



City of Sugar Land

Sugar Land Development Corporation Minutes

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

Tuesday, May 20, 2025
Sugar Land Development Corporation Meeting
Minutes
City Council Chamber
6:30 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/orjfoVJH1fw?feature=share>

II. Call to Order/Roll Call

The Chair will call the meeting to order, verify the presence of a quorum, and open the public meeting.

Stewart Jacobson, President, called to order the Sugar Land Development Corporation meeting at 6:54 p.m.

The following members of the Board were present: William Ferguson, Suzanne Whatley, Stewart Jacobson, Joe Zimmerman, Rick Miller, and Robert Boettcher.
Naushad Kermally was absent.

Steve Bezecny, Vice President, called to order the Sugar Land 4B Corporation meeting at 6:54 p.m.

The following members of the Board were present: Mary Ryder, Steve Bezecny, William Ferguson, Suzanne Whatley, and Stewart Jacobson.
Kurt Kirchof and Alan Goodrich 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 Boards.

IV. Contracts and Agreements

A. **Consideration of and action on** approval of three (3) Economic Development Performance Agreements between the Sugar Land Development Corporation, Sugar Land 4B Corporation, and LCFRE Sugar Land Town Square, LLC to fund various aspects of the improvements and repositioning efforts in support of the Sugar Land Town Square revitalization strategy as follows:

1. **Building B Improvements (\$6M):** Modernization of shared amenities, streetscapes, and communal office spaces to create more flexible, functional environments for tenants.
2. **Building H Improvements (\$2M):** Significant upgrades to the lobby, tenant signage, and garden renovations to improve the overall amenities of the building.
3. **Office Tenant Improvements (\$4.5M):** To attract and retain high-quality tenants, linked to a job creation milestone.

Jessica Huble, Assistant Director of Redevelopment, Alba Penate-Johnson, Assistant Director of Economic Development

Jessica Huble, Assistant Director of Redevelopment, and Alba Penate-Johnson, Assistant Director of Economic Development, gave a presentation, made comments, and answered questions from the Boards.

1. Building B Improvements (\$6M)

The Sugar Land Development Corporation approved the Sugar Land Town Square Phase II Repositioning Agreement for Building B improvements in the amount of 6 million dollars.

A motion to **Approve, Sugar Land Town Square Phase II Repositioning Agreement for Building B improvements in the amount of 6 million dollars**, was made by Joe Zimmerman and seconded by Suzanne Whatley, the motion **Passed**.

Ayes: Joe Zimmerman, William Ferguson, Suzanne Whatley, Stewart Jacobson, Rick Miller
Nays: Robert Boettcher
Absent: Naushad Kermally

The Sugar Land 4B Corporation approved the Sugar Land Town Square Phase II Repositioning Agreement for Building B improvements in the amount of 6 million dollars.

A motion to **Approve, Sugar Land Town Square Phase II Repositioning Agreement for Building B improvements in the amount of 6 million dollars**, was made by Suzanne Whatley and seconded by Mary Ryder, the motion **Passed**.

Ayes: Steve Bezecny, William Ferguson, Suzanne Whatley, Stewart Jacobson, Mary Ryder
Absent: Kirk Kirchof, Alan Goodrich

2. Building H Improvements (\$2M):

The Sugar Land Development Corporation approved the Sugar Land Town Square Phase II

Repositioning Agreement for Building H improvements in the amount of 2 million dollars.

A motion to **Approve, Sugar Land Town Square Phase II Repositioning Agreement for Building H improvements in the amount of 2 million dollars**, was made by Rick Miller and seconded by Joe Zimmerman, the motion **Passed**.

Ayes: Joe Zimmerman, William Ferguson, Suzanne Whatley, Stewart Jacobson, Rick Miller

Nays: Robert Boettcher

Absent: Naushad Kermally

The Sugar Land 4B Corporation approved the Sugar Land Town Square Phase II Repositioning Agreement for Building H improvements in the amount of 2 million dollars.

A motion to **Approve, Sugar Land Town Square Phase II Repositioning Agreement for Building H improvements in the amount of 2 million dollars**, was made by Mary Ryder and seconded by Suzanne Whatley, the motion **Passed**.

Ayes: Steve Bezecny, William Ferguson, Suzanne Whatley, Stewart Jacobson, Mary Ryder

Absent: Kirk Kirchof, Alan Goodrich

3. Office Tenant Improvements (\$4.5M)

The Sugar Land Development Corporation approved the Sugar Land Town Square Phase II Repositioning Agreement for Office Tenant Improvements in the amount of 4.5 million dollars.

A motion to **Approve, Sugar Land Town Square Phase II Repositioning Agreement for Office Tenant Improvements in the amount of 4.5 million dollars**, was made by Joe Zimmerman and seconded by Rick Miller, the motion **Passed**.

Ayes: Joe Zimmerman, William Ferguson, Suzanne Whatley, Stewart Jacobson, Rick Miller

Nays: Robert Boettcher

Absent: Naushad Kermally

The Sugar Land 4B Corporation approved the Sugar Land Town Square Phase II Repositioning Agreement for Office Tenant Improvements in the amount of 4.5 million dollars.

A motion to **Approve, Sugar Land Town Square Phase II Repositioning Agreement for Office Tenant Improvements in the amount of 4.5 million dollars**, was made by Suzanne Whatley and seconded by Mary Ryder, the motion **Passed**.

Ayes: Steve Bezecny, William Ferguson, Suzanne Whatley, Stewart Jacobson, Mary Ryder

Absent: Kirk Kirchof, Alan Goodrich

V. Adjournment

The Sugar Land Development Corporation adjourned the meeting at 7:28 p.m.

A motion to **Adjourn at 7:28 p.m.**, was made by Suzanne Whatley and seconded by Stewart Jacobson; the motion **Passed**.

Ayes: Joe Zimmerman, William Ferguson, Suzanne Whatley, Stewart Jacobson, Rick Miller,
Robert Boettcher

Absent: Naushad Kermally

The Sugar Land 4B Corporation adjourned the meeting at 7:28 p.m.

A motion to **Adjourn at 7:28 p.m.**, was made by Mary Ryder and seconded by Steve Bezecny;
the motion **Passed**.

Ayes: Steve Bezecny, William Ferguson, Suzanne Whatley, Stewart Jacobson, Mary Ryder

Absent: Kirk Kirchof, Alan Goodrich

Linda Mendenhall, City Clerk

