



City of Sugar Land

Tax Increment Reinvestment Zone 3 Minutes

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

Wednesday, December 10, 2025
Tax Increment Reinvestment Zone 3 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/oVxJIgpp_r8?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 minutes of the September 10, 2025 meeting.

Linda Mendenhall, City Clerk

V. Development Update

A. FY25 DEVELOPMENT UPDATE

Review of and discussion on the 2025 Annual Tax Increment Reinvestment Zone No. Three Development Update.

Ana Rodriguez, Community Development Coordinator

VI. Annual Report

A. **ANNUAL REPORT**

Consideration of and action on a recommendation to the City Council for approval of Tax Increment Reinvestment Zone Number Three Fiscal Year 2025 Annual Report.

Ana Rodriguez, Community Development Coordinator

VII. Adjournment

Linda Mendenhall, City Clerk





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II. Call to Order

QUORUM PRESENT

Jim Vonderhaar, Suzanne Whatley, and Sanjay Singhal were present. Chris Barnett attended virtually. Jay Neal was absent.

III. Public Comment

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No members of the public addressed the Board.

IV. Minutes

A. MINUTES

Consideration of and action on the minutes of the December 11, 2024 meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the minutes of the December 11, 2024 meeting**, was made by Suzanne Whatley and seconded by Sanjay Singhal; the motion **Passed**.

Ayes: Jim Vonderhaar, Suzanne Whatley, Sanjay Singhal, and Chris Barnett

Absent: Jay Neal

V. Orientation

A. ORIENTATION

Review of and discussion on the purpose, roles, responsibilities, and functions of the Tax Increment Reinvestment Zone No. Three Board of Directors.

Ana Rodriguez, Community Development Coordinator

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

VI. Election of Officers

A. ELECTION OF OFFICERS

Consideration of and action on the election of Vice Chairman, Secretary, and other officers as deemed necessary.

Ana Rodriguez, Community Development Coordinator

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

The Tax Increment Reinvestment Zone 3 Board nominated Suzanne Whatley as Vice Chair and Chris Barnett as Secretary.

A motion to **Approve the election of officers of Vice Chair and Secretary**, was made by Suzanne Whatley and seconded by Sanjay Singhal; the motion **Passed**.

Ayes: Jim Vonderhaar, Suzanne Whatley, Sanjay Singhal, and Chris Barnett

Absent: Jay Neal

VII. Annual Ethics Training

A. ANNUAL ETHICS TRAINING

Receive 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.

VIII. Development Update

A. IMPERIAL HISTORIC DISTRICT PROJECT

Review of and discussion on updates to the Imperial Historic District Project.

Jessica Huble, Assistant Director of Redevelopment

Jim Vonderhaar, Chair, tabled the Imperial Historic District Project agenda item for a future meeting.

A motion to **Table the Imperial Historic District Project** was made by Sanjay Singhal and seconded by Suzanne Whatley; the motion **Passed**.

Ayes: Jim Vonderhaar, Suzanne Whatley, Sanjay Singhal, and Chris Barnett

Absent: Jay Neal

IX. Budget

A. FISCAL YEAR BUDGET AMENDMENT AND ADOPTION

Consideration of and action on the Fiscal Year 2025 budget to projections amendment; and adoption of 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.

A motion to **Approve the Fiscal Year 2025 budget to projections** was made by Sanjay Singhal and seconded by Suzanne Whatley; the motion **Passed**.

Ayes: Jim Vonderhaar, Suzanne Whatley, Sanjay Singhal, and Chris Barnett

Absent: Jay Neal

A motion to **Approve the proposed 2026 Fiscal Year budget** was made by Sanjay Singhal and seconded by Suzanne Whatley; the motion **Passed**.

Ayes: Jim Vonderhaar, Suzanne Whatley, Sanjay Singhal, and Chris Barnett

Absent: Jay Neal

X. Adjournment

A motion to **Adjourn at 4:30 p.m.**, was made by Sanjay Singhal and seconded by Suzanne Whatley; the motion **Passed**.

Ayes: Jim Vonderhaar, Suzanne Whatley, Sanjay Singhal, and Chris Barnett

Absent: Jay Neal

Linda Mendenhall, City Clerk

