



City of Sugar Land

Tax Increment Reinvestment Zone 4 Minutes

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

Monday, December 15, 2025
Tax Increment Reinvestment Zone 4 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/1Q0vQcy_0dM?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 approval of the minutes of the December 16, 2024 and September 15, 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. Four Development Update.

Colby Millenbruch, Business Recruitment Manager, Robert Wilson, Assistant City Engineer

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 Four Fiscal Year 2025 Annual Report.

Colby Millenbruch, Business Recruitment Manager

VII. Adjournment

Linda Mendenhall, City Clerk





TAX INCREMENT REINVESTMENT ZONE NO. 4

MINUTES

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

MONDAY, DECEMBER 16, 2024

TAX INCREMENT REINVESTMENT ZONE NO. FOUR

CANE ROOM 161

https://youtube.com/live/3Q_KB4K0FI0?feature=share

4:00 PM

QUORUM PRESENT

The Tax Increment Reinvestment Zone Number Four was called to order at 4:02 p.m.
All member of the Board were present.

I. ATTENTION

- A. *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.*

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II. PUBLIC COMMENT

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No members of the public addressed the Board.

III. MINUTES

- A. Consideration of and action on the minutes of the September 16, 2024 meeting.
Ashley Newsome, Deputy City Secretary

A motion to Approve, Motion, was made by Carol McCutcheon and seconded by Pamela Gubbels, the motion Passed.

IV. DEVELOPMENT UPDATE

- A. Review of and discussion on the 2024 Annual Tax Increment Reinvestment Zone No. Four

Development Update.

Ana Rodriguez, Community Development Coordinator

V. ANNUAL REPORT

- A.** Consideration of and action on a recommendation of the Fiscal Year 2024 Annual Report to the City Council.

Ana Rodriguez, Community Development Coordinator

VI. ADJOURNMENT

Linda Mendenhall, City Clerk





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II. Call to Order

QUORUM PRESENT

Jennifer Raymond, Pamela Gubbel, Marcelo Moacyr, Terrie Gornet, and Rick Miller were present. Greg Stirman, Bridget Yeung, and Cynthia Knox were absent.

III. Public Comment

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No members of the public addressed the Board.

IV. Orientation

A. BOARD ORIENTATION

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

Colby Millenbruch, Business Recruitment Manager, Jessica Huble, Assistant Director of Redevelopment

Colby Millenbruch, Business Recruitment Manager, and Jessica Huble, Assistant Director of Redevelopment, gave a presentation, made comments, and answered questions from the Board.

V. Election of Officers

A. ELECTION OF OFFICERS

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

Colby Millenbruch, Business Recruitment Manager

Colby Millenbruch, Business Recruitment Manager, made comments and answered questions from the Board.

The Tax Increment Reinvestment Zone 4 Board nominated Jennifer Raymond as Vice Chair and Terrie Gornet as Secretary.

A motion to **Approve the election of a Vice Chair**, was made by Pamela Gubbels and seconded by Marcelo Moacyr; the motion **Passed**.

Ayes: Jennifer Raymond, Pamela Gubbel, Marcelo Moacyr, Terrie Gornet, and Rick Miller

Absent: Greg Stirman, Bridget Yeung, and Cynthia Knox

A motion to **Approve the election of a Secretary**, was made by Pamela Gubbels and seconded by Marcelo Moacyr; the motion **Passed**.

Ayes: Jennifer Raymond, Pamela Gubbel, Marcelo Moacyr, Terrie Gornet, and Rick Miller

Absent: Greg Stirman, Bridget Yeung, and Cynthia Knox

VI. 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.

VII. 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.

ShaLae Steadman, Director of Budget

ShaLae Steadman, 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 amendment**, was made by Pamela Gubbels and seconded by Terrie Gornet; the motion **Passed**.

Ayes: Jennifer Raymond, Pamela Gubbel, Marcelo Moacyr, Terrie Gornet, and Rick Miller

Absent: Greg Stirman, Bridget Yeung, and Cynthia Knox

A motion to **Approve the adoption of the proposed Fiscal Year budget**, was made by Marcelo Moacyr and seconded by Rick Miller; the motion **Passed**.

Ayes: Jennifer Raymond, Pamela Gubbel, Marcelo Moacyr, Terrie Gornet, and Rick Miller
Absent: Greg Stirman, Bridget Yeung, and Cynthia Knox

VIII. Adjournment

A motion to **Adjourn at 4:25 p.m.**, was made by Terrie Gornet and seconded by Rick Miller; the motion **Passed**.

Ayes: Jennifer Raymond, Pamela Gubbel, Marcelo Moacyr, Terrie Gornet, and Rick Miller
Absent: Greg Stirman, Bridget Yeung, and Cynthia Knox