City of Sugar Land

Sugar Land 4B Corporation Agenda

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

Wednesday, September 16, 2026
Sugar Land 4B Corporation Meeting
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://youtube.com/live/Xbs8sTSU_g4?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 Secretary (281) 275-2730.

IV. Minutes

A. **MINUTES**
Consideration of and action on the approval of the minutes of the August 26, 2026, meeting.
Linda Mendenhall, City Clerk

V. Public Hearings

A. **PUBLIC HEARING 4:30 P.M.:** Receive and hear all persons desiring to be heard on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-26-07:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND THE CONSTRUCTION IMPROVEMENTS FOR ELDRIDGE PARK, CIP CPK2504.

Consideration of and action on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-26-07:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND THE CONSTRUCTION IMPROVEMENTS FOR ELDRIDGE PARK, CIP CPK2504.
Kimberly Terrell, Director of Parks & Recreation

VI. Director's Report

A.

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

Devon Rodriguez, Director of Redevelopment

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 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 10th day of September 2026 at 1:00 P.M.

Sugar Land 4B Corporation Agenda Request
September 16, 2026

Agenda Request No: IV.A.

Agenda of: Sugar Land 4B Corporation Meeting

Initiated by: Charlotte Graves, Agenda & Public Meeting Coordinator

Presented by: Linda Mendenhall, City Clerk

Responsible Department: Admin

Agenda Caption:
MINUTES
Consideration of and action on the approval of the minutes of the August 26, 2026, meeting.

Recommended Action:

Executive Summary:

Budget

Expenditure Required: NA

Current Budget: NA

Additional Funding: NA

Funding Source: NA

Account Number (ORG-OBJ-Project): NA

Attachments
1. 8.26.26-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, August 26, 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/Jk-D1rK9HFE?feature=share.

II. Call to Order

QUORUM PRESENT

Kurt Kirchof, Steve Bezecny, Alan Goodrich, Mary Ryder, Stewart Jacobson, and Rob Boettcher were present. Suzanne Whatley was 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 Clerk (281) 275-2730.

No members of the public addressed the Board.

IV. Minutes

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

A motion to **Approve the July 15, 2026 meeting minutes**, was made by Steve Bezecny and seconded by Alan Goodrich; the motion **Passed.**
Ayes: Kurt Kirchof, Steve Bezecny, Alan Goodrich, Mary Ryder, Stewart Jacobson, Rob Boettcher
Absent: Suzanne Whatley

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

Justyn Mejorado, Assistant Director of Budget, gave a presentation, made comments, and answered questions from the Board.
A motion to **Approve the FY 26 Budget Projections Amendment,** was made by Mary Ryder and seconded by Steve Bezecny; the motion **Passed**.
Ayes: Kurt Kirchof, Steve Bezecny, Alan Goodrich, Mary Ryder, Stewart Jacobson, Rob Boettcher
Absent: Suzanne Whatley

A motion to **Approve the adoption of the FY27 Budget**, was made by Alan Goodrich and seconded by Mary Ryder; the motion **Passed.**
Ayes: Kurt Kirchof, Steve Bezecny, Alan Goodrich, Mary Ryder, Stewart Jacobson, Rob Boettcher
Absent: Suzanne Whatley

A motion to **Approve the recommendation of the proposed FY27 Budget to the members of City Council**, was made by Mary Ryder and seconded by Steve Bezecny; the motion **Passed.**
Ayes: Kurt Kirchof, Steve Bezecny, Alan Goodrich, Mary Ryder, Stewart Jacobson, Rob Boettcher
Absent: Suzanne Whatley

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

Jonathan Soriano, Community Development Manager, and Emily Pollard, Communications Manager, gave a presentation, made comments, and answered questions from the Board.

B. **ELDRIDGE PARK IMPROVEMENTS**
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

Kimberly Terrell, Director of Parks & Recreation, gave a presentation, made comments, and answered questions from the Board.

VII. Adjournment

A motion to **Adjourn at 4:24 p.m.**, was made by Alan Goodrich and seconded by Mary Ryder;

the motion **Passed.**
Ayes: Kurt Kirchof, Steve Bezecny, Alan Goodrich, Mary Ryder, Stewart Jacobson, Rob Boettcher
Absent: Suzanne Whatley

Linda Mendenhall, City Clerk

Sugar Land 4B Corporation Agenda Request
September 16, 2026

Agenda Request No: V.A.

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:
PUBLIC HEARING 4:30 P.M.: Receive and hear all persons desiring to be heard on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-26-07:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND THE CONSTRUCTION IMPROVEMENTS FOR ELDRIDGE PARK, CIP CPK2504.

Consideration of and action on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-26-07:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND THE CONSTRUCTION IMPROVEMENTS FOR ELDRIDGE PARK, CIP CPK2504.

Recommended Action:
Hold a public hearing and approve Resolution No. SL4B-R-26-07 in the amount of $1,800,000.00 for the funding of CPK2504 - Eldridge Park Improvements Construction.

Executive Summary:
The Eldridge Park Improvements Project is focused on revitalizing one of Sugar Land's most visited and valued community parks. As home to one of the city's major soccer complexes used for both open play and organized league events, Eldridge Park plays a vital role in supporting recreation, fitness, and community engagement. However, built in 1999, the park is aging, requires frequent irrigation repairs, faces drainage issues in the parking lot, and needs broader enhancements to meet the evolving needs of its users.

On August 21st, 2024, the SL4B board recommended the approval of the proposed Fiscal Year 2025 Budget to Members of City Council which included allocating $200,000.00 towards design of the Eldridge Park Improvements. On August 20th, 2025, the SL4B board recommended the approval of the proposed Fiscal Year 2026 Budget to Members of City Council which included allocating $1,800,000.00 towards construction of the Eldridge Park Improvements. This is a CIP budgeted project that was approved in the CIP book by the SL4B Board and City Council in 2024 and 2025.

The proposed improvements include addressing drainage concerns, designing a new irrigation system throughout Eldridge Park, and adding new site features such as a playground wall and a dumpster enclosure. These upgrades are designed to improve functionality, safety, and aesthetics throughout the park. This initiative reflects the City's strategic focus on high-impact projects selected based on location, community needs, and feasibility.

Beyond infrastructure, the project supports broader community goals by promoting fitness, outdoor activities, youth sports associations, and overall wellness for Sugar Land residents. It also fosters economic and social benefits by enhancing public amenities that attract visitors and strengthen community ties. By investing in this critical recreational asset, the City of Sugar Land is demonstrating its commitment to encouraging physical and mental health while improving the quality of life for all who live, work, and play in the area.

Staff recommends the SL4B Board hold a public hearing and approve Resolution No. SL4B-R-26-07, authorizing total funding of $1,800,000.00 for the construction of the Eldridge Park Improvements

Budget

Expenditure Required: $1,800,000.00

Current Budget: $1,800,000.00

Additional Funding: N/A

Funding Source: SL4B

Account Number (ORG-OBJ-Project): 7053225-621020-CPK2504-CONSTRUCT-SL4B

Attachments

1. Eldridge Park Funding Resolution_SL4B-R-26-07 rev 090826

RESOLUTION NO. SL4B-R-26-07

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND THE CONSTRUCTION IMPROVEMENTS FOR ELDRIDGE PARK, CIP CPK2504.

WHEREAS, under Section 5.02(a) of the Corporation's bylaws, the City has requested that the Sugar Land 4B Corporation (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 (Chapters 501 to 505, Local Gov't Code) (Act); and

WHEREAS, notice of the project or general type of project was published on the dates described below, as required by the Section 505.160 of the Act; and

WHEREAS, the City of Sugar Land city council did not receive within 60 days of the date of the published notice a petition from more than 10 percent of the City's registered voters requesting that an election be held before the specific project or general type of project for which notice was published is undertaken; and

WHEREAS, the Corporation held a public hearing on this project on the date described below, as required by Section 505.159 of the Act; NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B 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:	Construction Improvements for Eldridge Park, CIP CPK2504
Date of Published Notices:	November 15, 1995 January 5, 2011
Date of Hearing:	September 16, 2026
Amount Funded:	$1,800,000.00
Statutory Authorization:	Project includes land, buildings, equipment, facilities and improvements found by the Board of Directors

to be required or suitable for use for entertainment, tourist, and public park purposes and events, including parks and park facilities, open space improvements, exhibition facilities, and related roads, streets, and other related improvements that enhance any of the foregoing described items (§ 505.152, Tex. Loc. Gov't Code).

"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 projects or activities 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 to enter into subsequent contracts related to these projects 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.

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Kurt Kirchof, President
Sugar Land 4B Corporation

ATTEST:

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Linda Mendenhall, City Clerk

APPROVED AS TO FORM: