



Community Development Corporation Meeting Minutes

Monday, June 02, 2025 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

President Juarez called the 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

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.

Douglas Best introduced himself to the board. He explained he was new to Los Fresnos and a former City Council Member, Mayor Pro-tem and President of the EDC for the City of Pleasanton. He listed names of local organization he is working with and hope to one day work together with the City of Los Fresnos.

D. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from May 5, 2025.

Motion was made and seconded to approve the minutes form May 5, 2025.

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, Place 6 Villarreal, Vice President Alvarez

2. Consideration and ACTION to acknowledge the May 2025 Financial Report A. Monthly B. Year to Date Report C. Sales Tax Report

Mr. Milum reported the check register had a total of \$7,658.34. The budget report showed 66.7% through the year and sales tax revenue of 64.51% which about \$14,000 behind budget, total revenue \$441,878.61, total expenditures \$293,150.17 and there was nothing out of the ordinary for all expenditures categories listed. Sales tax revenue was low for the second month in a row 7.68% down last month and 3.75% down this month.

The board thanked Mr. Milum for his report.

Motion was made and seconded to acknowledge the City Manager Report.

Motion made by Place 4 Huerta, 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 Robyn's Cheesecake Cafe located at 32412 State Hwy 100 Suite E.

Board member Marco Huerta advised the board the Business Incentive Grant Committee met prior to the meeting and recommended approving a grant for Robyn's Cheesecake in the amount of \$1,650 with the CDC portion being \$825.

Motion was made and seconded to approve a sign grant for Robyn's Cheesecake Cafe located at 32412 State Hwy 100 Suite E. in the amount of \$1,650 with the CDC portion being \$825.

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

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 a storefront grant for Los Fresnos Ambulance located at 100 Rodeo Drive.

Board member Marco Huerta reviewed the application with the board and advised them the committee recommended a grant in the amount of \$21,000 with the CDC portion being the max amount of \$7,500.

Motion was made and seconded to approve a storefront grant for Los Fresnos Ambulance located at 100 Rodeo Drive in the amount of \$21,000 with the CDC portion being the max amount of \$7,500.

Motion made by Place 3 Casanova, Seconded by Place 5 Cappon.

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

E. REPORT BY GENERAL MANAGER

1. City Manager Report A. Veteran's Memorial B. Economic Development Coordinator 1. Data Driven Economic Development Reporting 2. Relationship Building 3. Regional Economic Engagement

Mr. Milum advised the board he received an email that the memorial is close to completion. Once he has received such email the planning process for an official grand opening will begin.

President Juarez commented the letter are not visible at night other than that he had no other comment.

Economic Development Coordinator, Jeffery Rosas presented reports from PlacierAI of the city that showed number of residents visiting business outside the community, traffic report and unmet demand analysis.

Mr. Rosas answered questions from the board. They thanked him for his report.

F. ADJOURNMENT

The meeting was adjourned at 6:33 p.m.