

**MINUTES
CITY OF DENTON
TAX INCREMENT REINVESTMENT ZONE NO. 1 BOARD
July 26, 2023**

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, July 26, 2023, at 12:06 p.m. in the Development Service Center, Training Rooms 1 and 2 at 401 N. Elm Street, Denton, Texas at which the following items will be considered:

PRESENT: Melissa Lenaburg (Chair), Daniel Abasolo, Vicki Byrd, Ben Esely, Suzanne Johnson, and Chris Watts

ABSENT: Marybeth Reinke Doyle

STAFF: Scott Bray, Christina Davis, Wayne Emerson, Vanessa Esparza, Sean Jacobson, Emilio Montalvo, Cameron Robertson, Ron Menguita, Erica Sullivan, and Matilda Weeden

1. ITEMS FOR CONSIDERATION

A. TIF23-010 Consider approval of the minutes of April 12, 2023.

Esely made a motion to approve the minutes of April 12, 2023. Johnson seconded the motion. Motion carried (5-0).

AYES (5): Byrd, Esely, Johnson, Lenaburg, and Watts
NAYS (0): None
ABSENT (1): Abasolo

B. TIF23-011 Receive a report, hold a discussion, and make a recommendation to the City Council regarding a Downtown Reinvestment Grant Program application for 108 W. McKinney St. by Bullseye Investments & Holdings LLC.

Abasolo arrived at 12:10 p.m.

Esely made a motion to approve recommendation to the City Council regarding a Downtown Reinvestment Grant Program application for 108 W. McKinney St. by Bullseye Investments & Holdings LLC Byrd seconded the motion. Motion carried (6-0).

AYES (6): Abasolo, Byrd, Esely, Johnson, Lenaburg, and Watts
NAYS (0): None

C. TIF23-012 Staff Reports:


- 1. Downtown Master Plan Update - Ron Menguita and Sean Jacobson**
- 2. Downtown TIRZ Expansion Project Update - Wayne Emerson**
- 3. Downtown Reinvestment Grant Program Update - Christina Davis**

Staff presented each item to the board and a discussion followed.

2. CONCLUDING ITEMS

With no further business, the meeting adjourned at 1:02 p.m.


Melissa Lenaburg, Chair
Downtown TIRZ No. 1


Vanessa Esparza
Administrative Assistant

Minutes Approved On: 9/13/2023