

MINUTES  
CITY OF DENTON  
ECONOMIC DEVELOPMENT PARTNERSHIP BOARD  
September 13, 2017

After determining that a quorum was present, the Economic Development Partnership Board convened on Wednesday, September 13, 2017, at 11:07 a.m. The meeting was held in the City Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas, 76201.

**PRESENT:** Jim Fykes, Carrell Ann Simmons, Jimmy Mejia, Steve Edgar, Marty Rivers, B.J. Crain, Tom McCoy, Keely G. Briggs, Gerard Hudspeth, and Bob Eames

**ABSENT:** John Baines, Carine Feyten, Neal Smatresk, and Jill Jester

**EX-OFFICIO:** **PRESENT:** Chuck Carpenter and Todd Hileman

**ABSENT:** Jamie Wilson

**STAFF PRESENT:** Bryan Langley, Caroline Booth, Michelle Cunningham, Erica Sullivan, Christina Davis, Michelle Coughlin, Kim Phillips, and Karen Boenker

**1. WORK SESSION**

Three of the four new Board members, Keely G. Briggs, Gerard Hudspeth, and Bob Eames were sworn in before the start of the meeting.

**A. EDP17-044 Appreciation of outgoing EDP Board members and welcome of incoming EDP Board members.**

Rivers, on behalf of fellow Board members, City officials, and staff, thanked Cleve Breedlove and Larry Parker for their service to the community during their time on the EDP Board. Rivers also welcomed the new EDP Board members; Keely G. Briggs, Jill Jester, Gerard Hudspeth, and Bob Eames.

**B. EDP17-045 Receive a report and hold a discussion regarding the Stoke Denton entrepreneur center.**

Booth reported to the Board that at the August 22, 2017, Work Session. Council directed staff not to renew the contract with the Dallas Entrepreneur Center after it expires on September 30, 2017. Alternatively, Council gave direction for City staff to manage Stoke operations in the interim, while a request for proposal is issued for new management.

Rivers asked if there is a certain business type that will be targeted for Stoke. Booth conveyed that at present all current Stoke members are welcome to renew their membership with the City when the Dallas Entrepreneur management contract ends, however; the focus of business recruitment moving forward will be centered on tech or tech-enabled businesses.

**C. EDP17-047 Receive a report and hold a discussion regarding the City of Denton’s economic development contract with the Denton Chamber of Commerce.**

Booth gave background information about the partnership between the City and the Denton Chamber of Commerce which began in 1986. Booth presented a draft of a proposed economic development program agreement between the City and the Chamber, and reported the contract will be brought to Council for a vote on September 19, 2017.

With regard to the draft agreement, Fykes asked for clarification on the point related to the requirement for the Chamber to share prospect’s contact information with City staff; whether this will be confusing to the prospect, by not having a single point of contact.

Booth confirmed that information which will be shared by the Chamber to City staff is for the City staff’s informational purposes only. City staff will not serve as a duplicate contact for the Chamber’s prospects.

**D. EDP17-048 Receive a report and hold a discussion regarding the Denton Tax Increment Financing Reinvestment Zone Number one (Downtown TIF).**

Booth reported that at a previous Work Session Council directed staff to gather information on the recent history of the drafting and implementation of Downtown capital improvement plans and also to work with City departments to determine what capital improvement projects are slated for the Downtown TIF within the next five years. Booth gave a presentation which indicated future projects and their geographic location within the Downtown TIF. Booth then opened the discussion by asking for the Board’s input as to which projects they would like to see prioritized.

Briggs asked if the projects that are listed are identified in other departments. Booth answered that yes, Economic Development reached out to other City departments for their input for the projects list.

Hudspeth asked about the project list with regard to the method of prioritizing. Rivers answered that the Downtown TIF Board has previously given their recommendations to the EDP Board. Within their recommendation, the Downtown TIF Board included the prioritized list that was recommended from the Downtown Task Force (a sub-committee of the EDP Board). Parking, lighting and sidewalks are the focus of priority for those groups.

There was discussion regarding funding of the projects.

Simmons requested a list of projects that have benefitted from the Downtown Reinvestment Grant.

**E. EDP17-049 Receive a report and hold a discussion regarding the City’s Economic Development Department’s Strategic Plan.**

With regard to the Economic Development Strategic Plan, Booth gave a high level overview of the following points of the Strategic Plan:

**Departmental Core Values:**

- Ethical
- Transparent
- Responsive
- Collaborative
- Community Focused
- Creative

**Goals, each with its own objectives and action steps:**

- Business Development
- Entrepreneurship
- Workforce Development
- Community Relations

**1. REGULAR MEETING 11:50 a.m.**

**A. EDP-17-046 Consider approval of the minutes of the July 12, 2017 meeting.**

Simmons made a motion to approve the minutes as presented. McCoy seconded the motion. The motion was approved unanimously with a vote of (10-0).

**B. EDP 17-050 Staff Reports:**

**1. September 2017 Chamber Activity Report.**

Gawarecki presented information and statistics regarding the Denton Chamber of Commerce Economic Development Activity Report for September. As part of the presentation, Gawarecki brought to the Board's attention an article by CBS Money Watch (August 2017/ Link - <http://cbsn.ws/2ftkjr5>) in which Denton County was named the number one County in the U.S. for the strongest economic growth forecasted over the next five years. Gawarecki also mentioned social media sources; DentonEDP.com, LinkedIn, Facebook, and Twitter, the Denton EDPB, have cumulatively received 10, 300 hits.

**2. July 2017 STaND Report**

**C. EDP17-051 Consider approval of the minutes of the August 16, 2017 meeting.**

Fykes made a motion to approve the minutes as presented. Simmons seconded the motion. The motion was approved unanimously with a vote of (10-0).

**CONCLUDING ITEMS**

- Booth reported that Amazon has issued a request for proposal for its second corporate headquarter site. Economic Development is reviewing the RFP document to determine Denton's ability to meet the project needs. If Denton meets the requirements, Booth conveyed the project will be a coordinated effort, and mentioned that staff may be reaching out to Board members to help with the response.
- Hudspeth inquired about plans for charter/tour bus parking in downtown once the Convention Center and Embassy hotel open for business. Rivers mentioned that Leadership Denton is working on a project related to the topic. Booth mentioned Kim Phillips, President of the Convention and Visitors Bureau, as she currently assists in coordinating tour buses. The Board requested that Phillips give an update at the next EDP Board meeting.

**The Meeting adjourned at 11:58 a.m.**