



Community Development Corporation Meeting Minutes

Monday, October 05, 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

Board President Enrique Juarez called meeting to order at 6:00 p.m.

PRESENT

President ENRIQUE Juarez

Place 2 Pedro Maldonado

Place 3 Leo Casanova

Place 4 Marco Huerta

Place 5 Gordon Cappon

Place 6 Claudia Villarreal

Vice President Daniel Alvarez

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Board member Gordon Cappon 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.

Christian Alvarado, a local business owner and member of the Rotary Club of Los Fresnos, spoke about the positive impact Rotary has had on him and the community. He shared his involvement with the Los Fresnos High School Interact Club, Rotaract, and Rotary, highlighting how participation in community service inspired him to continue serving and give back to local youth. He emphasized that Rotary's return on investment extends beyond financial contributions by inspiring service, leadership, and continued community involvement.

David Armendariz, president of the Rotary Club of Los Fresnos and local business owner, spoke about the positive impact Rotary has had on his business, personal life, and connection to the community. He highlighted Rotary's service efforts, including scholarships, community projects, food distribution, literacy activities, Thanksgiving meals, and assistance to residents in need. He emphasized that Rotary provides opportunities for members to work together, give back, support local youth, and strengthen the community through service and fundraising efforts.

Manuel Abrego, stated he was an original charter member of the Rotary Club of Los Fresnos, expressed concerns regarding the use of CDC funds to support Rotary and other organizations. He stated that CDC funds should primarily support local businesses and community development and encouraged organizations to rely on their own fundraising efforts. He also raised concerns about setting a precedent for funding nonprofit organizations and urged the CDC to carefully consider how public funds are allocated.

Gabriella Fernandez, a member of the Rotary Club of Los Fresnos, spoke in support of the organization and clarified comments regarding its previous service projects. She highlighted Rotary's partnerships, volunteer efforts, scholarships, food distribution, and other community service activities. She stated that the Savor the Flavor event serves both as a fundraiser and a

community event intended to bring visitors to Los Fresnos and support local businesses. She emphasized Rotary's commitment to serving and strengthening the Los Fresnos community.

D. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from September 15, 2026.

There was no discussion.

Motion was made and seconded to approve the minutes from September 15, 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, Place 6 Villarreal, Vice President Alvarez

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

Mr. Baez reported that approximately \$43,000 remained available for September, expenditures remained within anticipated levels, and sales tax revenue was approximately 11% higher than the same period last year.

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

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

Voting Yea: President Juarez, Place 2 Maldonado, Place 3 Casanova, Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal, Vice President Alvarez

3. Consideration and ACTION to approve a sign grant for Casa Colombia Coffee Shop LLC located at 810 W Ocean Blvd Ste. A-2.

Board member Marco Huerta advised the committee received two quotes, with the lowest quote totaling \$10,120. The committee recommended approval of the grant with the CDC portion being \$5,000.

Motion was made and seconded to approve a sign grant for Casa Colombia Coffee Shop LLC located at 810 W Ocean Blvd Ste. A-2 to the lowest bid \$10,120 with the CDC portion being \$5,000.

Motion made by Vice President Alvarez, Seconded by Place 3 Casanova.

Voting Yea: President Juarez, Place 2 Maldonado, Place 3 Casanova, Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal, Vice President Alvarez

4. Consideration and ACTION to approve funding for the Inaugural City of Los Fresnos Christmas Tree Lighting Event.

Economic Development Coordinator Jeffery Rosas presented plans for holiday decorations, family activities, entertainment, and collaboration with the school district, Chamber of Commerce, local businesses, and community sponsors. The Board discussed the need for detailed quotes, costs, delivery timelines, and a breakdown of expenditures before committing additional funding.

A motion was made and seconded to approve an initial \$10,000 in funding for the event, with staff to provide additional cost information for consideration of further funding.

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, Place 6 Villarreal, Vice President Alvarez

5. Consideration and ACTION to approve a sponsorship agreement for the November 5, 2026 Rotary Club of Los Fresnos Savor the Flavor event.

At the request presented during the meeting, the item was tabled and no action was taken.

E. REPORT BY GENERAL MANAGER

1. A. City Manager Report

1. Los Fresnos Business Circle (LFBC) Event 2. SBA Business Ready Series 3. Los Fresnos Real Estate Expo 4. Workforce Development 5. Website Development 6. Small Business & Community Initiatives 7. Discover Los Fresnos Video Series

F. ADJOURNMENT

The meeting was adjourned at 7:16 p.m.

Enrique Juarez, President

ATTEST:

Jacqueline Moya, City Secretary