



# City of Denton

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

## Meeting Agenda

### Tax Increment Reinvestment Zone No. 2 Board

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Wednesday, March 8, 2023

11:00 AM

Development Service Center

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#### Special Called Meeting

After determining that a quorum is present, the Tax Increment Reinvestment Zone No. 2 Board of the City of Denton, Texas, will convene in a Special Called Meeting on Wednesday, March 8, 2023, at 11:00 a.m. in the Development Services Center, Training Rooms 3, 4, and 5, at 401 N. Elm Street, Denton, Texas at which the following items will be considered:

#### 1. ITEMS FOR CONSIDERATION

- A. [TIRZ23-006](#) Receive nominations and elect a vice chair for Tax Increment Reinvestment Zone No. 2 (Westpark) Board of Directors.  
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
- B. [TIRZ23-004](#) Consider approval of the meeting minutes of May 11, 2022.  
Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Draft Minutes of May 11, 2022](#)
- C. [TIRZ23-005](#) Receive a report, hold a discussion, and give staff direction regarding the meeting date and time for calendar year 2024.  
Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - 2024 Meeting Date Schedule](#)
- D. [TIRZ23-001](#) Receive a report, hold a discussion, and make a recommendation to City Council regarding the 2021/2022 Tax Increment Reinvestment Zone Number Two (Westpark TIRZ) Annual Report.  
Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - TIRZ Two 2021-22 Annual Report](#)  
[Exhibit 3 - Form 50-806](#)  
[Exhibit 4 - Presentation](#)
- E. [TIRZ23-003](#) Receive a report, hold a discussion, and verify a reimbursement request for Westray Group, LP for improvements in the Tax Increment Reinvestment Zone Number Two (Westpark).

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Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Reimbursement Agreement 2014-142](#)  
                              [Exhibit 3 - First Amendment 2015-169](#)  
                              [Exhibit 4 - Westray Group LLC Reimbursement Summary](#)  
                              [Exhibit 5 - Presentation](#)

## 2. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Tax Increment Reinvestment Zone No. 2 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 Tax Increment Reinvestment Zone No. 2 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://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on March 2, 2023, 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.