



# City of Sugar Land

## Tax Increment Reinvestment Zone 1 Agenda

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

Friday, December 5, 2025

Tax Increment Reinvestment Zone 1 Meeting

Cane Room 161

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/-JcBeOL8OXA?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. MINUTES

Consideration of and action on the approval of the minutes of the September 5, 2025 meeting.

**Linda Mendenhall, City Clerk**

### V. Development Update

#### A. FY25 DEVELOPMENT UPDATE

Review and discuss the 2025 Annual Tax Increment Reinvestment Zone Number One Development Update and Economic Performance Report.

**Jessica Huble, Assistant Director of Redevelopment**

### VI. Annual Report

#### A. ANNUAL REPORT

Consideration of and action on a recommendation to the City Council for approval of the Tax Increment Reinvestment Zone Number One Fiscal Year 2025 Annual Report.

**Ana Rodriguez, Community Development Coordinator**

### VII. 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 25th day of November 2025 at 4:30 P.M.**



## **Tax Increment Reinvestment Zone 1 Agenda Request December 5, 2025**

---

**Agenda Request No:** IV.A.

**Agenda of:** Tax Increment Reinvestment Zone 1 Meeting

**Initiated by:** Ashley Newsome, Deputy City Clerk

**Presented by:** Linda Mendenhall, City Clerk

**Responsible Department:** Admin

---

**Agenda Caption:**

**MINUTES**

Consideration of and action on the approval of the minutes of the September 5, 2025 meeting.

**Recommended Action:**

Consideration of and action on the approval of the minutes of the September 5, 2025 meeting.

**Executive Summary:**

### **Budget**

---

**Expenditure Required:** n/a

**Current Budget:** n/a

**Additional Funding:** n/a

**Funding Source:** n/a

**Account Number (ORG-OBJ-Project):** n/a

### **Attachments**

1. 9.5.25 TIRZ 1 meeting minutes



## City of Sugar Land

# Tax Increment Reinvestment Zone 1 Minutes

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

Friday, September 5, 2025  
Tax Increment Reinvestment Zone 1 Meeting  
Minutes  
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/3VLqZc-2rVU?feature=share>

### II. Call to Order

#### QUORUM PRESENT

Sarwar Khan, Robert Sawchuk, Malvern Lusky, Donald Smithers, and Laura Richard were present. Allen Bogard, James Jameson, Jennifer May, and Nick Dhanani were absent.

### 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.

No members of the public addressed the Board,

### IV. Minutes

#### A. MINUTES

Consideration of and action on the minutes of the June 8, 2025 meeting.

**Linda Mendenhall, City Clerk**

A motion to Approve the minutes of the June 8, 2025 meeting, was made by Laura Richard and seconded by Robert Sawchuk; the motion **Passed**.

Ayes: Sarwar Khan, Robert Sawchuk, Malvern Lusky, Donald Smithers, and Laura Richard  
Absent: Allen Bogard, James Jameson, Jennifer May, and Nick Dhanani

## V. Budget

### A. FISCAL YEAR BUDGET AMENDMENT AND ADOPTION

Consideration of and action on the Fiscal Year 2025 budget to projections amendment; and adoption of the proposed Fiscal Year 2026 Budget.

**Justyn Mejorado, Assistant Director of Budget**

Justyn Mejorado, Assistant Director of Budget, gave a presentation, made comments, and answered questions from the Board.

A motion to **Approve the Fiscal Year 2025 budget to projections**, was made by Robert Sawchuk and seconded by Donald Smithers; the motion **Passed**.

Ayes: Sarwar Khan, Robert Sawchuk, Malvern Lusky, Donald Smithers, and Laura Richard

Absent: Allen Bogard, James Jameson, Jennifer May, and Nick Dhanani

A motion to **Approve the proposed 2026 Fiscal Year budget**, was made by Malvern Lusky and seconded by Sarwar Khan; the motion **Passed**.

Ayes: Sarwar Khan, Robert Sawchuk, Malvern Lusky, Donald Smithers, and Laura Richard

Absent: Allen Bogard, James Jameson, Jennifer May, and Nick Dhanani

## VI. Adjournment

A motion to **Adjourn at 8:13 a.m.**, was made by Malvern Lusky and seconded by Sarwar Khan, the motion **Passed**.

Ayes: Sarwar Khan, Robert Sawchuk, Malvern Lusky, Donald Smithers, and Laura Richard

Absent: Allen Bogard, James Jameson, Jennifer May, and Nick Dhanani

---

**Linda Mendenhall, City Clerk**





## **Tax Increment Reinvestment Zone 1 Agenda Request**

### **December 5, 2025**

---

**Agenda Request No:** V.A.

**Agenda of:** Tax Increment Reinvestment Zone 1 Meeting

**Initiated by:** Ana Rodriguez, Community Development Coordinator

**Presented by:** Jessica Huble, Assistant Director of Redevelopment

**Responsible Department:** Redevelopment

---

**Agenda Caption:**

**FY25 DEVELOPMENT UPDATE**

Review and discuss the 2025 Annual Tax Increment Reinvestment Zone Number One Development Update and Economic Performance Report.

**Recommended Action:**

Review and discuss the 2025 Annual Tax Increment Reinvestment Zone No. One Development Update and Economic Performance Report.

**Executive Summary:**

The creation of Tax Increment Reinvestment Zone Number One (TIRZ No. 1) in 1998 has led to the full build-out of a 32.8-acre area at the intersection of State Highway 6 and U.S. 59, known as Sugar Land Town Square. The area has over 560,000 square feet of office space, more than 240,000 square feet of total restaurant and retail space, a 300-room hotel, and 167 condominiums. The 2025 TIRZ No. 1 Development Update and Economic Performance Report will provide an annual update on the Town Square development as well as the long-term fiscal impact the project will have on the City of Sugar Land.

## **Budget**

---

**Expenditure Required:** N/A

**Current Budget:** N/A

**Additional Funding:** N/A

**Funding Source:** N/A

**Account Number (ORG-OBJ-Project):** N/A

## **Attachments**

None



## **Tax Increment Reinvestment Zone 1 Agenda Request**

### **December 5, 2025**

---

**Agenda Request No:** VI.A.

**Agenda of:** Tax Increment Reinvestment Zone 1 Meeting

**Initiated by:** Ana Rodriguez, Community Development Coordinator

**Presented by:** Ana Rodriguez, Community Development Coordinator

**Responsible Department:** Redevelopment

---

**Agenda Caption:**

**ANNUAL REPORT**

Consideration of and action on a recommendation to the City Council for approval of the Tax Increment Reinvestment Zone Number One Fiscal Year 2025 Annual Report.

**Recommended Action:**

Consideration of and action on a recommendation to the City Council for approval of Tax Increment Reinvestment Zone Number One Fiscal Year 2025 Annual Report.

**Executive Summary:**

Chapter 311 of the Texas Tax Code, known as the Tax Increment Financing Act, requires municipalities with tax increment reinvestment zones to provide an annual report each fiscal year to the State Comptroller and the Chief Executive Officer of taxing entities within the zone that levy a property tax. The report includes detail on FY2025 revenues, expenditures, debt, tax increment base, appraised value and captured value, as referenced in the state law.

The Department of Redevelopment recommends the Board's approval of a recommendation to the City Council for approval of the Fiscal Year 2025 Annual Report. Upon receiving the recommendation for approval from the TIRZ No. 1 Board, the report will be presented to the City Council for final review and approval. Upon City Council's action, the report will be disseminated to the necessary taxing entities and state agency.

## **Budget**

---

**Expenditure Required:** N/A

**Current Budget:** N/A

**Additional Funding:** N/A

**Funding Source:** N/A

**Account Number (ORG-OBJ-Project):** N/A

**Attachments**

1. TIRZ 1 FY25 Annual Report

Tax Increment Reinvestment Zone  
Number One  
Sugar Land, Texas

---

Annual Report  
Fiscal Year Ending September 30, 2025



# TABLE OF CONTENTS

---

Sugar Land City Council	3
Tax Increment Reinvestment Zone Number One Board of Directors	4
Description and Purpose of the Zone	5
State of the Zone	6
Table A: Amount and Source of Revenue.....	6
Table B: Amount and Purpose of Expenditures.....	6
Table C: Assessed, Base and Captured Taxable Value.....	8
Table D: Tax Increments Received by Participating Entities.....	9

CITY OF SUGAR LAND, TEXAS  
CITY COUNCIL

---

As of September 30, 2025

**Mayor** **Carol McCutcheon**

**Council Members** **Jim Vonderhaar**  
*At-Large Position One*

**Robert Boettcher**  
*At-Large Position Two*

**Suzanne Whatley**  
*District One*

**Sanjay Singhal**  
*District Two*

**Stewart Jacobson**  
*District Three*

**Rick Miller**  
*District Four*

# TAX INCREMENT REINVESTMENT ZONE NUMBER ONE BOARD OF DIRECTORS

---

As of September 30, 2025

<b>Position 1</b>	<b>Allen Bogard</b> <i>State Senator Designee</i>
<b>Position 2</b>	<b>Robert Sawchuk</b> <i>State Representative Designee</i>
<b>Position 3</b>	<b>Don Smithers, Chairman</b> <i>City of Sugar Land Designee</i>
<b>Position 4</b>	<b>Jennifer May</b> <i>City of Sugar Land Designee</i>
<b>Position 5</b>	<b>Sarwar Khan</b> <i>City of Sugar Land Designee</i>
<b>Position 6</b>	<b>Jared Jameson</b> <i>City of Sugar Land Designee</i>
<b>Position 7</b>	<b>Malvern Lusky</b> <i>City of Sugar Land Designee</i>
<b>Position 8</b>	<b>Laura Richard – Vice Chair</b> <i>City of Sugar Land Designee</i>
<b>Position 9</b>	<b>Nick Dhanani</b> <i>Fort Bend County Designee</i>

**Purpose:** To make recommendations to City Council concerning administration of the Tax Increment Reinvestment Zone (Sugar Land Town Square).

**Duties & Responsibilities:** The Board of Directors has been granted authority and duties related to the project plan and the reinvestment zone financing plan. Annually, the Board adopts a budget for the current fiscal year and has the authority to enter into contracts and agreements within the fiscal year budget allocation.

**Membership:** Tax Increment Reinvestment Zone Number One (TIRZ No. 1) encompasses Sugar Land Town Square and is comprised of nine board members who are appointed by position with each serving a two-year term, with the exception of Positions 1 and 2, who serve at the pleasure of the State Senator

and State Representative, who appointed them, respectively, and Position 9, which is appointed by Fort Bend County.

## DESCRIPTION OF ZONE

---

In accordance with the Tax Increment Financing Act (Chapter 311, Tax Code), Reinvestment Zone Number One, Sugar Land, Texas (the Zone) was established by Ordinance 1149 of the City Council of the City of Sugar Land, Texas on December 1, 1998. The Zone consists of 32.83 acres located in Sugar Land, Fort Bend County, Texas, and is generally located at the southern corner of State Highway 6 and U.S. 59. In addition, the Zone is located in Fort Bend ISD and Fort Bend County LID #2.

## PURPOSE OF ZONE

---

The purpose of TIRZ No. 1 is to facilitate the development of a 32.83-acre mixed-use downtown, known as Sugar Land Town Square. The development is planned as a neo-traditional urban-style downtown with a town square, open space, extensive streetscapes and wide sidewalks providing access to retail stores, offices and restaurants. A 1.2-acre central plaza with a fountain, capable of accommodating more than 3,000 people, is a cornerstone for community events including concerts, festivals and civic celebrations.

# STATE OF THE ZONE IN FISCAL YEAR 2025

- 1.) The information provided in this section is in accordance with § 311.016 (a) (1) of the Texas Tax Code, which requires inclusion of the amount and source of revenue in the tax increment fund established for the Zone for Fiscal Year 2025. The bottom line displays all revenues earned for TIRZ No. 1.

In addition to the City’s tax increment revenue, interlocal agreements with Fort Bend County and Fort Bend LID #2 provide for each taxing unit’s participation in the Zone at 100%. The Zone was created for a period of 26 years. It will terminate no later than December 31, 2025. The City’s tax increment revenue in Fiscal Year 2025 is calculated based on a tax rate of \$0.35321 per \$100 of taxable value. Fort Bend County’s tax increment revenue in Fiscal Year 2025 is calculated on a tax rate of \$0.42200 per \$100 of taxable value. Finally, the Fort Bend LID #2’s tax increment revenue in Fiscal Year 2025 is calculated on a tax rate of \$0.11800 per \$100 of taxable value. Actual revenues collected from each participating tax unit during Fiscal Year 2025 appear in Table A.

<b>TABLE A: Amount and Source of Revenue*</b>	
Incremental Taxes	
City of Sugar Land	\$ 384,309
Fort Bend County	448,887
Fort Bend LID #2	130,679
Interest Income	17,717
<b>Total Revenues – Fiscal Year 2025</b>	<b>\$981,592</b>

*\*all numbers are actuals as of 11/21/2025 (unaudited)*

- 2.) The information provided in this section is in accordance with § 311.016 (a) (2) of the Texas Tax Code, which requires inclusion of the amount and purpose of expenditures from the tax increment fund for Fiscal Year 2025. The bottom line displays all expenditures from TIRZ No. 1.

The public improvements to be constructed in the Zone, which constitute eligible Project Costs as defined in Chapter 311.002, are estimated by the Developer to total approximately \$15,000,000 as stipulated by the five-party agreement between the City of Sugar Land, the Sugar Land Town Square Development Authority, the Sugar Land Development Corporation, the Sugar Land 4B Corporation, and TIRZ No. 1. Actual expenditures, by amount and purpose, for FY25 are provided in Table B.

<b>TABLE B: Amount and Purpose of Expenditures*</b>	
Assignment Fees to 4A and 4B Corporations	\$499,342
Public Relations / Marketing (POA Plaza Events)	344,245
Transfer to General Fund (City Plaza Events)	70,000
Contractual and Other Operating Expenses	5,841
<b>Total Expenditures – Fiscal Year 2025</b>	<b>\$919,428</b>

*\*all numbers are actuals as of 11/21/2025 (unaudited)*

**3.) The information provided in this section is in accordance with § 311.016 (a) (3) of the Texas Tax Code, which requires inclusion of the amount of principal and interest due on outstanding bonded indebtedness.**

No bonded debt was issued by the Zone during Fiscal Year 2025. The Zone has no prior outstanding bond indebtedness.

**4.) The information provided in this section is in accordance with § 311.016 (a) (4) of the Texas Tax Code, which requires inclusion of the tax increment base and current captured appraised value retained by the Zone.**

In each year subsequent to the base year, the Zone will receive tax increment revenue based on ad valorem property taxes levied and collected by each participating taxing unit on the captured appraised value of the Zone. The captured appraised value of the Zone is the total appraised value of all real property located within the Zone, less the tax increment base value.

Participation levels in the Zone have been approved by the City, Fort Bend County, and Fort Bend County LID #2 as follows:

City of Sugar Land	100%
Fort Bend County	100%
Fort Bend LID #2	100%

As of January 1, 1998 (base year) the area encompassed by the Zone was undeveloped land with a total appraised value of \$5,570,200. Table C below reflects the City's certified tax roll for each year of the Zone.

<b>TABLE C: Assessed, Base and Captured Taxable Value</b>			
<b>Tax Year</b>	<b>Total Appraised Value</b>	<b>Base Value</b>	<b>Captured Value</b>
1998	\$ 5,570,200	\$ 5,570,200	\$ -
1999	5,928,110	5,570,200	357,910
2000	6,320,380	5,570,200	750,180
2001	6,497,110	5,570,200	926,910
2002	6,365,370	5,570,200	795,170
2003	24,175,389	5,570,200	18,605,189
2004	42,905,050	5,570,200	37,334,850
2005	67,794,630	5,570,200	62,224,430
2006	76,099,314	5,570,200	70,529,114
2007	88,431,250	5,570,200	82,861,050
2008	112,601,737	5,570,200	107,031,537
2009	102,254,724	5,570,200	96,684,524
2010	94,953,579	5,570,200	89,383,379
2011	89,887,148	5,570,200	84,316,948
2012	95,826,240	5,570,200	90,256,040
2013	116,687,602	5,570,200	111,117,402
2014	142,863,755	5,570,200	137,293,555
2015	143,201,310	5,570,200	137,631,110
2016	157,123,750	5,570,200	151,553,550
2017	182,212,255	5,570,200	176,642,055
2018	198,490,928	5,570,200	192,920,728
2019	199,910,431	5,570,200	194,340,231
2020	221,238,959	5,570,200	215,668,759
2021	221,663,149	5,570,200	216,092,949
2022	275,524,489	5,570,200	269,954,289
2023	284,323,757	5,570,200	278,753,557
2024	191,851,045	5,570,200	186,280,845

5.) The information provided in this section is in accordance with § 311.016 (a) (5) of the Texas Tax Code, which requires inclusion of the captured appraised value shared by the municipality and other taxing units, the total amount of tax increments received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

As previously stated, the City, Fort Bend County and Fort Bend LID #2 are the only taxing units participating in the Zone. Table D summarizes the captured appraised value by tax year and the actual tax increment revenue received from each participating taxing unit.

Table D: Tax Increments Received by Participating Entities				
Tax Year	City Taxes	County Taxes	LID #2 Taxes	Total Taxes
1999	\$ 1,282	\$ 2,234	\$ 829	\$ 4,345
2000	2,613	4,532	1,725	8,870
2001	3,089	5,289	2,132	10,510
2002	2,615	4,284	1,829	8,728
2003	61,099	97,443	39,071	197,613
2004	121,592	195,538	74,670	391,800
2005	180,197	292,970	104,946	578,113
2006	126,218	357,992	126,218	610,428
2007	245,970	419,461	137,285	802,716
2008	318,335	520,463	156,125	994,923
2009	291,758	476,900	129,417	898,075
2010	268,553	459,107	119,239	846,899
2011	263,952	445,775	119,030	828,757
2012	288,772	481,060	122,438	892,270
2013	333,113	568,261	160,781	1,062,155
2014	438,811	662,915	159,294	1,261,020
2015	436,016	690,851	153,125	1,279,992
2016	478,675	738,670	163,797	1,381,142
2017	558,581	791,597	196,757	1,546,935
2018	617,941	797,952	282,833	1,698,726
2019	639,727	796,646	281,620	1,717,993
2020	671,438	896,119	296,854	1,864,411
2021	679,591	880,376	325,754	1,885,721
2022	934,703	1,209,219	377,162	2,521,084
2023	810,283	987,339	341,073	2,138,695
2024	384,309	448,887	130,679	963,875
<b>Grand Total</b>	<b>9,159,233</b>	<b>13,231,880</b>	<b>4,004,683</b>	<b>26,395,795</b>

This report is certified by:



ShaLae Steadman, Budget Director  
City of Sugar Land, Texas



Devon Rodriguez, Director of Redevelopment  
City of Sugar Land, Texas