



Meeting Minutes

Reinvestment Zone No. 4 - North Beach

Monday, July 25, 2022

10:00 AM

Council Chambers

A. Chairman Billy Lerma to call the meeting to order.

Chairman Lerma called the meeting to order at 10:34 a.m.

B. Assistant City Secretary Ruth Bocchino to call roll of the Corporation Directors.

Assistant City Secretary Ruth Bocchino called the roll and verified that a quorum of the Board was present to conduct the meeting.

Note: Board Member Barbara Canales, Carol Scott and Kenneth Berry attended by WebEx.

Present 11 - Chair Billy A. Lerma, Board Member Steve Banta, Board Member Roland Barrera, Board Member Kenneth Berry, Vice Chair Barbara Canales, Board Member Paulette Guajardo, Board Member Ben Molina, Board Member Mike Pusley, Board Member Carol Scott, Board Member Greg Smith, and Board Member Jesse Gilbert

Absent 4 - Board Member Gil Hernandez, Board Member Michael Hunter, Board Member John Martinez, and Board Member Roberto G. Hernandez

C. PUBLIC COMMENT:

Chairman Lerma referred to Public Comment. There were no public comments.

D. MINUTES:

1. **22-1041** Approval of the April 26, 2022 Reinvestment Zone No. 4 Regular Meeting Minutes and the May 17, 2022 Special Meeting Minutes

Chairman Lerma referred to Item 1.

Board Member Barrera made a motion to approve the minutes, seconded by Board Member Pusley and passed unanimously.

E. FINANCIAL REPORT:

2. [22-1224](#) TIRZ #4 Financial Reports as of May 31, 2022

Chairman Lerma referred to Item 2.

Director of Finance Heather Hurlbert presented information on the following topics:

financial position for the eight months ended May 31, 2022; TIRZ No. 4 commitments as of May 31, 2022; North Beach project specific development commitments as of May 31, 2022; North Beach living initiative commitments as of May 31, 2022; North Beach property improvement commitments as of May 31, 2022; and North Beach infrastructure improvements commitments as of May 31, 2022.

A Board Member and Director Hurlbert discussed the following topic: Puerto Del Sol RV Park improvements are estimated to begin in September.

F. EXECUTIVE SESSION ITEMS: (NONE)

G. AGENDA ITEMS:

3. [22-1231](#) Resolution approving the Proposed Fiscal Year 2023 Tax Increment Reinvestment Zone Number Four Operating Budget in the amount of \$390,696 in revenues and \$97,075 in expenditures to become effective upon City Council approval during the normal budget process.

Chairman Lerma referred to Item 3.

Director of Management and Budget Eddie Houlihan presented information on the following topics: budgeted revenues; proposed expenses; and budget overview.

A Board Member, Director Houlihan and City Manager Peter Zanoni discussed the following topic: the proposed \$390,000 does reflect the tax appraisal district.

Board Member Molina made a motion to approve the resolution, seconded by Board Member Guajardo. This Resolution was passed and approved with the following vote:

Aye: 11 - Chair Billy A. Lerma, Board Member Steve Banta, Board Member Roland Barrera, Board Member Kenneth Berry, Vice Chair Barbara Canales, Board Member Paulette Guajardo, Board Member Ben Molina, Board Member Mike Pusley, Board Member Carol Scott, Board Member Greg Smith, and Board Member Jesse Gilbert

Absent: 4 - Board Member Gil Hernandez, Board Member Michael Hunter, Board Member John Martinez, and Board Member Roberto G. Hernandez

Abstained: 0

4. [22-1307](#) Motion to approve an Amendment to extend the project completion date for the Development Reimbursement Agreement with Date Tree Holdings, LLC. for improvements and projects located at 4606 Gulf Breeze Blvd. from July 31, 2023 to July 31, 2027.

Chairman Lerma referred to Item 4.

Director of Finance Heather Hurlbert stated that the developer requested to extend the project completion date from 2023 to 2027 due to challenges with supply chain and cost of construction materials. The developer is requesting an extension to July 2027, and is

looking into doing this project in phases so he can finance it himself.

Developer Gordon Awsumb stated that he is requesting a four year extension to break this project down into two or three phases.

Board Members, Director Hurlbert and Mr. Awsumb discussed the following topics: Board Members' concern about giving a four year extension, but that a two year extension is sufficient; and a Board Member recommends considering milestones to increase the property value.

Board Member Pusley made a motion to grant a two year extension with an option for an additional two years, if necessary, seconded by Board Member Canales. This Motion was passed and approved with the following vote:

Aye: 11 - Chair Billy A. Lerma, Board Member Steve Banta, Board Member Roland Barrera, Board Member Kenneth Berry, Vice Chair Barbara Canales, Board Member Paulette Guajardo, Board Member Ben Molina, Board Member Mike Pusley, Board Member Carol Scott, Board Member Greg Smith, and Board Member Jesse Gilbert

Absent: 4 - Board Member Gil Hernandez, Board Member Michael Hunter, Board Member John Martinez, and Board Member Roberto G. Hernandez

Abstained: 0

H. PRESENTATION ITEMS: (NONE)

I. ADJOURNMENT

Chairman Lerma adjourned the meeting at 10:52 a.m.