



City of Sugar Land

Tax Increment Reinvestment Zone 1 Agenda

Sugar Land City Hall
2700 Town Center
Boulevard North
Sugar Land, TX 77479

Friday, June 6, 2025

Tax Increment Reinvestment Zone 1 Meeting

City Council Chamber

8:00 AM

I. Attention

Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through video conferencing means. A quorum of the City Council, Board and/or Commission will be physically present at the above-stated location, and said location is open to the public. Audio/Video of open deliberations will be available for the public to hear/view; and are recorded as per the Texas Open Meetings Act.

The meeting will live stream at https://youtube.com/live/gnp_Odo0EuQ?feature=share.

II. Call to Order

III. Public Comment

Pursuant to Texas Government Code section 551.007, citizens are permitted to address the City Council, Board and/or Commission in person with regard to matters posted for consideration on the agenda. Each speaker must complete a "Request to Speak" form and give it to the City Secretary or designee, prior to the beginning of the meeting.

Each speaker is limited to 3 minutes, speakers requiring a translator will have 6 minutes, regardless of the number of agenda items to be addressed. Comments or discussion by City Council, Board, and/or Commission members, will only be made at the time the subject is scheduled for consideration.

For questions or assistance, please contact the Office of the City Secretary (281) 275-2730.

IV. Minutes

- A. Consideration of and action on the minutes of the December 6, 2024 meeting.
Linda Mendenhall, City Clerk

V. Contracts and Agreements

- A. **Contract with Reinvestment Zone Number One, City of Sugar Land, and Sugar Land Town Square Property Owners Association, Inc.**

Consideration of and action on authorization of a Contract by and between Reinvestment Zone Number One, City of Sugar Land, and Sugar Land Town Square Property Owners Association, Inc., in the amount of \$344,245.00, for the Fiscal Year 2025 plaza events annual payment.

Teresa Preza, Director of Community Relations - Rebees

VI. Adjournment

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the city secretary, (281) 275-2730. Requests for special services must be received 48 hours prior to the meeting time. Reasonable accommodations will be made to assist your needs.

The agenda and supporting documentation is located on the [City Website](#)

Posted on this 30th day of May, 2025 at 3:00 P.M.



Tax Increment Reinvestment Zone 1 Agenda Request

June 6, 2025

Agenda Request No: IV.A.

Agenda of: Tax Increment Reinvestment Zone 1 Meeting

Initiated by: Justin Perez, Agenda Coordinator

Presented by: Linda Mendenhall, City Clerk

Responsible Department: City Clerk's Office

Agenda Caption:

Consideration of and action on the minutes of the December 6, 2024 meeting.

Recommended Action:

Consider the minutes of the December 6, 2024 meeting.

Executive Summary:

Consider the minutes of the December 6, 2024 meeting.

Budget

Expenditure Required:

Current Budget:

Additional Funding:

Funding Source:

Account Number (ORG-OBJ-Project):

Attachments

1. 120624tirz1_minutes



TAX INCREMENT REINVESTMENT ZONE NO. 1

MINUTES

Sugar Land City Hall
2700 Town Center Boulevard North
Sugar Land, Texas 77479

FRIDAY, DECEMBER 6, 2024

TAX INCREMENT REINVESTMENT ZONE NO. ONE

CANE ROOM 161

<https://youtube.com/live/TbN4tQbuSTc?feature=share>

8:00 AM

QUORUM PRESENT

The Tax Increment Reinvestment Zone No. 1 meeting was called to order at 8:08 a.m.

All members of the Board were present except for Allen Bogard, Malvern Lusky and Nick Dhanani

I. ATTENTION

- A. *Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through videoconferencing means. A quorum of the City Council, Board and/or Commission will be physically present at the above-stated location, and said location is open to the public. Audio/Video of open deliberations will be available for the public to hear/view, and are recorded as per the Texas Open Meetings Act.*

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II. PUBLIC COMMENT

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Each speaker is limited to three (3) minutes, speakers requiring a translator will have six (6) minutes, regardless of the number of agenda items to be addressed. Comments or discussion by City Council, Board, and/or Commission members, will only be made at the time the subject is scheduled for consideration.

For questions or assistance, please contact the Office of the City Secretary (281) 275-2730.

No members of the public addressed the Board.

III. MINUTES

- A. Consideration of and action on the minutes of the September 6, 2024 meeting.
Ashley Newsome, Deputy City Secretary

A motion to **Approve**, Item III-A, Approval of the minutes of the September 6, 2024 meeting, was made by Laura Richard and seconded by Jared Jameson, the motion **Passed**.

Ayes: Jameson, Khan, May, Richard, Sawchuk, Smithers

Absent: Bogard, Dhanani, Lusky

IV. DEVELOPMENT UPDATE

- A. Review of and discussion on the 2024 Annual Tax Increment Reinvestment Zone No. One Development Update and Economic Performance Report.

Jessica Huble, Assistant Director of Redevelopment

Jessica Huble, Assistant Director of Redevelopment, gave a presentation, made comments and answered questions from the Board.

V. ANNUAL REPORT

- A. Consideration of and action on a recommendation of the Fiscal Year 2024 Annual Report to the City Council.

Ana Rodriguez, Community Development Coordinator

Ana Rodriguez, Community Development Coordinator, gave a presentation, made comments and answered questions from the Board.

A motion to Approve, Item V-A, Approval of a recommendation to the City Council for approval of Tax Increment Reinvestment Zone Number One Fiscal Year 2024 Annual Report., was made by Jared Jameson and seconded by Laura Richard, the motion Passed.

Ayes: Jameson, Khan, May, Richard, Sawchuk, Smithers

Absent: Bogard, Dhanani, Lusky

VI. ADJOURNMENT

A motion to Approve, Adjournment at 8:21 a.m., was made by Jared Jameson and seconded by Sarwar Khan, the motion Passed.

Ayes: Jameson, Khan, May, Richard, Sawchuk, Smithers

Absent: Bogard, Dhanani, Lusky

Linda Mendenhall, City Clerk





Tax Increment Reinvestment Zone 1 Agenda Request

June 6, 2025

Agenda Request No: V.A.

Agenda of: Tax Increment Reinvestment Zone 1 Meeting

Initiated by: Ana Rodriguez, Community Development Coordinator

Presented by: Teresa Preza, Director of Community Relations - Rebees

Responsible Department: Redevelopment

Agenda Caption:

Contract with Reinvestment Zone Number One, City of Sugar Land, and Sugar Land Town Square Property Owners Association, Inc.

Consideration of and action on authorization of a Contract by and between Reinvestment Zone Number One, City of Sugar Land, and Sugar Land Town Square Property Owners Association, Inc., in the amount of \$344,245.00, for the Fiscal Year 2025 plaza events annual payment.

Recommended Action:

Consideration of and action on Sugar Land Town Square Property Owners Association, Inc. Fiscal Year 2025 Plaza Events Annual Payment.

Executive Summary:

On May 1, 2009, Tax Increment Reinvestment Zone No. One (TIRZ No. 1) entered into a self-renewing contract with the Sugar Land Town Square Property Owners Association (POA), which provides annual funding for POA-coordinated events in Sugar Land Town Square. The annual funding amount provided to the POA is based on the amount approved in the TIRZ No. 1 annual budget.

The approved Fiscal Year 2025 (FY25) budget provides \$344,245.00 to support these events. Before payment of these funds, the POA must provide the TIRZ No. 1 Board with an overview of the use of funds and the associated budget.

Teresa Preza, Director of Community Relations - Rebees, will review the FY25 Sugar Land Town Square events. Upon approval by the Board, payment will be made to the POA for the FY25 events.

Budget

Expenditure Required: \$344,245.00

Current Budget: \$344,245.00

Additional Funding: N/A

Funding Source: FY25 Budget

Account Number (ORG-OBJ-Project): 7011199-581000

Attachments

1. POA Contract

**CONTRACT BETWEEN REINVESTMENT ZONE NUMBER ONE,
CITY OF SUGAR LAND, TEXAS, AND
SUGAR LAND TOWN SQUARE PROPERTY OWNERS ASSOCIATION, INC.**

This Contract is made between **REINVESTMENT ZONE NUMBER ONE, CITY OF SUGAR LAND, TEXAS** and **SUGAR LAND TOWN SQUARE PROPERTY OWNERS ASSOCIATION, INC.**

Recitals

The City Council of the City of Sugar Land created Reinvestment Zone Number One, City of Sugar Land, Texas (TIRZ No.1) to fund public improvements for Sugar Land Town Square (Town Square) which includes Town Square Plaza (Plaza). To promote Town Square, the board of directors of TIRZ No. 1 have budgeted funds for promotional events in the Plaza. The City of Sugar Land has contracted with Sugar Land Town Square Property Owners Association, Inc. (POA) to manage and operate the Plaza. The POA will also provide funds to promote Plaza events. TIRZ No. 1 wishes to enter into a contract with the POA to provide funding to the POA to produce and manage Plaza events and the Plaza.

Agreement

In consideration of the mutual promises of each, TIRZ No. 1 and the POA agree as follows:

A. Definitions. In this Contract:

Plaza means that 1.08 acres of land immediately adjacent to the City of Sugar Land City Hall.

Plaza Event means any entertainment, performance, festival, celebration, and similar public event held in the Plaza that is funded with TIRZ Funds and produced and managed by the POA.

POA means the Sugar Land Town Square Property Owners Association, Inc.

TIRZ No. 1 means Reinvestment Zone Number One, City of Sugar Land, Texas.

TIRZ Funds means the amount budgeted and paid each year of this Contract by TIRZ No. 1 to the POA under this Contract for Plaza Events.

B. Payment of TIRZ Funds to the POA. Subject to the terms of this Contract, TIRZ No. 1 will pay the TIRZ Funds to the POA within ten days following the first business day of May of each Contract year.

C. POA Use of the TIRZ Funds. The POA may use the TIRZ Funds to fund the direct costs relating to Plaza Events, including the cost of advertising, promotions, equipment, material, personnel, labor, supplies, and other direct costs related to producing and managing the Plaza Event. The POA may also use up to 30% of the TIRZ Funds for the costs POA incurs for administration of the Plaza under the obligations imposed upon POA, as provided for in the

tirzplazaeventscm
4/17/09

agreement between the POA and the City of Sugar Land, approved in December of 2004, or as thereafter amended.

D. POA Budget, Reports, Accounts, Records, and Security.

1. The POA will submit its annual budget to the TIRZ No. 1 Board of Directors for its approval showing the proposed use of the TIRZ Funds before the TIRZ Funds are paid to the POA.

2. The POA will maintain complete and accurate financial records of all expenditures of the TIRZ Funds and will make the records available for inspection and review upon the request of TIRZ No. 1 representatives. The POA will provide written reports to TIRZ No. 1 thirty days after the end of each quarter of each Contract year listing all expenditures the POA incurs in producing each Plaza Event from the list approved by the TIRZ Board for that Contract year, which list will be attached as Exhibit A, and all costs the POA has incurred in the administration of the Plaza under the agreement with the City in the prior quarter.

3. Within 60 days following termination of this Contract, the POA will pay TIRZ No. 1 that portion of any TIRZ Funds that were not spent by the POA or are not held by the POA for the payment of expenses or obligations already incurred by the POA for purposes authorized in this Contract. This paragraph survives termination of this Contract.

4. SLTS Management Company, L.L.C as Managing Agent for POA shall carry at its own expense a Fidelity Bond in the amount of \$500,000, a copy of which will be provided to the City upon request.

5. Prior to the payment of the TIRZ Funds to the POA, the POA will provide written evidence to TIRZ No.1 that the bank or banks where the TIRZ Funds are to be maintained have collateralized the TIRZ Funds, whether kept in the form of demand deposits, certificates of deposits, or other repurchase agreements, at 102% of their ledger balance plus accrued interest on all funds deposited.

E. Term and Termination. This Contract is effective on the latest date of the dates signed by the parties and terminates on the following September 30. Thereafter, this Contract automatically renews on the next October 1, for successive one-year terms, unless terminated earlier by either party. Either party may terminate this Contract upon 60 days advance written notice to the other party.

F. Miscellaneous Provisions.

1. Notice. Any notice provided pursuant to this Contract shall be effective when deposited in the United States mail, either certified or registered mail, postage prepaid and addressed to the parties as follows:

To TIRZ No. 1: President
Reinvestment Zone Number One, City of Sugar Land
2700 Town Center Boulevard North
Sugar Land, Texas 77479

To the POA: President
Sugar Land Town Square Property Owners Association, Inc.
15958 City Walk, Suite 220
Sugar Land, Texas, 77479

2. Assignment. This Contract may not be assigned by the POA without prior written consent of TIRZ No. 1.

3. Entire Agreement. This Contract represents the entire agreement between TIRZ No. 1 and the POA and supersedes all prior negotiations, representations, or contracts, either written or oral. This Contract may be amended only by written instrument signed by both parties. All prior agreements between the parties on this same subject matter are terminated.

4. Open Records. The POA acknowledges that by reason of this Contract and the receipt of the TIRZ Funds, the POA's records relating to this Contract and expenditures made hereunder may be subject to the provisions of Chapter 552, Government Code (Public Information Act).

**REINVESTMENT ZONE NUMBER ONE
CITY OF SUGAR LAND**

**SUGAR LAND TOWN SQUARE
PROPERTY OWNERS ASSOCIATION, INC.**

By: [Signature]
Name: Greg Schramer
Title: Chairman
Date: May 1, 2009

By: [Signature]
Name: Stephen J. Ewbank
Title: President
Date: 4-30-2009

ATTEST:

[Signature]
Name: _____
Title: City Secretary
Date: 5-01-09

ATTEST:

By: [Signature]
Name: Wendie Lewis Buckley
Title: Executive Director
Date: 4-30-2009

Reviewed for Legal Compliance

[Signature]
Joe Morris, City Attorney

Attachment: Exhibit A – List of Plaza Events approved by Tirz No. 1 for the current Contract year.

Exhibit "A"

2009 Calendar of Events

- Approx. 106 events
 - Event Series -63
 - Landmark Events - 8
 - Community Events - 32
 - Seasonal Events - 3