



City of Sugar Land

Sugar Land 4B Corporation Minutes

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

Wednesday, September 17, 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/UnaRjBXoX8I?feature=share>

II. Call to Order

QUORUM PRESENT

Alan Goodrich, Sanjay Singhal, Steve Bezecny, Stewart Jacobson, and Mary Ryder were present. Robert Boettcher attended virtually. Kurt Kirchof was 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 Board.

IV. Minutes

A. MINUTES

Consideration of and action on the minutes of the August 20, 2025 meeting and the Joint Sugar Land Development Corporation and Sugar Land 4B Corporation September 2, 2025 meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the minutes of the August 20, 2025 meeting and the September 2, 2025 Joint Sugar Land Development Corporation and the Sugar Land 4B Corporation meeting**, was made by Alan Goodrich and seconded by Stewart Jacobson; the motion **Passed**.

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

V. Public Hearings

- A. **PUBLIC HEARING 4:00 P.M.**: Receive and hear all persons desiring to be heard on the Performance Agreement between Sugar Land 4B Corporation and Q's Deli LLC.

Consideration of and action on the Performance Agreement between Sugar Land 4B Corporation and Q's Deli LLC.

Jonathan Soriano, Community Development Manager

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

Steve Bezecny, Vice Chair, opened the public hearing at 4:07 p.m. No members of the public addressed the Board. The public hearing was closed at 4:07 p.m. by Steve Bezecny, Vice Chair.

A motion to **Approve the performance agreement between Sugar Land 4B Corporation and Q's Deli LLC**, was made by Sanjay Singhal and seconded by Mary Ryder; the motion **Passed**.

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

Absent: Kurt Kirchof

VI. Workshop

- A. **REVIEW OF PROPOSED RETAIL REFRESH GRANT PROGRAM**
Review of and discussion on the proposed Retail Refresh Grant Program.

Jonathan Soriano, Community Development Manager

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

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 4:45 p.m.**, was made by Mary Ryder and seconded by Alan Goodrich;

the motion **Passed.**

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

Absent: Kurt Kirchof