



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda

Downtown Denton Tax Increment Financing Zone No. 1 Board

Wednesday, September 13, 2023

11:00 AM

Development Service Center

Special Called Meeting

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, September 13, 2023 at 11:00 a.m. in the Development Service 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. [TIF23-016](#) Consider approval of the minutes of July 26, 2023.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - July 26, 2023 TIRZ 1 Minutes](#)
- B. [TIF23-017](#) Receive a report, hold a discussion, and make a recommendation to City Council regarding a Downtown Reinvestment Grant Program application for 115-117 W. Hickory St. by Robert Moses. The Downtown Economic Development Committee recommends approval 10- 0.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Grant Application](#)
[Exhibit 3 - HPO Review](#)
[Exhibit 4 - Presentation](#)
- C. [TIF23-018](#) Receive a report, hold a discussion, and make a recommendation to City Council regarding an incentive application for the Fine Arts Theater, LLC project.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Project Concept](#)
[Exhibit 3 - Underwriter Report](#)
[Exhibit 4 - Term Sheet](#)
[Exhibit 5 - Presentation](#)
- D. [TIF23-019](#) Staff Reports:
1. Downtown Master Plan Update - Cameron Robertson and Sean Jacobson
 2. Downtown Parking Study Update - Christina Davis and Wayne Emerson
 3. Downtown Small Business Survey - Christina Davis
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Downtown Business Survey Results](#)

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://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on September 8, 2023, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE 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.