



Meeting Minutes

Reinvestment Zone No. 4 - North Beach

Tuesday, May 6, 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 Paxson arrived at 9:41 a.m. and Board Member Cantu arrived at 9:42 a.m.

Present 11 - Board Member Everett Roy, Board Member Jesse Gilbert, Board Member Mark Scott, Chair Carolyn Vaughn, Board Member Kaylynn Paxson, Board Member Eric Cantu, Board Member Sylvia Campos, Board Member Ronald D Graban, Board Member Mike Pusley, Board Member Gil Hernandez, and Board Member Roland Barrera

Absent 4 - Board Member David C. Loeb, Board Member Paulette Guajardo, Board Member Steve Banta, and Board Member Connie Scott

C. PUBLIC COMMENT:

Chairwoman Vaughn referred to Public Comment.

Carrie Meyer and Mayra Angelica, Corpus Christi, TX, expressed concern about the lack of infrastructure projects on North Beach, and a request for funding of public projects.

D. MINUTES:

1. 25-0645 Approval of the March 25, 2025 Minutes

Chairwoman Vaughn referred to Item 1.

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

Aye: 11 - Board Member Everett Roy, Board Member Jesse Gilbert, Board Member Mark Scott, Chair Carolyn Vaughn, Board Member Kaylynn Paxson, Board Member Eric Cantu, Board Member Sylvia Campos, Board Member Ronald Graban, Board Member Mike Pusley, Board Member Gil Hernandez, and Board Member Roland Barrera

Absent: 4 - Board Member David Loeb, Board Member Paulette Guajardo, Board Member Steve Banta, and Board Member Connie Scott

Abstained: 0

E. FINANCIAL REPORT:

2. [25-0660](#) TIRZ #4 Financial Reports as of March 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 March 31, 2025; 5 year forecast of funds available for commitments; North Beach project specific development commitments as of March 31, 2025; North Beach living initiative commitments as of March 31, 2025; and North Beach property improvement commitments as of March 31, 2025.

Board Members, Director Villasana, and Director of Economic Development Arturo Marquez discussed the following topics: where would funding come from for public projects; the objective of each TIRZ is to provide economic development; a Board Member's request for staff to provide a presentation regarding the amount of money allocated for public improvements; and the importance of safety and infrastructure on North Beach.

F. EXECUTIVE SESSION ITEMS: (NONE)

G. AGENDA ITEMS:

3. [25-0659](#) Motion to approve a Development Reimbursement Agreement with South Texas Hospitality LTD for exterior and interior improvements to the hotel located at 3200 E. Surfside Blvd., benefiting the TIRZ #4 zone, in an amount not to exceed \$398,970, with a project completion date on or before December 31, 2026.

Chairwoman Vaughn referred to Item 3.

Director of Economic Development Arturo Marquez presented information on the following topics: DoubleTree by Hilton Corpus Christi Beach Front; hotel transformation; project details luxury suite conversion; project details luxury suite conversion current condition; project details luxury suite conversion conceptual vision; project details new parking lot construction; project details hurricane-related balcony door replacement; total project cost; total project cost for eligible reimbursement; project economics; and recommendation.

Board Members, Deputy City Manager Michael Rodriguez, and Director Marquez discussed the following topics: the importance of incentivizing development on North

Beach; the reason for recommending a 20 percent reduction in the incentive; to consider a stakeholder meeting for this TIRZ to clarify revenues; and to schedule a meeting with the North Beach Association to clearly define their list of priorities.

Board Member Paxson moved to amend the motion recommended by staff with amended payout dates from FY 27 and FY 28 to FY 26 and FY 27, seconded by Board Member Barrera and approved with the following vote: Board Members Barrera, Campos, Cantu, Gilbert, Hernandez, Paxson, Pusley, Roy, M. Scott and Vaughn, voting "Yes", Board Member Graban, voting "No", and Board Members Banta, Guajardo, Loeb, and C. Scott, absent.

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

Aye: 10 - Board Member Everett Roy, Board Member Jesse Gilbert, Board Member Mark Scott, Chair Carolyn Vaughn, Board Member Kaylynn Paxson, Board Member Eric Cantu, Board Member Sylvia Campos, Board Member Mike Pusley, Board Member Gil Hernandez, and Board Member Roland Barrera

Nay: 1 - Board Member Ronald Graban

Absent: 4 - Board Member David Loeb, Board Member Paulette Guajardo, Board Member Steve Banta, and Board Member Connie Scott

Abstained: 0

H. PRESENTATION ITEMS:

4. [25-0658](#) Presentation and Discussion on the Proposed FY 2025-2026 Tax Increment Reinvestment Zone (TIRZ) #4 Budget.

Chairwoman Vaughn referred to Item 4.

Director of Management and Budget Amy Cowley presented information on the following topics: budget overview; proposed revenues; and proposed expenses.

There were no questions or comments from the Board.

I. ADJOURNMENT

There being no further business, Chairwoman Vaughn adjourned the meeting at 10:18 a.m.