

**MINUTES CITY
OF DENTON
DOWNTOWN ECONOMIC DEVELOPMENT COMMITTEE
February 10, 2022**

After determining that a quorum was present, the Downtown Economic Development Committee convened on Thursday, February 10, 2022, at 8:30 a.m., in the Development Service Center Training Room 3, 4 & 5 401 N. Elm Street, Denton, Texas, 76201.

PRESENT: Chair Jesse Davis, Jason Bodor, Peggy Capps, Hank Dickenson, Melissa Lenaburg, Beth Lewis, Tracey Long, Brock McKnight, Rina Maloney, Nick Miller, Bob Moses, and Georgina Ngozi.

ABSENT: Alex Payne

Staff present: Scott Bray, Christina Davis, David Gaines, Mack Reinwand, and Monica Salcedo

1. ITEMS FOR CONSIDERATION

A. EDP22-011 Consider approval of the minutes of October 7, 2021.

Capps made a motion to approve the minutes of October 7, 2021. Dickenson seconded the motion. Motion carried (12-0).

AYES (12): Capps, Bodor, Davis, Dickenson, Lenaburg, Lewis, Long, McKnight, Maloney, Miller, Moses, Ngozi

NAYS (0): None.

ABSENT WHEN VOTE TAKEN (0):

B. EDP22-012 Receive a report, hold a discussion, and make a recommendation to the Downtown TIRZ #1 Board regarding a Downtown Reinvestment Grant Program application for 222 S. Elm St. by One-Way Street Investments, LLC.

Davis presented the item. The Committee reviewed and scored the application. The application received an average score of 30 points, making it eligible for a recommendation of up to 50,000. The project's submitted expenses were \$785,575.21, and the grant request is for \$50,000. Applicable policy limits for the grant are limited to a 50% match with a cap of \$50,000 per grant application.

Lewis made a motion to make a recommendation to the Downtown TIRZ #1 Board approving the Downtown Reinvestment Grant Program application for 225 S. Elm St., by One-Way Street Investments, LLC, in the amount requested of \$50,000. Moses seconded the motion. Motion carried (11-0-1).

AYES (11): Capps, Bodor, Davis, Dickenson, Lenaburg, Lewis, Long, Maloney, Miller, Moses, Ngozi

NAYS (0): None. ABSTAINED (1):

McKnight ABSENT WHEN VOTE

TAKEN (0):

C. EDP22-013 Receive a report, hold a discussion, and make a recommendation to the Downtown TIRZ #1 Board regarding a Downtown Reinvestment Grant Program application for 305 S. Locust by Russel Madden of 310 S. Locust LLC.

Davis presented the item. The Committee reviewed and scored the application. The application received an average score of 30 points, making it eligible for a recommendation of up to \$50,000. The project's submitted expenses were \$138,000, and the grant request is for \$50,000. Applicable policy limits for the grant are limited to a 50% match with a cap of \$50,000 per grant application.

Bodor made a motion to make a recommendation to the Downtown TIRZ #1 Board approving the Downtown Reinvestment Grant Program application for 305 S. Locust St., by Russel Madden of 310 S. Locust, LLC, in the amount requested of \$50,000. Lewis seconded the motion. Motion carried (12-0).

AYES (12): Capps, Bodor, Davis, Dickenson, Lenaburg, Lewis, Long, McKnight, Maloney, Miller, Moses, Ngozi

NAYS (0): None.

ABSENT WHEN VOTE TAKEN (0):

D. EDP22-014 Receive a report, hold a discussion, and make a recommendation to the Downtown TIRZ #1 Board regarding a Downtown Reinvestment Grant Program application for 309-311 S. Locust by Russel Madden of 310 S. Locust LLC.

Davis presented the item. The Committee reviewed and scored the application. The application received an average score of 27 points, making it eligible for a recommendation of up to \$35,000. The project's submitted expenses were \$89,500, and the grant request is for \$50,000. Applicable policy limits for the grant are limited to a 50% match with a cap of \$50,000 per grant application.

Capps made a motion to make a recommendation to the Downtown TIRZ #1 Board approving the Downtown Reinvestment Grant Program application for 209-311 S. Locust St., by Russel Madden of 310 S. Locust, LLC, in the amount requested of \$35K. Dickenson seconded the motion. Motion carried (12-0).

AYES (12): Capps, Bodor, Davis, Dickenson, Lenaburg, Lewis, Long, McKnight, Maloney, Miller, Moses, Ngozi

NAYS (0): None.

ABSENT WHEN VOTE TAKEN (0):

E. EDP22-015 Receive a report, hold a discussion, and give staff direction regarding the meeting dates and times for calendar year 2022.

Dickenson made a motion to approve the meeting schedule as presented. Ngozi seconded the motion. Motion carried (12-0).

AYES (12): Capps, Bodor, Davis, Dickenson, Lenaburg, Lewis, Long, McKnight, Maloney, Miller, Moses, Ngozi

NAYS (0): None.

ABSENT WHEN VOTE TAKEN (0):

F. EDP22-016 Receive Staff Activity Reports:

1. Openings: 97 Land Company, Denton Beauty House, Doster Law Group, Free Play, Half Pints Children's Clothes (moved), Kava Culture, O'Bryan's Cleaning & Restoration, Osteria Il Muro, Salon Bloom, and Spire Realty.
2. Coming Soon: D20 Tavern, MiXfiT's, Shuck Me, TAAN Eatery, Two Gentlemen of Verona
3. Status of Reinvestment Grant: 3 Wishes Gifts
4. Letter of Resignation from Michael Tally
5. Next meeting: March 3, 2022


Staff presented the item. No action taken.

2. CONCLUDING ITEMS

With no further business, the meeting adjourned at 9:30 a.m.



Jesse Davis, Chair
Downtown Economic Development Committee



Christina Davis, Staff Liaison
Economic Development Specialist

Minutes Approved On: July 7, 2022