



Meeting Minutes

Reinvestment Zone No. 4 - North Beach

Tuesday, February 17, 2026

9:30 AM

Council Chambers

A. Chairwoman Vaughn to call the meeting to order.

Chairwoman Vaughn called the meeting to order at 9:30 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 Members Barrera and Paxson arrived at 9:55 a.m.

Present 11 - 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 Everett Roy, Board Member Mark Scott, Board Member Jesse Gilbert, and Board Member David C. Loeb

Absent 4 - Board Member Eric Cantu, Board Member Connie Scott, Board Member Paulette Guajardo, and Board Member Steve Banta

C. PUBLIC COMMENT:

Chairwoman Vaughn opened public comment.

Carrie Meyer, Corpus Christi, TX, Mayra Angelica Halm, Corpus Christi, TX, Mary Ann Gail, Corpus Christi, TX, and Gordon Awsumb, Corpus Christi, TX, spoke.

Chairwoman Vaughn closed public comment.

D. MINUTES:

1. 26-0250 Approval of the October 7, 2025 Regular Meeting Minutes.

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

Aye: 9 - Chair Carolyn Vaughn, Board Member Sylvia Campos, Board Member Ronald Graban, Board Member Mike Pusley, Board Member Gilbert Hernandez, Board Member Everett Roy, Board Member Mark Scott, Board Member Jesse Gilbert, and Board Member David Loeb

Absent: 6 - Board Member Kaylynn Paxson, Board Member Eric Cantu, Board Member Roland Barrera, Board Member Connie Scott, Board Member Paulette Guajardo, and Board Member Steve Banta

Abstained: 0

E. FINANCIAL REPORT:

2. [26-0249](#) TIRZ #4 Financial Reports as of December 31, 2025

Director of Finance Sergio Villasana presented information on the following topics: Reinvestment Zone No. 4 funding; statement of revenue, expenditures and changes in fund balance as of December 31, 2025; 5 year forecast of funds available for commitments; North Beach infrastructure improvements commitments as of December 31, 2025; North Beach living initiative commitments as of December 31, 2025; North Beach property improvements commitments as of December 31, 2025; and administration services and other expenditures commitments as of December 31, 2025.

Director Villasana responded to Board Member questions.

F. EXECUTIVE SESSION ITEMS: (NONE)

G. AGENDA ITEMS:

3. [26-0227](#) Motion approving the 2026 Tax Increment Reinvestment Zone #4 Board Meeting Calendar

Interim Director of Planning and Economic Development Jennifer Buxton presented the meeting schedule for 2026.

There were no questions from the Board Members.

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

Aye: 9 - Chair Carolyn Vaughn, Board Member Sylvia Campos, Board Member Ronald Graban, Board Member Mike Pusley, Board Member Gilbert Hernandez, Board Member Everett Roy, Board Member Mark Scott, Board Member Jesse Gilbert, and Board Member David Loeb

Absent: 6 - Board Member Kaylynn Paxson, Board Member Eric Cantu, Board Member Roland Barrera, Board Member Connie Scott, Board Member Paulette Guajardo, and Board Member Steve Banta

Abstained: 0

H. PRESENTATION ITEMS:

4. [26-0256](#) North Beach History Plaza Project Update

Assistant Director of Parks and Recreation Sergio Gonzalez presented information on the following topics: North Beach Historic Plaza Project; North Beach History Plaza update; and North Beach History Plaza Renderings.

City Manager Peter Zanoni responded to Board Member questions.

5. [26-0257](#) North Beach Renourishment Project Update

Assistant Director of Parks and Recreation Sergio Gonzalez presented information on the following topic: North Beach Renourishment Project 2026.

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

I. **ADJOURNMENT**

There being no further business, Chairwoman Vaughn adjourned the meeting at 10:17 a.m.