



Business Incentive Grant Committee Meeting Agenda

Monday, December 01, 2025 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 November 3, 2025.
2. Consideration and ACTION to approve an interior grant for Robyn's Cheesecake Café located at 32412 State Hwy 100 Suite E.

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 November 21, 2025 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 November 3, 2025.

Recommendation:

I recommend approval.



Business Incentive Grant Committee Meeting Minutes

Monday, November 03, 2025 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 Huerto 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 October 6, 2025.

Motion was made and seconded to approve the minutes from October 6, 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 Busy Bubbles Laundromat located at 680 E Ocean Blvd. Suite 6.

Mr. Milum advised the committee where the business was located, he recommended approving the lowest bid in the amount of \$2,700 with the CDC portion being \$1,350.

Motion was made and seconded to approve a sign grant for Busy Bubbles Laundromat located at 680 E Ocean Blvd. Suite 6 to the lowest bid received of \$2,700 with the CDC portion being \$1,350.

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

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

3. Consideration and ACTION to approve sign grant for Glam Artistry Hair & Beauty Studio located at 218 N. Arroyo Blvd. Suite A.

Mr. Milum advised the committee where the business was located, he recommended approving the lowest bid in the amount of \$1,390 with the CDC portion being \$695.

Motion was made and seconded to approve a sign grant for Glam Artistry Hair & Beauty Studio located at 218 N. Arroyo Blvd. Suite A to the lowest bid received \$1,390 with the CDC portion being \$695.

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

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

C. ADJOURNMENT

Meeting was adjourned at 5:48 p.m.

Jacqueline Moya, City Secretary

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve an interior grant for Robyn's Cheesecake Café located at 32412 State Hwy 100 Suite E.

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: Joshua Carhu / Robyn's Cheesecake
2. Applicant: (check one) ☐ Property Owner ☒ Tenant
3. Property Address: 32412 SH-100, Los Fresnos, Tx 78566
4. Mailing Address: 32412 SH-100, Los Fresnos, Tx 78566
5. Phone: 956 254-2048 (w) 956-254-2048 (c) E-mail Address: _____

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

Description of proposed improvements(s): Custom Coffee Cabinet

Name of contractors: (attach bid copies, including color design)

Amount of bids: **(DO NOT INCLUDE TAX)**

1. Javier Castillo \$ 2889.86
2. Discount Granite Fabricators LLC \$ 2,240.57
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

Joshua Carhu

Print Name

10-29-25

Date

Property Owner Signature

Blanca De La Fuente

Print Name

10-29-25

Date

FOR STAFF USE

Staff Recommendation: Low quote of \$2240.57, COC half \$1120.29

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

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

Proposal

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pages

Section B, Item # 2.

PROPOSAL SUBMITTED TO:

Joshua Cantu / Robyn's Cheesecake

JOB NAME

Cheesecake Cafe

JOB #

32412

ADDRESS

32412 Hwy 100 Suite E

JOB LOCATION

Hwy 100 Suite E

DATE

Sept. 27, 2025

DATE OF PLANS

PHONE #

Los Fresnos TX 78566

FAX #

ARCHITECT

We hereby submit specifications and estimates for:

Install upper & lower cabinets w/ butcher block
paint cabinets upper & lower black 3 coats, install supply
lines attach to sink that will sit in counter top
with dishwasher drain attached to drain

Installation & paint: 1850.00

pick up & deliver: 250.00

fuel: 50.00

2,150.00

Materials: 1 gal high gloss black, 1 roll plastic

2 tubes of caulking, dishwasher, 8' of upper &
lower cabinets to fit opening for installation
of dishwasher, with adjustable shelves made
out of butcher block, 2 shut off valves w/
supply lines for sink & dishwasher installation &
hook up drain

739.86

2889.86

238.41

3,128.27

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

\$ 50% down to cover materials & rest when job is finished

Dollars

with payments to be made as follows:

Any alteration or deviation from above specifications involving extra costs
will be executed only upon written order, and will become an extra charge
over and above the estimate. All agreements contingent upon strikes,
accidents, or delays beyond our control.

Respectfully
submitted

Joshua Cantu

Note - this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are
hereby accepted. You are authorized to do the work as specified.
Payments will be made as outlined above.

Signature

Date of Acceptance

Signature

Discount Granite Fabricators

511 E Ocean Blvd suite 111
Los Fresnos, TX 78566 US
dgflc7@gmail.com
www.granitergv.com



Estimate

ADDRESS
JOSHUA CANTU
ROBYN'S CHEESECAKE CAFE
32412 HWY 100 SUITE E
LOS FRESNOS, TEXAS 78566

ESTIMATE 1392
DATE 09/23/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	New Cabinet fixture	FABRICATION AND INSTALLATION OF CABINET .	1	1,150.75	1,150.75T
	cabinet paint job	painting of cabinets (COLOR BLACK) includes plastic paper and paint, caulking and all supplies	1	458.97	458.97T
	Materials and supplies	BUTCHER BLOCK UNFINISHED INSTALLED , CUT AND MOTIFIED TO CUSTOMER SPECIFICATIONS (CUSTOMER WILL BUY OIL FOR SEALING OF BUTCHER BLOCK)	1	475.85	475.85T
	Carpentry	wood working, cutting, installing, modifications to wood prior to or after installation FLOATING SHELVES MADE OUT OF BUTCHER BLOCK 6X12	2	75.00	150.00T
	Services	MODIFICATION TO 2 SERVICES FOR PROPER WORKING OF GLASS RINSER & MACHINES TURN KEY	1	150.00	150.00T
	nice person discount		1	-145.00	-145.00
SUBTOTAL					2,240.57
TAX					196.81
TOTAL					\$2,437.38

Accepted By

Accepted Date 10/15/2025