



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: <u>(DO NOT INCLUDE TAX)</u>
1. <u>Alanis General Works</u>	\$ <u>33,250</u>
2. <u>Paredes Construction</u>	\$ <u>30,800</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

Monique Benitez

Print Name

7/24/2026

Date

[Signature]
Property Owner Signature

JULIA AVAREZ
Print Name

7/25/2026
Date

FOR STAFF USE

Staff Recommendation: Low quote of \$30,800⁰⁰, CDC portion \$5,000⁰⁰

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:



Robert Alanis

Note

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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): Luis A. Paredes



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.