



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

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/-xyIf9VNeYY?feature=share>.

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

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 Secretary (281) 275-2730.

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

Linda Mendenhall, City Clerk

