



City of Sugar Land

Sugar Land 4B Corporation Agenda

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

Wednesday, February 18, 2026
Sugar Land 4B Corporation 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/fmrX_BcP8Zs?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 November 19, 2025, meeting, December 17, 2025, and January 21, 2026, Joint Sugar Land 4B Corporation and Sugar Land Development Corporation meetings.

Linda Mendenhall, City Clerk

V. Public Hearings

A. PUBLIC HEARING 4:00 P.M.: Review and hear all persons desiring to be heard on the Performance Agreement between the Sugar Land 4B Corporation, Chlotton, LLC dba United Defense Tactical, and Greyhound First Colony, LP.

Consideration of and action on the Performance Agreement between the Sugar Land 4B Corporation, Chlotton, LLC dba United Defense Tactical, and Greyhound First Colony, LP.

Jonathan Soriano, Community Development Manager

VI. Director's Report

A.

- Marketing, Promotions, and Events
- Strategic and Capital Projects
- Business Recruitment and Retention Efforts

Devon Rodriguez, Director of Redevelopment

VII. Adjournment

The Sugar Land 4B Corporation reserves the right to adjourn into Executive Session at any time during this meeting for the purpose of consultation with the Attorney as authorized by Texas Government Code Sections 551.071 to discuss any of the matters listed above.

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](#) under meeting agendas.

Posted on this 12th day of February, 2026 at 4:00 P.M.



Sugar Land 4B Corporation Agenda Request **February 18, 2026**

Agenda Request No: IV.A.

Agenda of: Sugar Land 4B Corporation 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 approval of the minutes of the November 19, 2025, meeting, December 17, 2025, and January 21, 2026, Joint Sugar Land 4B Corporation and Sugar Land Development Corporation meetings.

Recommended Action:

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. 11.19.25 SL4B minutes
2. 12.17.25 Joint meeting minutes
3. 1.21.26 Joint meeting minutes



City of Sugar Land

Sugar Land 4B Corporation Minutes

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

Wednesday, November 19, 2025
Sugar Land 4B Corporation Meeting Minutes
City Council Chamber
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/X4hYGfiRycM?feature=share>

II. Call to Order

QUORUM PRESENT

Kurt Kirchof, Steve Bezecny, Alan Goodrich, and Mary Ryder were present. Sanjay Singhal and Stewart Jacobson attended the meeting virtually. Rob Boettcher arrived at 4:05 p.m. Alan Goodrich left the meeting at 4:05 p.m.

III. Public Comment

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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 October 15, 2025 meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the minutes of the October 15, 2025 meeting**, was made by Alan Goodrich and seconded by Mary Ryder; the motion **Passed**.

Ayes: Kurt Kirchof, Steve Bezecny, Alan Goodrich, Mary Ryder, Sanjay Singhal, and Stewart Jacobson

Absent: Rob Boettcher

V. Public Hearings

- A. **PUBLIC HEARING 4:00 P.M.:** Review and hear all persons desiring to be heard on the Performance Agreement between the Sugar Land 4B Corporation and Dhanani Private Equity Group.

Consideration of and action on the Performance Agreement between the Sugar Land 4B Corporation and Dhanani Private Equity Group.

Jonathan Soriano, Community Development Manager

Jonathan Soriano, Senior Community Development Coordinator, gave a presentation, made comments, and answered questions from the Board.

Kurt Kirchof, President, opened the public hearing at 4:11 p.m. No members of the public addressed the Board during the public hearing. The public hearing was closed at 4:11 p.m.

A motion to **Approve the performance agreement between the Sugar Land 4B Corporation and Dhanani Private Equity Group**, was made by Steve Bezecny and seconded by Mary Ryder; the motion **Passed**.

Ayes: Kurt Kirchof, Steve Bezecny, Rob Boettcher, Mary Ryder, Sanjay Singhal, and Stewart Jacobson

Absent: Alan Goodrich

VI. Contracts and Agreements

- A. **CONTRACT WITH SUGAR LAND TOWN SQUARE PROPERTY OWNERS ASSOCIATION, INC.**

Consideration and action on the Marketing Sponsorship Agreement between the Sugar Land 4B Corporation and Sugar Land Town Square Property Owners Association, Inc.

Emily Pollard, Communications Manager

Emily Pollard, Communications Manager, gave a presentation, made comments, and answered questions from the Board.

A motion to **Approve the marketing sponsorship agreement between Sugar Land 4B Corporation and Sugar Land Town Square Property Owners Association, Inc., with additional language adding that Sugar Land Town Square Property Owners Association matches the amount spent by Sugar Land 4B Corporation**, was made by Stewart Jacobson and seconded by Rob Boettcher; the motion **Passed**.

Ayes: Kurt Kirchof, Steve Bezecny, Rob Boettcher, Mary Ryder, Sanjay Singhal, and Stewart Jacobson

Absent: Alan Goodrich

VII. Director's Report

A.

- Marketing, Promotions, and Events
- Strategic and Capital Projects
- Business Recruitment and Retention Efforts

Devon Rodriguez, Director of Redevelopment

Devon Rodriguez, Director of Redevelopment, gave a presentation, made comments, and answered questions from the Board.

VIII. Adjournment

A motion to **Adjourn at 4:52 p.m.**, was made by Mary Ryder and seconded by Rob Boettcher; the motion **Passed**.

Ayes: Kurt Kirchof, Steve Bezecny, Rob Boettcher, Mary Ryder, Sanjay Singhal, and Stewart Jacobson

Absent: Alan Goodrich

Linda Mendenhall, City Clerk





City of Sugar Land

Joint Sugar Land Development Corporation and Sugar Land 4B Corporation Minutes

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

Wednesday, December 17, 2025

Joint Sugar Land Development Corporation and Sugar Land 4B Corporation Meeting Minutes City Council Chamber 3:30 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/pUEE3KiLFsU?feature=share>

II. Call to Order

QUORUM PRESENT

President Stewart Jacobson called the Sugar Land Development Corporation meeting to order at 3:30 p.m. Suzanne Whatley, Carol McCutcheon, Stewart Jacobson, Jim Vonderhaar, Robert Boettcher, Sanjay Singhal, and Rick Miller were present.

President Kurt Kirchof called the Sugar Land 4B Corporation meeting to order at 3:30 p.m. Kurt Kirchof, Stewart Jacobson, Alan Goodrich, Mary Ryder, Sanjay Singhal, and Robert Boettcher were present. Steve Bezecny was absent.

III. Public Comment

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No members of the public addressed the Boards.

IV. Workshop - Joint

A. **FY 26 PUBLIC RELATIONS MARKETING PROGRAM**

Review of and discussion on the proposed FY 26 Public Relations Marketing Program and the associated contract with Lou Hammond Group for the Office of Economic Development & Tourism and the Department of Redevelopment.

Jordan Cutler, Senior Marketing Manager, Emily Pollard, Communications Manager

Jordan Cutler, Senior Marketing Manager, and Emily Pollard, Communications Manager, gave a presentation, made comments, and answered questions from the Boards.

No further business was discussed during the joint item. The Sugarland Development Corporation adjourned its meeting.

A motion to **The Sugar Land Development Corporation adjourned at 4:02 p.m.**, was made by Sanjay Singhal and seconded by Stewart Jacobson; the motion **Passed**.

Ayes: Suzanne Whatley, Carol McCutcheon, Stewart Jacobson, Jim Vonderhaar, Robert Boettcher, Sanjay Singhal, Rick Miller

V. **Annual Ethics Training - Sugar Land 4B Corporation**

A. **ANNUAL ETHICS TRAINING**

Receive annual 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.

VI. **Election of Officers - Sugar Land 4B Corporation**

A. **SL4B FY 26 ELECTION OF OFFICERS**

Consideration of and action on the election of officers for the Sugar Land 4B Corporation, including the President and Vice President, to serve a one-year term.

Ana Rodriguez, Community Development Coordinator

The Sugar Land 4B Corporation nominated Kurt Kirchof as President and Steve Bezecny as Vice President.

A motion to **Approve the nomination for President of the Sugar Land 4B Corporation Board**, was made by Sanjay Singhal and seconded by Stewart Jacobson; the motion **Passed**.

Ayes: Kurt Kirchof, Steve Bezecny, Stewart Jacobson, Alan Goodrich, Mary Ryder, Sanjay Singhal, and Robert Boettcher

Absent: Steve Bezecny

A motion to **Approve the nomination for Vice President of the Sugar Land 4B Corporation Board**, was made by Alan Goodrich and seconded by Mary Ryder; the motion **Passed**.

Ayes: Kurt Kirchof, Stewart Jacobson, Alan Goodrich, Mary Ryder, Sanjay Singhal, and Robert Boettcher

Absent: Steve Bezecny

VII. **Workshop - Sugar Land 4B Corporation**

A. **FY 26 F.U.N. GRANT PROGRAM APPLICATIONS**

Review of and discussion on FY 26 Fostering Unique Neighborhoods (F.U.N.) Grant Program applications.

Ana Rodriguez, Community Development Coordinator

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

VIII. Adjournment

A motion to **Adjourn the meeting at 4:43 p.m.**, was made by Mary Ryder and seconded by Kurt Kirchof; the motion **Passed**.

Ayes: Kurt Kirchof, Stewart Jacobson, Alan Goodrich, Mary Ryder, Sanjay Singhal, and Robert Boettcher

Absent: Steve Bezecny

Linda Mendenhall, City Clerk





City of Sugar Land

Sugar Land Development Corporation Minutes

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

Wednesday, January 21, 2026
Sugar Land Development Corporation Meeting
Minutes
City Council Chamber
4:15 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/FJzx82jo1Xg?feature=share>.

II. Call to Order

President Stewart Jacobson called the Sugar Land Development Corporation meeting to order at 4:15 p.m. Suzanne Whatley, Carol McCutcheon, Stewart Jacobson, Jim Vonderhaar, Robert Boettcher, and Sanjay Singhal were present. Rick Miller attended the meeting virtually.

President Kurt Kirchof called the Sugar Land 4B Corporation meeting to order at 4:15 p.m. Kurt Kirchof, Steve Bezecny, Stewart Jacobson, Alan Goodrich, Mary Ryder, Sanjay Singhal, and Robert Boettcher were present. Steve Bezecny was absent.

III. Public Comment

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No members of the public addressed the Board.

IV. Annual Report - Joint

A. **ANNUAL REPORT**

Review of and discussion on the Fiscal Year 2025 Annual Report.

Alba Penate-Johnson, Assistant Director of Economic Development, Jessica Huble, Assistant Director of Redevelopment, Alison Brooks, Assistant Director of Tourism, Jordan Cutler, Senior Marketing Manager, Emily Pollard, Communications Manager, Elizabeth Huff, Director of Economic Development and Tourism, Devon Rodriguez, Director of Redevelopment

Elizabeth Huff, Director of Economic Development and Tourism, gave a presentation, made comments, and answered questions from the Boards.

V. **Contracts and Agreements - Joint**

A. **PUBLIC RELATIONS MARKETING PROGRAM CONTRACT**

Consideration of and action on the authorization of a contract with Lou Hammond Group for the Sugar Land Office of Economic Development and Tourism and Department of Redevelopment for Public Relations in the amount of \$190,000 for Public Relations Services, with costs split equally among the Hotel Occupancy Tax (HOT) Fund, Sugar Land 4B Corporation (SL4B), and Sugar Land Development Corporation (SLDC).

Jordan Cutler, Senior Marketing Manager, Emily Pollard, Communications Manager

Jordan Cutler, Senior Marketing Manager, and Emily Pollard, Communications Manager, gave a presentation, made comments, and answered questions from the Boards.

A motion to **Approve a contract with Lou Hammond Group for the Sugar Land Office of Economic Development and Tourism and the Department of Redevelopment for Public Relations in the amount of \$190,000 for Public Relations Services**, was made by Jim Vonderhaar and seconded by Robert Boettcher; the motion **Passed**.

Ayes: Suzanne Whatley, Carol McCutcheon, Stewart Jacobson, Jim Vonderhaar, Robert Boettcher, Sanjay Singhal, Rick Miller

A motion to **Approve a contract with Lou Hammond Group for the Sugar Land Office of Economic Development and Tourism and the Department of Redevelopment for Public Relations in the amount of \$190,000 for Public Relations Services**, was made by Mary Ryder and seconded by Sanjay Singhal; the motion **Passed**.

Ayes: Kurt Kirchof, Stewart Jacobson, Alan Goodrich, Mary Ryder, Sanjay Singhal, Robert Boettcher

Absent: Steve Bezecny

VI. **Public Hearings - Sugar Land 4B Corporation**

- A. **PUBLIC HEARING 4:00 P.M.:** Receive and hear all persons desiring to be heard on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-26-01:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND A MULTI-USE PLAY STRUCTURE AND OTHER RELATED PARK IMPROVEMENTS TO BE LOCATED IN A PRIVATELY OWNED COMMUNITY PARK LOCATED AT 13130 STANCLIFF OAKS ST., UNDER THE COUNCIL POLICY FOR A FOSTERING UNIQUE NEIGHBORHOODS REIMBURSEMENT GRANT PROGRAM USING SUGAR LAND 4B CORPORATION FUNDS.

Consideration of and action on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-26-01:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND A MULTI-USE PLAY STRUCTURE AND OTHER RELATED PARK IMPROVEMENTS TO BE LOCATED IN A PRIVATELY OWNED COMMUNITY PARK LOCATED AT 13130 STANCLIFF OAKS ST., UNDER THE COUNCIL POLICY FOR A FOSTERING UNIQUE NEIGHBORHOODS REIMBURSEMENT GRANT PROGRAM USING SUGAR LAND 4B CORPORATION FUNDS.

Ana Rodriguez, Community Development Coordinator

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

President Kirchof opened the public hearing at 4:48 p.m. No members of the public addressed the Board. The public hearing was closed at 4:48 p.m.

A motion to **Approve Resolution No. SL4B-R-26-01**, was made by Sanjay Singhal and seconded by Stewart Jacobson; the motion **Passed**.

Ayes: Kurt Kirchof, Stewart Jacobson, Alan Goodrich, Mary Ryder, Sanjay Singhal, Robert Boettcher

Absent: Steve Bezecny

- B. **PUBLIC HEARING 4:00 P.M.:** Receive and hear all persons desiring to be heard on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-26-02:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND A SUN SHADE FOR A MULTI-USE PLAY STRUCTURE TO BE LOCATED IN A PRIVATELY OWNED COMMUNITY PARK LOCATED AT 2431 PLANTERS ROW, UNDER THE COUNCIL POLICY FOR A FOSTERING UNIQUE NEIGHBORHOODS REIMBURSEMENT GRANT PROGRAM USING SUGAR LAND 4B CORPORATION FUNDS.

Consideration of and action on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-26-02:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND A SUN SHADE FOR A MULTI-USE PLAY STRUCTURE TO BE LOCATED IN A PRIVATELY OWNED COMMUNITY PARK LOCATED AT 2431 PLANTERS ROW, UNDER THE COUNCIL POLICY FOR A FOSTERING UNIQUE NEIGHBORHOODS REIMBURSEMENT GRANT PROGRAM USING SUGAR LAND 4B CORPORATION FUNDS.

Ana Rodriguez, Community Development Coordinator

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

President Kirchof opened the public hearing at 4:50 p.m. No members of the public addressed the Board. The public hearing was closed at 4:50 p.m.

A motion to **Approve Resolution No. SL4B-R-26-02**, was made by Mary Ryder and seconded by Robert Boettcher; the motion **Passed**.

Ayes: Kurt Kirchof, Stewart Jacobson, Alan Goodrich, Mary Ryder, Sanjay Singhal, Robert Boettcher

Absent: Steve Bezecny

- C. **PUBLIC HEARING 4:00 P.M.:** Receive and hear all persons desiring to be heard on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-26-03:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND A MULTI-USE PLAY STRUCTURE AND OTHER RELATED PARK IMPROVEMENTS TO BE LOCATED IN A PRIVATELY OWNED COMMUNITY PARK LOCATED AT 2475 ROBINSONS FERRY, UNDER THE COUNCIL POLICY FOR A FOSTERING UNIQUE NEIGHBORHOODS REIMBURSEMENT GRANT PROGRAM USING SUGAR LAND 4B CORPORATION FUNDS.

Consideration of and action on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-26-03:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND A MULTI-USE PLAY STRUCTURE AND OTHER RELATED PARK IMPROVEMENTS TO BE LOCATED IN A PRIVATELY OWNED COMMUNITY PARK LOCATED AT 2475 ROBINSONS FERRY, UNDER THE COUNCIL POLICY FOR A FOSTERING UNIQUE NEIGHBORHOODS REIMBURSEMENT GRANT PROGRAM USING SUGAR LAND 4B CORPORATION FUNDS.

Ana Rodriguez, Community Development Coordinator

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

President Kirchof opened the public hearing at 4:52 p.m. No members of the public addressed the Board. The public hearing was closed at 4:52 p.m.

A motion to **Approve Resolution No. SL4B-R-26-03**, was made by Sanjay Singhal and seconded by Rob Boettcher; the motion **Passed**.

Ayes: Kurt Kirchof, Stewart Jacobson, Alan Goodrich, Mary Ryder, Sanjay Singhal, Robert Boettcher

Absent: Steve Bezecny

- D. **PUBLIC HEARING 4:00 P.M.:** Receive and hear all persons desiring to be heard on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-26-04:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND PERIMETER FENCING TO BE LOCATED ALONG THE NORTH SIDE OF JESS PIRTLE BLVD., RUNNING EAST FROM THE INTERSECTION OF JESS PIRTLE BLVD. AND MILL SHADOW DRIVE TO THE SIDEWALK TRAIL ALONG THE BAYOU NEAR SUGAR MILL ELEMENTARY SCHOOL, UNDER THE COUNCIL POLICY FOR A FOSTERING UNIQUE NEIGHBORHOODS REIMBURSEMENT GRANT PROGRAM USING SUGAR LAND 4B CORPORATION FUNDS.

Consideration of and action on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-26-04:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND PERIMETER FENCING TO BE LOCATED ALONG THE NORTH SIDE OF JESS PIRTLE BLVD., RUNNING EAST FROM THE INTERSECTION OF JESS PIRTLE BLVD. AND MILL SHADOW DRIVE TO THE SIDEWALK TRAIL ALONG THE BAYOU NEAR SUGAR MILL ELEMENTARY SCHOOL, UNDER THE COUNCIL POLICY FOR A FOSTERING UNIQUE NEIGHBORHOODS REIMBURSEMENT GRANT PROGRAM USING SUGAR LAND 4B CORPORATION FUNDS.

Ana Rodriguez, Community Development Coordinator

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

President Kirchof opened the public hearing at 4:55 p.m. No members of the public addressed the Board. The public hearing was closed at 4:55 p.m.

A motion to **Approve Resolution No. SL4B-R-26-04**, was made by Sanjay Singhal and seconded by Mary Ryder; the motion **Passed**.

Ayes: Kurt Kirchof, Stewart Jacobson, Alan Goodrich, Mary Ryder, Sanjay Singhal, Robert Boettcher

Absent: Steve Bezecny

- E. **PUBLIC HEARING 4:00 P.M.:** Receive and hear all persons desiring to be heard on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-26-05:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND A MULTI-USE PLAY STRUCTURE AND RELATED PARK IMPROVEMENTS TO BE LOCATED IN A PRIVATELY OWNED COMMUNITY PARK LOCATED AT 4809 NEW TERRITORY BLVD., UNDER THE COUNCIL POLICY FOR A FOSTERING UNIQUE NEIGHBORHOODS REIMBURSEMENT GRANT PROGRAM USING SUGAR LAND 4B CORPORATION FUNDS.

Consideration of and action on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R- 26-05:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND A MULTI-USE PLAY STRUCTURE AND RELATED PARK IMPROVEMENTS TO BE LOCATED IN A PRIVATELY OWNED COMMUNITY PARK LOCATED AT 4809 NEW TERRITORY BLVD., UNDER THE COUNCIL POLICY FOR A FOSTERING UNIQUE NEIGHBORHOODS REIMBURSEMENT GRANT PROGRAM USING SUGAR LAND 4B CORPORATION FUNDS.

Ana Rodriguez, Community Development Coordinator

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

President Kirchof opened the public hearing at 4:57 p.m. No members of the public addressed the Board. The public hearing was closed at 4:57 p.m.

A motion to **Approve Resolution No. SL4B-R-26-05**, was made by Sanjay Singhal and seconded by Robert Boettcher; the motion **Passed**.

Ayes: Kurt Kirchof, Stewart Jacobson, Alan Goodrich, Mary Ryder, Sanjay Singhal, Robert Boettcher

Absent: Steve Bezecny

- F. **PUBLIC HEARING 4:00 P.M.:** Receive and hear all persons desiring to be heard on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R- 26-06:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND MEDIAN WALKWAYS AND RELATED IMPROVEMENTS TO BE LOCATED IN THE COUNTRY CLUB BLVD. RIGHT-OF-WAY: (1) BETWEEN 2203 COUNTRY CLUB BLVD. AND 2327 COUNTRY CLUB BLVD. UNDER THE COUNCIL POLICY FOR A FOSTERING UNIQUE NEIGHBORHOODS REIMBURSEMENT GRANT PROGRAM USING SUGAR LAND 4B CORPORATION FUNDS.

Consideration of and action on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R- 26-06:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND MEDIAN WALKWAYS AND RELATED IMPROVEMENTS TO BE LOCATED IN THE COUNTRY CLUB BLVD. RIGHT-OF-WAY: (1) BETWEEN 2203 COUNTRY CLUB BLVD. AND 2327 COUNTRY CLUB BLVD., UNDER THE COUNCIL POLICY FOR A FOSTERING UNIQUE NEIGHBORHOODS REIMBURSEMENT GRANT PROGRAM USING SUGAR LAND 4B CORPORATION FUNDS.

Ana Rodriguez, Community Development Coordinator

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

President Kirchof opened the public hearing at 4:59 p.m. No members of the public addressed the Board. The public hearing was closed at 4:59 p.m.

A motion to **Approve Resolution No. SL4B-R-26-06**, was made by Alan Goodrich and seconded by Robert Boettcher; the motion **Passed**.

Ayes: Kurt Kirchof, Stewart Jacobson, Alan Goodrich, Mary Ryder, Sanjay Singhal, Robert Boettcher

Absent: Steve Bezecny

VII. Director's Report

A.

- Marketing, Promotions, and Events
- Strategic and Capital Projects
- Business Recruitment and Retention Efforts

Devon Rodriguez, Director of Redevelopment

Devon Rodriguez, Director of Redevelopment, gave a presentation, made comments, and answered questions from the Boards.

The Sugar Land Development Corporation adjourned its meeting at 4:45 p.m.

A motion to **Adjourn the Sugar Land Development Corporation Meeting at 4:45 p.m.** was made by Stewart Jacobson and seconded by Suzanne Whatley; the motion **Passed**.

Ayes: Suzanne Whatley, Carol McCutcheon, Stewart Jacobson, Jim Vonderhaar, Robert Boettcher, Sanjay Singhal, Rick Miller.

VIII. Adjournment

The Sugar Land 4B Corporation adjourned its meeting at 4:59 p.m.

A motion to **Adjourn the Sugar Land 4B Corporation Meeting at 4:59 p.m.** was made by Robert Boettcher and seconded by Sanjay Singhal; the motion **Passed.**

Ayes: Kurt Kirchof, Stewart Jacobson, Alan Goodrich, Mary Ryder, Sanjay Singhal, Robert Boettcher

Absent: Steve Bezecny

Linda Mendenhall, City Clerk





Sugar Land 4B Corporation Agenda Request **February 18, 2026**

Agenda Request No: V.A.

Agenda of: Sugar Land 4B Corporation Meeting

Initiated by: Jonathan Soriano, Community Development Manager

Presented by: Jonathan Soriano, Community Development Manager

Responsible Department: Redevelopment

Agenda Caption:

PUBLIC HEARING 4:00 P.M.: Review and hear all persons desiring to be heard on the Performance Agreement between the Sugar Land 4B Corporation, Chlotton, LLC dba United Defense Tactical, and Greyhound First Colony, LP.

Consideration of and action on the Performance Agreement between the Sugar Land 4B Corporation, Chlotton, LLC dba United Defense Tactical, and Greyhound First Colony, LP.

Recommended Action:

Hold a Public Hearing and approve the Performance Agreement between Sugar Land 4B Corporation, Chlotton, LLC dba United Defense Tactical, and Greyhound First Colony, LP.

Executive Summary:

The City of Sugar Land's Strategic Action Plan was approved in January 2025 and prioritizes actively fostering the redevelopment of key sites, so they enhance community amenities and provide forward-thinking housing options. Fostering a commercial and residential redevelopment environment using incentives will allow the City to further drive the types of development and change it wants to see.

On October 15, 2025, the Sugar Land 4B Corporation Board of Directors approved Resolution No. SL4B-R-25-09, adopting a 4B Corporation policy for a Retail Refresh Grant Program. This program will promote new or expanded business enterprises by stimulating redevelopment, reinvestment, and aesthetic improvements for aging retail properties and commercial centers in Sugar Land. The program provides incentives for eligible commercial center projects as well as for eligible projects involving experiential retail, innovative and market-driven concepts, and infill development on underutilized sites.

All applicants will be considered on a case-by-case basis and are encouraged to submit a project proposal that accomplishes two or more of the following preferred development outcomes:

- Modernization of building facades
- Creation of public spaces
- Promotion of walkability
- Creation of vibrant activity centers
- Enhancement of parking infrastructure
- Stimulation of a substantial economic impact
- Supporting foundational retail infrastructure in key opportunity sites

The program policy allows for grants to be awarded by a performance agreement outlining a reimbursement for new, qualifying projects that consist of qualifying expenditures. Qualifying expenditures are defined as portions of the qualifying project that are eligible for reimbursement under Sections 501.103 and 505.152 of the Development Corporation Act.

In January 2026, Chlotton LLC (dba United Defense Tactical) applied for the Retail Refresh Grant. The proposed project includes interior redevelopment and modernization of approximately 7,040 square feet of previously vacant retail space into a high-quality, experiential, membership-based training and education facility, including substantial interior infrastructure upgrades such as electrical improvements to support modern lighting and power distribution, plumbing enhancements including restroom expansion and accessibility upgrades, new interior wall construction to improve layout and circulation, and durable flooring and finish improvements throughout customer-facing areas, and updated lighting and interior finishes. According to the application, the project will revitalize an underutilized commercial space and bring an innovative, market-driven retail concept that is currently not available in the city.

The terms of the agreement include the following:

- Two (2) year Performance Agreement between Sugar Land 4B Corporation, Chlotton, LLC dba United Defense Tactical (Company), and Greyhound First Colony, LP. (Landlord)
- Company must begin construction of the project within six (6) months of the effective date and complete construction within one (1) year from the date the notice to proceed is issued to its general contractor for the project
- Within sixty (60) days following the completion date, Company must submit to the SL4B receipts and invoices showing that at least \$330,000.00 was spent on materials and services in the design and for the construction of the project, including at least \$60,033.90 on the qualifying improvements. Company must submit a complete reimbursement package in order to be eligible for the reimbursement incentive of \$60,033.90
- Beginning on the Completion of Construction date and continuing until at least two (2) years thereafter, Company will create and maintain at least five (5) employees at the Project Site. No later than 60 days following Completion of Construction, Company must submit to the SL4B documents showing that the Company has retained or created at least five (5) employees at the project site. Additionally, there are clawback provisions in place

if the minimum number of employees is not created or maintained.

FY26 budget has capacity for the incentive payment of \$60,033.90.

The proposed project and performance agreement terms have been reviewed by the Economic Development Committee. By approving this proposed performance agreement, the SL4B Board of Directors finds portions of the qualifying project eligible for reimbursement under Sections 501.103 and 505.152 of the Development Corporation Act and comply with the Retail Refresh Grant program policy and criteria.

Staff recommends holding a public hearing and approving the Performance Agreement between the Sugar Land 4B Corporation, Chlotton, LLC dba United Defense Tactical, and Greyhound First Colony, LP.

Budget

Expenditure Required: \$60,033.90

Current Budget: \$351,861.00

Additional Funding: N/A

Funding Source: Business Incentives

Account Number (ORG-OBJ-Project): 7041190-561010

Attachments

1. United Defense Tactical - Performance Agreement

**ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT
AMONG THE SUGAR LAND 4B CORPORATION , CHLOTTON, LLC DBA UNITED
DEFENSE TACTICAL, AND GREYHOUND FIRST COLONY, LP**

RECITALS:

WHEREAS, the City of Sugar Land adopted an economic development sales tax and created the Sugar Land 4B Corporation (the “SL4B”) to promote economic development activities as authorized by Chapters 501 through 505 of the Texas Local Government Code; and

WHEREAS, on or about October 15, 2025, the Board of Directors (“Board”) of the SL4B approved Resolution No. SL4B-R-25-09, adopting a corporation policy for an SL4B retail refresh grant program (the “Program”); and

WHEREAS, Chlotton, LLC dba United Defense Tactical (“Company”) rents space from Greyhound First Colony, LP (“Landlord”) in the commercial shopping center located at 3337 Highway 6, Sugar Land, TX, 77478; and

WHEREAS, Company has applied for a Reimbursement Incentive under the Program; and

WHEREAS, the SL4B has determined that Company’s Application is for a Qualifying Project that includes Qualifying Expenditures; and

WHEREAS, the SL4B, Company, and Landlord wish to enter into this Performance Agreement providing for the payment of a Reimbursement Incentive to Company in consideration of Company completing Qualifying Expenditures as part of the Qualifying Project; and

NOW THEREFORE, for and in consideration of the mutual premises and promises contained herein, and other good and valuable consideration, the receipt and sufficient of which are hereby acknowledged, the SL4B and Company do hereby agree, covenant, and contract as set forth below:

AGREEMENT:

The SL4B, Company, and Landlord agree as follows:

1. Definitions. Capitalized terms not otherwise defined herein have the meaning assigned them in the Program. In this Agreement:

Act means the Development Corporation Act, codified in Chapters 501 through 505 of the Texas Local Government Code.

Agreement means this Economic Development Performance Agreement.

City means the City of Sugar Land, Texas.

Company means Chlotton, LLC dba United Defense Tactical, a Texas limited liability company.

Completion of Construction means the date on which both construction of the Project is complete and Company has received a certificate of occupancy for the Project.

Employee means a person who:

- (a) Is a direct employee of Company; and
- (b) Regularly works at least 35 hours a week for the Company at the Project Site, excluding time taken for holidays, vacations, sick leave, or other regular leave.

Landlord means Greyhound First Colony, LP, the owner of the Project Site, who Company has leased its space from.

Program means the SL4B Retail Refresh Grant Program, created by Resolution No. SL4B-R-25-09.

Project means the interior redevelopment and modernization of approximately 7,040 square feet of previously vacant retail space into a high-quality, experiential, membership-based training and education facility, including substantial interior infrastructure upgrades such as electrical improvements to support modern lighting and power distribution, plumbing enhancements including restroom expansion and accessibility upgrades, new interior wall construction to improve layout and circulation, and durable flooring and finish improvements throughout customer-facing areas, and updated lighting and interior finishes, at the Project Site.

Project Site means 3337 Highway 6, Sugar Land, TX, 77478, which is leased from the Landlord to Company.

Qualifying Improvements means those portions of the Project eligible for reimbursement under Sections 501.103 and 505.152 of the Act, as may be amended, consisting of the improvements specifically listed in the attached Exhibit A, which is incorporated into this Agreement.

Reimbursement Incentive means the funds the SL4B pays to the Company under this Agreement, towards those portions of the Project that consist of Qualifying Improvements, excluding permitting fees and sales tax.

SL4B means the Sugar Land 4B Corporation, a non-profit economic development corporation created by the City as authorized by then section 4B of the Development Corporation Act of 1979, Tex. Rev. Civ. Stat. Ann. Art. 5190.6, currently codified as Chapters 501 through 505, Tex. Local Gov't Code, as amended.

Year means, unless the context clearly indicates otherwise, the twelve-month period extending from Completion of Construction to twelve months thereafter. For example, if Completion of

Construction was to occur on February 1, 2026, “Year” would mean the twelve-month period from February 1 to January 31.

2. SL4B Findings. By approval of this Agreement, the board of directors of the SL4B finds:

(a) That the expenditures made by the SL4B are required or suitable for infrastructure necessary to promote or develop new or expanded enterprises, limited to streets and roads, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements, and related improvements, and telecommunications and Internet improvements (Sec. 501.103(1)-(2), Tex. Local Gov’t Code); and

(b) That this Agreement complies with the requirements of Section 501.158, Tex. Local Gov’t Code, that any direct incentives provided to a business enterprise requires a written performance agreement that includes:

- (1) A schedule of additional payroll or jobs to be created or retained;
- (2) The capital investment to be made; and
- (3) The terms of repayment upon default.

3. Company Obligations.

(a) Construction Commencement. Company must: (1) begin construction within six (6) months of the Effective Date; and (2) complete construction within one (1) year from the date the notice to proceed is issued by Company to its general contractor for the Project. Failure to commence construction or complete construction on or before those dates may result in the termination of this Agreement, with neither party having any further obligations hereunder. If the SL4B elects to terminate this Agreement for Company’s failure to commence or complete construction by the required dates, the SL4B will notify Company of the same in writing. Company agrees to provide the SL4B with a copy of the notice to proceed once it is issued, so that the SL4B can determine the compliance date for Completion of Construction.

(b) Completion of Project and Certificate of Occupancy.

- (1) Within one (1) years from the date the notice to proceed is issued by Company to its general contractor for the Project, the Company must:
 - A. Complete construction of the Project, including the Qualifying Improvements, in compliance with this Agreement and the City’s ordinances; and
 - B. Have received a certificate of occupancy for the Project; and
- (2) No later than 60 days following Completion of Construction, the Company must submit to the SL4B a copy of the certificate of occupancy for the Project.

(c) Project.

- (1) By Completion of Construction, the Company will have spent at least \$330,000.00 on materials and services in the design and for the construction of the Project, including at least \$60,033.90 on the Qualifying Improvements.
- (2) No later than 60 days following Completion of Construction, the Company must submit to the SL4B receipts and invoices showing that the Company has spent at least \$330,000.00 on materials and services in the design and for the construction of the Project, including at least \$60,033.90 on the Qualifying Improvements.

(d) Jobs Creation and Retention; Annual Salary; Reimbursement.

- (1) Required Employees. Beginning on Completion of Construction, and continuing until at least two (2) years following Completion of Construction, the Company will have or create, and maintain, at least (5) Employees at the Project Site. No later than 60 days following Completion of Construction, the Company must submit to the SL4B documents acceptable to the SL4B showing that the Company has retained or created at least (5) Employees at the Project Site.
- (2) Reimbursement for Failure to Maintain Required Employees. If the Company fails to maintain the minimum Employees at the Project Site for the two (2) years following Completion of Construction, as required by Section 3(d)(1) above, the SL4B may not declare an event of default if the Company, within 60 days of the end of that Year in which the Company failed to maintain the required number of Employees for that Year, makes a reimbursement payment to the SL4B in an amount determined as follows:
 - A. Using the actual number of Employees maintained compared to the number of Employees required in Section 3(d)(1), calculate the percentage decrease below the number of Employees required, using the average number of Employees maintained in the Year.
 - B. Multiply that percentage decrease by one-half (1/2) of the total incentive payment of \$60,033.90 paid to Company under this Agreement, i.e. \$30,016.95.
 - C. Multiply that amount by 2.5% to obtain the amount of the reimbursement payment; and
 - D. Add on interest at the City's weighted average yield of its investment portfolio from the date the SL4B made the payment to the Company to the date of the Company's repayment.
- (3) No Offset for Company Exceeding Required Employees. If, for a Year or partial Year, the actual number of Employees exceeds the number required by Section 3(d)(1), the number of Employees that exceed the number of required Employees may not be credited against or used to offset any prior or future reimbursement based on number of Employees for another Year or Partial Year.

(e) Initial Reports and Reimbursement Package. Within sixty (60) days of Completion of Construction, Company must submit the following to the SL4B in order to be eligible for the Reimbursement Incentive:

- (1) The information required under Sections 3(b)(2), 3(c)(2), and 3(d)(1) above;
- (2) A reimbursement package that includes:
 - A. Copies of all permits required to be obtained for the construction or installation of the Project;
 - B. Copies of receipts and sufficient supporting documentation showing that all contractors and/or materials have been paid in full for their work on the Project. Documentation may include receipts, invoices, cancelled checks and/or bank statements;
 - C. Copies of receipts and sufficient supporting documentation showing the amount paid for Qualifying Improvements. Documentation may include receipts, invoices, cancelled checks and/or bank statements;
 - D. A letter from the Company president or other chief executive warranting that the Project has been completed according to the requirements of this Agreement; and
 - E. Detailed color photographs of all completed improvements.

(f) Ongoing Reports; Inspections.

- (1) Apart from the initial reporting requirements in Sections 3(b)(2), 3(c)(2), and 3(d)(1) above, the Years of this Agreement for reporting and inspection requirements are as follows:
 - A. Completion of Construction to twelve months thereafter (the “Additional Reporting Term”); and
 - B. Twelve months from the end of the Additional Reporting Term.
- (2) Within 60 days following each Year of this Agreement, the Company will certify to the SL4B that it has complied with the terms of this Agreement and provide sufficient written information, records, and documents, to support its certification of compliance.
- (3) Upon the SL4B’s written request, the Company will promptly provide to the SL4B any additional information reasonably necessary for the SL4B to determine if the Company has complied with this Agreement.
- (4) The Company will allow the City access to the Project Site during regular business hours to verify that the Company is complying with this Agreement. The City will be

reasonable in exercising this access right.

- (5) Any documentation required to be submitted to the SL4B under this Agreement shall be submitted to the SL4B as part of one complete package and not on a piecemeal basis. The SL4B has no obligation to begin its review until and unless all documentation has been received.

(g) Taxable Purchased of Materials. The Company must use good faith efforts to encourage its contractor(s) to make the purchases of materials in the City so that the materials are subject to the City's sales tax.

(h) Images. Company grant the SL4B and/or the City of Sugar Land an unrestricted right to use, for any lawful purpose, any photographs or video footage taken of the Project, owned by Company and to which Company has the authority to grant such permission, and to use the Company's name in connection therewith if the SL4B and/or City choose.

(i) Compliance with Laws. The Project must conform to all applicable building codes, zoning ordinances, and all other state, federal, or local laws, ordinances, and regulations.

(j) Insurance. Company will maintain insurance in amounts and types sufficient to cover the Project and to protect the SL4B from any potential liability related in any manner to their obligations under this Agreement.

4. SL4B Economic Reimbursement Incentive Payment.

(a) Reimbursement Incentive Payment. Subject to other provisions of this Agreement, the SL4B agrees to pay one Reimbursement Incentive payment of \$60,033.90.00 to the Company. Staff will review the information submitted by Company under Sections 3(e)(1)-(2) above for completeness within thirty (30) days of receipt. If any information is missing, the SL4B will notify Company in writing and provide them an additional thirty (30) days to provide any missing or incomplete information. If the required documentation is not complete at the end of that additional thirty (30) days, this Agreement will automatically terminate and the SL4B will have no obligation to pay the Reimbursement Incentive.

(b) If the final costs of the Qualifying Improvements are less than the original amount approved, the SL4B will have the right to reduce the Reimbursement Incentive accordingly.

(c) Survival. The repayment of all or a part of the Reimbursement Incentive provided for in this Agreement survives termination or expiration of this Agreement. The Company's obligations that must be performed after expiration of the Agreement survive expiration of this Agreement.

(d) The SL4B is funding this Agreement exclusively from economic development sales taxes it receives under the provisions of the Development Corporation Act of 1979, as amended (currently codified as Chapters 501 through 505, Tex. Local Gov't Code). Should any legal impediment arise during the term of this Agreement, including a change in law, that prevents or prohibits the SL4B from making future incentive payments under this Agreement, either party may

terminate this Agreement without further liability to the other.

5. Effective Date. This Agreement is effective on the latest date of the two dates signed by the parties below.

6. Term and Termination.

(a) Unless terminated earlier as allowed in this Agreement, this Agreement begins on the Effective Date and terminates two (2) years from Completion of Construction. Obligations that will run past the expiration date survive such expiration or termination.

(b) This paragraph is required by Chapter 2264, Tex. Gov. Code and governs over any conflicting provisions of this Agreement. The Company will not knowingly employ undocumented workers as that term is defined in Section 2264.001, Tex. Gov. Code. If the Company is convicted of a violation under 8 U.S.C. Section 1324a (f), the conviction is a breach of this Agreement and the city manager will send the Company written notice that the Company has violated this paragraph and that the Agreement terminates 30 days from the date of the notice.

(c) Either party may terminate this Agreement during its term as provided in this paragraph if the other party fails to comply with its terms. The party alleging the default will give the other party notice of the default in writing. If the party in default fails to cure the default within 60 days of the date of the notice, the party giving the notice may terminate this Agreement by written notice to the other party, specifying the date of termination.

(d) No party may be deemed to be in default of this Agreement if performance of this Agreement is delayed, disrupted, or becomes impossible because of any act of God, war, earthquake, fire, strike, accident, civil commotion, epidemic, act of government, its agencies or offices, or any other cause beyond the control of the parties during the time, but only for so long as the event of force majeure reasonable prevents performance.

(e) Company Reimbursement Payments for Breach of Agreement. If the SL4B terminates this Agreement because of the Company's breach of any provision as permitted by this Agreement, the Company must, within 60 days following termination, reimburse the SL4B for all payments the SL4B had made to the Company under this Agreement. The reimbursement payment includes interest on each SL4B payment at the City's weighted average yield of its investment portfolio from the date the SL4B made the payment to the Company to the date of the Company's repayment. The Company's obligation to reimburse the SL4B payments made to Company if the Company breaches this Agreement survives termination of this Agreement.

7. Indemnification. IT IS UNDERSTOOD AND AGREED BETWEEN THE PARTIES THAT THE COMPANY, IN PERFORMING ITS OBLIGATIONS HEREUNDER, IS ACTING INDEPENDENTLY, AND THE SL4B AND LANDLORD ASSUME NO RESPONSIBILITY OR LIABILITY TO THIRD PARTIES IN CONNECTION THEREWITH, AND COMPANY AGREES TO INDEMNIFY AND HOLD HARMLESS THE SL4B AND LANDLORD FROM ANY SUCH RESPONSIBILITY OR LIABILITY. IT IS FURTHER UNDERSTOOD AND AGREED AMONG THE PARTIES THAT THE

City of Sugar Land
P. O. Box 110
Sugar Land, Texas 77487-0110
Email: citymgr@sugarlandtx.gov

Company: Chlotton, LLC dba United Defense Tactical
Attn: Asif Daya
3337 Highway 6
Sugar Land, TX 77478
Email: adaya97@gmail.com

Landlord: Greyhound First Colony, LP
c/o Perform Properties, LLC
Attn: Valerie Campos
1314 7th Street, Fifth Floor
Santa Monica, CA 90401
Email: VCampos@performproperties.com

Greyhound First Colony, LP
c/o Cushman & Wakefield, U.S., INC.
Attn: _____

Email: _____

With a Copy to: Greyhound First Colony, LP
c/o Perform Properties, LLC
1314 7th Street, Fifth Floor
Santa Monica, CA 90401
Attn: Real Estate Notices
Email: realestatenotices@performproperties.com

Greyhound First Colony, LP
c/o Perform Properties, LLC
50 S. 16th Street, Suite 3325
Philadelphia, PA 19102
Attn: Legal Department
Email: _____

(a) Assignment. Except as provided herein, the Company may not assign this Agreement to any other person or entity unless the SL4B consents in writing to the assignment.

(b) City Authority. The City's city manager or any employee authorized by the city manager is authorized to act on behalf of the SL4B in the administration or enforcement of this Agreement.

(c) Severability. The provisions of this Agreement are severable and the invalidity of any part

of this Agreement shall not affect the validity of the remainder of this Agreement.

(d) Captions. The titles, captions and headings contained in this Agreement are inserted in this Agreement only as a matter of convenience and for reference and in no way define, limit, extend or describe the scope of this Agreement or the intent of any provision of this Agreement.

(e) Retention of Records. For the term of this Agreement, the Company must retain all records, documents, and information made available to the SL4B for review under this Agreement for a period of seven years from the date of the creation of the record, document, or information.

(f) Landlord. The parties agree and acknowledge that Landlord is made a party to this Agreement solely for the purpose of evidencing that it has granted Company permission to complete the Project at the Project Site. Landlord has no obligations hereunder.

(g) Exhibits. The following exhibits are attached to and incorporated into this Agreement:

Exhibit A – List of Qualifying Improvements

SUGAR LAND 4B CORPORATION

CHLOTTON, LLC DBA UNITED DEFENSE TACTICAL

By: _____
Name: Kurt Kirchof
Its: President
Date: _____

By: Asif Daya
Name: Asif Daya
Its: Owner
Date: 02/04/2026

ATTEST:

GREYHOUND FIRST COLONY, LP

Linda Mendenhall, City Clerk

APPROVED AS TO FORM:

By: Sara Connelly
Name: Sara Connelly
Its: Title
Date: 02/03/2026

EXHIBIT A

Qualifying Improvements

0200 - Plumbing

Items	Description	Cost Type	Qty/Unit
0200 - Plumbing Subcontractor		Subcontractor	1 L.S
0200 - Plumbing - Subcontractor			
Water Fountain 0200 - Plumbing - Subcontractor	Elkay LZSTL8WSLP ezH2O Enhanced Bottle Filling Station, Bi-Level, Refrig., Filtered, Lt Gray, 51300C Model #: WBB384231NG or similar Bottle Filling Activation Sensor Chilling Capacity 8 gal/hr Color Gray Amperage 5 A Water Refilling Stations 1 Series Enhanced EZH2O Hertz 60 Hz Voltage 115 V	None	1 EA
Lavatory 0200 - Plumbing - Subcontractor		Material	2
Toilets 0200 - Plumbing - Subcontractor		Material	4

0200 - Plumbing Total: \$19,420.00

0300 - Electrical

Items	Description	Cost Type	Qty/Unit
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Electric Interior Install 0300 - Electrical - Subcontractor	Existing Wall Electric to Remain Existing Service, Panels, meter to remain Existing Lights to remain, except in Lobby - new lights proposed below per design standards guide. New electric in new walls per new layout	None	6,719 SF
LED Tubes 0305 - Lights	Linkable LED Linear Light, 4FT Dimmable, 40W 4800lm 3 CCT Selectable, Seamless Connection, LED Suspended Lighting Fixture	Other	5 EA
CAT6 Conduit & Wire Drop 0306 - Data		Other	13 EA
Security Camera Data Outlet 0306 - Data	CAT6 Conduit & Wire Drop	Other	7 EA
0300 - Electrical	Total:		\$40,613.90



Sugar Land 4B Corporation Agenda Request

February 18, 2026

Agenda Request No: VI.A.

Agenda of: Sugar Land 4B Corporation Meeting

Initiated by: Nicole Fontenette, Public Meeting Coordinator

Presented by: Devon Rodriguez, Director of Redevelopment

Responsible Department: Admin

Agenda Caption:

- Marketing, Promotions, and Events
- Strategic and Capital Projects
- Business Recruitment and Retention Efforts

Recommended Action:

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

None