MINUTES
FINANCE COMMISSION MEETING

Wednesday, August 25, 2026 - 5:00 p.m.
City of Huntington Beach
Council Chambers
Huntington Beach, CA 92648

For the audio recording of the July 22, 2026, Finance Commission Meeting, please visit the City's website at: https://huntingtonbeach.legistar.com/Calendar.aspx

Chair Lo Grasso called the meeting to order at 4:00 p.m. and Commissioner LoGrasso led the Pledge of Allegiance.

MEMBERS PRESENT:	Frank Lo Grasso, Chair David Cicerone, Vice-Chair Paul Geery, Commissioner Austin Edsell, Commissioner Dave Chennault, Commissioner Jon Boomgarden, Commissioner Tracey Pellman, Commissioner
MEMBERS ABSENT:	None
STAFF PRESENT	Zack Zithisakthanakul, Acting Chief Financial Officer Robert Szilagyi, Finance Manager Shelby Nobles, Finance, Management Aide

PUBLIC COMMENTS

CONSENT ITEMS

1. Approval of Meeting Minutes

Motion: Moved by Commissioner Pellman and seconded by Chair LoGrasso to approve the Finance Commission Meeting Minutes dated July 22, 2026.

The motion carried by the following votes: 5-0-2
Ayes: LoGrasso; Cicerone; Geery; Boomgarden; Pellman
Noes: None
Abstain: Edsell; Chennault

DRAFT

DISCUSSION ITEMS AND POTENTIAL RECOMMENDATIONS

2. Item submitted by Commissioner Chennault – Huntington Beach Sports Complex

Staff presented a baseline revenue and expenditure analysis for the Sports Complex, explaining that the report reflected operating revenues and expenditures only and did not include debt service, capital improvements, or indirect City costs. The analysis was intended to establish a baseline for evaluating future proposals. The Commission discussed additional costs associated with the Sports Complex, including long-term capital improvements, bond obligations, and environmental infrastructure. Discussion also noted that the current revenue-sharing agreement will increase under the existing contract and that the baseline analysis was requested to provide a clearer understanding of current operations. The Commission reviewed information regarding synthetic turf, including temperature comparisons between grass and turf surfaces. Discussion focused on the information being presented for background purposes and included comments regarding potential environmental considerations and the need for additional evaluation. The Commission also reviewed historical information regarding the Sports Complex construction, bond financing, and ongoing capital investments. Discussion centered on whether the City should evaluate opportunities to maximize the long-term value of the asset as bond obligations near completion. The Commission received a presentation on Placer AI data showing Sports Complex visitation trends. Discussion included the methodology used to collect the data, potential limitations of the data, and whether additional information should be reviewed before drawing conclusions regarding facility usage. Commissioners also discussed that current contractual fee limitations may restrict the operator's ability to maximize revenue. Staff explained that parking and field use fees are established through the City's approved fee schedule and incorporated into the existing agreement. Discussion concluded with examples from other sports complexes regarding synthetic turf and operational efficiencies, including reduced field downtime and increased flexibility in scheduling events.

3. Item submitted by Commissioner Chennault – Sports Complex Subcommittee Update

The Commission received an update on the Sports Complex concessions. Staff reported that the Certificate of Occupancy Final (COFO), patio permits, and other required permits had been issued. Discussion followed regarding the Talbert concession stand remaining unopened and compliance with the existing agreement. Commissioners discussed the importance of enforcing contractual obligations and strengthening future agreements through collaboration with the City Attorney's Office. Representatives from HBSC responded to questions regarding the status of the concessions. They explained that temporary food service is currently being provided through licensed food trucks while work continues on the permanent concession facilities. They stated that delays related to construction, permitting, and improvements at the Goldenwest concession have affected progress at the Talbert location but reiterated their intent to open the permanent concession stand when completed. The Commission discussed HBSC's proposal for the Sports Complex, including the replacement of grass fields with synthetic turf. HBSC representatives stated that synthetic turf would increase field availability, reduce downtime for maintenance, allow additional sports to utilize the complex, and improve scheduling flexibility. Discussion also included public concerns regarding safety, environmental considerations, and the site's methane system. HBSC stated it would continue working with City staff and consultants to address those concerns. HBSC representatives discussed their long-term vision for the Sports Complex, stating that improvements would allow greater use of the facility, expand programming beyond baseball and softball, improve operational efficiency, and increase opportunities

for revenue generation. Discussion also included allowing greater flexibility in pricing and operations while maintaining a revenue-sharing partnership with the City. The Commission discussed evaluating the existing agreement to identify opportunities that would benefit both the City and HBSC while maximizing the long-term value of the Sports Complex. It was also noted that the Sports Complex Subcommittee would continue refining its recommendations for City Council consideration. Following discussion, the Commission agreed to hold a special meeting on August 5, 2026, to continue discussion of the Sports Complex recommendations.

4. Item submitted by Commissioner Cicerone – Meadowlark Subcommittee Update

The Commission viewed a video highlighting recent improvements made to the Meadowlark clubhouse, restaurant, bar, and parking lot. Staff clarified that Community & Library Services was aware of the improvements and that permitting and lease responsibilities are managed by different City departments. The Commission discussed forwarding a recommendation to the City Council requesting a financial audit of Meadowlark, consistent with previous recommendations made for other City-owned assets. Discussion focused on the purpose of the audit, including identifying historical financial issues, improving future agreement terms, and providing information that could assist with the upcoming request for proposals (RFP) process. Commissioners also discussed the anticipated cost and timing of completing such an audit and whether the results would be available in time to inform the RFP. Following discussion, the Commission amended the recommendation to request a financial audit only, rather than a broader operational audit, before forwarding the recommendation to the City Council.

Motion: Moved by Commissioner Geery and seconded by Commissioner Boomgarden to request a financial audit only of Meadowlark

The motion carried by the following votes: 5-0-2
Ayes: LoGrasso; Cicerone; Geery; Edsell; Boomgarden;
Noes: None
Abstain: Chennault; Pellman

5. Item submitted by Commissioner Cicerone – Discussion of the City Budget Process an Opportunities for Improvement

The Commission discussed opportunities to improve the City's budget development and presentation process. Discussion focused on increasing transparency, providing additional budget detail, and presenting financial information in a format that is easier for the public to understand. Commissioners also discussed whether a task force or subcommittee should be formed to evaluate the current budget process and develop recommendations for improvement. Staff explained that improvements have already been made to the proposed budget document and noted that limitations within the City's ERP system affect the level of detail currently available. Staff stated that additional supporting information and appendices could be developed in future budget documents while continuing to meet Government Finance Officers Association (GFOA) standards. Discussion also included the Commission's potential role in reviewing budget assumptions and projections during the budget development process.

COMMISSIONER COMMENTS

Commissioner Chennault – Had some breaking information we did not share tonight about environmental stuff, getting more information. Its significant about the Sports Complex and it will have an impact on what we do.

ADJOURNMENT

Motion: Moved by Commissioner Edsell and seconded by Commissioner Geery adjourn the meeting at 6:45 p.m.

The motion carried by the following votes: 7-0-0
Ayes: Lo Grasso; Cicerone; Geery; Edsell; Chennault; Boomgarden, Pellman
Noes: None
Absent: None

Submitted by:
Zack Zithisakthanakul, Chief Financial Officer
By: Shelby Nobles, Management Aide