



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): Interior modernization and customer experience improvements including walls, finishes, ceilings, decorative enhancements, dining area upgrades, custom feature elements, and hospitality-focused improvements designed to elevate the overall customer experience and long-term community value of the bussiness.

Name of contractors: (attach bid copies, including color design)	Amount of bids: <u>(DO NOT INCLUDE TAX)</u>
1. <u>Go Superior Improvement</u>	\$ <u>12,500</u>
2. <u>Zuniga Construction & Remodeling</u>	\$ <u>13,000</u>
3. <u>Polo Fuentes Construction</u>	\$ <u>12,200</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]
 Signature
Alfredo Obregon
 Print Name
06/22/2026
 Date

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

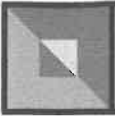
FOR STAFF USE

Staff Recommendation: Polo Fuentes Construction Low Bid \$12,200. Maximum \$5,000

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

Interior Improvement 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 Overview

This proposal outlines the scope of work for upgrading the commercial kitchen. The objective is to improve customer-facing operational areas, and modernization of interior spaces to improve cleanliness, efficiency, customer experience, and overall presentation, while minimizing disruption to daily operations.

Propose work includes

Removal of outdated equipment and fixtures
Disposal of obsolete materials
Site preparation and protection of adjacent areas

Replacement and installation of new cabinet behind cashier bar.
Build new cabinet in kitchen area.
Shelving and storage systems.

Interior Improvements also includes,
Floor replacement enhancement,
Wall finishes and protective panels
Ceiling upgrades, painting and finish of trim, base board as needed.

Final cleaning and inspection for proper end results.

TOTAL

\$12,500

THANK FOR YOUR BUSINESS

Zuniga Construction & Remodeling
956-525-8487

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

Interior work Proposal

Scope of work

For upgrading the commercial kitchen at Chopstix.

The objective is to improve customer-facing operational areas, and modernization of interior spaces to improve cleanliness, efficiency, customer experience, and overall presentation, while minimizing disruption to daily operations.

Propose work includes

Removal of outdated equipment and fixtures

Disposal of obsolete materials

Site preparation and protection of adjacent areas

Replacement and installation of

new cabinet behind cashier bar.

Build new cabinet in kitchen area.

Shelving and storage systems.

Interior Improvements also includes,

Floor replacement enhancement,

Wall finishes and protective panels

Ceiling upgrades, painting and finish of trim, base board as needed.

Final cleaning and inspection for proper end results.

Total cost of work: \$13,000

6-15-2026

CHOPSTIX
31230 TX-100,
LOS FRESNOS, TX 78566

Interior work proposal:

Work to be performed is to improve customer-facing operational areas, and modernization of interior spaces to improve cleanliness, efficiency, customer experience, and overall presentation, while minimizing disruption to daily operations.

Replacement and Removal of outdated equipment and fixtures

Disposal of obsolete materials

Site preparation and protection of adjacent areas

Equipment Installation, new cabinet behind cashier bar.

Build new cabinets in kitchen area.

Shelving and storage systems.

Interior Improvements

Floor repair or replacement

Wall finishes and protective panels

Ceiling upgrades, painting and finishing of all trim, baseboard moulding.

Cleanup and disposal of all trash

Polo Fuentes Construction

Phone: 956-372-3680

Total project price: \$12,200