



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 4 - North Beach

Tuesday, March 25, 2025

9:30 AM

Council Chambers

A. Chairwoman Carolyn Vaughn to call the meeting to order.

Chairwoman Vaughn called the meeting to order at 9:32 a.m.

B. City Secretary Rebecca Huerta to call roll of the Corporation Directors.

City Secretary Rebecca Huerta called the roll and verified that a quorum of the Board was present to conduct the meeting.

Note: Board Member Mark Scott arrived at 9:41 a.m.

Present 12 - Board Member Everett Roy, Board Member David C. Loeb, Board Member Paulette Guajardo, Board Member Mark Scott, Chair Carolyn Vaughn, Board Member Kaylynn Paxson, Board Member Gil Hernandez, Board Member Sylvia Campos, Board Member Roland Barrera, Board Member Ronald D Graban, Board Member Mike Pusley, and Connie Scott

Absent 3 - Board Member Jesse Gilbert, Board Member Steve Banta, and Board Member Eric Cantu

C. PUBLIC COMMENT:

Chairwoman Vaughn referred to Public Comment.

Ariana Jones, Corpus Christi, TX, spoke on behalf of the North Beach Community Association providing their 2025 priorities.

D. MINUTES:

1. 24-1770 Approval of the July 16, 2024 Reinvestment Zone No. 4 Regular Meeting Minutes

Chairwoman Vaughn referred to Item 1.

Board Member Barrera moved to approve the minutes, seconded by Board Member Campos and passed unanimously.

Aye: 12 - Board Member Everett Roy, Board Member David Loeb, Board Member Paulette Guajardo, Board Member Mark Scott, Chair Carolyn Vaughn, Board Member Kaylynn Paxson, Board Member Sylvia Campos, Board Member Ronald Graban, Board Member Mike Pusley, Board Member Connie Scott, Board Member Gil Hernandez, and Board Member Roland Barrera

Absent: 3 - Board Member Jesse Gilbert, Board Member Steve Banta, and Board Member Eric Cantu

Abstained: 0

E. FINANCIAL REPORT:

2. 25-0429 TIRZ #4 Financial Reports as of January 31, 2025

Chairwoman Vaughn referred to Item 2.

Director of Finance Sergio Villasana presented information on the following topics: statement of revenues, expenditures and changes in fund balance as of January 31, 2025; five year forecast of funds available for commitments; North Beach project specific development commitments as of January 31, 2025; North Beach living initiative commitments as of January 31, 2025; and North Beach property improvement commitments as of January 31, 2025.

A Board Member and Director Villasana discussed the following topic: the amended budget expenditures for contracts and commitments pertain to the current fiscal year.

F. EXECUTIVE SESSION ITEMS: (NONE)

G. AGENDA ITEMS:

3. 25-0431 Election of Officers

Chairwoman Vaughn referred to Item 3.

Board Member Pusley nominated Ron Graban as Vice Chair. Board Member Hernandez nominated Everett Roy as Vice Chair. Board Member Graban was elected as Vice Chair.

4. 25-0430 Motion approving Tax Increment Reinvestment Zone #4 Board Meeting Calendar for FY 2025

Chairwoman Vaughn referred to Item 4.

There were no questions from the Board Members.

Board Member Barrera moved to approve the motion, seconded by Board Member M. Scott. This Motion was passed and approved with the following vote:

Aye: 12 - Board Member Everett Roy, Board Member David Loeb, Board Member Paulette Guajardo, Board Member Mark Scott, Chair Carolyn Vaughn, Board Member Kaylynn Paxson, Board Member Sylvia Campos, Board Member Ronald Graban, Board Member Mike Pusley, Board Member Connie Scott, Board Member Gil Hernandez, and Board Member Roland Barrera

Absent: 3 - Board Member Jesse Gilbert, Board Member Steve Banta, and Board Member Eric Cantu

Abstained: 0

5. [24-1771](#) Motion to approve a Development Reimbursement Agreement with Scurvy Dog, Inc. for exterior and interior improvements to Blackbeard's restaurant located at 3117 E Surfside Blvd., that benefit the TIRZ #4 zone for a total incentive not to exceed \$7,421.35 and completion date on or before September 30, 2025.

Chairwoman Vaughn referred to Item 5.

Director of Economic Development Arturo Marquez presented information on the following topics: Blackbeard's; project details; current conditions of bar wall; total project cost; project economics; and recommendation.

Board Members and Director Marquez discussed the following topic: why staff recommends reimbursing up to 30 percent of the project cost.

Board Member Vaughn moved to amend the motion to reimburse up to 50 percent of the total project cost, seconded by Board Member Guajardo and passed unanimously.

Board Member Pusley moved to approve the motion as amended, seconded by Board Member C. Scott. This Motion was passed as amended and approved with the following vote:

Aye: 12 - Board Member Everett Roy, Board Member David Loeb, Board Member Paulette Guajardo, Board Member Mark Scott, Chair Carolyn Vaughn, Board Member Kaylynn Paxson, Board Member Sylvia Campos, Board Member Ronald Graban, Board Member Mike Pusley, Board Member Connie Scott, Board Member Gil Hernandez, and Board Member Roland Barrera

Absent: 3 - Board Member Jesse Gilbert, Board Member Steve Banta, and Board Member Eric Cantu

Abstained: 0

H. PRESENTATION ITEMS: (NONE)

I. ADJOURNMENT

There being no further business, Chairwoman Vaughn adjourned the meeting at 9:55 a.m.