



Meeting Minutes

Reinvestment Zone No. 4 - North Beach

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Tuesday, May 12, 2026

9:30 AM

Council Chambers

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

Chairwoman Vaughn called the meeting to order at 9:40 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 Barrera arrived at 9:47 a.m. Board Member Hernandez arrived at 10:18 a.m.

**Present** 10 - Chair Carolyn Vaughn, Board Member Kaylynn Paxson, Board Member Sylvia Campos, Vice Chair Ronald D Graban, Board Member Mike Pusley, Board Member Gilbert Hernandez, Board Member Roland Barrera, Board Member Connie Scott, Board Member Paulette Guajardo, and Board Member Mark Scott

**Absent** 5 - Board Member Eric Cantu, Board Member Everett Roy, Board Member Jesse Gilbert, Board Member Steve Banta, and Board Member David C. Loeb

**C. PUBLIC COMMENT:**

Chairwoman Vaughn opened public comment.

Carrie Meyer, Corpus Christi and TX and Mayra Halm, Corpus Christi, TX, spoke.

Chairwoman Vaughn closed public comment.

**D. MINUTES:**

**1. 26-0724** Approval of the February 17, 2026 Reinvestment Zone No. 4 Regular Meeting Minutes.

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

**Aye:** 10 - Chair Carolyn Vaughn, Board Member Kaylynn Paxson, Board Member Sylvia Campos, Board Member Ronald Graban, Board Member Mike Pusley, Board Member Gilbert Hernandez, Board Member Roland Barrera, Board Member Connie Scott, Board Member Paulette Guajardo, and Board Member Mark Scott

**Absent:** 5 - Board Member Eric Cantu, Board Member Everett Roy, Board Member Jesse Gilbert, Board Member Steve Banta, and Board Member David Loeb

Abstained: 0

**E. FINANCIAL REPORT:**

2. [26-0710](#) TIRZ #4 Financial Reports as of March 31, 2026

Director of Finance Sergio Villasana presented information on the following topics: Reinvestment Zone No. 4 funding; contributions by participants as of March 31, 2026; statement of revenues, expenditures and changes in fund balance as of March 31, 2026; forecast of funds available for commitments; North Beach infrastructure improvements commitments as of March 31, 2026; North Beach living initiative commitments as of March 31, 2026; North Beach property improvements commitments as of March 31, 2026; and administration services and other expenditures commitments as of March 31, 2026.

Director Villasana and Interim Director of Planning and Economic Development Jennifer Buxton responded to Board Member questions.

**F. EXECUTIVE SESSION ITEMS: (NONE)**

**G. AGENDA ITEMS:**

3. [26-0751](#) North Beach Development Plan Overview with TIRZ Board Input and Direction

Interim Director of Planning and Economic Development Jennifer Buxton presented information on the following topics: existing adopted plans (North Beach); current conditions; North Beach plan context and relevance today; key concepts from prior planning efforts; NB revitalization initiative potential CIP project list; and TIRZ board direction and next steps.

Interim Director Buxton responded to Board Member questions.

**H. PRESENTATION ITEMS:**

4. [26-0752](#) TIRZ #4 North Beach Projects in Progress

Economic Development Manager Joe Escobar presented information on the following topics: Las Casitas Del Mar; North Beach history plaza; and Double Tree by Hilton.

There were no questions from the Board Members.

5. [26-0725](#) Presentation and Discussion on the Proposed FY 2026-2027 Tax Increment Reinvestment Zone (TIRZ) #4 Budget

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

There were no questions from the Board Members.

**I. ADJOURNMENT**

There being no further business, Chairwoman Vaughn adjourned the meeting at 10:20 a.m.