



City of Sugar Land

Sugar Land 4B Corporation Agenda

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

Wednesday, May 20, 2026
Sugar Land 4B Corporation Meeting
Cane Room 161
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/yB-fCSCF3AA?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 February 18, 2026, meeting.
Linda Mendenhall, City Clerk

V. Appointments

A. BUDGET COMMITTEE APPOINTMENTS

Consideration of and action on the appointment of two Directors to the Fiscal Year 2026-2027 Budget Committee.
Jessica Huble, Assistant Director of Redevelopment

VI. Workshop

A. SUGAR LAND 4B CORPORATION PARKS PROJECTS UPDATE

Review of and discussion on the updates of the parks projects funded by Sugar Land 4B Corporation.
Fenglin du, Parks Development Manager

VII. Director's Report

A.

- Marketing, Promotions, and Events
- Strategic and Capital Projects
- Business Recruitment and Retention Efforts

Devon Rodriguez, Director of Redevelopment

VIII. Adjournment

The Sugar Land 4B Corporation reserves the right to adjourn into Executive Session at any time during this meeting for the purpose of consultation with the Attorney as authorized by Texas Government Code Sections 551.071 to discuss any of the matters listed above.

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary, (281) 275-2730. Requests for special services must be received 48 hours prior to the meeting time. Reasonable accommodations will be made to assist your needs.

The agenda and supporting documentation is located on the [City Website](#) under meeting agendas.

Posted on this 14th day of May 2026 at 4:00 P.M.



Sugar Land 4B Corporation Agenda Request May 20, 2026

Agenda Request No: IV.A.

Agenda of: Sugar Land 4B Corporation Meeting

Initiated by: Nicole Fontenette, Agenda & Public Meeting Coordinator

Presented by: Linda Mendenhall, City Clerk

Responsible Department: Admin

Agenda Caption:

MINUTES

Consideration of and action on the minutes of the February 18, 2026, meeting.

Recommended Action:

Approval of the minutes of the February 18, 2026, meeting.

Executive Summary:

Consideration of and action on the minutes of the February 18, 2026, meeting.

Budget

Expenditure Required: n/a

Current Budget: n/a

Additional Funding: n/a

Funding Source: n/a

Account Number (ORG-OBJ-Project): n/a

Attachments

1. 2.18.26 Sugar Land 4B Corporation Meeting Minutes (1)



City of Sugar Land

Sugar Land 4B Corporation Minutes

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

Wednesday, February 18, 2026
Sugar Land 4B Corporation Meeting Minutes
City Council Chamber
4:00 PM

I. Attention

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The meeting will live stream at https://youtube.com/live/fmrx_BcP8Zs?feature=share.

II. Call to Order

QUORUM PRESENT

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

III. Public Comment

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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 approval of the minutes of the November 19, 2025, meeting, December 17, 2025, and January 21, 2026, Joint Sugar Land 4B Corporation and Sugar Land Development Corporation meetings.

Linda Mendenhall, City Clerk

A motion to **Approve the minutes of the November 19, 2025 meeting**, was made by Alan Goodrich and seconded by Mary Ryder; the motion **Passed**.

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

Absent: Steve Bezecny

V. Public Hearings

- A. **PUBLIC HEARING 4:00 P.M.:** Review and hear all persons desiring to be heard on the Performance Agreement between the Sugar Land 4B Corporation, Chlotton, LLC dba United Defense Tactical, and Greyhound First Colony, LP.

Consideration of and action on the Performance Agreement between the Sugar Land 4B Corporation, Chlotton, LLC dba United Defense Tactical, and Greyhound First Colony, LP.

Jonathan Soriano, Community Development Manager

Johnathan Soriano, Community Development Manager, gave a presentation, made comments, and answered questions from the Board.

President Kurt Kirchof opened the public hearing at 4:11 p.m. No members of the public addressed the Board during the hearing. The public hearing was closed at 4:11 p.m.

A motion to **Approve the performance agreement between the Sugar Land 4B Corporation, Chlotton, LLC dha United Defense Tactical and Greyhound First Colony, LP**, was made by Stewart Jacobson and seconded by Robert Boettcher; the motion Passed.

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

Absent: Steve Bezecny

VI. 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.

VII. Adjournment

A motion to **Adjourn at 4:26 p.m.**, was made by Alan Goodrich and seconded by Robert Boettcher; the motion **Passed**.

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

Absent: Steve Bezecny

Linda Mendenhall, City Clerk





Sugar Land 4B Corporation Agenda Request May 20, 2026

Agenda Request No: V.A.

Agenda of: Sugar Land 4B Corporation Meeting

Initiated by: Ana Rodriguez, Community Development Coordinator

Presented by: Jessica Huble, Assistant Director of Redevelopment

Responsible Department: Redevelopment

Agenda Caption:

BUDGET COMMITTEE APPOINTMENTS

Consideration of and action on the appointment of two Directors to the Fiscal Year 2026-2027 Budget Committee.

Recommended Action:

Appoint a budget committee to discuss the FY27 proposed budget.

Executive Summary:

The Corporation's fiscal year ends on September 30. As part of the annual budget process, the Board historically has appointed two members to serve on a Budget Committee. These appointments have typically been made up of non-City Council Sugar Land 4B (SL4B) members, as the City Council is separately briefed on the budget throughout the process and is required to approve the adopted SL4B budget before it is effective.

The Budget Committee meets with staff ahead of the budget workshop with the Board for an in-depth review of the FY26 projections and proposed budget for FY27, including proposed capital improvement and economic development projects. Typically, the budget will be reviewed with the Board at one meeting, and approval will be requested at the next meeting. The City Council will then be asked to approve the adopted budget prior to the start of the fiscal year on October 1, 2026.

The time commitment for the committee is minimal; approximately an hour to meet with staff in mid to late June as the budget for FY27 is being developed. Staff will contact the appointed directors to set up a convenient meeting time.

SL4B Budget Committee members for FY26 were Directors Ryder and Goodrich.

Staff recommends the Board appoint two directors to serve on a budget committee for the FY27 budget process.

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

Account Number (ORG-OBJ-Project): N/A

Attachments

None



Sugar Land 4B Corporation Agenda Request May 20, 2026

Agenda Request No: VI.A.

Agenda of: Sugar Land 4B Corporation Meeting

Initiated by: Fenglin du, Parks Development Manager

Presented by: Fenglin du, Parks Development Manager

Responsible Department: Parks

Agenda Caption:

SUGAR LAND 4B CORPORATION PARKS PROJECTS UPDATE

Review of and discussion on the updates of the parks projects funded by Sugar Land 4B Corporation.

Recommended Action:

Review of the updates of the parks projects funded by Sugar Land 4B

Executive Summary:

Sugar Land 4B Corporation has provided funding for several parks improvement projects aimed at enhancing quality of life in the City of Sugar Land. Collaborating with Redevelopment team, the Parks and Engineering teams successfully completed several of these projects approximately one year ago. The projects currently underway include:

1. Imperial Park Recreation Center Indoor and Outdoor Fitness (Design-Build) – \$402,148
2. Senior Center Feasibility Study – \$100,000
3. Sugar Land Memorial Park Splash Pad Construction – \$892,824
4. Eldridge Park Improvements Design – \$200,000
5. Old Imperial Prison Farm Cemetery Improvements – \$150,000

Staff would like to provide Sugar Land 4B Corporation with an update on these projects, receive feedback, and answer any questions from the Board.

Budget

Expenditure Required: 0

Current Budget: 0

Additional Funding: 0

Funding Source: N/A

Account Number (ORG-OBJ-Project): CPK 2402, CPK2403, MU2003, CPK2504, CPK2202

Attachments

None



Sugar Land 4B Corporation Agenda Request May 20, 2026

Agenda Request No: VII.A.

Agenda of: Sugar Land 4B Corporation Meeting

Initiated by: Nicole Fontenette, Agenda & Public Meeting Coordinator

Presented by: Devon Rodriguez, Director of Redevelopment

Responsible Department: Admin

Agenda Caption:

- Marketing, Promotions, and Events
- Strategic and Capital Projects
- Business Recruitment and Retention Efforts

Recommended Action:

Receive the Director's Report.

Executive Summary:

Budget

Expenditure Required: n/a

Current Budget: n/a

Additional Funding: n/a

Funding Source: n/a

Account Number (ORG-OBJ-Project): n/a

Attachments

None