



Meeting Minutes

Reinvestment Zone No. 4 - North Beach

Tuesday, October 7, 2025

9:30 AM

Council Chambers

A. Vice Chair Ron Graban to call the meeting to order.

Vice Chair Ron Graban called the meeting to order at 9:33 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 9:43 a.m. Board Member Jesse Gilbert arrived at 9:49 a.m.

Present 10 - 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, Board Member Sylvia Campos, Board Member Ronald D Graban, Board Member Gil Hernandez, and Board Member Roland Barrera

Absent 5 - Chair Carolyn Vaughn, Board Member Kaylynn Paxson, Board Member Eric Cantu, Board Member Mike Pusley, and Board Member Connie Scott

C. PUBLIC COMMENT:

Vice Chair Graban opened public comment.

Carrie Meyer, Corpus Christi, TX, Mayra Angelica Halm, Corpus Christi, TX, Daniel Widal, Corpus Christi, TX, Lynn Frazier, Corpus Christi, TX, and Sonya Jones, Corpus Christi, TX, spoke.

Vice Chair Graban closed public comment.

D. MINUTES:

1. 25-1585 Approval of the June 24, 2025 Reinvestment Zone No. 4 Meeting Minutes

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

Aye: 10 - Board Member Everett Roy, Board Member Jesse Gilbert, Board Member David Loeb, Board Member Paulette Guajardo, Board Member Steve Banta, Board Member Mark Scott, Board Member Sylvia Campos, Board Member Ronald Graban, Board Member Gil Hernandez, and Board Member Roland Barrera

Absent: 5 - Chair Carolyn Vaughn, Board Member Kaylynn Paxson, Board Member Eric Cantu, Board Member Mike Pusley, and Board Member Connie Scott

Abstained: 0

E. FINANCIAL REPORT:

2. [25-1535](#) TIRZ #4 Financial Reports as of August 31, 2025

Director of Finance Sergio Villasana presented information on the following topics: Reinvestment Zone #4 funding; statement of revenues, expenditures and changes in fund balance as of August 31, 2025; 5 year forecast of funds available for commitments; North Beach infrastructure improvements commitments as of August 31, 2025; North Beach living initiative commitments as of August 31, 2025; North Beach property improvements commitments as of August 31, 2025; and administration services and other expenditures commitments as of August 31, 2025.

City Manager Peter Zanoni and Director Villasana responded to Board Member questions.

F. EXECUTIVE SESSION ITEMS: (NONE)

G. AGENDA ITEMS: (NONE)

H. PRESENTATION ITEMS:

3. [25-1586](#) North Beach Historic Plaza Project Update

Assistant Director of Parks and Recreation Sergio Gonzalez presented information on the following topics: North Beach history plaza; North Beach history plaza project; and North Beach Plaza project overview.

There were no questions from the Board.

4. [25-1596](#) Discussion on options to improve connectivity to the Harbor Bridge Shared Use Path.

Interim Assistant City Manager Dan McGinn presented information on the following topics: North Beach bike and pedestrian proposal; North Beach Redevelopment Initiative-Alternative 1; North Beach Redevelopment Initiative-Alternative 2; and North Beach Redevelopment Initiative Capital Improvement Projects (CIP).

Interim Assistant City Manager McGinn responded to Board Member questions.

I. ADJOURNMENT

There being no further business, Vice Chair Graban adjourned the meeting at 10:17 a.m.