos as a sponsor;
- Develop a color program guide that includes band bios, advertising, human interest stories, as well as information provided by the city.

The CDC will provide $5,000 for promoting and bringing business to the community. Payment to the Festival will be paid in full in the month of August 2025.

The City will provide the following: Half page ad in the magazine for $350, Security on the grounds from Friday afternoon through Sunday at the conclusion of the event, Security for safe passage for the street crossings between High School parking areas and the Park, light plants and generators as needed, Public Works personnel for trash and restroom cleanup and assistance as needed, promotion of the event through Facebook, web site and welcome sign.

The Festival must submit Audited Financials from a Certified Public Accountant. A Form 990 to the IRS is sufficient to meet this requirement.

Passed and approved this 4th day of August 2025 by the Los Fresnos Community Development Corporation Board.

Passed and approved on 12th day of August 2025 by the City Council of the City of Los Fresnos.

Mark W. Milum
Mark W. Milum, City Manager
City Manager – City of Los Fresnos
General Manager – CDC

Rogelio T. Nunez
Rogelio T. Nunez
Director
Narciso Martinez Cultural Arts Center

ACTION ITEM REPORT

Item Title: Consideration and ACTION to approve a service agreement for the 2027 Cameron County Fair & Livestock Show.

Recommendation:

The Cameron County Fair & Livestock Show will be held on February 18-21, 2027. The President, Valerie Arizmendi or other representatives will be at the meeting to mention last year and answer questions.

The funding increased by $1,000 to a total of $10,000 for last year and we would like to keep it the same for this year.

Here is the history of funding.

2006-2007	$1,500
2007-2008	$1,500
2008-2009	$1,500
2009-2010	$1,500
2010-2011	$2,500
2011-2012	$2,500
2012-2013	$3,000
2013-2014	$5,000
2014-2015	$6,500
2015-2016	$7,000
2016-2017	$7,000
2017-2018	$7,000
2018-2019	$9,000
2019-2020	$9,000
2020-2021	$9,000
2021-2022	$9,000
2022-2023	$9,000
2023-2024	$9,000
2024-2025	$10,000
2025-2026	$10,000

SERVICE AGREEMENT

This is an agreement between the Los Fresnos Community Development Corporation, hereinafter called "CDC" and the Cameron County Fair & Livestock Show, hereinafter called "Fair".

The purpose of this agreement is to establish a development program between the CDC and the Fair to promote the City.

This agreement will begin on December 1, 2025 and will be for a one year (1) period and will be reviewed by the CDC to consider extending the agreement or not. Payment in the amount of $10,000 will be paid in full in the month of December.

Therefore, it is agreed that the Fair will promote the city as follows:

1. $7,500
   a. 42 Los Fresnos Rodeo Tickets
   b. Three 4 foot x 4 foot promotion boards to be displayed in the livestock show arena for the duration of the show
   c. Announcements over the PA system throughout the show
2. $1,500
   a. 8 Los Fresnos Rodeo Tickets
   b. One 4 foot x 4 foot promotion boards to be displayed in the livestock show arena for the duration of the show
   c. Announcements over the PA system throughout the show
3. $1,000
   a. 4 Los Fresnos Rodeo Tickets
   b. One 2 foot x 4 foot promotion boards to be displayed in the livestock show arena for the duration of the show
   c. Announcements over the PA system throughout the show

<u>The Fair must submit Audited Financials from a Certified Public Accountant. A Form 990 to the IRS is sufficient to meet this requirement.</u>

This agreement is effective upon the approval of both parties.

Passed and approved this 4th day of August, 2025 by the Los Fresnos Community Corporation Board.

LOS FRESNOS COMMUNITY DEVELOPMENT CORPORATION

Enrique Juarez, President

ATTEST:

Jacqueline Moya, City Secretary

CAMERON COUNTY FAIR & LIVESTOCK SHOW

President

ATTEST:

Secretary

ACTION ITEM REPORT

Item Title: Consideration and ACTION to approve a service agreement for the October 2026 Cowboy Cook Off.

Recommendation:

The Ninth Annual Cowboy Cook-Off will be held again this year on October 9 & 10, 2026. The funding was $2,000 last year. The proposal is to keep the amount the same. Representatives will be present to present information and answer questions.

The $2,000 includes $1,500 as the Cowboy Cook-Off Sponsor and one of the sponsors valued at $500.

SERVICE AGREEMENT

This is an agreement between the Los Fresnos Community Development Corporation, hereinafter called "CDC" and the Los Fresnos Rodeo Committee, hereinafter called "Rodeo".

The purpose of this agreement is to establish a development program between the CDC and the Rodeo to promote the City.

This agreement will begin on September 1, 2025 and will be for a one year (1) period and will be reviewed by the CDC to consider extending the agreement or not. Payment in the amount of $2,000 will be paid in full in the month of September 2025.

Therefore, it is agreed that the Rodeo will promote the city as follows:

$1,500 Cowboy Cook-Off Event

1. Media Advertising Name Recognition
2. Announced during the Event
3. Webpage Listing
4. One 3' x 8' Sign in the Cooking Contestant Area
5. Name on all award Plagues (1st to 10th place and Kids Q 1st to 3rd place)
6. Flyer listing
7. Space for six Banners in event area
8. 2 Cowboy Cook-Off T-Shirts
9. 2 Cowboy Cook-Off Caps

$1,000 Cowboy Cook-Off Grand Champion Sponsor ($500 discount)

1. Announced as one of the Grand Champion Sponsors during the Cook- Off
2. Webpage listing
3. One 3' x 8' Sign in Cooking Contestant Area
4. Flyer Listing (Logo listing if committed by August 14th, 2025)
5. Space for three banner in event area
6. 2 Cowboy Cook-Off Caps

<u>The Rodeo must submit Audited Financials from a Certified Public Accountant. A Form 990 to the IRS is sufficient to meet this requirement.</u>

This agreement is effective upon the approval of both parties.

Passed and approved this 4th day of August, 2025 by the Los Fresnos Community Development Corporation

LOS FRESNOS COMMUNITY DEVELOPMENT CORPORATION

____
Enrique Juarez, President

ATTEST:

____
Jacqueline Moya, City Secretary

LOS FRESNOS RODEO COMMITTEE

____
Chairman

ATTEST

____
Secretary

2026 Los Fresnos Cowboy Cook-Off Sponsorship Prospectus

October 9- 10, 2026
www.LFRODEO.com

1.$1,500-Cowboy Cook-off Sponsor

a. Media Advertising Name Recognition
b. Announced as one of the Cowboy Cook-off Sponsors
c. Webpage listing
d. One 8' x 3' sign in the contestant cooking area
e. Name on all award plaques (1st to 5th place and Kids Q 1st to 3rd place)
f. Flyer listing (Logo listing if committed by September 5, 2026)
g. Space for six banners in the event area
h. Two Cowboy Cook-Off T-Shirts
i. Two Cowboy Cook- Off Caps

2.$1,000-Grand Champion Sponsor

a. Announced as one of the Grand Champion Sponsors
b. Webpage listing
c. One 8' x 3' sign in the contestant cooking area
d. Flyer listing (Logo listing if committed by September 5, 2026)
e. Space for three Banners in the event area
f. Two Cowboy Cook-Off Caps

3.$800-Reserve Champion Sponsor

a. Announced as one of the Reserve Champion Sponsors
b. Webpage listing
c. One 8' x 3' sign in the contestant cooking area
d. Flyer listing (Logo listing if committed by September 5, 2026)
e. Space for two banners in the event area
f. One Cowboy Cook-off Cap

4.$500-Brisket Sponsor

a. Announced as one of the Brisket Sponsors
b. Webpage listing
c. One 4' x 2' sign in the contestant cooking area
d. Logo or Name on Brisket Plaque (1st, 2nd, 3rd places)
e. Space for one banner in event area

5.$500-Pork Ribs Sponsor

a. Announced as one of the Pork Ribs Sponsors
b. Webpage listing
c. One 4' x 2' sign in the contestant cooking area
d. Logo or Name on Pork Ribs Plaque (1st, 2nd, 3rd places)
e. Space for one banner in event area

6.$500-Pork Butt Sponsor

a. Announced as one of the Pork Butt Sponsors
b. Webpage listing
c. One 4' x 2' sign in the contestant cooking area
d. Logo or Name on Pork Butt Plaque (1st, 2nd, 3rd places)
e. Space for one banner in event area

7.$500-Chicken Sponsor

a. Announced as one of the Chicken Sponsors
b. Webpage listing
c. One 4' x 2' sign in the contestant cooking area
d. Logo or Name on Chicken Plaque (1st, 2nd, 3rd places)
e. Space for one banner in event area

8. $500-Jackpot Sponsor

a. Announced as one of the Jackpot Sponsors
b. One 4' x 2' sign in the contestant cooking area

9. $500-People's Choice Sponsor

a. Announced as one of the People's Choice Sponsors
b. Logo on People's Choice Tickets (If committed by September 5, 2026)

10.$300-High School Team Sponsor

a. Announced as one of the High School Teams Sponsors
b. Webpage listing
c. One 4' x 2' sign in the High School Teams contestant cooking area
d. Logo or Name on High School Teas Plaque (1st, 2nd, 3rd places)

11.$300-Kids Q Sponsor (Age Group 1—Ages 6-11)

a. Announced as one of the Kids Q Sponsors
b. Webpage listing
c. One 4' x 2' sign in the Kids Q contestant cooking area
d. Logo or Name on Kids Q Plaque (1st, 2nd, 3rd places)

12.$300-Kids Q Sponsor (Age Group 2—Ages 12–16)

a. Announced as one of the Kids Q Sponsors
b. Webpage listing
c. One 4' x 2' sign in the Kids Q contestant cooking area
d. Logo or Name on Kids Q Plaque (1st, 2nd, 3rd places)

2026 Cowboy Cook-Off Sponsorship Agreement

October 9- 10, 2026
www.LFRODEO.com

1. $1,500-Cowboy Cook-Off Sponsor
2. $1,000-Grand Champion Sponsor
3. $800-Reserve Champion Sponsor
4. $500-Brisket Sponsor
5. $500-Pork Ribs Sponsor
6. $500-Pork Butt Sponsor
7. $500-Chicken Sponsor
8. $500-Jackpot Sponsor
9. $500-People's Choice Sponsor
10. $300-High School Team Sponsor
11. $300-Kids Q Sponsor (Age Group 1—Ages 6-11)
12. $300-Kids Q Sponsor (Age Group 2—Ages 12-16)

Please Circle One: **COMPANY** **INDIVIDUAL**

Name_______________________________
Contact Name_______________________________
Address_______________________________
City_______________________________ State_______________
ZIP_______________
Phone_______________________________
Email_______________________________

_______________________________ _______________________________
Signature Date

This event is presented by the: **Los Fresnos Rodeo Committee, Inc.** (A nonprofit organization)

P.O. Box 103

Los Fresnos, Texas 78566

Rodeo Committee Contact Person

ACTION ITEM REPORT

Item Title: Consideration and ACTION to approve a service agreement for the February 2027 Los Fresnos Rodeo.

Recommendation:

The Thirty-Sixth Annual Los Fresnos Rodeo will be held on February 18-21, 2027. Representative will be at the meeting to present the information.

Platinum: $10,000

Friday Concert: $2,500

Sky Box: $2,500

Total amount is $15,000

Here is the history of funding.

2002-2003	$ 3,500
2003-2004	$ 3,500
2004-2005	$ 3,500
2005-2006	$ 3,500
2006-2007	$ 5,000
2007-2008	$ 5,000
2008-2009	$ 5,000
2009-2010	$ 5,000
2010-2011	$ 5,000
2011-2012	$ 5,000
2012-2013	$ 5,000
2013-2014	$ 5,000
2014-2015	$ 6,500
2015-2016	$10,000
2016-2017	$10,000
2017-2018	$11,500
2018-2019	$12,500
2019-2020	$12,500
2020-2021	$ 6,250 Due to COVID
2021-2022	$12,500
2022-2023	$12,500
2023-2024	$12,500
2024-2025	$15,000
2025-2026	$15,000

SERVICE AGREEMENT

This is an agreement between the Los Fresnos Community Development Corporation, hereinafter called "CDC" and the Los Fresnos Rodeo Committee, hereinafter called "Rodeo".

The purpose of this agreement is to establish a development program between the CDC and the Rodeo to promote the City.

This agreement will begin on December 1, 2025 and will be for a one year (1) period and will be reviewed by the CDC to consider extending the agreement or not. Payment in the amount of $15,000.00 will be paid the first part of December for the 2026 Rodeo.

Therefore, it is agreed that the Rodeo will promote the city as follows:

Platinum **$10,000**

a. Media promotion
b. Sign on Top of Announcer's Stand
c. Poster Logo or Name
d. Announced as Platinum promotion during rodeo performances
e. Displayed on Big Arena Video Screen
f. Flag with your logo in Gran Entry
g. Program Advertising (Full Page)
h. Webpage Listing
i. Box Seats. Three Rodeo Performances (6 seats per performance)
j. Custom Embroidered Jacket or Buckle or Six Caps
k. Space for Banners outside arena
l. 100 Regular Admission Concert Tickets
m. 20 Rodeo Tickets (6-Friday, 8-Saturday, 6-Sunday)
n. Program Listing

Add-on Sky Box **$2,500**

a. Sky Box Seats for all Three Rodeo Performances (10 seats per performance)
b. Out of weather and above the crowd
c. Private stair entrance
d. A spot for 12" x 8' name above the opening facing the arena
e. Complimentary small ice chest with 10 or more refreshments daily
f. Program Listing

Friday Concert **$2,500**

a. Media Promotion Name Recognition
b. Announced as a concert promotion during rodeo and concert
c. Displayed on Big Arena Video Screen
d. Webpage Listing
e. Banner or Sign on Stage
f. Program Listing
g. 12 Rodeo Tickets (4 per performance)
h. 40 Friday Concert Tickets
i. Space for Banners Outside Arena

The Rodeo must submit Audited Financials from a Certified Public Accountant. A Form 990 to the IRS is sufficient to meet this requirement.

This agreement is effective upon the approval of both parties.

Passed and approved this 4th day of August, 2025 by the Los Fresnos Community Development Corporation Board.

LOS FRESNOS COMMUNITY DEVELOPMENT CORPORATION

Enrique Juarez, President

ATTEST:

Jacqueline Moya, City Secretary

LOS FRESNOS RODEO COMMITTEE

Chairman

ATTEST:

Secretary

ACTION ITEM REPORT

Item Title: Consideration and ACTION to approve a storefront grant for A&A Towing and recovery located at 101 S. Arroyo 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: Ariosto Cano A&A Towing And Recovery
2. Applicant: (check one) ✓ Property Owner ________ Tenant
3. Property Address: 101 S. Arroyo Blvd Los Fresnos
4. Mailing Address: SAME
5. Phone: 956-233-5773 (w) 956-243-2502 (c) E-mail Address: LeonesMG1@AOL.com

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

Description of proposed improvements(s): Repair cracks And Broken Stucco on multiple Areas on wall

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

1.	Texas R. Homes	$ 12,618.00
2.	CC Construction	$ 12,525.00
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: ________	Property Owner Signature: (signed)
Print Name: ________	Print Name: Ariosto Cano
Date: ________	Date: 7-9-26

FOR STAFF USE

Staff Recommendation: Low Quote of $12,525.00, CDC Portion $6,262.50

Committee Recommendation: ________

Grant Approved: ________ Name of Vendor Approved: ________

Grant Amount to be paid to: _____Business _____Vendor Meeting Date: ________

TEXAS R HOMES

ESTIMATE

DATE 05/25/26

PO BOX 310287
New Braunfels, TX 78131
Phone 956-592-3378 | Phone 830-743-0477
Email bpvalley1995@yahoo.com

TO

ARIOSTO CANO
101 S Arroyo Blvd.
Los Fresnos, TX 78566

Description	Amount
Resurface approximately 1456 square feet of stucco on existing exterior cinder block wall. Removal of multiple areas of damaged/old stucco cement. **All material included.**	
Material and Labor	**$12,618.00**

Make all checks payable to Texas R Homes
If you have any questions concerning this estimate contact Robert Moya | 956-592-3378

THANK YOU FOR YOUR BUSINESS!

CC Construction

ESTIMATE

DATE 06/20/2025

2249 sol st
Brownsville Tx 78520
713-6773101

TO:
Ariosto Cano
A&A Towing And Recovery
101 S Arroyo Blvd
Los Fresnos Tx 78566
956-233-5773

DESCRIPTION

					Due on receipt

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	Preparer aprox. 1456 piez quadrados de stucco en la pared de enfrentede la calle ocean blvd		
	Reparar various detalles en la pared que estan danados y pintar todo el material incluyido		
	Material y mano de obra		12,525.00
		SUBTOTAL	
		SALES TAX	
		SHIPPING & HANDLING	
		TOTAL DUE	

Make all checks payable to Construction
If you have any questions concerning this invoice, contact Name, Phone, Email

THANK YOU FOR YOUR BUSINESS!

ACTION ITEM REPORT

Item Title: Consideration and ACTION to approve a sign grant for Poppin Claw located at 33478 FM 803 Ste. B-8.

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: Christopher J. Escobar Poppin' Claw
2. Applicant: (check one)_______ Property Owner ✓ Tenant
3. Property Address: 33478 FM 803 Suite B-8 Los Fresnos TX 78566
4. Mailing Address: 30498 Calle alegre Los Fresnos TX 78566
5. Phone: 956-456-6668 (w) 956-357-7664 (c) E-mail Address: CJEscobar1459@gmail.com

Type of Project: (circle one) **Sign: Option 1 or Option 2** **Storefront** **Landscaping** **Interior**

Description of proposed improvements(s): business Sign

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

1. EKIS Print	$ 4,000.00
2. the grafiK	$ ~~5,017.39~~
3.	$ $4635.00

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:

Christopher Escobar
Signature

Christopher J. Escobar
Print Name

July 22-26
Date

Property Owner Signature

Hector R Hernandez
Print Name

7-22-26
Date

FOR STAFF USE

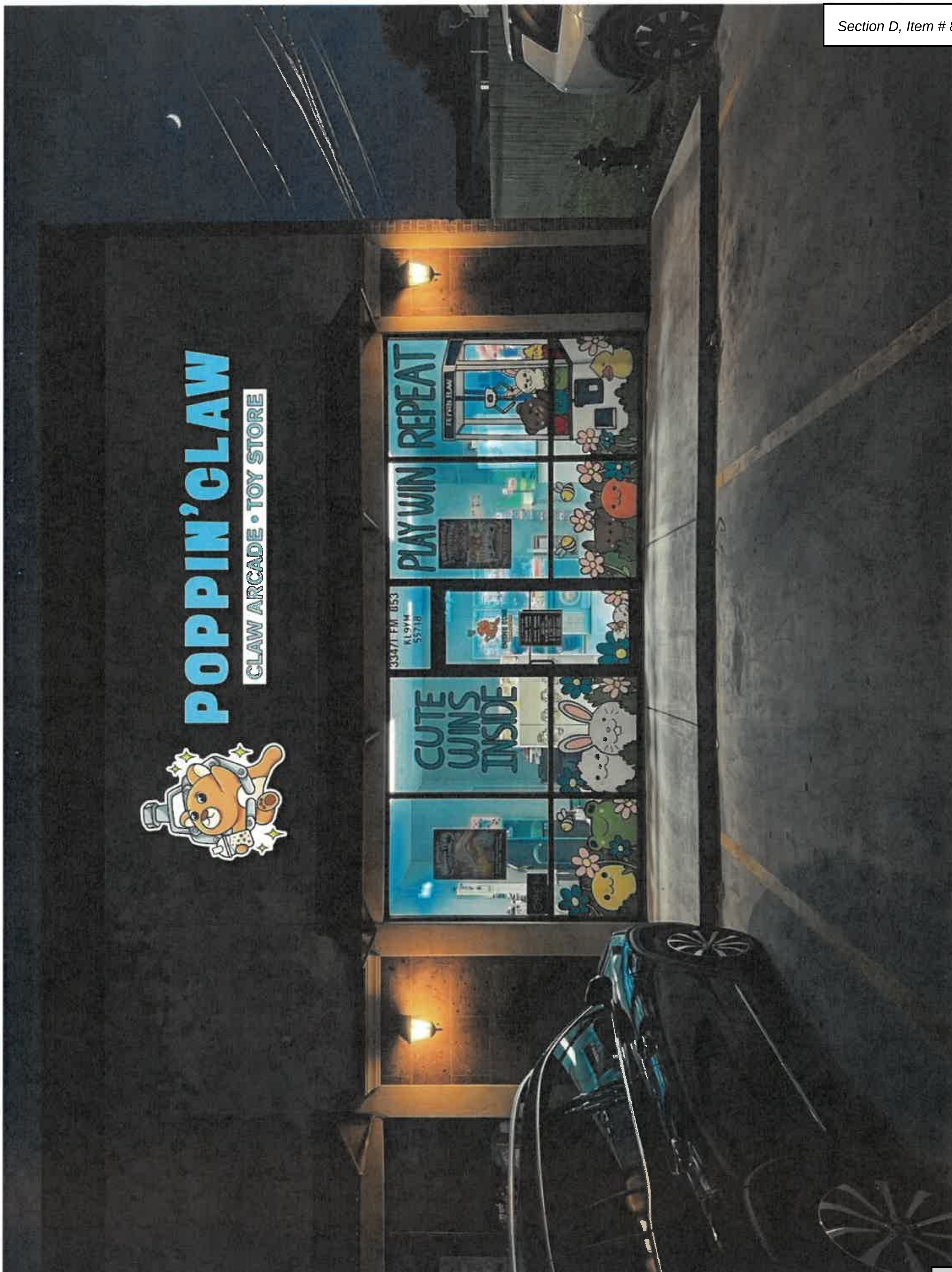
Staff Recommendation: Lowest quote is $4,000.00/xx. CDC Portion is $2,000.00

Committee Recommendation:__________

Grant Approved:__________ Name of Vendor Approved:__________

Grant Amount to be paid to: _____Business ______Vendor Meeting Date: __________


POPPIN'CLAW
CLAW ARCADE • TOY STORE
PLAY WIN REPEAT
CUTE WINS INSIDE
OPEN


POPPIN'CLAW
CLAW ARCADE • TOY STORE
PLAY WIN REPEAT
CUTE WINS INSIDE

Invoice

EKIS Print
CREATIVE PRINTING SOLUTIONS

7605 Laurel Avenue
Brownsville Tx 78526
Tel: (956)327-7942
Email:jose161828@hotmail.com

DATE	INVOICE #
06/30/26	

BILL TO

POPPIN' CLAW (TOY STORE)
33478 FM 803 STE B8
LOS FRESNOS, TEXAS 78566

SHIP TO

POPPIN' CLAW (TOY STORE)
33478 FM 803 STE B8
LOS FRESNOS, TEXAS 78566

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PHONE No.

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
1		LED ACRILYC SIGN ON 3D CHANNEL LETTERS 5x10ft		$ 4,000.00
		Received By	Total	$ 4,000.00

The Grafik Spot LLC
1265 N Expressway
Brownsville, TX 78520
+19566210381
billingdept@thegrafikspot.net
www.thegrafikspot.net

Qu

ADDRESS
Christopher
Poppin' Claw

QUOTE #	DATE
17788	07/09/2026

ACTIVITY	QTY	RATE	AMOUNT
sign Front Lit Channel Letter + Channel Box (6'x5') Approx overall width 17ft	1	4,635.00	4,635.00T

A 3% convenience fee will be added to all credit card payments.
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.

SUBTOTAL	4,635.00
TAX	382.39
TOTAL	**$5,017.39**

Accepted By

Accepted Date

ACTION ITEM REPORT

Item Title: Consideration and ACTION to approve a sign grant for The Sweet Shop located at 401 W Ocean Blvd. unit 4.

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: Monique Benitez, The Sweet Stop
2. Applicant: (check one)______Property Owner ✓ Tenant
3. Property Address: 401 West Ocean Blvd unit 4, Los Fresnos TX, 78566
4. Mailing Address: 160 Draper Dr, Brownsville TX, 78521
5. Phone: (956)572-3977 (w) (956)572-3977 (c) E-mail Address: benitez8mon@yahoo.com

Type of Project: (circle one) **Sign: Option 1 or Option 2** **Storefront** **Landscaping** **Interior**

Description of proposed improvements(s): Custom front-illuminated LED channel letter storefront sign for "The Sweet Stop". Illuminated tenant panel for the existing shopping center monument sign.

Name of contractors: (attach bid copies, including color design)	Amount of bids: (DO NOT INCLUDE TAX)
1. The Grafik Spot LLC	$ $3,340.00
2. The Sign Depot	$ $9,999.99
3. FASTSIGNS	$ ~~$10,045.60~~ 10,080.00

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

Monique Benitez
Print Name

7/24/2026
Date

Property Owner Signature

Julián F Alvarez
Print Name

7/26/2026
Date

FOR STAFF USE

Staff Recommendation: Low quote of ~~$10~~ $3,340.00, CDC portion $1,670.00

Committee Recommendation:__________

Grant Approved:__________ Name of Vendor Approved:__________

Grant Amount to be paid to: _____Business _____Vendor Meeting Date: __________


The Sweet Stop
GELATO BAR
The Sweet Stop
GELATO BAR
Option 003
Sales Rep - Sandra Garcia
Contractor - Javier Lopez
The Grafik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)
TDLR - License #48725 | TSCL - License #18964
thegrafik Spot
LED SIGNS

The Grafik Spot LLC
1265 N Expressway
Brownsville, TX 78520
+19566210381
billingdept@thegrafikspot.net
www.thegrafikspot.net

Quote

ADDRESS
Monique Benitez
The Sweet Stop

QUOTE #	DATE
17831	07/25/2026

ACTIVITY	QTY	RATE	AMOUNT
sign Option 003 Front and back-illuminated Channel Box Approx 12.5' wide 3Yr Warranty (Parts, labor and installation)	1	2,700.00	2,700.00T
marquee sign Marquee Sign - Translucent Vinyl Only - Approx. 2' x 8'	2	320.00	640.00T

A 3% convenience fee will be added to all credit card payments.
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.

SUBTOTAL	3,340.00
TAX	275.55
TOTAL	**3,615.55**

Accepted By

Accepted Date

ALL PAYMENTS AND DEPOSITS ARE NON-REFUNDABLE. ONLY INSTORE CREDIT.
A 3% convenience fee will be added to all credit card payments.

105 E. Interstate 2 Suite F
Pharr, TX 78577
(956) 687-7446

www.thesigndepot.com

Estimate
EST-19740

Payment Terms: Cash Customer

Created Date: 7/23/2026

DESCRIPTION: ILLUMINATED_SIGN

Bill To: THE SWEET SHOP
401 West Ocean Blvd
Los Fresnos, TX 78521
US

Pickup At: The Sign Depot
105 E. Interstate 2 Suite F
Pharr, TX 78577
US

Requested By: Monique Benitez
Email: benitez8mon@yahoo.com
Work Phone: (956) 572-3977

Salesperson: Yida Landeros
Email: sales@thesigndepot.com
Work Phone: 9566877446

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	**9' WIDE ILLUMINATED CHANNEL LETTER SIGN**	1	$9,999.99	$9,999.99
1.1	**Miscellaneous (V) -**			
	Part Qty: 1			

This estimate is only valid for 30 days.

Subtotal:	$9,999.99
Taxes:	$825.00
Grand Total:	$10,824.99
Deposit Required:	$5,412.50

There will be a 3.50% credit or debit card processing fee.

Signature: ______________________ **Date:** ______________________

FASTSIGNS
Make Your Statement

1009 South 77 Sunshine Strip
Harlingen, TX 78550
(956) 428-0007

ESTIMATE
EST-168625

Payment Terms: Cash Customer

Created Date: 7/22/2026

DESCRIPTION: The Sweet Stop Illuminated Channel Letters **2 different options**

Bill To: The Sweet Stop
160 Draper Dr
Brownsville, TX 78521
US

Installed: The Sweet Stop
Monique Benitez
160 Draper Dr
Brownsville, TX 78521
US

Requested By: Monique Benitez
Email: benitez8mon@yahoo.com
Work Phone: (956) 572-3977

Salesperson: Clarissa Elizondo
Work Phone: (956) 428-0007

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	****OPTION 1** 1 - 13'6"w x 3'h Front Illuminated & Installation: The Sweet Stop GELATO BAR**	1	$8,480.00	$8,480.00
1.1	**Special Projects/Orders -** **Part Qty:** 1 **Width:** 162.00" **Height:** 36.00" **Depth:** 1.00" **Sides:** 1 **Text:** The Sweet Stop GELATO BAR **Notes:** The Sweet Stop (Front Illuminated) GELATO BAR (Front Illuminated - Perforated Vinyl) **Installation includes standard flush/stand-off mounting to a suitable, accessible wall, normal mounting hardware, low-voltage connections, and final testing. Excludes permits, engineering, primary electrical service, dedicated circuits, wall repairs or painting, removal of existing signage, special access or traffic control, concealed conditions, and after-hours work unless specifically noted. Customer to provide a dedicated electrical circuit at or near the sign location.			
2	****OPTION 2** 1 - 13'6"w x 3'h Front Illuminated & Installation: The Sweet Stop GELATO BAR**	1	$10,080.00	$10,080.00

2.1	**Special Projects/Orders -** **Part Qty:** 1 **Width:** 162.00" **Height:** 36.00" **Depth:** 1.00" **Sides:** 1 **Text:** The Sweet Stop GELATO BAR **Notes:** The Sweet Stop (Front & Rear Illuminated) GELATO BAR (Rear Illuminated) **Installation includes standard flush/stand-off mounting to a suitable, accessible wall, normal mounting hardware, low-voltage connections, and final testing. Excludes permits, engineering, primary electrical service, dedicated circuits, wall repairs or painting, removal of existing signage, special access or traffic control, concealed conditions, and after-hours work unless specifically noted. Customer to provide a dedicated electrical circuit at or near the sign location.

Deposit Required:	**$10,045.60**
Credit Card Surcharge:	*3.00%*
Deposit with Surcharge:	*$10,346.97*

PLEASE NOTE:

A 3% credit card surcharge will be applied to all credit card transactions. Alternative payment methods (such as ACH, check, or cash) are available with no additional fees.

All Estimates provided are valid for a period of 30 days from the date of issuance

Pricing and lead times are subject to change based on availability and current cost of materials.

The Estimate is APPROXIMATE and additional charges for Time, Mileage and Materials may apply.

Installation (Labor) charges are ESTIMATED and are subject to change based on ACTUAL time spent onsite.

If Applicable, Shipping Charges, Permits, and Permit Fees will be included on final invoice or billed separately.

The sign company will not be held responsible for any damage or loss incurred after the completion of the project, unless caused by their negligence. Warranty is void on all products if not installed by this FASTSIGNS.

Minimum Item Requirement: $50.00

Orders under $100.00 require payment in full upon order placement.

ACTION ITEM REPORT

Item Title: Consideration and ACTION to approve an interior grant for The Sweet Shop located at 401 W Ocean Blvd. unit 4.

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: Monique Benitez, The Sweet Stop
2. Applicant: (check one)______Property Owner ✓ Tenant
3. Property Address: 401 West Ocean Blvd unit 4, Los Fresnos TX, 78566
4. Mailing Address: 160 Draper Dr, Brownsville TX, 78521
5. Phone: (956)572-3977 (w) (956)572-3977 (c) E-mail Address: benitez8mon@yahoo.com

Type of Project: (circle one) **Sign: Option 1 or Option 2** **Storefront** **Landscaping** **Interior**

Description of proposed improvements(s): Interior tenant improvements to create The Sweet Stop Gelato Bar, including permanent fixtures, custom millwork, seating, countertops, and interior finishes.

Name of contractors: (attach bid copies, including color design)	Amount of bids: (DO NOT INCLUDE TAX)
1. Alanis General Works	$ 33,250
2. Paredes Construction	$ 30,800
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

Monique Benitez
Print Name

7/24/2026
Date

Property Owner Signature

Julian J. Alvarez
Print Name

7/25/2026
Date

FOR STAFF USE

Staff Recommendation: Low quote of $30,800.00, CDC portion $5,000.00

Committee Recommendation:______

Grant Approved:______ Name of Vendor Approved:______

Grant Amount to be paid to: _____Business _____Vendor Meeting Date:______

INVOICE

Date : 7/22/2026

Invoice No : 4351476

FROM

ALANIS GENERAL WORKS
(956)908-9817
ROBER.ALANIS10@GMAIL.COM

BILL TO

THE SWEET STOP
401 WEST OCEAN BLVD
LOS FRESNOS TX, 78566

Description	Labor	Materials	Total
Interior wall preparation and	$1,350	$900	**$2,250**
Decorative wall finishes	$1,100	$1,250	**$2,350**
Custom customer service counter	$2,150	$2,800	**$4,950**
Quartz countertops	$1,100	$3,300	**$4,400**
Built-in cabinetry	$3,450	$5,350	**$8,800**
Decorative shelving	$850	$1,550	**$2,400**
Installation of customer booth	$2,350	$2,750	**$5,100**
Assembly and placement of	$600	$500	**$1,100**
Finish trim and carpentry	$950	$950	**$1,900**
TOTAL	**$13,900**	**$19,350**	**$33,250**

Note

Please send payment within 30 days of receiving this invoice. There will be 10% interest charge per month on late invoice.

ALANIS GENERAL WORKS
ROBERT.ALANIS10@GMAIL.COM
(956)908-9817

Date : 7/22/2026	
Invoice No : 4351476	

PROJECT

INTERIOR TENANT IMPROVEMENT BUILD-OUT FOR THE SWEET STOP GELATO BAR

ATTENDENT

THE SWEET STOP
MONIQUE BENITEZ

THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION, AND RELATED SERVICES NECESSARY TO COMPLETE THE PROPOSED INTERIOR RENOVATIONS FOR THE SWEET STOP GELATO BAR. WORK INCLUDES PREPARATION AND PAINTING OF INTERIOR WALLS, INSTALLATION OF DECORATIVE WALL FINISHES, CONSTRUCTION AND INSTALLATION OF A CUSTOM CUSTOMER SERVICE COUNTER, QUARTZ COUNTERTOP INSTALLATION, CUSTOM BUILT-IN CABINETRY, DECORATIVE SHELVING, CUSTOMER BOOTH SEATING INSTALLATION, ASSEMBLY AND PLACEMENT OF DINING FURNITURE, FINISH CARPENTRY, FINAL CLEANUP, AND ALL INCIDENTAL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH RECOGNIZED COMMERCIAL CONSTRUCTION STANDARDS AND APPLICABLE BUILDING CODES.	

AUTHORIZED SIGNATURE: RA Alanis
Robert Alanis

Note
Please send payment within 30 days of receiving this invoice. There will be 10% interest charge per month on late invoice.

PAREDES CONSTRUCTION

Commercial & Residential Construction

1232 Calle Planeta
Brownsville, TX 78521
Luis Paredes | (956) 346-0125 | luiswalls07@gmail.com

Estimate #: EST-2026-001 **Date:** July 22, 2026

Prepared For: The Sweet Stop **Attn:** Monique Benitez

Project: Interior Improvements for New Gelato Bar, Los Fresnos, Texas

Scope of Work

Paredes Construction shall furnish all labor, materials, equipment, tools, supervision, and project coordination necessary to complete the interior improvements for **The Sweet Stop Gelato Bar**. The work includes interior wall preparation and painting, decorative wall finishes, fabrication and installation of a custom customer service counter, quartz countertops, built-in cabinetry, decorative shelving, installation of customer booth seating, assembly and placement of dining tables and chairs, finish trim and carpentry, jobsite cleanup, and final completion in accordance with accepted commercial construction standards.

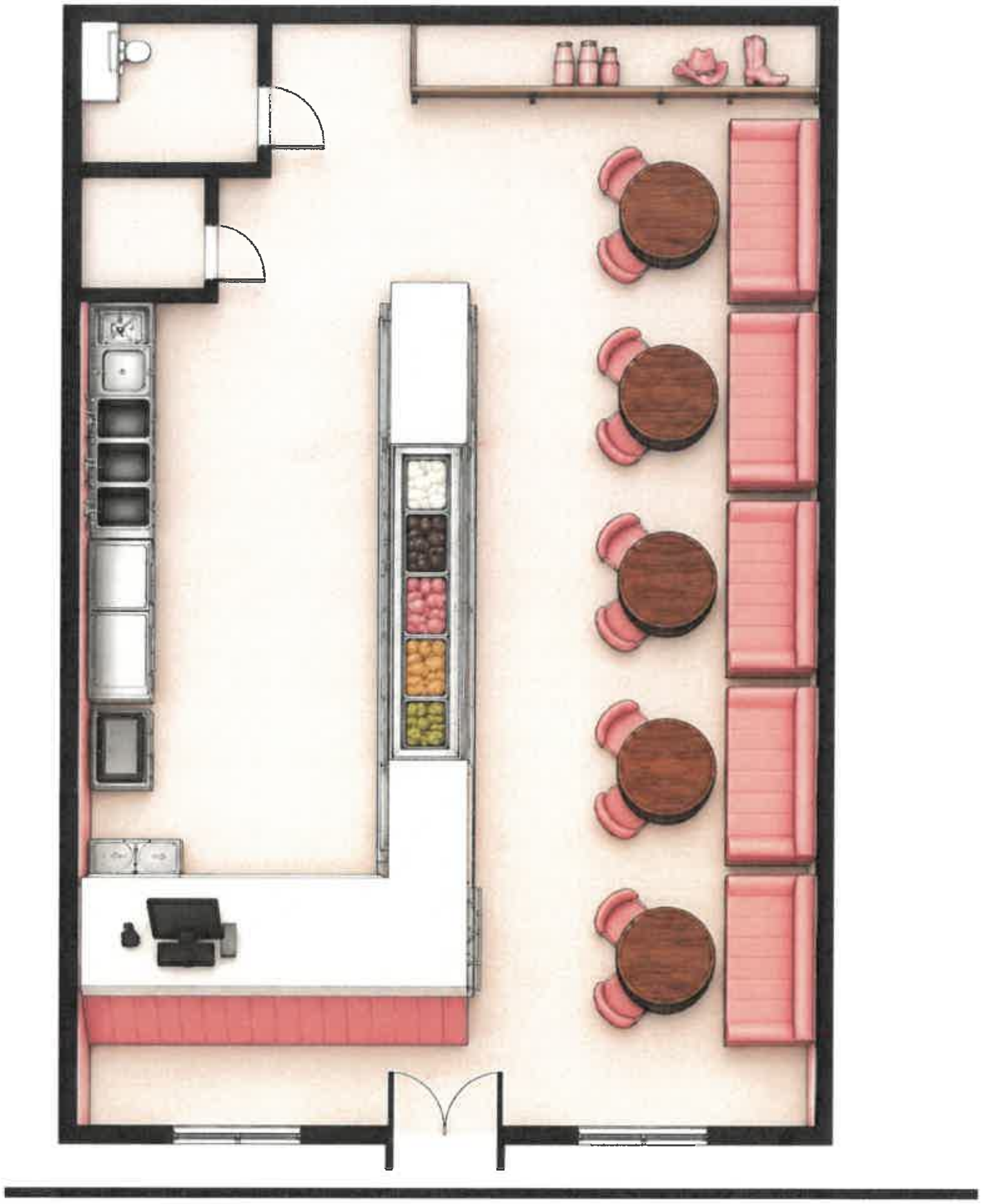
Description	Labor	Materials	Total
Interior wall preparation and painting	$1,300	$800	$2,100
Decorative wall finishes	$900	$1,300	$2,200
Custom customer service counter	$1,900	$2,900	$4,800
Quartz countertops	$1,200	$3,000	$4,200
Built-in cabinetry	$3,200	$5,300	$8,500
Decorative shelving	$900	$1,400	$2,300
Customer booth seating installation	$2,100	$2,800	$4,900
Finish trim & carpentry	$1,100	$700	$1,800
TOTAL	$12,600	$18,200	$30,800

Included: Labor, materials, installation, cleanup, and standard workmanship warranty.

Customer Acceptance: By signing below, the customer accepts this estimate, scope of work, and terms and conditions.

Customer Signature: ______________________ Date: ______________

Authorized Signature (Paredes Construction): ______________________



This illustration is intended to demonstrate the proposed interior layout, furniture placement, and design concept for The Sweet Stop Gelato Bar. Drawing is not to scale and is for presentation purposes only.

ACTION ITEM REPORT

Item Title: Consideration and ACTION to approve an interior grant for Casa Colombia Coffee Shop LLC located at 810 W Ocean Blvd. Suite A2.

Recommendation:

I recommend approval.

LOS FRESNOS - TEXAS - COMMUNITY WITH OPPORTUNITY

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

APPLICATION

1. Name of Applicant & Business: Jennifer Figueroa/Casa Colombia Coffee Shop LLC
2. Applicant: (check one)_______Property Owner X _______Tenant
3. Property Address: 810 W Ocean Blvd, Los Fresnos, TX 78566, Suite A2
4. Mailing Address: 28228 Lantana Lake Dr, San Benito, TX 78586
5. Phone: (956)574-2009 (w)________________(c) E-mail Address: ramijenny10@icloud.com

Type of Project: (circle one) **Sign: Option 1 or Option 2** **Storefront** **Landscaping** **Interior**

Description of proposed improvements(s): Painting all interior of building, removal of exsting VCT flooring for installation of laminated flooring and installation of partition.

Name of contractors: (attach bid copies, including color design)	Amount of bids: **(DO NOT INCLUDE TAX)**
1. Phoenix Contractor Services, LLC	$ 16,750.00
2. C & A Construction Team, LLC	$ 17,950.00
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	Property Owner Signature
Jennifer Figueroa	Robert Salinas
Print Name	Print Name
07/27/2026	07/27/2026
Date	Date

FOR STAFF USE

Staff Recommendation: Low quote for $16,750^00, CDC portion $5,000^00

Committee Recommendation:________________________________

Grant Approved:________________ Name of Vendor Approved:________________

Grant Amount to be paid to: _____Business _____Vendor Meeting Date: ________________

PHOENIX CONTRACTOR SERVICES LLC

27921 Bean Rd. San Benito, TX 78586
(956) 328-9103
phoenixmanagementdept@yahoo.com

No. 1305

07/26/2026

Casa Columbia Coffee Shop LLC
810 W Ocean Blvd, Los Fresnos, TX 78566

Interior Renovations

Summary for proposed work to be completed:

1. Paint all interior walls, doors, frames and trim
2. All areas to be painted will be repaired as needed beforehand
3. All areas to be painted will have one coat of primer and two coats of paint in owner's choice of color
4. Install partition measuring approximately 20LF by 8' in height
5. Install drywall hung, taped, floated and textured
6. Paint CMU interior wall of the west side of the building with block filler as to seal CMU exterior wall
7. Remove existing VCT in areas partially installed above existing and prep surface for installation of laminated flooring in owner's choice
8. Install cove base throughout the building as needed in owner's choice of color

Comments:
Price valid for 30 days

Labor/Installation	$10,050.00
Material/Equipment	$6,700.00
Contingency	-
Total	**$16,750.00**

Authorized Representative/ Owner

Date

To accept this quote; please sign, date and return.

TIPS: Trades, Labor, and Materials (NON-JOC) 26010401 (JOC) 26010402 **DUNS:** 069929028

C&A Construction Team, LLC

DBA: C&A Builders
420 Jay St San Benito TX, 78586
Email: ca.conteam@gmail.com
Cesar Angulano Jr., General Manager • 956-328-9103

PROPOSAL

#1204

Casa Colombia Coffee Shop LLC
810 W Ocean Blvd, Los Fresnos, TX 78566

Interior Renovations

Scope of Work: As per the inspection of the job site conducted by C&A Builders, we hereby propose the completion of the job listed above. The following is our work description:

Work to be completed:

Interior Painting

- All interior walls, doors, frames, and trim will be painted in manufacturer recommended paint in owners' choice of color
  - Areas will be repaired as needed to ensure a smooth and uniform finish
  - Prime and Paint
    - (1) Coat of primer followed by (2) coats of paint

Partition

- Install a new partition wall measuring approximately 20 LF and 8 ft high
  - Drywall Installation will be hung, taped, floated, and textured to match existing interior finishes

CMU Wall Sealing and Painting

- The CMU interior wall on the west side of the building will be sealed with block filler and painted

Flooring

- Removeexisting
- Prep surface for installation of laminated flooring in the owner's chosen style

Cove Base

- Cove base will be installed throughout the building as needed, in owner's choice of color

NOTE: This quote does not include electrical or plumbing

All Labor and Materials:

Material and Equipment	$10,770.00
Labor and Installation	$7,180.00

We, C&A Builders proposes the above scope of work completed by TBD for the amount of **$17,950.00**

Submitted By: Cesar Anguiano Jr.

7/27/2026
Date

ACTION ITEM REPORT

Item Title: Consideration and ACTION to approve a storefront grant for Robert Salinas Plaza located at 810 W Ocean Blvd. Suite A2.

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: Robert Salinas
2. Applicant: (check one) X Property Owner ____ Tenant
3. Property Address: 810 W Ocean Blvd, Los Fresnos, TX 78566 Suite A2
4. Mailing Address: 1013 Santa Ana Ave, Rancho Viejo, TX 78575
5. Phone: (956)533-7337 (w) ____ (c) E-mail Address: rsalinasrph@yahoo.com

Type of Project: (circle one) **Sign: Option 1 or Option 2** **Storefront** **Landscaping** **Interior**

Description of proposed improvements(s): . Paint exterior wall on the west side of the building

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

	Contractor	Amount
1.	Phoenix Contractor Services, LLC	$ 15,250.00
2.	C & A Construction Team, LLC	$ 18,350.00
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

Cesar Anguiano Jr.
Print Name

07/27/2026
Date

Property Owner Signature

Robert Salinas
Print Name

07/27/2026
Date

FOR STAFF USE

Staff Recommendation: Low amount of $15,250.00, CDC portion $7,500.00

Committee Recommendation: ____

Grant Approved: ____ Name of Vendor Approved: ____

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

PHOENIX
CONTRACTOR SERVICES LLC
27921 Bean Rd. San Benito, TX 78586
(956) 328-9103
phoenixmanagementdept@yahoo.com

No. 1305

07/26/2026

Casa Columbia Coffee Shop LLC
810 W Ocean Blvd, Los Fresnos, TX 78566

Storefront Renovations

Summary for proposed work to be completed:

1. Paint exterior wall on the west side of the building with CMU block filler and apply as per manufacture's recommendations
2. Remove and replace drive thru window
3. Repair stucco on exterior as needed
4. Remove and replace awning
5. Remove and replace curb and gutter as needed
6. Remove and replace exterior recessed lights

Comments:
Price valid for 30 days

Labor/Installation	$9,150.00
Material/Equipment	$6,100.00
Contingency	-
Total	**$15,250.00**

Authorized Representative/ Owner

Date

To accept this quote; please sign, date and return.

TIPS: Trades, Labor, and Materials (NON-JOC) 26010401 (JOC) 26010402 **DUNS:** 069929028

C&A Construction Team, LLC
DBA: C&A Builders
420 Jay St San Benito TX, 78586
Email: ca.conteam@gmail.com
Cesar Anguiano Jr., General Manager • 956-328-9103

PROPOSAL

#1205

Casa Colombia Coffee Shop LLC
810 W Ocean Blvd, Los Fresnos, TX 78566

Store Front Renovations

Scope of Work: As per the inspection of the job site conducted by C&A Builders, we hereby propose the completion of the job listed above. The following is our work description:

Work to be completed:

Exterior Wall Coating

- Exterior CMU wall on the west side of the building will be sealed with block filler and painted

Drive-Thru Window Replacement

- Remove and replace existing window

Stucco Repairs

- Repair stucco on exterior as needed

Awning Replacement

- Remove and replace existing

Curb and Gutter Replacement

- Remove and replace damaged curb and gutter needed to ensure proper drainage and structural integrity

Exterior Lighting

- Remove and replace recessed exterior lights

NOTE: This quote does not include plumbing

All Labor and Materials:

Material and Equipment	$11,010.00
Labor and Installation	$7,340.00

We, C&A Builders proposes the above scope of work completed by TBD for the amount of **$18,350.00**

Submitted By: Cesar Anguiano Jr.

7/27/2026
Date

ACTION ITEM REPORT

Item Title: Consideration and ACTION to approve fiscal year 2026-2027 budget.

Recommendation:

Sales Tax:

2019-2020	$445,965
2020-2021	$518,583
2021-2022	$542,108
2022-2023	$612,815
2023-2024	$622,259
2024-2025	$650,000
2025-2026	$713,000 Estimated

See attachment for details.

CDC 2026-2027 BUDGET

Interest: $10,000
Sales Tax: Estimated $713, for this year with 4% increase - $741,520
Salaries budgeted according to Council's decision
Overtime: $1,000 for unusual times
Benefits & Insurance: Using percentages and history
Attorney: $500 as we have done in case needed
Auditor: $6,000 amount agreed to for the next 3 years
Business Recruit & Development: $18,000 to LF Chamber ($1,500 monthly)
Office Supplies & Printing: $6,000
Telephone: $1,500
City Promotion & Advertising: Maximum 10% of Sales Tax (See Spreadsheet) - $74,152
Travel & Seminars: $10,000
Dues & Memberships: $3,000 RGV Partnership/Rio Grande Valley Chamber
Park Improvements: $95,000, $20,000 Little League fences and sidewalk upgrades,
    $75,000 Led lighting upgrade
Special Projects: Balance left (Wendy's $213,187.50, Training - $150,000 can use Fund Balance)
Insurance: $300
Technology Maintenance: $26,190
    Sales Tax Subscription - $5,000, Web Site Hosting & Management - $2,200, Social Media Videos $5,995, Map View $4,995, Placer AI - $8,000
Business Incentive Program: $50,000
General Fund Administration: $15,000
Transfer Debt Service I & S: $178,000
    General Fund: - $25,000 to 2034, Utility Fund: Water - $95,000 to 2040,
    Sewer - $25,000 to 2040, Sewer $33,000 to 2045
Miscellaneous: $300

CITY OF LOS FRESNOS
APPROVED ***COMMUNITY DEVELOPMENT CORPORATION*** BUDGET
FISCAL YEAR ENDING SEPTEMBER 30, 2027

Section D, Item # 13.

		FY 2024-2025	FY 2025-2026		FY 2026-2027
		ACTUAL	BUDGET	PROJECTED	PROPOSED
	REVENUE				
452-1000	INTEREST EARNED	16,020	13,000	13,000	10,000
452-1132	SALES TAX	658,030	650,000	713,000	741,520
444-1020	MISCELLANEOUS INCOME	2,142	-	2,400	-
	TOTAL REVENUE	**676,192**	**663,000**	**728,400**	**751,520**
	EXPENDITURES				
575-01100	SALARIES	26,513	42,848	42,848	42,848
575-01500	OVERTIME	23	1,000	1,000	1,000
575-02100	FICA EXPENSE	1,642	2,719	2719	2,719
575-02105	MEDICARE EXPENSE	384	636	636	636
575-02106	HEALTH INSURANCE EXP	1,556	8,046	8046	8,953
575-02107	TWC EXPENSE	38	63	63	171
575-02150	TMRS EXPENSE	1,250	3,762	3762	3,197
575-02160	WORKER'S COMP EXPENSE	19	88	88	91
575-02210	OTHER INSURANCE	(1)	41	41	41
575-03110	ATTORNEY	-	500	500	500
575-03115	AUDITOR	7,923	6,000	6,000	6,000
575-03120	PROFESSIONAL SERVICES	33,600	-	-	-
575-03121	BUSINESS RECRUIT AND DEVELOPMENT	18,150	18,000	18,000	18,000
575-04100	OFFICE SUPPLIES	2,917	6,000	6,000	6,000
575-05120	TELEPHONE	202	1,000	1,000	~~1,000~~ 1500
575-06100	CITY PROMOTION	63,318	62,575	62,575	69,575
575-06120	ADVERTISING	2,945	2,425	2,425	4,577
575-09100	TRAVEL/SEMINARS	1,819	4,000	10,000	10,000
575-10100	DUES & MEMBERSHIPS	8,419	9,000	9,000	3,000
575-11100	PARK IMPROVEMENTS	2,142	120,000	231,400	95,000
575-11150	SPECIAL PROJECTS	98,867	140,697	32,607	208,922
575-12100	INSURANCE	271	300	300	300
575-13500	CAPITAL OUTLAY	-	-	-	-
575-14100	TECHNOLOGY MAINTENANCE	-	-	26,000	26,190
575-30100	BUSINESS INCENTIVE PROGRAM	14,882	40,000	50,000	50,000
575-30129	OVERHEAD TRANSFER TO GENERAL FU	15,000	15,000	15,000	15,000
575-30131	TRANSFER DEBT SERVICE I&S	235,736	178,000	178,000	178,000
575-99100	MISCELLANEOUS	80	300	300	300
	TOTAL EXPENSES	**537,695**	**663,000**	~~**650,107**~~ 708,310	**543,098**
	EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	**138,497**	**-**	~~**78,293**~~ 20,090	~~**208,422**~~ Ø

ACTION ITEM REPORT

Item Title: A. City Manager Report

1. Los Fresnos Business Circle (LFBC) Event 2. Los Fresnos Business Ready Series 3. Los Fresnos Real Estate Expo 4. Professional Development 5. Workforce Development 6. Website Development

Recommendation:

See attached report.

Los Fresnos Community Development Corporation
Month of June 2026
Prepared by: Jeffrey Rosas – Economic Development Coordinator

---

1. Los Fresnos Business Circle (LFBC)

- Hosted June **Los Fresnos Business Circle** with **30 attendees**
- Presentations by **SBA** on services and Los Fresnos Business Ready Series
- Strong networking; multiple businesses introduced their services

2. SBA Business Ready Series

- Scheduled to host the next Los Fresnos Business Ready Series event on June 30
- Event will bring Workforce Solutions Cameron to present on how they help businesses grow.

3. Los Fresnos Real Estate Expo (October 2026)

- Initiative originated from LFBC discussions
- Facilitated a committee lead by local real estate professionals
- **Brownsville-South Padre Island Board of Realtors** has now created a task committee to run the event

4. Professional Development

- Attended **2026 TEDC Mid-Year Conference**
- Participated in **TEDC Future Leaders Training**
- Attended **TEDC Board Meeting**

5. Workforce Development

- Coordinated with **TSC** on a **Career Opportunity Fair** taking place at **City Hall** on July 11 from 10:00 AM to 1:00 PM
- Working on having an additional event for the **Heavy Equipment Operator** certifications

6. LFCDC Website Development

- The **LFCDC website is still in development**