



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda

### Downtown Denton Tax Increment Financing Zone No. 1 Board

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Wednesday, September 22, 2021

12:00 PM

Development Service Center Training Rooms

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After determining that a quorum is present, the Downtown Denton Tax Increment Financing Reinvestment Zone No. 1 Board of the City of Denton, Texas, will convene in a Regular Meeting on Friday, September 22, 2021, at 12:00 p.m. in the Development Service Center Training Rooms at 401 N. Elm Street, Denton, Texas at which the following items will be considered:

#### 1. ITEMS FOR CONSIDERATION

- A. [TIF21-027](#) Consider approval of the minutes of July 28, 2021.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Draft Minutes of July 28, 2021](#)
- B. [TIF21-030](#) Receive a report, hold a discussion, and make a recommendation to the City Council regarding a Downtown Reinvestment Grant Program application for 108 W. Oak St., Ste. 101 (3 Wishes Gifts).
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Grant Application](#)  
[Exhibit 3 - Presentation](#)
- C. [TIF21-029](#) Receive a report, hold a discussion, and give staff direction regarding proposed changes to the Downtown Reinvestment Grant Program.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Downtown Reinvestment Grant Program \(Current\)](#)  
[Exhibit 3 - Downtown Reinvestment Grant Program \(Redline\)](#)  
[Exhibit 4 - Scoring Sheet \(Current\)](#)  
[Exhibit 5 - Scoring Sheet \(Redline\)](#)  
[Exhibit 6 - Program Update Worksheet](#)
- D. [TIF21-028](#) Consider cancellation of the November 24, 2021 regular meeting and scheduling a special called meeting.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
- E. [TIF21-031](#) Staff Reports:
1. Openings: Chrysalis Clothing Gallery (326 E. McKinney St., Ste. 104), Ford's Design Diva (326 E. McKinney St, Ste. 106), Allied Medical and Urgent Care (1501 N. Elm St.), Patchouli Joe's Books & Indulgences (221 W. Hickory St.), JC Luxe Beauty Studio (1010 N. Elm St., Ste. 102), Aspiro Digital Marketing (201 N. Austin), Les Muses Antiques (221 W. Oak St.), Horse's Axe (400 S. Elm St.)
  2. Coming Soon: Free Play (101 W. Hickory St.), Two Gentlemen of Verona (120 W.

Oak St.), 97 Land Co. (109 N. Elm St.)

3. Closures: Legends Diner (508 S. Elm St., Ste. 105)

4. Status of Reinvestment Grant: Chi Dao (104 W. McKinney St.), Salvage Secondhand Shoppe (225 W. Oak St.)

5. Next meeting: November 24, 2021

## **2. CONCLUDING ITEMS**

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Downtown Denton Tax Increment Financing Reinvestment Zone No. 1 Board or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Downtown Denton Tax Increment Financing Reinvestment Zone No. 1 Board reserves the right to adjourn into a Closed Meeting on any item on its open meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

### **CERTIFICATE**

I certify that the above notice of meeting was posted on the official website (<https://www.cityofdenton.com/en-us/government/open/agendas-minutes>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on September 17, 2021, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.