



# Community Development Corporation Meeting Minutes

Monday, September 08, 2025 at 6:00 PM

City Hall – 520 East Ocean Blvd. Los Fresnos, TX 78566

<https://cityoflosfresnos.com/meetings>

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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.

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## A. CALL MEETING TO ORDER

President Enrique Juarez called the meeting to order at 6:01 p.m.

### PRESENT

President Enrique Juarez  
Place 2 Pedro Maldonado  
Place 3 Leo Casanova  
Place 4 Marco Huerta  
Place 6 Claudia Villarreal  
Vice President Daniel Alvarez

### ABSENT

Place 5 Gordon Cappon

## 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 were none.

## D. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from August 4, 2025.

Motion was made and seconded to approve the minutes from August 4, 2025.

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

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

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

Mr. Milum reported all spending is normal and within the planned budget. The final payment for the Veterans Memorial was made. So far, about 81% of expected revenue has come in, though sales tax will likely be around \$20,000 less than estimated. Even so, it's still 4% higher than last year. Expenses are low about \$111,000 under budget so the year is expected to end with a surplus of around \$80,000. This extra money can be used for future projects. July's sales tax was up 6.4% compared to last year, showing continued growth in local businesses.

Motion was made and seconded to acknowledge the July 2025 Financial Report A. Monthly B. Year to Date Report C. Sales Tax Report.

Motion made by Place 2 Maldonado, Seconded by Place 6 Villarreal.

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

3. Consideration and ACTION to approve a service agreement between the CDC and the Los Fresnos Chamber of Commerce.

Los Fresnos Chamber of Commerce Executive Director Mr. Val Champion presented the annual report and answered questions from the board.

Motion was made and seconded to approve a service agreement between the CDC and the Los Fresnos Chamber of Commerce in the amount of \$18,000.

Motion made by Place 2 Maldonado, Seconded by Vice President Alvarez.

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

#### **E. REPORT BY GENERAL MANAGER**

1. City Manager Report

A. Veteran's Memorial B. Pool C. Los Fresnos Educational & Recreation Club D. Economic Development Coordinator Report 1. Workforce Development Follow-Up 2. Los Fresnos Business Circle 3. Marketing 4. Regional Collaboration 5. Community Engagement

Mr. Milum presented the proposed itinerary for the Veterans Memorial dedication ceremony and addressed questions from the council. He also informed the board that pool renovations were progressing well. He concluded by explaining the reasons behind the Boys & Girls Club's transition to the Los Fresnos Educational & Recreation Club and responded to related questions.

Economic Development Coordinator Jeffrey Rosas reviewed his report and answered questions from the board.

#### **F. ADJOURNMENT**

The meeting was adjourned at 6:35 p.m.

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Enrique Juarez, President

ATTEST:

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Jacqueline Moya, City Secretary