



Meeting Minutes

Reinvestment Zone No. 4 - North Beach

Tuesday, June 24, 2025

9:30 AM

Council Chambers

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

Chairwoman Vaughn called the meeting to order at 9:31 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 Guajardo and Board Member Mark Scott arrived at 9:34 a.m.
Board Member Roy arrived at 9:35 a.m.

Present 12 - Board Member Everett Roy, Board Member Jesse Gilbert, Board Member David C. Loeb, Board Member Paulette Guajardo, Board Member Steve Banta, Board Member Mark Scott, Chair Carolyn Vaughn, Board Member Sylvia Campos, Board Member Ronald D Graban, Board Member Mike Pusley, Board Member Gil Hernandez, and Board Member Connie Scott

Absent 3 - Board Member Kaylynn Paxson, Board Member Eric Cantu, and Board Member Roland Barrera

C. PUBLIC COMMENT:

Chairwoman Vaughn referred to Public Comment. There were no comments from the public.

D. MINUTES:

1. 25-0974 Approval of the May 6, 2025 Reinvestment Zone No. 4 Regular Meeting Minutes

Chairwoman Vaughn referred to Item 1.

Board Member Hernandez moved to approve the minutes, seconded by Board Member Loeb and passed unanimously.

Aye: 9 - Board Member Jesse Gilbert, Board Member David Loeb, Board Member Steve Banta, Chair Carolyn Vaughn, Board Member Sylvia Campos, Board Member Ronald Graban, Board Member Mike Pusley, Board Member Gil Hernandez, and Board Member Connie Scott

Absent: 6 - Board Member Everett Roy, Board Member Paulette Guajardo, Board Member Mark Scott, Board Member Kaylynn Paxson, Board Member Eric Cantu, and Board Member Roland Barrera

Abstained: 0

E. FINANCIAL REPORT:

2. [25-0860](#) TIRZ #4 Financial Reports as of April 30, 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 April 30, 2025; 5 year forecast of funds available for commitments; North Beach project specific development commitments as of April 30, 2025; North Beach living initiative commitments as of April 30, 2025; and North Beach property improvement commitments as of April 30, 2025.

There were no questions or comments from the Board.

F. EXECUTIVE SESSION ITEMS: (NONE)

G. AGENDA ITEMS:

3. [25-0971](#) Resolution approving the Proposed Fiscal Year 2026 Tax Increment Reinvestment Zone Number Four Operating Budget.

Chairwoman Vaughn referred to Item 3.

Director of Economic Development Arturo Marquez presented information on the following topics: budget overview; proposed revenues; proposed expenses; and changes from previous meeting.

There were no questions or comments from the Board.

Board Member Guajardo moved to approve the resolution, seconded by Board Member Roy. This Resolution was passed and approved with the following vote:

Aye: 12 - Board Member Everett Roy, Board Member Jesse Gilbert, Board Member David Loeb, Board Member Paulette Guajardo, Board Member Steve Banta, Board Member Mark Scott, Chair Carolyn Vaughn, Board Member Sylvia Campos, Board Member Ronald Graban, Board Member Mike Pusley, Board Member Gil Hernandez, and Board Member Connie Scott

Absent: 3 - Board Member Kaylynn Paxson, Board Member Eric Cantu, and Board Member Roland Barrera

Abstained: 0

H. PRESENTATION ITEMS:

4. [25-0982](#) TIRZ #4 North Beach Project and Financing Plan Review

Chairwoman Vaughn referred to Item 4.

Director of Economic Development Arturo Marquez presented information on the following topics: project and financing plan; vision for North Beach; overview of TIRZ #4 North Beach; participation by entity; allowable uses; project plan-investment areas; North Beach TIRZ infrastructure types; development incentive programs; development incentive funded projects; and looking forward.

Board Members, Deputy City Manager Michael Rodriguez, and Assistant City Manager Heather Hurlbert discussed the following topics: the importance of adding sidewalks near the lighthouse subdivision; the format of making changes to the TIRZ process; the goal is to address smaller projects that have an immediate impact on the North Beach neighborhood; the Downtown Management District recommended using TIRZ funds for street paving in the downtown area; residential streets need to be addressed to incentivize development; to consider reimbursing the TIRZ from the general fund; and the level of participation by each entity is established through an interlocal agreement.

I. ADJOURNMENT

There being no further business, Chairwoman Vaughn adjourned the meeting at 9:56 a.m.