



# 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, November 16, 2022

12:00 PM

Development Service Center Training Rooms

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#### SPECIAL CALLED

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 Special Called Meeting on Wednesday, November 16, 2022, at 12:00 p.m. in the Development Service Center Training Rooms 1 & 2 at 401 N. Elm Street, Denton, Texas at which the following items will be considered:

#### 1. ITEMS FOR CONSIDERATION

- A. [TIF22-022](#) Consider approval of the minutes of July 27, 2022.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Draft Minutes of July 27, 2022](#)
- B. [TIF22-016](#) Receive nominations and elect a vice-chair and secretary for the Downtown Tax Increment Reinvestment Zone No. 1.
- Attachments: [Exhibit 1 - AIS](#)
- C. [TIF22-017](#) Receive a report, hold a discussion, and make a recommendation to the City Council regarding a Downtown Reinvestment Grant Program application for 214 W. Hickory St. by Theatre Denton.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Application 214 W Hickory](#)  
[Exhibit 3 - Certificate of Appropriateness](#)  
[Exhibit 4 - Presentation](#)
- D. [TIF22-018](#) Receive a report, hold a discussion, and make a recommendation to City Council to adopt an update to the Downtown Reinvestment Grant Program Policy for the Downtown Reinvestment Grant Program.
- Attachments: [Exhibit 1 - Fire Suppression](#)  
[Exhibit 2 - Downtown Reinvestment Grant Program REDLINE](#)  
[Exhibit 3 - Fire Prevention Program](#)
- E. [TIF22-019](#) Receive a report, hold a discussion, and give staff direction regarding the Updated Downtown Tax Increment Reinvestment Zone No. One study and analysis conducted by TXP, Inc. and staff.

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - TIRZ Project Summary and Timeline](#)  
                              [Exhibit 3 - TXP Scope of Work](#)  
                              [Exhibit 4 - RTKL Catalyst Study](#)  
                              [Exhibit 5 - Presentation](#)

- F.    [TIF22-024](#)      Receive a report, hold a discussion, and give staff direction regarding project categories considered for TIRZ project costs in order to update the TIRZ Project and Financing Plans.

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - TIRZ Project Plan](#)  
                              [Exhibit 3 - TIRZ Finance Plan](#)  
                              [Exhibit 4 - Presentation](#)

- G.    [TIF22-023](#)      Staff Reports:  
                              1.    Downtown Reinvestment Grant Update  
                              2.    Openings: El Taco H, 213 E. Hickory St  
                              3.    Next meeting is January 25, 2023

## 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

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CITY SECRETARY

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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.

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on November 10, 2022, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.