



Community Development Corporation Meeting Minutes

Monday, May 04, 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

Meeting was called to order at 6:00 p.m.

PRESENT

President Enrique Juarez
Place 3 Leo Casanova
Place 4 Marco Huerta
Place 5 Gordon Cappon
Place 6 Claudia Villarreal
Vice President Daniel Alvarez

ABSENT

Place 2 Pedro Maldonado

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.

There was none

D. ACTION ITEMS

President Juarez advised the board he would be moving action item number seven to number one, then proceed with the action items as listed.

1. Consideration and ACTION to approve funding for the Los Fresnos Falcon Little League.

A representative of the Los Fresnos Falcon Little League provided an update on recent improvements made to the city park facilities, including installation of new scoreboards, completion of the concession stand, addition of picnic areas, tree planting for shade, upgrades to the junior field infield and backstop, and purchase of concession equipment. Additional irrigation improvements were also completed. The league reported ongoing planning for canopy installations and noted current financial commitments and remaining funds.

The league serves approximately 640 children, impacting an estimated 320 families, and continues to expand program offerings, including proposed additions such as a sensory garden, batting cages, field improvements, and secure storage.

The Council reviewed and discussed the funding request to support the improvements and program needs.

Motion was made and seconded to approve funding for the Los Fresnos Falcon Little League in the amount of \$39,400.

Motion made by Place 4 Huerta, Seconded by Place 3 Casanova.

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

2. Consideration and ACTION to approve minutes from April 6, 2026.

President Juarez announced he would be leaving the meeting early due to participation in a Little League game and requested permission to transfer control of the meeting to the Vice President Daniel Alvarez. There were no objections from the Board, and the Vice President, Daniel Alvarez assumed conduct of the meeting.

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

Motion made by Place 5 Cappon, Seconded by Place 4 Huerta.

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

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

Mr. Milum reported the March 2026 Financial Report, including monthly transactions, year-to-date budget performance, and sales tax revenues. Monthly activity reflected routine transactions totaling approximately \$31,874, with no unusual items reported.

He explained the year-to-date revenues through March were at 56% of the annual budget, exceeding projections by approximately \$41,357, while expenditures were at 66%, slightly above the 50% benchmark due to one-time seasonal expenses. Overall, the City's financial position remains stable.

Sales tax collections showed continued positive performance, with March revenues increasing approximately 10% over the same month last year and year-to-date collections up approximately 11%, reflecting strong local economic activity.

Motion was made and seconded to acknowledge the March 2026 Financial report.

Motion made by Place 6 Villarreal, Seconded by Place 3 Casanova.

Voting Yea: 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 Ana's Bananas 3 located at 321 W Ocean Blvd.

Board member Marco Huerta advised the board the Incentive Committee reviewed the application and received two bids, with the lowest bid totaling \$4,850. The City's portion of the grant is \$2,425, and the Committee recommended approval of this amount.

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 in the amount \$4,850 with the CDC portion being \$2,425.

Motion made by Place 4 Huerta, Seconded by Place 6 Villarreal.

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

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

Board member Marco Huerta explained that the Incentive Committee reviewed the application and received three quotes, with the lowest bid submitted in the amount of \$3,500. The CDC portion of the grant is \$1,750, and the Committee recommended approval.

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 in the amount of \$3,500 with the CDC portion being \$1,750.

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

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

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

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

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

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

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

Mr. Huerta advised the board that the Incentive Committee reviewed the application and received two bids, with the lowest bid totaling \$4,490. The CDC's portion of the grant is \$2,245, and the Committee recommended approval.

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 in the amount of \$4,490 with the CDC portion being \$2,245.

Motion made by Place 4 Huerta, Seconded by Place 5 Cappon.

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

E. REPORT BY GENERAL MANAGER

1. 1. City Manager Report

A. Los Fresnos Business Circle (LFBC) Event B. SBA Business Ready Series C. Earth Day Event – April 18, 2026 D. Regional Leadership Representation E. Workforce Development F. LFCDC Website Development

F. ADJOURNMENT

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

Enrique Juarez, President

ATTEST:

Jacqueline Moya, City Secretary