



## City of Sugar Land

### Sugar Land 4B Corporation Minutes

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

Wednesday, July 16, 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/VhKPUeT-M9g?feature=share>.

#### II. Call to Order

##### QUORUM PRESENT

Alan Goodrich, Mary Ryder, Stewart Jacobson, and Robert Boettcher were present. Sanyjay Singhal attended virtually. Kurt Kirchof, Steve Bezecny, and Suzanne Whatley were absent. Linda Mendenhall, City Clerk, called the Sugar Land 4B Corporation Meeting to order at 4:00 p.m. The Sugar Land 4B Corporation members nominated to appoint Stewart Jacobson as the Temporary Chair for the meeting. Alan Goodrich initiated the motion, and Mary Ryder seconded the motion; the vote passed unanimously.

#### 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 18, 2025 meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the minutes of the June 18, 2025 meeting** was made by Mary Ryder and

seconded by Alan Goodrich; the motion **Passed**.

Ayes: Alan Goodrich, Mary Ryder, Stewart Jacobson, Robert Boettcher

Absent: Kurt Kirchof, Steve Bezecny, Suzanne Whatley, Sanjay Singhal

## V. **Contracts and Agreements**

### A. **AMENDMENT NO. 1 TO THE ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT WITH FIRST COLONY MALL, LLC**

Consideration of and action on authorization of Amendment No. 1 to the Economic Development Performance Agreement with First Colony Mall, LLC.

**Jonathan Soriano, Community Development Manager**

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

A motion to **Approve the Performance Agreement Amendment between Sugar Land 4B Corporation and First Colony Mall, LLC**, was made by Alan Goodrich and seconded by Mary Ryder; the motion **Passed**.

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

Absent: Kurt Kirchof, Steve Bezecny, Suzanne Whatley

## VI. **Resolutions**

### 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-25-07:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND THE DESIGN OF IMPROVEMENTS FOR ELDRIDGE PARK.

Consideration of and action on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-25-07:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND THE DESIGN OF IMPROVEMENTS FOR ELDRIDGE PARK.

**Carla Barrios, Engineer II, Fenglin du, Parks Development Manager**

Carla Barrios, Engineer II, and Fenglin Du, Parks Development Manager, gave a presentation, made comments, and answered questions from the Board.

Stewart Jacobson, Temporary Chair, opened the public hearing at 4:21 p.m. No members of the public addressed the Board during the public hearing. The public hearing was closed at 4:21 p.m.

A motion to **Approve Resolution No. SL4B-R-25-07 Eldridge Park Improvements**, was made by Sanjay Singhal and seconded by Alan Goodrich, the motion **Passed**.

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

Absent: Kurt Kirchof, Steve Bezecny, Suzanne Whatley

## **VII. Budget**

### **A. PROPOSED FISCAL YEAR 2026 BUDGET**

Review of and discussion on 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.

## **VIII. 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.

## **IX. Adjournment**

A motion to **Adjourn at 5:07 p.m.**, was made by Mary Ryder and seconded by Stewart Jacobson; the motion **Passed**.

Ayes: Alan Goodrich, Mary Ryder, Stewart Jacobson, Robert Boettcher

Absent: Kurt Kirchof, Steve Bezecny, Suzanne Whatley, Sanjay Singhal