

**MINUTES
CITY OF DENTON
DOWNTOWN ECONOMIC DEVELOPMENT COMMITTEE
February 1, 2024**

After determining that a quorum was present, the Downtown Economic Development Committee convened on Thursday, February 1, 2024, at 8:35 a.m., in the Development Service Center, Training Room 1 & 2, 401 N. Elm Street, Denton, Texas, 76201.

PRESENT: Jeremy Fykes (Chair), Hank Dickenson (Vice-Chair), Beth Lewis, Brock McKnight, Kristen Kendrick-Bigley, Jill Herbst, Bob Moses, and Nick Miller

ABSENT: Jason Bodor, Peggy Capps, Melissa Lenaburg, Rina Maloney, and Krissi Oden

STAFF PRESENT: Christopher Ahrens, Kevin Hewell, Christina Davis, Vanessa Esparza, Emilio Montalvo, Cameron Robertson, Scott Bray, Kristen Pulido, Christine Taylor, and Matilda Weeden

1. ITEMS FOR CONSIDERATION

A. EDP24-009 Elect a Vice-Chair of the Downtown Economic Development Committee.

Lewis arrived at 8:37 a.m.

Lewis made a motion to nominate Hank Dickenson to be Vice-Chair of the Downtown Economic Development Committee. Miller seconded the motion. Motion carried. (8-0)

AYES (8): Fykes, Dickenson, Lewis, McKnight, Kendrick-Bigley, Herbst, Moses, and Miller

NAYS (0): None

B. EDP24-008 Consider approval of the minutes of the November 2, 2023, Downtown Economic Development Committee meeting.

Moses made a motion to approve the minutes of November 2, 2023. Lewis seconded the motion. Motion carried. (8-0)

AYES (8): Fykes, Dickenson, Lewis, McKnight, Kendrick-Bigley, Herbst, Moses, and Miller

NAYS (0): None

C. EDP24-010 Receive a report, hold a discussion, and give staff direction regarding the meeting dates and times for calendar year 2024.

The item was discussed, and staff was directed to adopt the meeting schedule for calendar year 2024.

D. EDP24-011 Receive a report, hold a discussion, and make a recommendation to the Downtown TIRZ #1 Board regarding a Downtown Reinvestment Program Fire Suppression application for 116 W. Oak St by Green Eggs & Ham, LLC.

Applicant presented the item. After hearing presentation, Miller made a motion to recommend approval of the Downtown Reinvestment Grant Program Fire Suppression application for 116. W Oak St by

Green Eggs & Ham, LLC. in the amount of \$50,000. Dickenson seconded the motion. Motion carried (8-0).

AYES (8): Fykes, Dickenson, Lewis, McKnight, Kendrick-Bigley, Herbst, Moses, and Miller
NAYS (0): None

E. EDP24-012 Receive a report, hold a discussion, and make a recommendation to the Downtown TIRZ #1 Board regarding a Downtown Reinvestment Program application for 116 W. Oak St by Green Eggs & Ham, LLC.

Applicant presented the item. After hearing the presentation, the Committee reviewed and scored the application. The application received an average score of 33 points, making it eligible for a recommendation of up to \$50,000. The project's submitted expenses were \$138,529, 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.

McKnight made a motion to recommend approval of the Downtown Reinvestment Grant Program application for 116 W Oak St by Green Eggs & Ham, LLC. in the amount of \$50,000. Miller seconded the motion. Motion carried (8-0).

AYES (8): Fykes, Dickenson, Lewis, McKnight, Kendrick-Bigley, Herbst, Moses, and Miller
NAYS (0): None

F. EDP24-013 Receive a report, hold a discussion, and make a recommendation to the Downtown TIRZ #1 Board regarding a Downtown Reinvestment Program Fire Suppression application for 104-106 W. Oak St. by Little D Property Group, LLC.

Applicant presented the item. After hearing the presentation, Moses made a motion to recommend approval of the Downtown Reinvestment Grant Program Fire Suppression application for 104-106 W Oak St by Little D Property Group, LLC. in the amount of \$50,000. Lewis seconded the motion. Motion carried (8-0).

AYES (8): Fykes, Dickenson, Lewis, McKnight, Kendrick-Bigley, Herbst, Moses, and Miller
NAYS (0): None

G. EDP24-014 Receive a report, hold a discussion, and make a recommendation to the Downtown TIRZ #1 Board regarding a Downtown Reinvestment Program application for 104-106 W. Oak St. by Little D Property Group, LLC.

Applicant presented the item. After hearing the presentation, the Committee reviewed and scored the application. The application received an average score of 35 points, making it eligible for a recommendation of up to 50,000. The project's submitted expenses were \$1,078,269, 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.

Miller made a motion to recommend approval of the Downtown Reinvestment Grant Program application for 104-106 W Oak St by Little D Property Group, LLC. in the amount of \$50,000. Kendrick-Bigley seconded the motion. Motion carried (8-0).

AYES (8): Fykes, Dickenson, Lewis, McKnight, Kendrick-Bigley, Herbst, Moses, and Miller

NAYS (0): None

H. EDP24-015 Staff Reports:

- 1. Downtown Master Plan Update - Cameron Robertson and Sean Jacobson**
- 2. Denton Main Street Report - Kristen Pulido**

Staff presented each item and discussion followed. No action was taken.

Dickenson left at 9:53 a.m.

2. CONCLUDING ITEMS

With no further business, the meeting adjourned at 9:57 a.m.



Jeremy Fykes, Chair
Downtown Economic Development Committee



Vanessa Esparza
Administrative Assistant

Minutes Approved On: March 7, 2024