



SUGAR LAND 4B CORPORATION

AGENDA

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

TUESDAY, APRIL 1, 2025

SUGAR LAND 4B CORPORATION

CITY COUNCIL CHAMBER

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

3:45 PM

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.*

The meeting will live stream at <https://youtube.com/live/Cay3bAfCLbg?feature=share>.

II. 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 three (3) minutes, speakers requiring a translator will have six (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.

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

Devon Rodriguez, Director of Redevelopment

THE SUGAR LAND 4B CORPORATION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS

GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY).

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 FORTY-EIGHT (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 WEB SITE (WWW.SUGARLANDTX.GOV) UNDER MEETING AGENDAS.

Posted on this 28th day of March, 2025 at 5:50 P.M.



Sugar Land 4B Corporation
APRIL 1, 2025

AGENDA REQUEST NO: III.A.

AGENDA OF: Sugar Land 4B Corporation Meeting

INITIATED BY: *Jessica Huble, Assistant Director of Redevelopment*

PRESENTED BY: *Devon Rodriguez, Director of Redevelopment*

RESPONSIBLE DEPARTMENT: Community Planning & Redevelopment

AGENDA CAPTION:

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

RECOMMENDED ACTION:

Hold a public hearing and approval and authorization of Resolution NO. SL4B-R-25-04 to authorize the Sugar Land 4B Corporation to enter into an agreement with the City of Sugar Land regarding funding of site improvements in the Imperial Historic District for Economic Development purposes.

EXECUTIVE SUMMARY:

The City Council's top priority is redevelopment and preservation of the Imperial Historic District, particularly the iconic Char House. The former Imperial Sugar site was the start of what would become Sugar Land, as it once played a vital role in the City's economy. Imperial Sugar created jobs and then homes, and as it grew, this economic engine was the cornerstone of our community – a “company town” – for generations. Today, Sugar Land is still a “company town,” serving as a major employment hub in the Houston region with more than 70,000 jobs. While the factory is no longer operational, the resolve to preserve and honor the City's history is stronger than ever. It is for this reason that preserving the Char House and redeveloping the Imperial Historic District and its adjacent properties is one of the City Council's top priorities.

Over the past 20 years, there have been multiple unsuccessful attempts by private parties, sometimes in partnership with the City of Sugar Land, to redevelop and preserve the Imperial Historic District. We know this has been frustrating for the community, so the City is pursuing a new approach to this high-priority project. The City will be working to acquire the properties, prioritize the preservation of the Char House, and, in the future, identify the best path and partner to bring the City's vision for the development to reality. To move forward with project implementation, the City has identified funding needs for land acquisition, Char House preservation and other related capital expenses.

The City has a long history of using a variety of financing tools to maximize its ability to be opportunistic when it comes to delivering high-priority economic development projects within the community. The City has determined that the most economical means of financing the costs of the Facilities, as defined in the agreement, is for the City to issue its Combination Tax and Revenue Certificates of Obligation, Series 2025 (the “Certificates”) in an amount not to exceed \$50,000,000, with the agreement of the Sugar Land 4B Corporation to make payments to the City from the Additional Sales Tax in amounts sufficient to pay an amount not to exceed fifty (50) percent of the debt service on the Certificates as and when it becomes due.

In addition, pursuant to Chapter 505 of the Texas Local Government Code – Type B Corporations, more than 60 days prior to spending money to undertake eligible expenditures related to the project, the Corporation must publish notice in the newspaper of general circulation in the City and hold a public hearing. On March 26, 2025, the Corporation published a notice describing the project (attached) and the required public hearing will be held today, April 1, 2025.

Eligible expenditures for the “Project”, as that term is defined under Section 505.152, Texas Local Government Code, includes i) the restoration and improvement of historic structures within the City's Imperial Historic District, including the acquisition of approximately 45 acres of land located immediately north of US-90A and between Ulrich Street and Wood Street in the City therefore, (ii) the construction or acquisition of and/or improvements to the

City’s utility system to serve the City’s Imperial Historic District, and (iii) the construction or acquisition of and/or improvements to the City’s streets and related drainage to serve the City’s Imperial Historic District.

Staff recommends the Board hold a public hearing and approve Resolution NO. SL4B-R-25-04 to authorize the Sugar Land 4B Corporation to enter into an agreement with the City of Sugar Land regarding funding of site improvements in the Imperial Historic District for Economic Development purposes.

BUDGET

EXPENDITURE REQUIRED:

CURRENT BUDGET:

ADDITIONAL FUNDING:

FUNDING SOURCE:

ATTACHMENTS:

Description	Type
☐ Sugar Land 4B Corporation Public Notice	Other Supporting Documents
☐ Resolution SL4B-R-25-04	Resolutions
☐ 4B Agreement for Economic Development Payments with City	Agreement



SUGAR LAND 4B CORPORATION PUBLIC NOTICE

As required by Section 505.159, Texas Local Government Code, the Sugar Land 4B Corporation, a Texas non-profit corporation duly created and operating pursuant to Chapters 501, 502, and 505, Texas Local Government Code, and a component unit of the City of Sugar Land, Texas (the "City") gives notice that it intends to undertake the following economic development project:

- (i) The restoration and improvement of historic structures within the City's Imperial Historic District, including the acquisition of approximately 45 acres of land located immediately north of US-90A and between Ulrich Street and Wood Street in the City therefore;
- (ii) The construction or acquisition of and/or improvements to the City's utility system to serve the City's Imperial Historic District; and
- (iii) The construction or acquisition of and/or improvements to the City's streets and related drainage to serve the City's Imperial Historic District (collectively, the "Facilities").

Such Facilities constitute a "project" under Section 505.152 of the Texas Local Government Code, which states that "projects" under Chapter 505, Texas Local Government Code, include the following:

Land, buildings, equipment, facilities, and improvements found by the Board of Directors to be required or suitable for use for professional and amateur sports, including children's sports, athletic, entertainment, tourist, convention, and public park purposes and events, including stadiums, ball parks, auditoriums, amphitheaters, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store, restaurant, concession, and automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items described herein.

For more information, please contact the City of Sugar Land at (281) 275-2900.

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

WHEREAS, at a special election held within the City of Sugar Land, Texas (the “City”) on January 21, 1995, the voters approved a proposition authorizing the levy and collection of a sales and use tax within the City at the rate of one-half of one percent (the “Additional Sales Tax”) as authorized by the Development Corporation Act, including, particularly, Chapters 501, 502, and 505, Texas Local Government Code (the “Act”) for economic development purposes; and

WHEREAS, the Sugar Land 4B Corporation (the “Corporation”) was formed pursuant to the Act for the purposes of promoting and enhancing economic development activities and quality of life opportunities within the City of Sugar Land and to encourage economic development as authorized by the Act. Pursuant to the provisions of the Act, the City collects the Additional Sales Tax and pays it to the Corporation; and

WHEREAS, Section 505.152, Texas Local Government Code, states that a “Project” in the Act includes the following:

Land, buildings, equipment, facilities, and improvements found by the Board of Directors to be required or suitable for use for professional and amateur sports, including children's sports, athletic, entertainment, tourist, convention, and public park purposes and events, including stadiums, ball parks, auditoriums, amphitheaters, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store, restaurant, concession, and automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items described herein.

WHEREAS, the Board of Directors of the Corporation hereby finds that that the Facilities (as hereinafter defined) constitute a “Project” as that term is defined under Section 505.152, Texas Local Government Code, and wish to proceed with the following economic development project: (i) the restoration and improvement of historic structures within the City’s Imperial Historic District, including the acquisition of approximately 45 acres of land located immediately north of US-90A and between Ulrich Street and Wood Street in the City therefore, (ii) the construction or acquisition of and/or improvements to the City’s utility system to serve the City’s Imperial Historic District, (iii) and the construction or acquisition of and/or improvements to the City’s streets and related drainage to serve the City’s Imperial Historic District (collectively, the “Facilities”).

WHEREAS, the City has determined that the most economic means of financing the costs of the Facilities is for the City to issue its Certificates of Obligation, Series 2025 (the “Certificates”) in the approximate amount of \$50,000,000, with the agreement of the Corporation to make payments to the City from the Additional Sales Tax in amounts sufficient to pay an amount

not to exceed fifty (50) percent of the debt service on the Certificates as and when it becomes due; and

WHEREAS, the City and Corporation wish to execute the attached “Agreement Regarding the Restoration and Improvement of Historic Structures in the Imperial Historic District for Economic Development Purposes” to formalize this agreement of the Corporation to make said payments to the City from the Additional Sales Tax in amounts sufficient to pay an amount not to exceed fifty (50) percent of the debt service on the Certificates.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SUGAR LAND 4B CORPORATION THAT:

a) The “Agreement Regarding the Restoration and Improvement of Historic Structures in the Imperial Historic District for Economic Development Purposes”, attached hereto as Exhibit A, is hereby approved.

b) The President of the Sugar Land 4B Corporation is hereby authorized to execute said agreement on behalf of the Sugar Land 4B Corporation.

c) That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 1st day of April, 2025.

Kurt Kirchof, President
Sugar Land 4B Corporation

ATTEST:

Linda Mendenhall, City Secretary

Exhibit A
Form of Agreement

**AGREEMENT BETWEEN THE CITY OF SUGAR LAND AND THE SUGAR LAND 4B
CORPORATION REGARDING THE RESTORATION AND IMPROVEMENT OF
HISTORIC STRUCTURES IN THE IMPERIAL HISTORIC DISTRICT FOR
ECONOMIC DEVELOPMENT PURPOSES**

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This Agreement Regarding the Restoration and Improvement of Historic Structures in the Imperial Historic District for Economic Development Purposes (the “Agreement”) is entered into as of the [] day of April, 2025, between the CITY OF SUGAR LAND, TEXAS, a home-rule municipality situated in Fort Bend County, Texas (the “City”) and the SUGAR LAND 4B CORPORATION, a non-profit industrial development corporation (the “Corporation”) created pursuant to the provisions of the Development Corporation Act, including, particularly, Chapters 501, 502, and 505, Local Government Code (the “Act”).

RECITALS

WHEREAS, at a special election held within the City on January 21, 1995, the voters approved a proposition authorizing the levy and collection of a sales and use tax within the City at the rate of one-quarter of one percent (the “Additional Sales Tax”) as authorized by the Act for economic development purposes; and

WHEREAS, the Corporation was formed pursuant to the Act for the purposes of promoting, assisting, and enhancing economic development activities and quality of life opportunities within the City of Sugar Land and to encourage economic development as authorized by the Act. Pursuant to the provisions of the Act, the City collects the Additional Sales Tax and pays it to the Corporation; and

WHEREAS, Section 505.152, Texas Local Government Code, states that a “Project” in the Act includes the following:

Land, buildings, equipment, facilities, and improvements found by the Board of Directors to be required or suitable for use for professional and amateur sports, including children's sports, athletic, entertainment, tourist, convention, and public park purposes and events, including stadiums, ball parks, auditoriums, amphitheaters, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store, restaurant, concession, and automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items described herein.

WHEREAS, the City and the Corporation hereby find that the Facilities (as hereinafter defined) constitute a “Project” as that term is defined under Section 505.152, Texas Local Government Code, and wish to proceed with the following economic development project: (i) the restoration and improvement of historic structures within the City’s Imperial Historic District, including the acquisition of approximately 45 acres of land located immediately north of US-90A

and between Ulrich Street and Wood Street in the City therefore, (ii) the construction or acquisition of and/or improvements to the City's utility system to serve the City's Imperial Historic District, (iii) and the construction or acquisition of and/or improvements to the City's streets and related drainage to serve the City's Imperial Historic District (collectively, the "Facilities"); and

WHEREAS, pursuant to Chapter 505, Texas Local Government Code, more than sixty (60) days prior to spending money to undertake the Facilities, the Corporation must publish notice of the Facilities in a newspaper of general circulation in the City and hold a public hearing on the proposed Facilities; and

WHEREAS, on March 26, 2025, the Corporation published a notice describing the Facilities in a newspaper of general circulation in the City, and on April 1, 2025, the Corporation held a public hearing on the proposed facilities; and

WHEREAS, the City has determined that the most economical means of financing the costs of the Facilities is for the City to issue its Combination Tax and Revenue Certificates of Obligation, Series 2025 (the "Certificates") in the approximate amount of \$50,000,000, with the agreement of the Corporation to make payments to the City from the Additional Sales Tax in amounts sufficient to pay an amount not to exceed fifty (50) percent of the debt service on the Certificates as and when it becomes due; and

WHEREAS, pursuant to the Act, the Corporation may not make any payments to the City for the Facilities until (i) after the 60th day after the date of publication of the notice describing the Facilities and (ii) after an official of the City certifies that no official of the City has received a petition from more than 10 percent of the registered voters of the City requesting that an election be held before the Corporation participates in making payments for the Facilities.

AGREEMENT

For and in consideration of the respective promises and mutual covenants and benefits hereinafter set forth, the City and the Corporation agree as follows:

ARTICLE I

THE PROJECT

Section 1.01. Construction of the Facilities. The City agrees to prepare or cause to be prepared all plans and specifications required for the construction of the Facilities. Copies of all such plans and specifications shall be provided to the Corporation upon request. The City further agrees to contract with all individuals or entities necessary to complete the Facilities in accordance with the plans, specifications and other construction documents.

Section 1.02. Issuance of the Certificates. The City agrees to proceed with the sale and to use the proceeds of the sale of the Certificates to pay the costs of the Facilities and the costs of issuing the Certificates.

Section 1.03. Use of Sales Tax Revenues. The Corporation agrees to use the Additional Sales Tax, and any interest earned thereon, to make payments to the City in amounts sufficient to

pay an amount not to exceed fifty (50) percent of the principal of and interest on the Certificates when due. Within fifteen (15) days of the closing of the Certificates, the City shall provide the Corporation with a schedule of the principal and interest payments due on the Certificates. At least thirty (30) days before a particular payment date of the principal of and/or interest on the Certificates, the City shall notify the Corporation of the amount to pay the City for such debt service, with the requested payment not to exceed fifty (50) percent of the amount sufficient to make such debt service payment then due. The Corporation agrees to pay to the City such requested payments at least fifteen (15) days before such payment is due. Notwithstanding the foregoing, the Corporation shall not be obligated to make any payments to the City until (i) after the 60th day after the date of publication of the notice describing the Facilities and (ii) after an official of the City certifies that no official of the City has received a petition from more than 10 percent of the registered voters of the City requesting that an election be held before the Corporation participates in making payments for the Facilities.

ARTICLE II

MISCELLANEOUS PROVISIONS

Section 2.01. Term. This Agreement shall be in force and effect from the date of execution hereof until the earlier of February 15, 2045 or the date on which the Certificates are paid in full.

Section 2.02. Amendments and Supplements. This Agreement may be amended, supplemented or extended by mutual agreement of the parties hereto.

Section 2.03. Merger. This Agreement embodies the entire understanding between the parties hereto and there are no prior effective representations, warranties; or agreements between the parties hereto.

Section 2.04. Severability. The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application hereof to any person or circumstance shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons or circumstances shall not be affected thereby.

EXECUTED in multiple counterparts as of the date first written above.

CITY OF SUGAR LAND, TEXAS

Joe R. Zimmermann, Mayor
City of Sugar Land, Texas

ATTEST:

Linda Mendenhall, City Secretary
City of Sugar Land, Texas

SUGAR LAND 4B CORPORATION

By:

Kurt Kirchof, President
Sugar Land 4B Corporation

ATTEST:

By:

Linda Mendenhall, City Secretary