



Business Incentive Grant Committee Meeting Agenda

Monday, June 01, 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

B. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from May 4, 2026.
2. Consideration and ACTION to approve an interior grant for Eternal Love Health Care located at 33478 FM 803 Suite B2.
3. Consideration and ACTION to approve a sign grant for Nikki Slice located at 315 N Arroyo Blvd. Suite 4.

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 May 26, 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 May 4, 2026.

Recommendation:

I recommend approval.



Business Incentive Grant Committee Meeting Minutes

Monday, May 04, 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

Committee 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 April 6, 2026.

Motion was made and seconded to approve the minutes from April 6, 2026.

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

Voting Yea: Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal

2. Consideration and ACTION to approve a storefront grant for Ana’s Bananas 3 located at 321 W Ocean Blvd.

Mr. Milum explained to the committee what the sign would look like and recommended the lowest quote.

Motion was made and seconded to approve a storefront grant for Ana’s Bananas 3 located at 321 W Ocean Blvd. to the lowest bid \$4,850 with the CDC portion being \$2,425.

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

Voting Yea: Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal

3. Consideration and ACTION to approve a sign grant for Ana’s Banana’s 3 located at 321 W Ocean Blvd.

Mr. Milum explained to the committee three quotes were received. He recommended approving the lowest quote.

Motion was made and seconded to approve a sign grant for Ana’s Banana’s 3 located at 321 W Ocean Blvd. to the lowest bid \$3,500 with the 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

4. Consideration and ACTION to approve a sign grant for LF Pollos AL Cabron Dona Lola located at 108 E Ocean Blvd.

Mr. Milum explained to the committee two quotes were received. He recommended approving the lowest quote and since half was over the maximum amount of \$3,750 that was the recommendation.

Motion was made and seconded to approve a sign grant for LF Pollos AL Carbon Dona Lora located at 108 E Ocean Blvd. to the lowest bid in the amount of \$10,680 with the CDC portion being the maximum about of \$3,750.

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

- 5. Consideration and ACTION to approve a sign grant for Allure Medical Aesthetics located 304 E 3rd St. Suite 2

Mr. Milum explained two quotes were received and the sign would be illuminated with is why the cost was so high. He recommended approving the lowest quotes.

Motion was made and seconded to approve a sign grant for Allure Medical Aesthetics located 304 E 3rd St. Suite 2. to the lowest bid \$4,490 with the CDC portion being \$2,245

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 5:51 p.m.

Jacqueline Moya, City Secretary

ACTION ITEM REPORT



Item Title:

Consideration and ACTION to approve an interior grant for Eternal Love Health Care located at 33478 FM 803 Suite B2.

Recommendation:



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

APPLICATION

1. Name of Applicant & Business: ERASTO URESTE JR - ETERNAL LOVE HEALTH CARE

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

3. Property Address: 33478 FM 803, B2 LOS FRESNOS, TX 78566

4. Mailing Address: " "

5. Phone: 956-368-5079 (w) 956-312-3812 (c) E-mail Address: EURESTE@ELPHC.COM

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: <u>(DO NOT INCLUDE TAX)</u>
1. <u>JUAN ANORAE</u>	\$ <u>6,000.00</u>
2. <u>RC Construction 2</u>	\$ <u>15,000.00</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
ERASTO URESTE JR
 Print Name

 Date

 Property Owner Signature

 Print Name

 Date

FOR STAFF USE

Staff Recommendation: Low bid at \$6000.00, 50% portion is \$3000.00

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

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

Juan Andrade
956 867-0175

804526

Purchase Order

TO Eternal Love Health Care	PHONE NO 956 368-5079				
ADDRESS 33478 FM 803 suite B3	ADDRESS 956 626 2032				
CITY, STATE, ZIP Los Fresnos, TX 78566	CITY, STATE, ZIP Brasto Ureste 956 312-3812				
DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR

QUANTITY ORDERED	QUANTITY RECEIVED	PLEASE SUPPLY LISTED ITEMS BELOW	PRICE	UNIT	
1		<p>Hand-drawn floor plan showing two offices, a conference room, a storage room, and an archway.</p>			
2					
3					
4					
5					
6					
7					
8					
9					
10					
11		archway with no door 2			
12		2 office 12x12			
13		conference room			
14		storage 12x12			
15		4 door			
16		Tape, float prime + paint			
17		remove storage in other offices \$6,000.00			
18		put electricity on walls Lda + material			

<p>IMPORTANT</p> <p>Purchase Order Number must appear on all invoices - packaging, etc.</p> <p>Please notify us immediately if you are unable to complete the order by date specified.</p>	<p>Please send _____ copies of your INVOICE with ORIGINAL BILL OF LADING.</p> <p>_____ PURCHASING AGENT</p>
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CONTRACTOR PROPOSAL

Proposal Number: 804526

Date: May 22, 2026

Prepared For:

ETERNAL LOVE HEALTH CARE INC

33478 FM 803, Suite B2

Los Fresnos, TX 77586

Contact Person:

Phone:

Project: New Office Build-Out Scope of Work

This proposal covers the complete construction of new interior office spaces, including framing, drywall installation, taping, floating, priming, painting, archways, doors, storage removal, and electrical rough-in with lighting on all new walls.

Detailed Pricing Schedule

Item Description	Quantity	Unit Price	Amount
1 12' x 12' Office – Complete build-out (framing, drywall, taping, floating, priming & painting)	2	\$3,000	\$6,000
2 Conference Room – Complete build-out (framing, drywall, taping, floating, priming & painting)	1	\$2,500	\$2,500
3 12' x 12' Storage Room – Complete build-out (framing, drywall, taping, floating, priming & painting)	1	\$2,000	\$2,000
4 Archway openings with no doors – Fully finished	2	\$375	\$750
5 Interior doors – Supply and installation	4	\$312.50	\$1,250
6 Removal and disposal of existing storage in other offices	1	\$600	\$600
7 Electrical rough-in on new walls including outlets, LED lighting, and natural lighting	Lot	—	\$1,900

Total Proposal Amount: \$15,000.00

Notes

- All new walls will be fully framed, drywalled, taped, floated, primed, and painted.
- Archways will be finished without doors.
- Electrical work includes proper rough-in and installation of lighting and outlets on new walls.
- Removal and disposal of existing storage units is included.
- All work will be performed in a professional manner and cleaned upon completion.

Payment Terms

- 30% Deposit upon acceptance: \$4,500
- 40% upon completion of framing and drywall: \$6,000
- 30% upon final completion, painting, and cleanup: \$4,500

Proposal Validity

This proposal is valid for 30 days from the date above.

ACCEPTANCE OF PROPOSAL

The undersigned agrees to the terms and conditions of this proposal and authorizes the work to proceed.

Client / Company

Company Name: RC Construction #2

Authorized Signature: Cynthia DeAguen Date: 5/22/26

Printed Name: Cynthia DeAguen Title: Owner

LIC # 633 098 129
Ph # 956-521-5221

ACTION ITEM REPORT



Item Title:

Consideration and ACTION to approve a sign grant for Nikki Slice located at 315 N Arroyo Blvd. Suite 4.

Recommendation:



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

APPLICATION

1. Name of Applicant & Business: Dominique Zarate / Nikki Slice

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

3. Property Address: 315 N Arroyo Blvd Suite 4

4. Mailing Address: 16678 Wilson Rd #158

5. Phone: 956-855-0278(w) (c) E-mail Address: dominiquezarate17@gmail

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

Description of proposed improvements(s): Outdoor led sign

Name of contractors: (attach bid copies, including color design)	Amount of bids: (DO NOT INCLUDE TAX)
1. <u>The grafik spot</u>	\$ <u>2500⁰⁰</u>
2. <u>Gulf Coast sign</u>	\$ <u>5495⁰⁰</u>
3. <u>Frontier signs</u>	\$ <u>4,560.49</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:

Dominique Zarate
Signature
Dominique Zarate
Print Name
5/26/26
Date

Minerva Maldonado
Property Owner Signature
Minerva Maldonado
Print Name
5/26/26
Date

FOR STAFF USE

Staff Recommendation: low quote of \$2500, CDC share \$1,250⁰⁰

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

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





Terms & Conditions

- 50% deposit required prior to fabrication.
- Final payment due upon installation completion.
- Estimated installation timeline: 7–14 business days.
- This document is a mock/sample invoice created for presentation purposes.

Thank you for choosing Gulf Coast Signs & Graphics for your custom signage project.

ESTIMATE

The Grafik Spot LLC
1265 N Expressway
Brownsville, TX 78520

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



Bill to
Nikki Slice

Estimate details

Estimate no.: 17145
Estimate date: 02/27/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		sign	Front-illuminated Channel Letter Sign	1	\$2,500.00	\$2,500.00
					Subtotal	\$2,500.00
					Sales tax	\$206.25
				Total		\$2,706.25

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

MOCK INVOICE / SIGN INSTALLATION ESTIMATE

Gulf Coast Signs & Graphics
South Texas Regional Division
Phone: (956) 555-0148
Email: sales@gulfcoastsigns.com

Invoice Number:	GCS-2026-051
Invoice Date:	May 21, 2026
Client:	Nikki SLICE Studio
Project Address:	315 N Arroyo Blvd, South Texas

Project Description

Custom outdoor illuminated LED storefront sign including fabrication, premium acrylic channel letters, weatherproof LED lighting system, mounting hardware, installation labor, electrical connection, and final testing for the Nikki SLICE exterior storefront display.

Description	Amount
Custom LED Sign Fabrication	\$3,850.00
Electrical Components & Wiring	\$620.00
Mounting & Installation Labor	\$1,150.00
Permits & Service Fees	\$375.00
Sales Tax & Materials	\$357.00
TOTAL	\$6,352.00

Outdoor Sign Mockup

COMMERCIAL LED SIGN INVOICE

Frontier Signs

Invoice #: FS-2026-041

Date: May 22, 2026

Bill To: Dominique Zarate

Location: South Texas

Description	Amount
Custom Outdoor LED Sign Production	\$3,850.00
Full Color LED Programming + Setup	\$275.00
Installation & Electrical Mounting	\$285.49
Freight / Delivery	\$150.00
TOTAL DUE	\$4,560.49

Project Notes:

- Outdoor weather-resistant LED sign cabinet
- Commercial-grade programmable display
- Installation included within South Texas region
- Estimated completion timeline: 10–14 business days
- Final calibration and testing included

Authorized Signature