



City of Sugar Land

Tax Increment Reinvestment Zone 3 Agenda

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

Wednesday, December 10, 2025
Tax Increment Reinvestment Zone 3 Meeting
Cane Room 161
4:00 PM

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/oVxJlgpp_r8?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 minutes of the September 10, 2025 meeting.
Linda Mendenhall, City Clerk

V. Development Update

A. FY25 DEVELOPMENT UPDATE

Review of and discussion on the 2025 Annual Tax Increment Reinvestment Zone No. Three Development Update.
Ana Rodriguez, Community Development Coordinator

VI. Annual Report

A. ANNUAL REPORT

Consideration of and action on a recommendation to the City Council for approval of Tax Increment Reinvestment Zone Number Three 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 4th day of December 2025, at 2:00 P.M.



Tax Increment Reinvestment Zone 3 Agenda Request December 10, 2025

Agenda Request No: IV.A.

Agenda of: Tax Increment Reinvestment Zone 3 Meeting

Initiated by: Nicole Fontenette, Public Meeting Coordinator

Presented by: Linda Mendenhall, City Clerk

Responsible Department: Admin

Agenda Caption:

MINUTES

Consideration of and action on the minutes of the September 10, 2025 meeting.

Recommended Action:

Consideration of and action on the minutes of the September 10, 2025 meeting.

Executive Summary:

Consideration of and action on the minutes of the September 10, 2025 meeting

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. 9.10.25 TIRZ 3 Meeting Minutes 1



City of Sugar Land

Tax Increment Reinvestment Zone 3 Minutes

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

Wednesday, September 10, 2025
Tax Increment Reinvestment Zone 3 Meeting
Minutes
City Council Chamber
4:00 PM

I. Attention

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

II. Call to Order

QUORUM PRESENT

Jim Vonderhaar, Suzanne Whatley, and Sanjay Singhal were present. Chris Barnett attended virtually. Jay Neal was absent.

III. Public Comment

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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 December 11, 2024 meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the minutes of the December 11, 2024 meeting**, was made by Suzanne Whatley and seconded by Sanjay Singhal; the motion **Passed**.

Ayes: Jim Vonderhaar, Suzanne Whatley, Sanjay Singhal, and Chris Barnett

Absent: Jay Neal

V. Orientation

A. ORIENTATION

Review of and discussion on the purpose, roles, responsibilities, and functions of the Tax Increment Reinvestment Zone No. Three Board of Directors.

Ana Rodriguez, Community Development Coordinator

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

VI. Election of Officers

A. ELECTION OF OFFICERS

Consideration of and action on the election of Vice Chairman, Secretary, and other officers as deemed necessary.

Ana Rodriguez, Community Development Coordinator

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

The Tax Increment Reinvestment Zone 3 Board nominated Suzanne Whatley as Vice Chair and Chris Barnett as Secretary.

A motion to **Approve the election of officers of Vice Chair and Secretary**, was made by Suzanne Whatley and seconded by Sanjay Singhal; the motion **Passed**.

Ayes: Jim Vonderhaar, Suzanne Whatley, Sanjay Singhal, and Chris Barnett

Absent: Jay Neal

VII. Annual Ethics Training

A. ANNUAL ETHICS TRAINING

Receive training related to the Sugar Land Code of Ethical Conduct and state laws regulating ethics and reporting responsibilities of city officials.

Meredith Riede, City Attorney

Meredith Riede, City Attorney, gave a presentation, made comments, and answered questions from the Board.

VIII. Development Update

A. IMPERIAL HISTORIC DISTRICT PROJECT

Review of and discussion on updates to the Imperial Historic District Project.

Jessica Huble, Assistant Director of Redevelopment

Jim Vonderhaar, Chair, tabled the Imperial Historic District Project agenda item for a future meeting.

A motion to **Table the Imperial Historic District Project** was made by Sanjay Singhal and seconded by Suzanne Whatley; the motion **Passed**.

Ayes: Jim Vonderhaar, Suzanne Whatley, Sanjay Singhal, and Chris Barnett

Absent: Jay Neal

IX. 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 Sanjay Singhal and seconded by Suzanne Whatley; the motion **Passed**.

Ayes: Jim Vonderhaar, Suzanne Whatley, Sanjay Singhal, and Chris Barnett

Absent: Jay Neal

A motion to **Approve the proposed 2026 Fiscal Year budget** was made by Sanjay Singhal and seconded by Suzanne Whatley; the motion **Passed**.

Ayes: Jim Vonderhaar, Suzanne Whatley, Sanjay Singhal, and Chris Barnett

Absent: Jay Neal

X. Adjournment

A motion to **Adjourn at 4:30 p.m.**, was made by Sanjay Singhal and seconded by Suzanne Whatley; the motion **Passed**.

Ayes: Jim Vonderhaar, Suzanne Whatley, Sanjay Singhal, and Chris Barnett

Absent: Jay Neal

Linda Mendenhall, City Clerk





Tax Increment Reinvestment Zone 3 Agenda Request December 10, 2025

Agenda Request No: V.A.

Agenda of: Tax Increment Reinvestment Zone 3 Meeting

Initiated by: Ana Rodriguez, Community Development Coordinator

Presented by: Ana Rodriguez, Community Development Coordinator

Responsible Department: Redevelopment

Agenda Caption:

FY25 DEVELOPMENT UPDATE

Review of and discussion on the 2025 Annual Tax Increment Reinvestment Zone No. Three Development Update.

Recommended Action:

Review and discuss the 2025 Annual Tax Increment Reinvestment Zone No. Three Development Update.

Executive Summary:

Tax Increment Reinvestment Zone No. Three (TIRZ 3) was created in 2007 for the 839-acre area encompassing the former Imperial Sugar site and the state-owned property known as Tract 3. The Zone is home to Constellation Field and features single-family housing, senior living facilities, and multi-family units. The Zone has plans for a mixed-use development that will incorporate both office and retail. As the Zone continues to develop, the TIRZ 3 Development Update will provide an annual review on its continued expansion and growth.

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 3 Agenda Request December 10, 2025

Agenda Request No: VI.A.

Agenda of: Tax Increment Reinvestment Zone 3 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 Tax Increment Reinvestment Zone Number Three 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 Three 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. 3 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 3 - FY25 - Annual Report

Tax Increment Reinvestment Zone
No. Three
Sugar Land, Texas

Annual Report
Fiscal Year Ending September 30, 2025



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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

DESCRIPTION OF ZONE

In accordance with the Tax Increment Financing Act (Chapter 311, Tax Code), Reinvestment Zone No. Three, Sugar Land, Texas (the Zone) was established by Ordinance No. 1667 of the City Council of the City of Sugar Land, Texas on December 18, 2007 and amended by Ordinance Nos. 1888 and 1910 in February and July 2013, respectively. The Final Project Plan was amended by Ordinance No. 2064 in August 2016. The Zone encompasses approximately 839.4 acres of land, including the Imperial Sugar site, and is located in the corporate limits of the City of Sugar Land in Fort Bend County, Texas, north of US Highway 90A and east of State Highway 6.

PURPOSE OF ZONE

The purpose of TIRZ No. 3, created for a term of 35 years, is to facilitate a program of public improvements to allow the development and redevelopment of property in the Zone as a master-planned, mixed-use community with single-family attached and detached residential, commercial and recreational facilities. Included in the redevelopment plans are the preservation and reuse of certain historic structures at the Imperial Sugar site and the location of a museum to house Imperial Sugar artifacts.

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. 3.**

The City of Sugar Land created TIRZ No. 3 in December 2007, establishing a base year in Tax Year 2007 and Fiscal Year 2008. The City has decided to participate in the Zone at 50% of its ad valorem tax rate. 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 agreed to participate in the Zone in 2013 through a participation agreement that established a base year in Tax Year 2012, Fiscal Year 2013. The County has elected to participate in the Zone at a 50% of its ad valorem tax rate. The County’s tax increment revenue in Fiscal Year 2025 is calculated on a tax rate of \$0.41200 per \$100 of taxable value.

Additional revenue in the TIRZ includes \$6,257 in interest income during Fiscal Year 2025

TABLE A: Amount and Source of Revenue*	
Fort Bend County Tax Increment	\$1,024,781
City of Sugar Land Tax Increment	925,836
Interest Income	6,257
Total Revenues – Fiscal Year 2025	\$1,956,874

**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. 3.**

In May 2016, the Sugar Land City Council approved the Third Amendment to the Redevelopment Agreement between the City, Imperial Johnson, LLC, and the Imperial Redevelopment District.

The Third Amendment identified the need for TIRZ revenues to be used for public expenditures in the District, which created the need for the Tri-Party Funding Agreement between the City, the TIRZ, and the Imperial Redevelopment District.

As part of the Tri-Party Funding Agreement, which was passed in August 2016, the City and the Zone agreed to donate all TIRZ revenues on a bi-annual basis to the District to finance these public expenditures, except for 2% to be retained for administrative services.

Additionally, \$200,000 was retained in FY16 to help supplement administrative service costs in the future. The TIRZ Project Plan was then amended in August 2016 to reflect these updates through Ordinance 2064. These funds were fully expended as of 9-30-19.

TABLE B: Amount and Purpose of Expenditures**	
Legal Services	\$-
Professional Services	16,177
Imperial Redevelopment District Payment	1,917,326
Total Expenditures – Fiscal Year 2025	\$1,933,503

***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.**

To date, no bonded debt has been issued in the Zone. 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 each participating taxing unit's tax increment base value.

The City of Sugar Land's base value for TIRZ No. 3 was set in Tax Year 2007 at \$5,602,490. Fort Bend County agreed to participate in the Zone in 2013, establishing a base value in Tax Year 2012 at \$11,762,870. However, this value erroneously included \$5,250 in personal property value. The true base value is therefore \$11,757,620. The following charts reflect the total appraised value, base value, and the captured value for each participating tax entity for each tax year.

TABLE C-1: City of Sugar Land Appraised, Base and Captured Taxable Value			
Tax Year	Total Appraised Value	Base Value	Captured Value
<i>2007 (Base)</i>	\$5,602,490	\$5,602,490	\$0
<i>2008</i>	12,636,724	5,602,490	7,034,234
<i>2009</i>	12,644,834	5,602,490	7,042,344
<i>2010</i>	12,652,934	5,602,490	7,050,444
<i>2011</i>	11,856,565	5,602,490	6,254,075
<i>2012</i>	11,757,620	5,602,490	6,155,130
<i>2013</i>	11,806,661	5,602,490	6,204,171
<i>2014</i>	24,877,096	5,602,490	19,274,606
<i>2015</i>	53,837,979	5,602,490	48,235,489
<i>2016</i>	95,590,208	5,602,490	89,987,718
<i>2017</i>	175,119,739	5,602,490	169,517,249
<i>2018</i>	214,225,290	5,602,490	208,622,800
<i>2019</i>	267,459,815	5,602,490	261,857,325
<i>2020</i>	321,757,416	5,602,490	316,154,926
<i>2021 (S)</i>	358,018,634	5,602,490	352,416,144

2022	430,063,481	5,602,490	424,460,991
2023	486,328,290	5,602,490	480,725,800
2024	533,094,984	5,602,490	527,492,494

TABLE C-2: Fort Bend County			
Appraised, Base and Captured Taxable Value			
Tax Year	Total Appraised Value	Base Value	Captured Value
2012 (Base)	\$11,757,620	\$11,757,620	\$0
2013	11,957,778	11,757,620	200,158
2014	24,877,096	11,757,620	13,119,476
2015	53,632,099	11,757,620	41,874,479
2016	91,868,479	11,757,620	80,110,859
2017	171,510,412	11,757,620	159,752,792
2018	206,674,570	11,757,620	194,916,950
2019	257,762,636	11,757,620	246,005,016
2020	303,569,377	11,757,620	291,811,757
2021 (S)	337,199,463	11,757,620	325,441,843
2022	409,703,625	11,757,620	397,946,005
2023	466,603,248	11,757,620	454,845,628
2024	510,529,213	11,757,620	498,771,593

- 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.**

Since Tax Year 2008, the City of Sugar Land has deposited \$4,928,667 in the Zone. Fort Bend County has deposited \$5,770,413 since Tax Year 2013. Collectively, \$10,699,080 has been deposited from all taxing jurisdictions.

TABLE D: Tax Increments Received by Participating Entities			
Tax Year	City Taxes	County Taxes	Total Taxes
2008	\$10,551	N/A	\$10,551
2009	10,564	N/A	10,564
2010	10,576	N/A	10,576
2011	9,304	N/A	9,304
2012	9,508	N/A	9,508
2013	6,349	992	7,341
2014	33,684	41,424	75,108
2015	76,164	101,343	177,507
2016	142,158	176,974	319,132
2017	262,935	361,634	624,569
2018	332,494	420,746	753,240
2019	432,100	533,797	965,897
2020	530,810	634,151	1,164,961
2021	605,052	704,279	1,309,331
2022	723,292	846,129	1,569,421
2023	807,290	924,163	1,731,453
2024	925,836	1,024,781	1,950,617
Grand Total	\$4,928,667	\$5,770,413	\$10,699,080

This report is certified by:

ShaLae Steadman, Director of Budget
City of Sugar Land, Texas

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