



City of Sugar Land

Sugar Land Development Corporation Agenda

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

Tuesday, June 2, 2026

**Sugar Land Development Corporation Meeting
Meeting of the Sugar Land Development
Corporation and the Governing Body of the City of
Sugar Land
Cane Room 161
4:30 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://www.youtube.com/watch?v=8EBym_tDWyk.

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 or workshop 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 May 5, 2026, meeting.

Linda Mendenhall, City Clerk

V. Election of Officers

A. ELECTION OF OFFICERS

Consideration of and action on the election of a Board President and Vice President.

Elizabeth Huff, Director of Economic Development and Tourism

VI. Appointment

A. ECONOMIC DEVELOPMENT COMMITTEE APPOINTMENT

Consideration of and action on the appointment of a Director to the City of Sugar Land Economic Development Committee.

Elizabeth Huff, Director of Economic Development and Tourism

VII. Resolutions

- A. Consideration of and action on **SUGAR LAND DEVELOPMENT CORPORATION RESOLUTION NO. SLDC-R-26-03**: A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND DEVELOPMENT CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND FOR LANDSCAPE AND HARDSCAPE IMPROVEMENTS AND ENHANCEMENTS, FOUNTAIN REHABILITATION, AND DRAINAGE IMPROVEMENTS, ALONG U.S. HWY. 59/I-69, U.S. HWY. 90A, STATE HWY. 6, AND OTHER MAJOR CORRIDORS IN THE CITY OF SUGAR LAND.
Henry Vavrecka, Right of Way Services Manager

VIII. Director's Report

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

Elizabeth Huff, Director of Economic Development and Tourism

IX. Adjournment

The Sugar Land Development 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 27th day of May, 2026, at 4:00 p.m



Sugar Land Development Corporation Agenda Request

June 2, 2026

Agenda Request No: IV.A.

Agenda of: Sugar Land Development Corporation Meeting

Initiated by: Ashley Newsome, Deputy City Clerk

Presented by: Linda Mendenhall, City Clerk

Responsible Department: Admin

Agenda Caption:

MINUTES

Consideration of and action on the approval of the minutes of the May 5, 2026, meeting.

Recommended Action:

Consideration of and action on the approval of the minutes of the May 5, 2026 meeting.

Executive Summary:

Consider the minutes of the May 5, 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. SLDC Minutes



City of Sugar Land

Sugar Land Development Corporation Minutes

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

Tuesday, May 5, 2026

Sugar Land Development Corporation Meeting
Meeting of the Sugar Land Development Corporation and the
Governing Body of the City of Sugar Land 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/3enx6coJX44?feature=share>.

II. Call to Order

QUORUM PRESENT

Suzanne Whatley, Stewart Jacobson, Robert Boettcher, Rick Miller, Carol McCutcheon, Sanjay Singhal, and Jim Vonderhaar were present.

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 approval of the minutes of the April 7, 2026 meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the minutes of the April 7, 2026, meeting**, was made by Rick Miller and seconded by Suzanne Whatley; the motion **Passed**.

Ayes: Suzanne Whatley, Stewart Jacobson, Robert Boettcher, Rick Miller, Carol McCutcheon, Sanjay Singhal, Jim Vonderhaar

V. Workshop

A. ECONOMIC DEVELOPMENT INCENTIVE POLICY REVIEW

Review of and discussion on existing Economic Development incentive policies, focusing on the Tax Abatement, Direct Incentive, Office Readiness, and Innovation Fund programs.

Elizabeth Huff, Director of Economic Development and Tourism

Elizabeth Huff, Director of Economic Development and Tourism, gave a presentation, made comments, and answered questions from the Board.

VI. Director's Report

A.

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

Elizabeth Huff, Director of Economic Development and Tourism

Elizabeth Huff, Director of Economic Development and Tourism, gave a presentation, made comments, and answered questions from the Board.

VII. Adjournment

A motion to **Adjourn at 4:44 p.m.**, was made by Sanjay Singhal and seconded by Stewart Jacobson; the motion **Passed**.

Ayes: Suzanne Whatley, Stewart Jacobson, Robert Boettcher, Rick Miller, Carol McCutcheon, Sanjay Singhal, Jim Vonderhaar

Linda Mendenhall, City Clerk





Sugar Land Development Corporation Agenda Request June 2, 2026

Agenda Request No: VII.A.

Agenda of: Sugar Land Development Corporation Meeting

Initiated by: Alba Penate-Johnson, Assistant Director of Economic Development

Presented by: Henry Vavrecka, Right of Way Services Manager

Responsible Department: Economic Development

Agenda Caption:

Consideration of and action on **SUGAR LAND DEVELOPMENT CORPORATION RESOLUTION NO. SLDC-R-26-03**: A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND DEVELOPMENT CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND FOR LANDSCAPE AND HARDSCAPE IMPROVEMENTS AND ENHANCEMENTS, FOUNTAIN REHABILITATION, AND DRAINAGE IMPROVEMENTS, ALONG U.S. HWY. 59/I-69, U.S. HWY. 90A, STATE HWY. 6, AND OTHER MAJOR CORRIDORS IN THE CITY OF SUGAR LAND.

Recommended Action:

Approval of Public Works Capital Improvement Projects funded by the Sugar Land Development Corporation

Executive Summary:

The landscaping and gateway features along major corridors within the City are maintained and managed by the Public Works Department. These corridors, including US 90A, State Highway 6, US 59/I-69, Eldridge Road, and others, contain aging and damaged plant material, deteriorating hardscape features, irrigation deficiencies, drainage issues, and fountain infrastructure requiring rehabilitation and enhancement. Proposed improvements include replacement of landscaping and irrigation systems, repair and enhancement of hardscape and streetscape elements, fountain rehabilitation, and drainage improvements intended to improve the appearance, functionality, and long-term sustainability of major entry corridors and roadway gateways throughout the City.

This funding resolution authorizes a request for landscape and hardscape improvements and enhancements, fountain rehabilitation, and drainage improvements along major corridors throughout the City for \$590,464.09.

These improvements are an eligible use of Economic Development Type A funds, as authorized under Texas Local Government Code Chapter 504. Type A funding may be utilized for

infrastructure and public improvements that promote or develop new or expanded business enterprises. Enhancing major corridors and gateway aesthetics supports economic development objectives by improving community appearance, reinforcing marketability for site selection, and creating a more attractive environment for commercial investment, tourism, and business development.

Budget

Expenditure Required: \$590,464.09

Current Budget: \$590,464.09

Additional Funding: 0

Funding Source: Sugar Land Development Corporation

Account Number (ORG-OBJ-Project): CTR2301, CTR2401, CTR2501, CMB2605

Attachments

- 1. 1.0 SLDC Public Works Resolution 4-10-26

RESOLUTION NO. SLDC-R-26-03

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND DEVELOPMENT CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND FOR LANDSCAPE AND HARDSCAPE IMPROVEMENTS AND ENHANCEMENTS, FOUNTAIN REHABILITATION, AND DRAINAGE IMPROVEMENTS, ALONG U.S. HWY. 59/I-69, U.S. HWY. 90A, STATE HWY. 6, AND OTHER MAJOR CORRIDORS IN THE CITY OF SUGAR LAND.

WHEREAS, under Section 5.02(a) of the Corporation’s bylaws, the City has requested that the Corporation fund a project or activity as described in this Resolution; and

WHEREAS, the Corporation’s Board of Directors finds that the described project or activity is authorized under the Development Corporation Act (Chapt. 501 to 505, Local Gov’t. Code); NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SUGAR LAND DEVELOPMENT CORPORATION:

Section 1. That it adopts the findings, recitals, and defined terms set forth in the preamble to this Resolution.

Section 2. That it approves the City’s request for funding as follows:

Description of Project or Activity: Landscape and hardscape improvements and enhancements, fountain rehabilitation, and drainage improvements and enhancement projects along U.S. Hwy. 59/I-69, U.S. Hwy. 90A, State Hwy. 6, Eldridge Road, and other major corridors in the City of Sugar Land.

Amount Funded: \$590,464.09.

Statutory Authorization: Project includes expenditures that are found by the board of directors to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises limited to streets and roads Local Gov’t. Code §501.103.

“Cost” with respect to a project has the meaning as specified in Local Gov’t Code § 501.152 (cost of the acquisition, cleanup, construction, reconstruction, improvement, or expansion of a project, including the costs specified in (1) through (13) thereof).

Section 3. That approval of this Resolution authorizes the City to pay the costs of the Project or activity from the Corporation’s funds, as described in this Resolution, as authorized by Section 5.02 of the Corporation’s bylaws.

Section 4. That approval of this Resolution authorizes the general manager or his designee to enter into subsequent contracts related to this Project in accordance with section 3.06 of the Corporation’s bylaws, provided that the contract is for a “project cost” as defined in section 501.152 of the Act.

APPROVED ON _____, 2026.

Stewart Jaconson, President
Sugar Land Development Corporation

ATTEST:

APPROVED AS TO FORM:

DAnn Shea Smith

Linda Mendenhall, City Clerk



Sugar Land Development Corporation Agenda Request

June 2, 2026

Agenda Request No: VIII.A.

Agenda of: Sugar Land Development Corporation Meeting

Initiated by: Charlotte Graves, Agenda & Public Meeting Coordinator

Presented by: Elizabeth Huff, Director of Economic Development and Tourism

Responsible Department: Admin

Agenda Caption:

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

Recommended Action:

Executive Summary:

Elizabeth Huff, Director of Economic Development, will discuss with the Board previous or upcoming marketing, promotion and events, strategic and capital projects, as well as business recruitment and retention efforts.

Budget

Expenditure Required: NA

Current Budget: NA

Additional Funding: NA

Funding Source: NA

Account Number (ORG-OBJ-Project): NA

Attachments

None