



Community Development Corporation Meeting Minutes

Tuesday, September 15, 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

Place 6 Claudia Villarreal

Vice President Daniel Alvarez

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Board member Gordon Cappon 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.

Manuel Abrego addressed the Board regarding the use of CDC funds. He acknowledged the CDC's accomplishments and encouraged the Board to continue exercising fiscal responsibility. Mr. Abrego stated that organizations receiving CDC financial support, including the Rotary Club and rodeo, should provide plans and post-event reports demonstrating the results and effectiveness of funded activities.

He also commented on the limited purposes of executive sessions and emphasized the importance of following applicable requirements. Mr. Abrego encouraged the CDC to follow its established guidelines, maintain accountability for funded programs, and continue supporting projects that benefit both local businesses and the community.

D. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from August 3, 2026.

Motion was made and seconded to approve the minutes from August 3, 2026.

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

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

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

Mr. Baez presented the July 2026 financial report and reported that, as of July 31, 2026, approximately \$76,000 remained in the operational budget. He also reported that sales tax collections continued to perform well, reflecting an approximately 10.9% increase, or about

\$200,000, compared to the previous year. He noted that the positive trend was expected to continue through the close of the fiscal year.

Motion was made and seconded to acknowledge the Financial Report.

Motion made by Place 5 Cappon, 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

3. Consideration and ACTION to approve a service agreement between the CDC and the Los Fresnos Chamber of Commerce.

Prior to consideration of the item, the Board President announced that Board Member Claudia Villarreal had filed a notice of a possible conflict of interest and would abstain from discussion and voting on the item.

A representative of the Los Fresnos Chamber of Commerce presented highlights from the Chamber's annual report, noting its membership, promotional activities, community events, ribbon cuttings, and continued efforts to support local businesses and promote Los Fresnos throughout the Rio Grande Valley. The Chamber thanked the CDC for its continued partnership and support.

During discussion, Mr. Baez requested that the Chamber provide quarterly expense reports to allow for review and verification of eligible expenses associated with reimbursements. The Board also discussed ensuring that the agreement and expenditures comply with applicable codes, CDC bylaws, and other governing requirements.

Motion was made and seconded to approve the service agreement with the Los Fresnos Chamber of Commerce in the amount of \$18,000, subject to applicable codes and compliance requirements and the submission of quarterly expense reports.

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

Voting Abstaining: Place 6 Villarreal

4. Consideration and ACTION to approve a sponsorship agreement for the November 5, 2026 Rotary Club of Los Fresnos Savor the Flavor event.

Prior to consideration of the item, the Board President announced that Board Member Claudia Villarreal had filed a notice of conflict of interest and would abstain from discussion and voting on the matter.

Gabby Fernandez, representing the Rotary Club of Los Fresnos, presented the sponsorship request for the third annual Savor the Flavor event scheduled for November 5, 2026. She explained that the Rotary Club, established in 2019, supports various community service projects and that the event serves as a fundraiser while also providing an opportunity to promote local businesses and restaurants. She stated that the event was expected to accommodate up to 500 guests and would be held at the rodeo grounds.

Board President Enrique Juarez called for a motion. No motion was made; therefore, the item died for lack of a motion.

E. REPORT BY GENERAL MANAGER

1. A. City Manager Report

1. Los Fresnos Business Circle (LFBC) Event 2. SBA Business Ready Series 3. Los Fresnos

Real Estate Expo 4. Workforce Development 5. Website Development 6. Market Intelligence Platform Evaluation

Mr. Baez provided an update regarding the administration's continued coordination with the CDC and Economic Development Coordinator Jeffrey Rosas, noting an emphasis on providing clearer direction, strengthening compliance, and ensuring that future CDC initiatives align with the organization's bylaws and applicable requirements.

Mr. Rosas provided an update on current CDC activities and initiatives. He reported on the Los Fresnos Business Circle, noting continued participation from local and regional businesses and organizations and opportunities for collaboration with Los Fresnos CISD. He also provided updates regarding the upcoming SBA Business Ready Series, the Los Fresnos Real Estate Expo scheduled for October 17, 2026, workforce development efforts involving Workforce Cameron and Texas Southmost College, progress on the CDC website, and the evaluation of market intelligence platforms as alternatives to the current Placer AI subscription.

The Board discussed the importance of maintaining a balance between economic development and community/quality-of-life initiatives consistent with the CDC's Type B purpose. Discussion included potential community projects involving parks, recreation, sports facilities, tourism, and other quality-of-life improvements, while continuing efforts to attract businesses and generate economic activity. Mr. Baez noted that future discussions could include establishing priorities and a strategic direction for allocating resources between economic development and quality-of-life initiatives.

The Board President also emphasized the importance of Board members being familiar with the CDC bylaws, City Charter, and applicable Local Government Code provisions and requested that copies be made available to the Board.

Mr. Baez indicated that future agenda items would address additional compliance matters, grant program procedures, project completion documentation, performance metrics, and strategic planning.

F. CLOSED SESSION

1. Closed Session pursuant to Texas Government Code §551.087 to discuss economic development negotiations related to a proposed commercial development including potential infrastructure improvements and possible economic development incentives.

The meeting was recessed for closed session at 6:50 p.m.

No action taken in closed session.

G. OPEN SESSION

1. Pursuant to Texas Government Code §551.087: Discussion and possible ACTION regarding economic development negotiations and potential infrastructure improvements associated with a proposed commercial development.

The meeting resumed at 7:26 p.m.

Motion was made and seconded to authorize the City Manager to begin negotiations regarding potential infrastructure improvements associated with a proposed commercial development

Motion made by President Juarez, Seconded by Place 6 Villarreal.

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

H. ADJOURNMENT

The meeting was adjourned at 7:29 p.m.

Enrique Juarez, President

ATTEST:

Jacqueline Moya, City Secretary