



Community Development Corporation Meeting Minutes

Monday, March 02, 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

President Enrique Juarez called the meeting to order at 6:00 p.m.

PRESENT

President Enrique Juarez
Place 2 Pedro Maldonado
Place 3 Leo Casanova
Place 4 Marco Huerta
Place 5 Gordon Cappon
Vice President Daniel Alvarez

ABSENT

Place 6 Claudia Villarreal

B. INVOCATION AND 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 minutes from February 2, 2026.

Motion was made in seconded to approve the minutes from February 2, 2026.

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

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

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

Mr. Milum reported a total of 12 transactions amounting to \$32,894.21 were recorded, with the largest being for the nearly completed Little League concession stand project, previously approved for funding, advising the council all other transactions were routine and within budget. He stated as of January 31, the city is 33% through the budget year, having received approximately \$214,750 in revenue about \$2,000 below budget while expenditures remain favorable at \$39,500 under budget. He concluded with the sales tax report stating revenue for January was down by \$3,600, or 3.4%, compared to the same month last year, though year to date collections remain strong at 4.9% above last year, exceeding it by over \$10,000.

There were no comments or discussion.

Motion was made in seconded to acknowledge the January 2026 Financial report.

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

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

3. Consideration and ACTION to approve a sign grant for Star Uptown Plaza located at 304 E 3rd Street.

Mr. Huerta presented the application reviewed earlier that day by the Business Incentive Grant Committee. Two quotes were received for the project, with the lowest bid being \$53,460. The request was for a new multi tenant pylon sign for Star Uptown Plaza, which will include the plaza name and three tenant insert spaces. Individual tenants may later apply for their own storefront signs under existing guidelines.

The committee recommended awarding the standard maximum sign grant amount of \$3,750, which is the maximum amount.

Mr. Milum and the board discussed the grant. Members questioned whether the CDC should consider contributing more due to the high cost of multi tenant signs. Examples of past projects were referenced, including how multi tenant signs had been handled previously.

Motion was made in seconded to approve a sign grant for Star Uptown Plaza located at 304 E 3rd Street to the lowest bid \$53,460 with the CDC portion being the maximum amount of \$3,750.

Motion made by Place 2 Maldonado, Seconded by Place 4 Huerta.

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

4. Consideration and ACTION to approve a storefront grant for Star Insurance Advisors located at 304 E 3rd Street, Suite 1.

Mr. Huerta reported that the committee met earlier in the day to review the storefront grant application for Star Insurance Advisors. Two bids were submitted, with the lowest bid totaling \$12,800. The committee recommended approval of the CDC portion \$6,400.

There were no questions or discussion.

Motion was made in seconded to approve a storefront grant for Star Insurance Advisors located at 304 E 3rd Street, Suite 1 to the lowest bid \$12,800 with the CDC portion being \$6,400.

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

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

5. Consideration and ACTION to approve an interior grant for Star Insurance Advisors located at 304 E 3rd Street Suite 1.

Mr. Huerta explained the committee met to review an interior grant request from Star Insurance Advisors, located at 304 East 3rd Street, Suite 1. The business submitted two bids for the project, with the lowest bid coming from Castle Bridge Construction at \$6,400. The committee recommended approving the lowest bid.

Motion was made in seconded to approve an interior grant for Star Insurance Advisors located at 304 E 3rd Street Suite 1 to the lowest bid \$6,400 with the CDC portion being \$3,200.

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, Vice President Alvarez

6. Consideration and ACTION to approve a sign grant for Julia's Restaurant located at 220 W Ocean Blvd.

Mr. Huerta reported that the committee met earlier and reviewed two sign grant bids for Julia's Restaurant in the amounts \$10,550 and \$10,480, with the lowest bid being \$10,480 from Gulf Coast. The committee recommended awarding the maximum amount \$3,750.

Motion was made in seconded to approve a sign grant for Julia's Restaurant located at 220 W Ocean Blvd to the lowest bid \$10,480 with the CDC portion being \$3,750.

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

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

E. REPORT BY GENERAL MANAGER

1. 1. City Manager Report

A. Los Fresnos Business Circle (LFBC) March Event B. SBA Business Ready Series C. Community Survey Insights D. LFCDC Website & Media Development (Triggers Media) E. Earth Day Event - April 18, 2026 F. Workforce Development

Mr. Milum introduced Economic Development Coordinator, Jeffrey Rosas. Mr. Rosas reported on several ongoing initiatives, including the upcoming March Los Fresnos Business Circle event at Fragile Planet Wildlife Safari featuring speed networking and strong early registration, the launch of the six part SBA Business Ready Series. Updates were also provided on LFCDC website and media development, including new aerial and rodeo footage, as well as preparations for the April 18, 2026 Earth Day event in coordination with LFCISD. Workforce development programs continue to progress, with the Heavy Equipment Operator grant MOU received and the High Demand Grant MOU still pending.

F. ADJOURNMENT

The meeting was adjourned at 6:40 p.m.