



MINUTES FINANCE COMMISSION MEETING

Wednesday, June 24, 2026 - 5:00 p.m.
City of Huntington Beach
Council Chambers
Huntington Beach, CA 92648

For the audio recording of the May 27, 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 4:55 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 Chennault to approve the Finance Commission Meeting Minutes dated April 22, 2026.

The motion carried by the following votes: 5-0-2

Ayes: LoGrasso; Cicerone; Chennault; Boomgarden; Pellman

Noes: None

Abstain: Geery; Edsell

Motion: Moved by Commissioner Pellman and seconded by Chair Chennault to approve the Finance Commission Meeting Minutes dated May 13, 2026.

The motion carried by the following votes: 4-0-3

Ayes: LoGrasso; Cicerone; Chennault; Boomgarden

Noes: None

Abstain: Geery; Edsell; Pellman

DISCUSSION ITEMS AND POTENTIAL RECOMMENDATIONS

2. Subcommittee Update – Sports Complex – Commissioner Chennault

Commissioners discussed concerns regarding operations and oversight at the Sports Complex concession locations, including the delayed opening of the Talbert location, permit and certificate of occupancy issues, and questions surrounding lease compliance and city oversight. Concerns were raised about potential liability exposure, lack of accountability, and the impact on city revenue from city-owned assets. Commissioners also discussed the need for clearer procedures, validation of contractor licensing and insurance requirements, and improved monitoring of lease agreements and operational compliance. The Commission also discussed comparisons with other sports complex operations, including a visit to a similar privately operated facility in another city. Commissioners noted observations regarding operational practices, revenue generation opportunities, food and beverage operations, and facility management. Discussion included potential opportunities to improve revenue, operations, and long-term management of the City's Sports Complex. Additional discussion focused on the possibility of conducting financial and operational audits or agreed-upon procedures for major City assets, including the Sports Complex, Equestrian Center, Yacht Club, and Meadowlark. Commissioners discussed the purpose and scope of audits, differences between audits and agreed-upon procedures, prior audit findings, lease compliance, revenue reporting, and the potential need for outside review and recommendations to improve oversight and accountability.

3. Subcommittee Update – Meadowlark – Commissioner Cicerone

Commission discussion included support for pursuing a master plan and architectural review for Meadowlark. It was noted that a presentation regarding potential improvements and redevelopment concepts had previously been provided to the Finance Commission, but no significant progress had occurred since that time. Commissioners discussed the desire to move the issue forward by seeking Finance Commission support and recommending that City Council authorize funding to initiate a formal master planning and architectural process for the facility. Discussion also included the prior task force efforts, the need for long-term planning, and the possibility of structuring the project within approval thresholds that could streamline authorization and implementation.

4. Discussion of Establishing a Restricted Fund for Non-Recurring Property Improvements Using Revenue from City-Owned Assets – Commissioner Pellman

Commission discussion focused on concerns regarding long-term maintenance funding for City-owned assets and the need for dedicated funding sources for capital improvements and emergency repairs. Discussion included the concept of setting aside a portion of lease or revenue proceeds from City-owned assets into restricted funds intended solely for maintenance and infrastructure improvements, rather than relying on annual budget decisions. Commissioners discussed examples of existing restricted maintenance funds, including revenue allocations tied to Sports Complex parking

revenues. Commissioners also discussed concerns regarding deferred maintenance, lease management, and ensuring the city receives appropriate revenue from major leased assets. Discussion included differing perspectives on whether revenues should remain in the General Fund versus being restricted for specific asset maintenance purposes, particularly during periods of structural budget challenges. Additional comments focused on the need for improved long-term planning, clearer prioritization of capital projects, accountability in asset management, and establishing processes to evaluate which projects are included in future budget reviews and capital improvement planning.

5. Review and Discussion of Budget Presentations from Recent City Council Meetings

The Commission reviewed and discussed the budget presentations provided to the City Council. Staff explained the differences between the high-level budget overview and the more detailed budget presentation and responded to questions regarding state funding, grant revenues, and the budget adoption process. Discussion included the use of reserves to balance the budget, managed hiring practices, vacant and unfunded positions, personnel cost reduction strategies, and potential impacts on service levels. Commissioners also discussed staffing levels, comparisons with other municipalities, and the level of detail provided within departmental budgets, particularly for public safety departments. Staff noted that the proposed budget remains subject to City Council review, direction, and approval.

COMMISSIONER COMMENTS

Commissioner Pellman – Would like to thank Zack, Robert and Shelby for listening to everything and to thank the fellow commissioners and Chair

Commissioner Chennault – Commissioner Chennault and Commissioner Edsell will be meeting with Treasury to get an understanding of how receivables, cash receipts, etc. are processed. Mentioned Commissioner Edsell has a background in accounting and will be very helpful. Staff have been very helpful, and they are looking forward to meeting.

ADJOURNMENT

Motion: Moved by Commissioner Geery and seconded by Commissioner Edsell adjourn the meeting at 6:26 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, Acting Chief Financial Officer

By: Shelby Nobles, Management Aide