



City of Sugar Land

Sugar Land 4B Corporation Agenda

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

Tuesday, May 20, 2025
Sugar Land 4B Corporation Meeting
City Council Chamber
5:30 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/nFcVL_PleAY?feature=share

II. Call to Order/Roll Call

The Chair will call the meeting to order, verify the presence of a quorum, and open the public meeting.

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. Consideration of and action on the minutes of the March 19, 2025, Sugar Land 4B Corporation meeting, the April 1, 2025, Sugar Land 4B Corporation meeting, and the May 6, 2025, Sugar Land 4B Corporation meeting.

Ashley Newsome, Deputy City Clerk

V. Budget

A. Consideration of and action on a budget amendment in the amount of \$3,400,000 from the Sugar Land 4B Corporation fund balance and \$3,600,000 from Reserve for Opportunity for the Lake Pointe Green project.

Devon Rodriguez, Director of Redevelopment

VI. 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 this 16th day of May, 2025 at 5:00 p.m.



Sugar Land 4B Corporation Agenda Request May 20, 2025

Agenda Request No: IV.A.

Agenda of: Sugar Land 4B Corporation Meeting

Initiated by: Ashley Newsome, Deputy City Clerk

Presented by: Ashley Newsome, Deputy City Clerk

Responsible Department: Admin

Agenda Caption:

Consideration of and action on the minutes of the March 19, 2025, Sugar Land 4B Corporation meeting, the April 1, 2025, Sugar Land 4B Corporation meeting, and the May 6, 2025, Sugar Land 4B Corporation meeting.

Recommended Action:

Consider the minutes of the March 19, 2025, April 1, 2025, and May 6, 2025, Sugar Land 4B Corporation meetings.

Executive Summary:

Consider the minutes of the March 19, 2025, April 1, 2025, and May 6, 2025, Sugar Land 4B Corporation meetings.

Budget

Expenditure Required:

Current Budget:

Additional Funding:

Funding Source:

Account Number (ORG-OBJ-Project):

Attachments

1. 3.19.25 SL4B Corporation Meeting Minutes
2. 4.1.25- SL4b minutes
3. May 6, 2025 SL4B Minutes (1)



SUGAR LAND 4B CORPORATION

MINUTES

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

WEDNESDAY, MARCH 19, 2025

SUGAR LAND 4B CORPORATION

CITY COUNCIL CHAMBER

<https://youtube.com/live/Df0xDekrMs0?feature=share>

Update 3.19.25 - <https://youtube.com/live/IWsOrsYgESY?feature=share>

4:00 PM

QUORUM PRESENT

All members of the Board were present except for Stewart Jacobson and Alan Goodrich.

I. ATTENTION

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II. 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.

III. MINUTES

A. Consideration of and action on the minutes of the February 19, 2025 meeting.
Ashley Newsome, Deputy City Secretary

A motion to Approve, Item III-A, Approval of the minutes of the February 19, 2025 meeting, was made by Suzanne Whatley and seconded by William Ferguson, the motion Passed.

Ayes: Bezecny, Ferguson, Kirchof, Ryder, Whatley

Absent: Goodrich, Jacobson

IV. PUBLIC HEARING

- A. **PUBLIC HEARING 4:00 P.M.:** Receive and hear all persons desiring to be heard on the Performance Agreement between Sugar Land 4B Corporation and First Colony Mall, LLC.

Consideration of and action on the Performance Agreement between Sugar Land 4B Corporation and First Colony Mall, LLC.

Jon Soriano, Sr. Community Development Coordinator

Jon Soriano, Sr. Community Development Coordinator, gave a presentation, made comments, and answered questions from the Board.

President Kurt Kirchof opened the public hearing at 4:07 p.m. No members of the public addressed the Board, and the public hearing was closed at 4:07 p.m.

A motion to **Approve**, Item IV-A, Approval of the Performance Agreement between Sugar Land 4B Corporation and First Colony Mall, LLC was made by Suzanne Whatley and seconded by Steve Bezecny, the motion **Passed**.

Ayes: Bezecny, Ferguson, Kirchof, Ryder, Whatley

Absent: Goodrich, Jacobson

- B. **PUBLIC HEARING 4:00 P.M.:** Receive and hear all persons desiring to be heard on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-25-01:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND PERIMETER FENCING TO BE LOCATED ALONG MASON STREET BETWEEN FLORENCE ROAD AND WEST AIRPORT BLVD, UNDER THE COUNCIL POLICY FOR A FOSTERING UNIQUE NEIGHBORHOODS REIMBURSEMENT GRANT PROGRAM USING SUGAR LAND 4B CORPORATION FUNDS.

Consideration of and action on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-25-01:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND PERIMETER FENCING TO BE LOCATED ALONG MASON STREET BETWEEN FLORENCE ROAD AND WEST AIRPORT BLVD, UNDER THE COUNCIL POLICY FOR A FOSTERING UNIQUE NEIGHBORHOODS REIMBURSEMENT GRANT PROGRAM USING SUGAR LAND 4B CORPORATION FUNDS.

Jon Soriano, Sr. Community Development Coordinator

Jon Soriano, Sr. Community Development Coordinator, gave a presentation, made comments, and answered questions from the Board.

President Kurt Kirchof opened the public hearing at 4:16 p.m. No members of the public addressed the Board, and the public hearing was closed at 4:16 p.m.

A motion to **Approve**, Item IV-B, Approval of Resolution No. SL4B-R-25-01, approving a request by the City of Sugar Land to perimeter fencing improvements to be located on the west side of Mason Street between Florence Road and West Airport Blvd., under the Council Policy for a Fostering Unique Neighborhoods Reimbursement Grant Program using Sugar Land 4B Corporation funds was made by William Ferguson and seconded by Steve Bezecny, the motion **Passed**.

Ayes: Bezecny, Ferguson, Kirchof, Ryder, Whatley

Absent: Goodrich, Jacobson

- C. **PUBLIC HEARING 4:00 P.M.:** Receive and hear all persons desiring to be heard on **SUGAR**

LAND 4B CORPORATION RESOLUTION NO. SL4B-R-25-02: A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND PERIMETER FENCING TO BE LOCATED ALONG THE SOUTH SIDE OF JESS PIRTLE BLVD., FROM BURNEY ROAD TO OAKLAND COURT, UNDER THE COUNCIL POLICY FOR A FOSTERING UNIQUE NEIGHBORHOODS REIMBURSEMENT GRANT PROGRAM USING SUGAR LAND 4B CORPORATION FUNDS.

Consideration of and action on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-25-02:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND PERIMETER FENCING TO BE LOCATED ALONG THE SOUTH SIDE OF JESS PIRTLE BLVD., FROM BURNEY ROAD TO OAKLAND COURT, UNDER THE COUNCIL POLICY FOR A FOSTERING UNIQUE NEIGHBORHOODS REIMBURSEMENT GRANT PROGRAM USING SUGAR LAND 4B CORPORATION FUNDS.

Jon Soriano, Sr. Community Development Coordinator

Steve Bezecny recused himself from this item at 4:17 p.m. and did not vote on this item. He returned after the vote at 4:19 p.m.

Jon Soriano, Sr. Community Development Coordinator, gave a presentation, made comments, and answered questions from the Board.

President Kurt Kirchof opened the public hearing at 4:18 p.m. No members of the public addressed the Board, and the public hearing was closed at 4:18 p.m.

A motion to **Approve**, Item IV-C, Approval of Resolution No. SL4B-R-25-02, approving a request by the City of Sugar Land to fund perimeter fencing improvements on the south side of Jess Pirtle Blvd., from Burney Road to Oakland Court, under the Council Policy for a Fostering Unique Neighborhoods Reimbursement Grant Program using Sugar Land 4B Corporation funds was made by Mary Ryder and seconded by William Ferguson, the motion **Passed**.

Ayes: Bezecny, Ferguson, Kirchof, Ryder, Whatley

Absent: Goodrich, Jacobson

Abstain: Bezecny

D. PUBLIC HEARING 4:00 P.M.: Receive and hear all persons desiring to be heard on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-25-03:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND STREETLIGHT BANNERS TO BE LOCATED ON VARIOUS STREETLIGHTS ALONG: (1) MAIN STREET, BETWEEN 1st STREET AND 7TH STREET; AND (2) LAKEVIEW DRIVE, BETWEEN WOOD ST. AND 715 LAKEVIEW DR., UNDER THE COUNCIL POLICY FOR A FOSTERING UNIQUE NEIGHBORHOODS REIMBURSEMENT GRANT PROGRAM USING SUGAR LAND 4B CORPORATION FUNDS.

Consideration of and action on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-25-03:** A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND STREETLIGHT BANNERS TO BE LOCATED ON VARIOUS STREETLIGHTS ALONG: (1) MAIN STREET, BETWEEN 1st STREET AND 7TH STREET; AND (2) LAKEVIEW DRIVE, BETWEEN WOOD ST. AND 715 LAKEVIEW DR., UNDER THE COUNCIL POLICY FOR A FOSTERING UNIQUE NEIGHBORHOODS REIMBURSEMENT GRANT PROGRAM USING SUGAR LAND 4B CORPORATION FUNDS.

Jon Soriano, Sr. Community Development Coordinator

Jon Soriano, Sr. Community Development Coordinator, gave a presentation, made comments and answered questions from the Board.

President Kurt Kirchof opened the public hearing at 4:19 p.m. No members of the public addressed the Board, and the public hearing was closed at 4:19 p.m.

A motion to **Approve**, Item IV-D, Approval of Resolution No. SL4B-R-25-03, approving a request by the Friends of Sugar Land, a recognized community group created for The Hill community, to fund streetlight banners to be located on various streetlights along: (1) Main Street, between 1st St. and 7th St.; and (2) Lakeview Drive, between Wood St. and 715 Lakeview Dr., under the Council Policy for a Fostering Unique Neighborhoods Reimbursement Grant Program using Sugar Land 4B Corporation funds was made by Suzanne Whatley and seconded by Steve Bezecny, the motion **Passed**.

Ayes: Bezecny, Ferguson, Kirchof, Ryder, Whatley

Absent: Goodrich, Jacobson

V. **WORKSHOP**

A. Review and discussion on the updates of the Imperial Historic District.

Devon Rodriguez, Director of Redevelopment

Devon Rodriguez, Director of Redevelopment, gave a presentation, made comments, and answered questions from the Board.

VI. **DIRECTORS 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.

Absent: Goodrich, Jacobson

VII. **ADJOURNMENT**

A motion to **Approve**, Adjournment at 4:59 p.m. was made by William Ferguson and seconded by Steve Bezecny, the motion **Passed**.

Ayes: Bezecny, Ferguson, Kirchof, Ryder, Whatley

Absent: Goodrich, Jacobson

Linda Mendenhall, City Clerk







SUGAR LAND 4B CORPORATION

MINUTES

TUESDAY, APRIL 1, 2025

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

SUGAR LAND 4B CORPORATION

CITY COUNCIL CHAMBER

<https://youtube.com/live/Cay3bAfCLbg?feature=share>

3:45 PM

QUORUM PRESENT

The Sugar Land 4B Corporation meeting started at 3:50 p.m.

All members of the Board were present except for Steve Bezecny, Alan Goodrich, and Mary Ryder.

I. ATTENTION

- A. *Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through videoconferencing 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.*

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No members of the public addressed the Board.

III. PUBLIC HEARING

- A. **PUBLIC HEARING 3:45 P.M.:** Receive and hear all persons desiring to be heard on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-25-04:** RESOLUTION APPROVING AND AUTHORIZING THE SUGAR LAND 4B CORPORATION TO ENTER INTO AN AGREEMENT WITH THE CITY OF SUGAR LAND REGARDING THE RESTORATION AND IMPROVEMENT OF HISTORIC STRUCTURES IN THE IMPERIAL HISTORIC DISTRICT FOR ECONOMIC DEVELOPMENT PURPOSES.

Consideration of and action on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-25-04:** RESOLUTION APPROVING AND AUTHORIZING THE SUGAR LAND 4B CORPORATION TO ENTER INTO AN AGREEMENT WITH THE CITY OF

SUGARLAND REGARDING THE RESTORATION AND IMPROVEMENT OF
HISTORIC STRUCTURES IN THE IMPERIAL HISTORIC DISTRICT FOR ECONOMIC
DEVELOPMENT PURPOSES.

Devon Rodriguez, Director of Redevelopment

Devon Rodriguez, Director of Redevelopment, gave a presentation, made comments and answered questions from the Board.

President Kurt Kirchof opened the public hearing at 3:59 p.m. No members of the public addressed the Board during the public hearing. President Kirchof closed the public hearing at 4:00 p.m.

A motion to Approve, Motion was made by Stewart Jacobson and seconded by Suzanne Whatley, the motion Passed.

Ayes: Ferguson, Jacobson, Kirchof, Whatley

Absent: Bezceny, Goodrich, Ryder

IV. ADJOURNMENT

A motion to Approve, Adjournment at 4:05 p.m. was made by Stewart Jacobson and seconded by Kurt Kirchof, the motion Passed.

Ayes: Ferguson, Jacobson, Kirchof, Whatley

Absent: Bezceny, Goodrich, Ryder

Linda Mendenhall, City Clerk





City of Sugar Land

Sugar Land 4B Corporation Minutes

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

Tuesday, May 6, 2025

Sugar Land 4B Corporation Meeting Minutes

City Council Chamber

4:00 PM

I. Attention

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II. Public Comment

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No members of the public addressed the Board.

III. Public Hearings

- A. **PUBLIC HEARING 4:00 P.M.**: Receive and hear all persons desiring to be heard on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-25-06**: A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND PARKS & RECREATION PROJECTS TO BE LOCATED ON THE FORMER FLUOR CAMPUS.

Consideration of and action on **SUGAR LAND 4B CORPORATION RESOLUTION NO. SL4B-R-25-06**: A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION APPROVING A REQUEST BY THE CITY OF SUGAR LAND TO FUND PARKS & RECREATION PROJECTS TO BE LOCATED ON THE FORMER FLUOR CAMPUS.

Devon Rodriguez, Director of Redevelopment

Devon Rodriguez, Director of Redevelopment, gave a presentation, made comments, and answered questions from the Board.

President Kurt Kirchof opened the public hearing at 4:09 p.m. No members of the public addressed the Board. President Kirchof closed the public hearing at 4:09 p.m.

A motion to **Approve**, the Sugar Land 4B Corporation Resolution No. SL4B-R-25-06, was made by Suzanne Whatley and seconded by Stewart Jacobson; the motion **Passed** .

Ayes: Alan Goodrich, William Ferguson, Stewart Jacobson, Kurt Kirchof, Mary Ryder, Suzanne Whatley

Absent: Steve Bezecny

No further business was discussed during this meeting. The Sugar Land 4B Corporation meeting was adjourned at 4:26 p.m.

A motion to **Approve**, Adjournment at 4:26 p.m. was made by Suzanne Whatley and seconded by Mary Ryder, the motion **Passed**.

Ayes: Alan Goodrich, William Ferguson, Stewart Jacobson, Kurt Kirchof, Mary Ryder, Suzanne Whatley

Absent: Steve Bezecny

Linda Mendenhall, City Clerk





Sugar Land 4B Corporation Agenda Request May 20, 2025

Agenda Request No: V.A.

Agenda of: Sugar Land 4B Corporation Meeting

Initiated by: Devon Rodriguez, Director of Redevelopment

Presented by: Devon Rodriguez, Director of Redevelopment

Responsible Department: Redevelopment

Agenda Caption:

Consideration of and action on a budget amendment in the amount of \$3,400,000 from the Sugar Land 4B Corporation fund balance and \$3,600,000 from Reserve for Opportunity for the Lake Pointe Green project.

Recommended Action:

Approve a budget amendment in the amount of \$3,400,000 from the Sugar Land 4B Corporation fund balance and \$3,600,000 from Reserve for Opportunity for the Lake Pointe Green project.

Executive Summary:

Redevelopment is City Council's No. 1 priority with a focus on the Imperial Historic District and Lake Pointe, the former Fluor Corporation campus. The over 1 million-square-foot corporate campus, including 30 acres of parking, was vacated by Fluor in July 2024. In January 2025, the property owners of the former Fluor campus placed the land for sale and began marketing the property. The City has been working with Lovett Group, the property owner's preferred buyer and developer, on their proposed vision for the site.

As part of the City's incentive negotiations for the Lake Pointe Green project, the Sugar Land 4B Corporation (SL4B) approved Resolution No. SL4B-R-25-06, on May 6, 2025, authorizing up to \$7 million of 4B funds to the City for the creation of 5+ acres of park and civic space as part of the development. To fulfill this funding request, staff recommends using \$3.6M of Reserve for Opportunity and amending the budget to allocate \$3.4 million from the available fund balance for a total of \$7 million. This will leave \$968,836 remaining in Reserve for Opportunity in FY25.

The attached income statement reflects the requested budget amendment with a revised ending fund balance of \$11,124,726 for FY25, which is \$9.8 million over the required 15% of budgeted sales tax revenue.

The City Council approved the Lake Pointe Redevelopment and Economic Development Incentives Agreement, which included the \$7 million civic space/park incentive on May 13, 2025. Per the SL4B Corporation Bylaws, the budget amendment must be approved by City

Council before it becomes effective. To implement the Board’s approval of Funding Resolution No. SL4B-R-25-06, staff recommends approval of a budget amendment in the amount of \$3,400,000 from the SL4B fund balance and \$3,600,000 from Reserve for Opportunity.

Budget

Expenditure Required: 7,000,000

Current Budget: \$3,600,000

Additional Funding: \$3,400,000

Funding Source: Sugar Land 4B Corporation

Account Number (ORG-OBJ-Project):

Attachments

- 1. SL4B Income Statement - Budget Amendment 5-6-2025 Lake Pointe Green (1)

**CITY OF SUGAR LAND
SUGAR LAND 4B CORPORATION
INCOME STATEMENT**

	FY25 Current Budget	FY25 Changes	FY25 Revised Budget
REVENUES			
Sales Tax	\$ 8,734,295		\$ 8,734,295
Interest Income	500,000		500,000
TIRZ#1	146,678		146,678
Miscellaneous	80,000		80,000
Total Revenues	9,460,973	-	9,460,973
EXPENDITURES			
Economic Development Program	575,744		575,744
Total Operating Expenditures	575,744	-	575,744
Debt Service	2,015,925		2,015,925
Incentives	2,037,500	7,000,000	9,037,500
Bond Issuance & Disclosure	1,000		1,000
Reserve for Opportunities	4,568,836	(3,600,000)	968,836
Transfers to Capital Projects	1,031,164		1,031,164
Transfers to Other Funds	1,444,526		1,444,526
Total Non-Operating Expenditures	11,098,951	3,400,000	14,498,951
Total Expenditures	11,674,695	3,400,000	15,074,695
Revenues Over/(Under) Expenditures	(2,213,722)	(3,400,000)	(5,613,722)
Fund Balance - Beginning	20,262,699	-	20,262,699
Accrued Sales Tax	(1,519,824)	-	(1,519,824)
Debt Service Reserve	(2,004,426)	-	(2,004,426)
Fund Balance - Ending	\$ 14,524,726	\$ (3,400,000)	\$ 11,124,726
Minimum Fund Balance (15%)	\$ 1,310,144		\$ 1,310,144
Over/Under Policy	13,214,582		9,814,582
Bond Coverage Ratio (>1.25x)	4.58		4.58