



Community Development Corporation  
 520 E Ocean, Los Fresnos, TX 78566  
 (956) 233-5768 Phone  
 (956) 233-9879 Fax

**APPLICATION**

1. Name of Applicant & Business: Tracy Lai - Chopstix

2. Applicant: (check one)  Property Owner  Tenant

3. Property Address: 31230 Hwy. 100, Los Fresnos Tx. 78566

4. Mailing Address: 31230 Hwy. 100, Los Fresnos Tx. 78566

5. Phone: 956-233-2305 (w) 956-266-2259 (c) E-mail Address: tracy@chopstixco.com


Type of Project: (circle one) Sign: Option 1 or Option 2 **Storefront** Landscaping Interior


Description of proposed improvements(s): Exterior storefront modernization including facade enhancement, architectural finish upgrades, painting, customer-facing improvements, decorative lighting enhancement, and visual corridor improvements designed to strengthen curb appeal and contribute positively to the continued revitalization and economic growth of Los Fresnos

Name of contractors: (attach bid copies, including color design)		Amount of bids: <b>(DO NOT INCLUDE TAX)</b>
1.	<u>Go Superior Improvements</u>	\$ <u>\$17,500</u>
2.	<u>Zuniga Construction &amp; Remodeling</u>	\$ <u>\$18,000</u>
3.	<u>Manny's Painting</u>	\$ <u>\$16,900</u>

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  
Alfredo Obregon  
 Print Name  
06/22/2026  
 Date

  
 Property Owner Signature  
Tracy Lai  
 Print Name  
06/22/2026  
 Date

FOR STAFF USE

Staff Recommendation: Low Quote of \$16,900, Maximum \$7,500

Committee Recommendation: \_\_\_\_\_

Grant Approved: \_\_\_\_\_ Name of Vendor Approved: \_\_\_\_\_

Grant Amount to be paid to: \_\_\_\_\_ Business \_\_\_\_\_ Vendor Meeting Date: \_\_\_\_\_









# GO SUPERIOR IMPROVEMENT LLC

GO SUPERIOR IMPROVEMENT  
302 KINGS HWY, SUITE 208  
BROWNSVILLE TX. 78521

Phone: 956-543-7015  
Phone: 956-592-9705  
gosuperiorim@gmail.com

## Storefront Proposal

### Bill To:

CHOPSTIX  
31230 TX-100,  
LOS FRESNOS, TX 78566

Date	Your Order #	Our Order #	Sales Rep.	FOB	Ship Via	Terms	Tax ID
06/13/2026							

#### Project Description:

Comprehensive exterior modernization and storefront beautification project including replacement of exterior doors, decking improvements, exterior painting and trim upgrades, drive-thru enhancements, relocation and screening of mechanical equipment, patio improvements, façade enhancements, and customer-facing exterior improvements designed to enhance the overall appearance, functionality, and economic vitality of the property.

#### Propose work includes:

- Replacement of all exterior doors (front entrance, patio doors, kitchen/service doors, upper-level access doors)
- Exterior building painting, trims improvements, and finish upgrades
- Replacement and modernization of exterior decking and outdoor customer-use areas with new weather-resistant materials
- Relocation of mini-split HVAC equipment and associated piping required for exterior improvements and decking installation
- Mechanical equipment screening and exterior utility concealment improvements
- Drive-thru appearance enhancements and customer experience improvements
- Patio and outdoor customer area improvements
- Exterior architectural enhancements, façade improvements, and general site beautification

Please note there is a 10% fee included allocated for unforeseen items replacement.

Final inspection and touch-ups to ensure customer satisfaction.

Complete cleanup and disposal of materials and debris.

TOTAL

\$17,500

THANK FOR YOUR BUSINESS

Zuniga Construction & Remodeling  
956-525-8487

CHOPSTIX  
31230 Hwy. 100, Los Fresnos, Tx. 78566

## **Storefront Proposal**

### Scope of work

Comprehensive exterior modernization and storefront beautification project including replacement of exterior doors, decking improvements, exterior painting and trim upgrades, drive-thru enhancements, relocation and screening of mechanical equipment, patio improvements, façade enhancements, and customer-facing exterior improvements designed to enhance the overall appearance, functionality, and economic vitality of the property.

Replacement of all exterior doors, front entrance, patio doors, kitchen/service doors, upper-level access doors.

Exterior building painting, trims improvements, and finish upgrades.

Replacement and modernization of exterior decking and outdoor customer-use areas with new weather-resistant materials.

Relocation of mini-split HVAC equipment and associated piping required for exterior improvements and decking installation.

Mechanical equipment screening and exterior utility concealment improvements.

Drive-thru appearance enhancements and customer experience improvements.

Patio and outdoor customer area improvements.

Exterior architectural enhancements, façade improvements, and general site beautification

Inspection and touch-ups to ensure customer satisfaction.

Complete cleanup and disposal of materials and debris.

Total cost of work: \$18,000

6-15-2026

CHOPSTIX  
Painting  
31230 hwy. 100,  
6191  
Los Fresnos

Contractor: Manny's  
Cell number: 956-545-  
06/13/2026

### Storefront proposal

Comprehensive exterior modernization and storefront beautification project including replacement of exterior doors, decking improvements, exterior painting and trim upgrades, drive-thru enhancements, relocation and screening of mechanical equipment, patio improvements, façade enhancements, and customer-facing exterior improvements designed to enhance the overall appearance, functionality, and economic vitality of the property.

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- Patio and outdoor customer area improvements.
- Exterior architectural enhancements, façade improvements, and general site beautification

Inspection and touch-ups to ensure customer satisfaction.  
Complete cleanup and disposal of materials and debris.

Total \$16,900