



City of Sugar Land

Sugar Land 4B Corporation Agenda

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

Tuesday, May 6, 2025
Sugar Land 4B Corporation Meeting
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 videoconferencing means. A quorum of the City Council, Board and/or Commission will be physically present at the above-stated location, and said location is open to the public. Audio/Video of open deliberations will be available for the public to hear/view, and are recorded as per the Texas Open Meetings Act. The meeting will live stream at <https://youtube.com/live/tiUUTLsrV1E?feature=share>.

II. 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.

III. Public Hearings

- 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-25-06:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND PARKS & RECREATION PROJECTS TO BE LOCATED ON THE FORMER FLUOR CAMPUS.

Consideration of and action on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-25-06:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND PARKS & RECREATION PROJECTS TO BE LOCATED ON THE FORMER FLUOR CAMPUS.

Devon Rodriguez, Director of Redevelopment

The Mayor and Sugar Land 4B Corporation reserve the right, upon motion, to suspend the rules to consider business out of the posted order. In addition to any Executive Session listed above, 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 **DATE/TIME**

RESOLUTION NO. SL4B-R-25-06

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND PARKS & RECREATION PROJECTS TO BE LOCATED ON THE FORMER FLUOR CAMPUS.

WHEREAS, under Section 5.02(a) of the Corporation’s bylaws, the City has requested that the Sugar Land 4B Corporation (Corporation) fund a project or activity as described in this Resolution; and

WHEREAS, by the Original Resolution the Corporation’s Board of Directors found that the described projects are authorized under the Development Corporation Act (Chapters 501 to 505, Local Gov’t Code) (Act); and

WHEREAS, notice of the project or general type of project was published on the dates described below, as required by the Section 505.160 of the Act; and

WHEREAS, the City of Sugar Land city council did not receive within 60 days of the date of the published notice a petition from more than 10 percent of the City’s registered voters requesting that an election be held before the specific project or general type of project for which notice was published is undertaken; and

WHEREAS, the Corporation held a public hearing on these projects on May 6, 2025, as required by Section 505.159 of the Act; NOW, THEREFORE,

**BE IT RESOLVED BY THE BOARD OF DIRECTORS
OF THE SUGAR LAND 4B CORPORATION:**

Section 1. That it adopts the findings, recitals, and defined terms set forth in the preamble to this Resolution.

Section 2. That it approves the City’s request for funding as follows:

Description of Projects or Activities: Development of Park and Civic Space
at former Fluor Campus

Date of Published Notices: November 15, 1995
January 5, 2011

Amount Funded: \$7,000,000.00

Statutory Authorization:

Project includes land, buildings, equipment, facilities and improvements found by the Board of Directors to be required or suitable for use for entertainment, tourist, and public park purposes and events, including parks and park facilities, open space improvements, exhibition facilities, and related roads, streets, and other related improvements that enhance any of the foregoing described items (§ 505.152, Tex. Loc. Gov't Code).

“Cost” with respect to a project has the meaning as specified in Local Gov't Code § 501.152 (cost of the acquisition, cleanup, construction, reconstruction, improvement, or expansion of a project, including the costs specified in (1) through (13) thereof).

Section 3. That approval of this Resolution authorizes the City to pay the costs of the projects or activities from the Corporation's funds, as described in this Resolution, as authorized by Section 5.02 of the Corporation's bylaws.

Section 4. That approval of this Resolution authorizes the general manager to enter into subsequent contracts related to these projects in accordance with section 3.06 of the Corporation's bylaws provided that the contract is for a “project cost” as defined in section 501.152 of the Act.

APPROVED ON _____, 2025.

Kurt Kirchof, President
Sugar Land 4B Corporation

ATTEST:

APPROVED AS TO FORM:

Meredith Reed

Linda Mendenhall, City Clerk







Attachment: Exhibit A - Description of Projects and Additional Funding Requested

EXHIBIT A

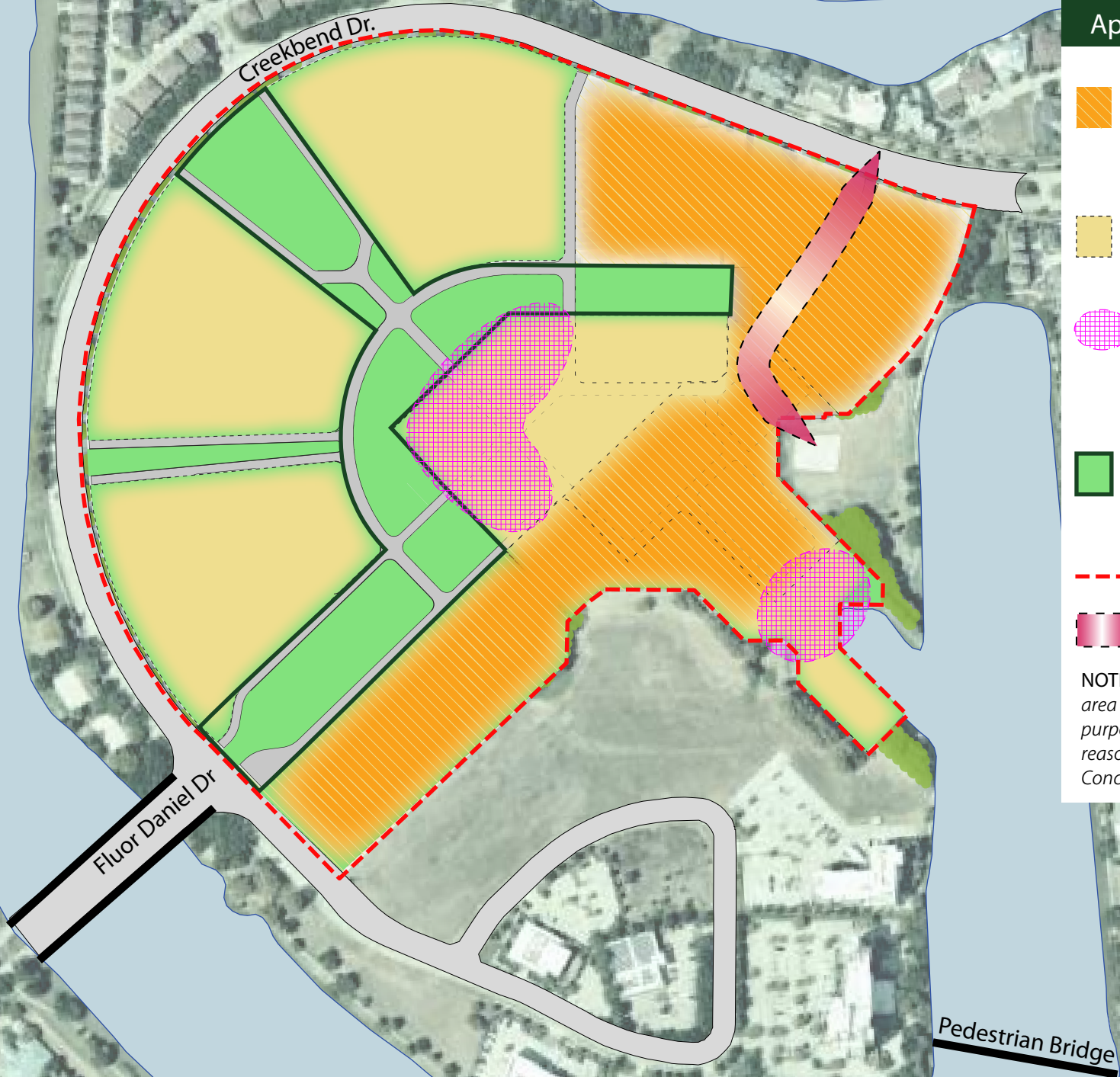
Description of Projects and Additional Funding Requested

Lake Pointe Green

Approx. 52 Acres







-  Multi-Family and/or Town Home, Urban Home, Live/Work Mix Zone
~10-15 Acres
up to 720 MF Units
-  Town Home, Urban Home, Live/Work Mix Zone
~25-30 Acres
-  Optional Commercial Development Zone
developer's sole option, extents and configuration subject to change based on site design development
-  Civic & Recreational Zone
5+ Acres, extents and configuration subject to change based on site design development
-  Approx. Property Boundary
-  Access Easement

NOTE: configurations, boundaries, and area measurements are for concept purposes only and are subject to reasonable changes consistent with the Concept Plan

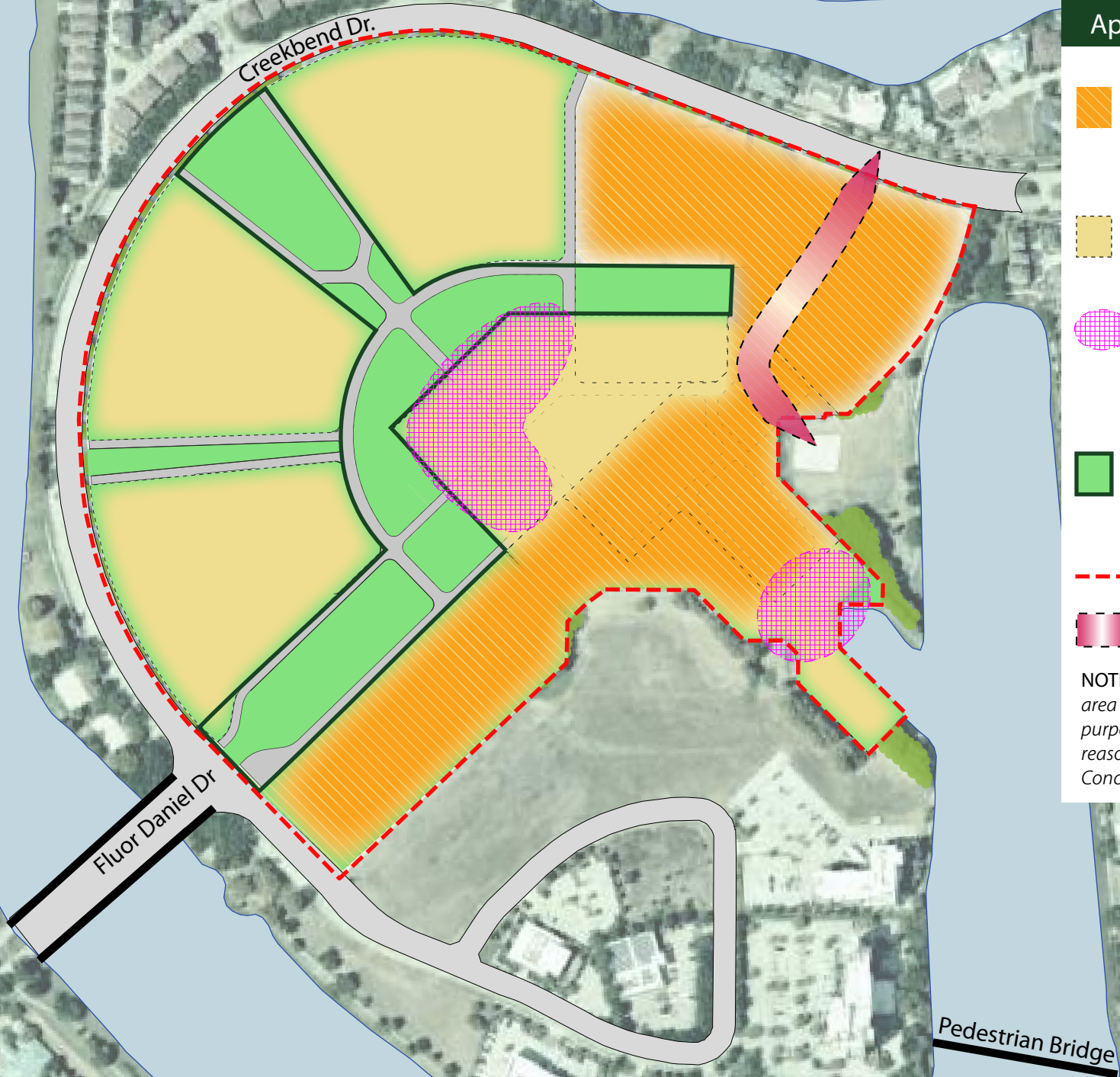


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**CITY OF SUGAR LAND
SUGAR LAND 4B CORPORATION
INCOME STATEMENT**

	FY25 Current Budget	FY25 Changes	FY25 Revised Budget
REVENUES			
Sales Tax	\$ 8,734,295		\$ 8,734,295
Interest Income	500,000		500,000
TIRZ#1	146,678		146,678
Miscellaneous	80,000		80,000
Total Revenues	9,460,973	-	9,460,973
EXPENDITURES			
Economic Development Program	575,744		575,744
Total Operating Expenditures	575,744	-	575,744
Debt Service	2,015,925		2,015,925
Incentives	2,037,500	7,000,000	9,037,500
Bond Issuance & Disclosure	1,000		1,000
Reserve for Opportunities	4,568,836	(3,600,000)	968,836
Transfers to Capital Projects	1,031,164		1,031,164
Transfers to Other Funds	1,444,526		1,444,526
Total Non-Operating Expenditures	11,098,951	3,400,000	14,498,951
Total Expenditures	11,674,695	3,400,000	15,074,695
Revenues Over/(Under) Expenditures	(2,213,722)	(3,400,000)	(5,613,722)
Fund Balance - Beginning	20,262,699	-	20,262,699
Accrued Sales Tax	(1,519,824)	-	(1,519,824)
Debt Service Reserve	(2,004,426)	-	(2,004,426)
Fund Balance - Ending	\$ 14,524,726	\$ (3,400,000)	\$ 11,124,726
Minimum Fund Balance (15%)	\$ 1,310,144		\$ 1,310,144
Over/Under Policy	13,214,582		9,814,582
Bond Coverage Ratio (>1.25x)	4.58		4.58