City of Sugar Land

Sugar Land 4B Corporation Agenda

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

Wednesday, August 26, 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/Jk-D1rK9HFE?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 regarding 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 Clerk (281) 275-2730.

IV. Minutes

A. **MINUTES**
Consideration of and action on the minutes of the July 15, 2026, meeting.
Linda Mendenhall, City Clerk

V. Budget

A. **FY27 PROPOSED BUDGET**
Consideration of and action on amending the Fiscal Year 2026 Budget to Projections; adoption of the proposed Fiscal Year 2027 Budget; and a recommendation of the proposed Fiscal Year 2027 Budget to the Members of City Council.
Justyn Mejorado, Assistant Director of Budget

VI. Workshop

A. **ORIENTATION**
Review of and discussion on the purpose, roles, responsibilities, and functions of the Sugar Land 4B Corporation.
Jonathan Soriano, Community Development Manager, Emily Pollard, Communications Manager

B. **<u>ELDRIDGE PARK IMPROVEMENTS</u>**
Review of and discussion on the updates of the Eldridge Park Improvements project, funded by Sugar Land 4B Corporation.
Kimberly Terrell, Director of Parks & Recreation

VII. 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 Clerk, (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 19th day of August, 2026, at 3:30 P.M.

Sugar Land 4B Corporation Agenda Request
August 26, 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 July 15, 2026, meeting.

Recommended Action:
Approval of the minutes of the July 15, 2026, meeting.

Executive Summary:
Consideration of and action on the minutes of the July 15, 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. Sugar Land 4B Corporation Meeting Minutes 7.15.26

City of Sugar Land

Sugar Land 4B Corporation Minutes

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

Wednesday, July 15, 2026
Sugar Land 4B Corporation Meeting Minutes
City Council Chamber
4:00 PM

I. Attention

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II. Call to Order

QUORUM PRESENT

Kurt Kirchof, Alan Goodrich, Steve Bezecny, and Rob Boettcher were present. Stewart Jacobson, Suzanne Whatley and Mary Ryder were 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 May 20, 2026, meeting.
Linda Mendenhall, City Clerk

A motion to **Approve the May 20, 2026, meeting minutes**, was made by Steve Bezecny and seconded by Rob Boettcher; the motion **Passed**.
Ayes: Kurt Kirchof, Alan Goodrich, Steve Bezecny, Rob Boettcher
Absent: Stewart Jacobson, Suzanne Whatley, Mary Ryder

V. Public Hearings

A. **PUBLIC HEARING 4:00 P.M.:** Review and hear all persons desiring to be heard on the Performance Agreement between Sugar Land 4B Corporation, Vino & Vinyl, LLC, and LCFRE Sugar Land Town Square, LLC.

Consideration of and action on the Performance Agreement between Sugar Land 4B Corporation, Vino & Vinyl, LLC, and LCFRE Sugar Land Town Square, LLC., under the Retail Refresh Grant Program, for a reimbursement incentive not to exceed $120,000.00.
Jonathan Soriano, Community Development Manager

Jonathan Soriano, Community Development Manager, gave a presentation, made comments, and answered questions from the Board.
Kurt Kirchof, Chair, opened the public hearing at 4:14 p.m. No members of the public addressed the Board. The public hearing was closed at 4:14 p.m.

A motion to **Approve the performance agreement between Sugar Land 4B Corporation, Vino & Vinyl, LLC, and LCFRE Sugar Land Town Square, LLC., under the Retail Refresh Grant Program, for a reimbursement incentive not to exceed $120,000.00**, was made by Alan Goodrich and seconded by Steve Bezecny, the motion **Passed**.
Ayes: Kurt Kirchof, Alan Goodrich, Steve Bezecny, Rob Boettcher
Absent: Stewart Jacobson, Suzanne Whatley, Mary Ryder

VI. Budget

A. **FY 2027 BUDGET WORKSHOP**
Review of and discussion on the proposed budget for the Sugar Land 4B Corporation for Fiscal Year 2027.
Justyn Mejorado, Assistant Director of Budget

Justyn Mejorado, Assistant Director of Budget, ShaLae Steadman, Director of Budget and Kimberly Terrell, Director of Parks and Recreation, 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 5:00 p.m.**, was made by Rob Boettcher and seconded by Alan Goodrich, the motion **Passed.**

Ayes: Kurt Kirchof, Alan Goodrich, Steve Bezecny, Rob Boettcher
Absent: Stewart Jacobson, Suzanne Whatley, Mary Ryder

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Linda Mendenhall, City Clerk

Sugar Land 4B Corporation Agenda Request
August 26, 2026

Agenda Request No: V.A.

Agenda of: Sugar Land 4B Corporation Meeting

Initiated by: Justyn Mejorado, Assistant Director of Budget

Presented by: Justyn Mejorado, Assistant Director of Budget

Responsible Department: Budget

Agenda Caption:
FY27 PROPOSED BUDGET
Consideration of and action on amending the Fiscal Year 2026 Budget to Projections; adoption of the proposed Fiscal Year 2027 Budget; and a recommendation of the proposed Fiscal Year 2027 Budget to the Members of City Council.

Recommended Action:
Consideration of and action on amending the Fiscal Year 2026 Budget to Projections; adoption of the proposed Fiscal Year 2027 Budget; and a recommendation of the proposed Fiscal Year 2027 Budget to the Members of City Council.

Executive Summary:
The Sugar Land 4B Corporation's current fiscal year ends on September 30, 2026, and pursuant to the Corporation's bylaws, the Corporation shall approve a budget of expected revenues and proposed expenditures for the next fiscal year prior to the end of the current fiscal year. The following summary covers the financial information on the attached financial statement in more detail.

FY26 Projections
Total projected revenues for FY26 are $10.9 million. This includes $10.3 in sales tax and $0.6 million in interest income. Higher than anticipated sales tax collections, offset by a projected reduction in interest income, results in total revenues estimated to be $0.7 million or 7% higher than the current budget.

Total expenditures are projected to remain within the original budget of $11.9 million, with $1.9 million remaining in Reserve for Opportunities as of the beginning of August.

The projected ending fund balance is $15.6 million, exceeding the Corporation's minimum fund balance policy requirement of $1.4 million by approximately $14.1 million. The policy requires the Corporation to maintain a minimum fund balance equal to 15% of annual budgeted sales tax revenues.

FY27 Proposed Budget

Total revenues are projected at $11.0 million, including $10.5 million in sales tax revenue and $0.5 million in interest income.

Proposed expenditures total $13 million and include the following:

- **Economic Development Program ($0.5 million**) – Provides funding for ongoing operations, including marketing, business relations, and other economic development initiatives.
- **Cultural Arts ($18,000)** – FY27 creates a dedicated Cultural Arts Division budget within the 4B Corporation, reallocating existing funds from the Cultural Art Fund, to support the operational needs required to deliver cultural arts projects and programs, including public art administration, artist recruitment, community engagement, marketing, and event support, while improving transparency and accountability for these expenditures.
- **Sponsorships ($0.5 million)** – Includes the final $300,000 commitment for FIFA World Cup 2026 incentives and $250,000 for the second year of Town Center events.
- **Debt Service ($1.7 million)** – Provides funding for annual debt service payments on the Corporation's outstanding Sales Tax Revenue Bonds.
- **Reserve for Opportunities ($2 million)** – Maintains funding capacity for future economic development opportunities that may arise during the fiscal year.
- **Incentives ($1.5 million)** – Includes $1.5 million for the Town Square Revitalization project and $70,000 for potential sales tax incentive payments related to the First Colony Mall Lifestyle Center.
- **Capital Projects ($2.6 million)** - Includes $300,000 for FUN Grants and $2.3 million for park improvements. Including $1.6 million for Sports Field Lighting Replacements at City and Lost Creek Parks, $0.41 million for the replacement of the playground at Sugar Mill Park and $0.25 million for the redesign phase of Mesquite Park, with construction planned in FY28.
- **Transfer to General Fund ($1.7 million)** – Includes $1.2 million for personnel costs associated with General Fund employees who support Corporation activities and $0.5 million for allocated internal service costs.
- **Transfer to Debt Service ($2.3 million)** – funds payments on debt issued for the Imperial land acquisition in FY25.

- **Transfer to Public Art Fund ($0.1 million)** – Includes a reduced transfer from the prior year, allowing existing fund balance within the Public Art Fund to be utilized with the FY27 transfer to support approximately $345,000 in eligible expenditures.

Financial Position

The proposed FY27 budget is projected to end with a fund balance of $13.6 million, exceeding the Corporation's minimum fund balance policy requirement by approximately $12 million.

The projected bond coverage ratio is 6.27x, significantly exceeding the minimum required ratio of 1.25x, demonstrating the Corporation's continued strong financial position.

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. SL4B Income Statement

CITY OF SUGAR LAND
SUGAR LAND 4B CORPORATION
FUND STATEMENT

	FY25 Actuals	FY26 Adopted Budget	FY26 Current Budget	FY26 Projections	FY27 Budget
REVENUES					
Sales Tax	$ 9,913,384	$ 9,514,394	$ 9,514,394	$ 10,330,478	$ 10,480,240
Interest Income	835,763	650,000	650,000	575,000	520,000
Operating Revenues	10,749,147	10,164,394	10,164,394	10,905,478	11,000,240
TIRZ#1	71,414	-	-	-	-
Miscellaneous	80,053	-	-	-	-
Non-Operating Revenues	151,467	-	-	-	-
Total Revenues	10,900,614	10,164,394	10,164,394	10,905,478	11,000,240
EXPENDITURES					
Economic Development Program	307,778	777,170	527,170	527,170	527,170
Cultural Arts	-	-	-	-	18,000
Sponsorships	250,000	250,000	500,000	500,000	550,000
Total Operating Expenditures	557,778	1,027,170	1,027,170	1,027,170	1,095,170
Debt Service	2,016,425	1,738,550	1,738,550	1,738,550	1,748,800
Reserve for Opportunities	-	2,000,000	1,989,744	1,989,744	2,000,000
Incentives	9,028,489	893,000	893,000	893,000	1,570,000
Transfers to Capital Projects	1,423,988	2,100,000	2,110,256	2,110,256	2,560,000
Transfer to General Fund	1,194,526	1,354,045	1,354,045	1,354,045	1,656,694
Transfer to Debt Service Fund	-	2,636,582	2,636,582	2,636,582	2,282,132
Transfer to Public Art Fund	250,000	250,000	250,000	250,000	97,400
Total Non-Operating Expenditures	13,913,428	10,972,177	10,972,177	10,972,177	11,915,026
Total Expenditures	14,471,206	11,999,347	11,999,347	11,999,347	13,010,196
Fund Balance - Beginning	20,262,699	16,692,107	16,692,107	16,692,107	15,598,238
Revenues Over/(Under) Expenditures	(3,570,592)	(1,834,953)	(1,834,953)	(1,093,869)	(2,009,956)
Fund Balance - Ending	16,692,107	14,857,154	14,857,154	15,598,238	13,588,282
Debt Service Reserve	(2,004,426)	(2,092,277)	(2,092,277)	(2,092,277)	(1,517,000)
Fund Balance - Available	$ 14,687,681	$ 12,764,877	$ 12,764,877	$ 13,505,961	$ 12,071,282
Minimum Fund Balance (15% of Sales Tax)		1,427,159	1,427,159	1,427,159	1,572,036
Over/Under Policy		13,429,995	13,429,995	14,171,079	12,016,246
Bond Coverage Ratio (Min. 1.25x)		5.81	5.81	6.24	6.27

Sugar Land 4B Corporation Agenda Request
August 26, 2026

Agenda Request No: VI.A.

Agenda of: Sugar Land 4B Corporation Meeting

Initiated by: Jonathan Soriano, Community Development Manager

Presented by: Jonathan Soriano, Community Development Manager, Emily Pollard, Communications Manager

Responsible Department: Redevelopment

Agenda Caption:
ORIENTATION
Review of and discussion on the purpose, roles, responsibilities, and functions of the Sugar Land 4B Corporation.

Recommended Action:
Review and discuss Sugar Land 4B Corporation Orientation

Executive Summary:
As new members are appointed to the Sugar Land 4B Corporation (SL4B) Board, orientation and training relative to the role and duty of Board members in the economic development process is necessary to ensure their successful participation in the decision-making process. Additionally, an annual orientation is required per City Council Resolution No. 21-17, which establishes procedures for City boards.

The orientation and training will include an overview of economic development and economic development corporations in Texas, eligible project types under the Development Corporation Act, a history of Type B projects in Sugar Land, board member expectations, and an overview of the Sugar Land 4B Corporation.

In 2026, Sugar Land was again awarded the "2025 Economic Excellence Recognition Award" by the Texas Economic Development Council for its best practices in economic development, including conducting an annual orientation with the Board of Directors.

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
August 26, 2026

Agenda Request No: VI.B.

Agenda of: Sugar Land 4B Corporation Meeting

Initiated by: Carla Barrios, Engineer II

Presented by: Kimberly Terrell, Director of Parks & Recreation

Responsible Department: Engineering

Agenda Caption:
ELDRIDGE PARK IMPROVEMENTS
Review of and discussion on the updates of the Eldridge Park Improvements project, funded by Sugar Land 4B Corporation.

Recommended Action:
Workshop of the updates of the Eldridge Park Improvements project, funded by Sugar Land 4B Corporation

Executive Summary:
Sugar Land 4B Corporation has provided funding for several park improvement projects aimed at enhancing the quality of life for residents of the City of Sugar Land. One of these projects is the Eldridge Park Improvements Project, which focuses on revitalizing one of the City's most visited and valued community parks.

Eldridge Park is home to one of Sugar Land's primary soccer complexes, supporting both recreational play and organized league activities. Since its construction in 1999, the park has experienced aging infrastructure, recurring irrigation repairs, drainage issues within the parking lot, and a growing need for facility enhancements to better serve the community's evolving recreational demands.

On August 21, 2024, the Sugar Land 4B Corporation Board recommended approval of the Fiscal Year 2025 Budget to City Council, which included $200,000 for the design of the Eldridge Park Improvements Project. This funding was approved through the City's Capital Improvement Program in September 2024. On July 16, 2025, the SL4B Board held a public hearing and approved Resolution No. SL4B-R-25-07, authorizing the use of these funds for professional design services.

The original project scope included several improvements intended to enhance the park's functionality, appearance, and long-term maintenance. As design progressed and construction costs were refined, City staff and the consultant team evaluated the proposed improvements and adjusted the scope to ensure the project remained within the available budget while maintaining the greatest possible community benefit. The final base bid scope includes addressing drainage concerns, designing a new irrigation system throughout the park, and adding site amenities such as a playground retaining wall and dumpster enclosure. These improvements address several of the park's existing infrastructure and maintenance needs while providing meaningful enhancements to the overall visitor experience.

The project will also include add-alternate improvements for consideration based on available funding and bid pricing. The add alternates include the enhancements to the Live Oak Grove area and conversion of a natural grass soccer field to synthetic turf. These additional improvements would further enhance the park's recreational functionality and usability while allowing the City to prioritize the core improvements within the base bid.

Beyond the physical improvements, the project supports broader community goals by promoting health, wellness, outdoor recreation, and youth sports programming. The enhancements will strengthen one of the City's key recreational assets, improve the visitor experience, address aging infrastructure, and continue to foster community engagement while supporting the quality of life for residents and visitors alike.

On August 5, 2025, City Council approved a professional services agreement with Stantec Consulting Services Inc. for the Eldridge Park Improvements Project (CPK2504). Since project kickoff, City staff and the consultant team have worked collaboratively to advance the design and are at the 95% design milestone. The team is also finalizing the Opinion of Probable Construction Cost (OPCC).

At this time, staff will provide the Sugar Land 4B Corporation Board with an update on the project's progress and present the final project scope and OPCC. The revised scope prioritizes critical park and site improvements within the base bid, while the synthetic turf field conversion and improvements around the building/Live Oak Grove area have been identified as add alternates. This approach allows the City to maintain the project's core improvements within the available budget, while preserving the opportunity to complete additional recreational enhancements should funding and bid pricing allow.

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: SL4B

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

Attachments

None