Community Development Corporation
Meeting Minutes

Monday, July 06, 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

Meeting was called to 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

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.

Mr. Rogelio Nuñez provided an update on the upcoming 33rd Annual Conjunto Festival, noting that festival preparations are progressing well. He reported that the final band has been confirmed and that the complete lineup is expected to be released by the end of the week. The festival will feature 15 bands over two days, including both new performers and established artists, with Santiago Jimenez scheduled to perform on Saturday evening. Mr. Nuñez also shared that the 32nd Annual Conjunto Festival is currently featured in an exhibit at the Bullock Texas State History Museum in Austin through October, highlighting the festival as one of 36 festivals selected statewide for recognition.

Ms. Blanca thanked the CDC for its continued support and provided an update on promotional efforts. She reported that a 36-page full-color festival magazine is being produced and will be distributed free of charge to attendees as a keepsake. To promote the event, more than 150 marketing packets have been distributed to businesses throughout Los Fresnos and surrounding communities, and positive responses have been received. She noted that planning efforts continue and expressed appreciation for the community's ongoing support of the festival.

D. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from June 01, 2026.

   Motion was made and seconded to approve the minutes from June 01, 2026.

   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, Vice President Alvarez

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

   Mr. Milum reviewed the May 2026 financial report, including the check register, disbursements, budget status, and sales tax report. He reported that disbursements totaled $44,426.97 for 24 transactions, including approved grant reimbursements and workforce training partnership expenses. The CDC was 67% through the budget year, with sales tax collections reaching 74.9% of the annual budget, approximately $50,000 above projections. Mr. Milum noted that all budget line items were in good standing, with only minor adjustments anticipated through a future budget amendment. He also highlighted strong sales tax performance, reporting May collections were 19.65% higher than the same month last year and year-to-date collections were up 12.5% over the previous year.

   Motion was made and seconded to acknowledge the May 2026 Financial Report A. Monthly B. Year to Date Report C. Sales Tax.

   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

3. Consideration and ACTION to approve a sign grant for Empowered Counselling Services, PLLC Located at 324 W Ocean Blvd, Ste 203B, 204, 205AB

   Mr. Huerta reported that the Sign Grant Committee met and reviewed the application submitted by Empowered Counseling Services, PLLC, located at 324 W. Ocean Boulevard, Suites 203B, 204, and 205 A&B. He noted that the proposed sign design was included in the board packet and that the lowest bid received was from Graphic Spot in the amount of $10,200. Under the CDC Sign Grant Program, the maximum eligible reimbursement was $5,000, which was recommended and approved by the committee.

   Motion was made and seconded to approve a sign grant for Empowered Counselling Services, PLLC Located at 324 W Ocean Blvd, Ste 203B, 204, 205AB to the lowest bid in the amount of $10,200 with the CDC portion being $5,000.

   Motion made by Vice President Alvarez, Seconded by Place 5 Cappon.
   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 sign grant for Chopstix located at 31230 State HWY 100.

   Mr. Huerta reported that the Sign Grant Committee met and reviewed the application submitted by Chopsticks, located at 31230 State Highway 100. He noted that the sign rendering included in the board packet reflected the correct proposed sign. Two bids were received from the Grafik Spot and Industrial Signs, with Graphic Spot submitting the lowest bid of $7,600. Under the CDC Sign Grant Program, the CDC's matching portion would be $3,800, which was recommended and approved by the committee.

   Motion was made and seconded to approve a sign grant for Chopstix located at 31230 State HWY 100 to the lowest bid in the amount of $7,600 with the CDC portion being $3,800.

   Motion made by Place 3 Casanova, Seconded by Place 4 Huerta.
   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 a storefront grant for Chopstix located at 31230 State HWY 100.

   Mr. Huerta reported that the Storefront Grant Committee met and reviewed the application submitted by Chopsticks, located at 31230 State Highway 100. He stated that three bids were received for the proposed storefront improvements, with Manny's Painting submitting the lowest bid in the amount of $16,900. Based on the program guidelines, the project qualified for the CDC's maximum storefront grant contribution of $7,500. The committee reviewed the application and recommended approval.

Motion was made and seconded to approve a storefront grant for Chopstix located at 31230 State HWY 100 with the lowest bid in the amount of $16,900 with the CDC poring being $7,500.

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

6. Consideration and ACTION to approve a landscaping grant for Chopstix located at 31230 State HWY 100.

   Mr. Huerta reported that the Landscaping Grant Committee met and reviewed the application submitted by Chopsticks, located at 31230 State Highway 100. He stated that two bids were received for the proposed landscaping improvements, with the lowest bid totaling $8,500. Renderings of the proposed landscaping design were included in the board packet for review. Based on the program guidelines, the project qualified for the CDC's maximum landscaping grant contribution of $3,750. The committee reviewed the application and recommended approval.

   Motion was made and seconded to approve a landscaping grant for Chopstix located at 31230 State HWY 100 to the lowest bid in the amount $8,500 with the CDC portion being $3,750.

   Motion made by Vice President Alvarez, Seconded by Place 5 Cappon.
   Voting Yea: President Juarez, Place 2 Maldonado, Place 3 Casanova, Place 4 Huerta, Place 5 Cappon, Vice President Alvarez

7. Consideration and ACTION to approve an interior grant for Chopstix located at 31230 State Hwy 100.

   Mr. Huerta reported that the Interior Grant Committee met and reviewed the application submitted by Chopsticks, located at 31230 State Highway 100. He stated that three bids were received for the proposed interior improvements and that the project met all program guidelines. The lowest bid received totaled $12,200, and under the CDC Interior Grant Program, the project qualified for the CDC's maximum contribution of $5,000. The committee reviewed the application and recommended approval.

   Motion was made and seconded to approve an interior grant for Chopstix located at 31230 State Hwy 100 to the lowest bid in the amount of $12,200 with the CDC portion being $5,000.

   Motion made by Vice President Alvarez, Seconded by Place 4 Huerta.
   Voting Yea: President Juarez, Place 2 Maldonado, Place 3 Casanova, Place 4 Huerta, Place 5 Cappon, Vice President Alvarez

8. Consideration and ACTION to approve a midyear budget amendment.

   Mr. Milum presented a proposed mid-year budget amendment to formalize previously approved expenditures and adjust budget line items to reflect current operational needs. He explained that the amendment included $111,400 for park improvements and $25,190 for technology maintenance, as well as funding previously approved by the Board for Little League improvements, including concession stand upgrades, scoreboards, electrical improvements, shade structures, field upgrades, lighting, irrigation, and fence repairs.

   He also noted that previously approved expenditures for a sales tax analysis subscription, website services, and flyer design services were being formally incorporated into the budget. Mr. Milum further reviewed several budget-neutral transfers between line items, including adjustments for increased health insurance costs, employee training and travel expenses, and business incentive grants. He explained that the transfers did not increase the overall budget, but reallocated existing funds to better match anticipated expenditures. In addition, he proposed increasing projected sales tax revenue by $63,000 to reflect stronger-than-anticipated collections, while maintaining a conservative estimate for the remainder of the fiscal year.

Board members thanked Mr. Milum for providing a detailed and transparent budget review and for carefully managing budget adjustments throughout the year.

Motion was made and seconded to approve a midyear budget amendment.

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

E. REPORT BY GENERAL MANAGER

1. A. City Manager Report

1. Los Fresnos Business Circle (LFBC) Event 2. Los Fresnos Business Ready Series 3. Los Fresnos Real Estate Expo 4. Professional Development 5. Workforce Development 6. Website Development

Mr. Rosas provided updates on the Los Fresnos Business Circle, Business Ready Series, Real Estate Expo, professional development, workforce development, and website development initiatives. He reported successful business networking events, continued partnership with the SBA and Workforce Solutions, and plans for future business training sessions. Mr. Rosas also discussed the proposed Real Estate Expo scheduled for October 2026, workforce training opportunities through Texas Southmost College, and progress on the CDC website. Board members commended Mr. Rosas for his efforts to engage the business community, promote workforce development, and prepare Los Fresnos for future growth. Discussion also highlighted the importance of planning for future infrastructure and traffic needs as the community expands. No action was taken.

F. ADJOURNMENT

The meeting was adjourned at 6:41 p.m.

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Enrique Juarez, President

ATTEST:

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Jacqueline Moya, City Secretary