



Community Development Corporation Meeting Minutes

Monday, March 03, 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 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 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.

There were none.

Board member Macro Huerta stepped out at 6:02 p.m.

D. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from February 3, 2025.

Motion was made and seconded to approve the minutes from February 3, 2025.

Motion made by Place 5 Cappon, Seconded by Place 2 Maldonado.

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

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

Mr. Milum reported for the month of January a total of \$61,360.54 in checks, all checks were normal monthly expenditures with the exception of two approved by the board for alley and street repairs. He briefly reviewed the account summary and sales tax report for January.

Motion was made and seconded to acknowledge the Financial Report.

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

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

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

Board member Marco Huerta returned at 6:08 p.m.

Mr. Milum reported a total of \$13,710.71 in monthly checks, and one issued to Burton McCumber for audit services that is outside normal monthly checks. Mr. Milum reviewed the account summary reporting 41.7% of the year complete, 42.01% projected sales tax budget, and 23.63% in expenditures. Mr. Milum concluded with the sales tax report, reporting \$15,449.49 in sales tax year to date, 25.05 % increase from last year.

Motion was made and seconded to acknowledge the Financial Report.

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 5 Cappon, Place 6 Villarreal, Vice President Alvarez

4. Consideration and ACTION to approve the CDC 2023-2024 Audit Report.

Mr. Milum stated the audit went well. He reviewed the audit report with the board. There were no questions.

Motion was made and seconded to approve the CDC 2023-2024 Audit Report.

Motion made by Place 6 Villarreal, Seconded by Vice President Alvarez.

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

5. Consideration and ACTION to approve funding for the Earth Day event on Saturday, April 12, 2025.

Mr. Milum explained the city would be hosting an Earth Day event on April 12, 2025. The CDC has funded the event the last few years. He recommended approving \$3,000 budget.

Motion was made and seconded to approve funding in the amount of \$3,000 for the Earth Day event on Saturday, April 12, 2025.

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

6. Consideration and ACTION to approve upgrades to the parking areas at the Community Park and Memorial park.

Mr. Milum explained the improvements were a total of \$25,000. He reviewed photos of the parking lots and the improvements that would be made as part of the project. There were no questions from the board.

Motion was made and seconded to approve upgrades to the parking areas at the Community Park and Memorial Park in the amount of \$25,000.00.

Motion made by Place 2 Maldonado, Seconded by Place 3 Casanova.

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

7. Consideration and ACTION to approve adding a full time position of Economic Development Coordinator to replace the current staffing structure.

Mr. Milum explained why he felt a full time staff is needed as the city continues to grow. He reviewed the cost for a fulltime staff, thanked CDC Consultant, Desi Martinez for work and stated he was eligible to apply as well. As part of the approval of the position he would like to include 12 weeks or \$9,600 pay for Mr. Martinez to allow him time to secure other employment if he isn't hired with the full time position. Mr. Milum answered questions from the board.

Motion was made and seconded to approve adding a full time position of Economic Development Coordinator to replace the current staffing structure.

Motion made by Place 5 Cappon, 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

E. REPORT BY CDC CONSULTANT

1. CDC Consultant Report February 2025 A. Businesses & Resident Site Information B. Business Outreach C. Sponsored Promotions

Mr. Martinez explained it was a great pleasure working with Los Fresnos, whether he decided to apply or not he is willing to continue to help the city. He reported permits issued, business inquiries, business outreach, affordable housing and upcoming Earth Day event. The board thanked Mr. Martinez for the years of service he provided to the City of Los fresnos.

F. REPORT BY GENERAL MANAGER

1. City Manager Report A. Veteran's Memorial

Mr. Milum reported the landscaping was being completed and there were few things that needed to be fixed. Once complete a date for a grand opening would be presented.

G. ADJOURNMENT

The meeting was adjourned at 6:36 p.m.

Enrique Juarez, President

ATTEST:

Jacqueline Moya, City Secretary