MINUTES

CITY OF DENTON

TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1 BOARD

August 21, 2019

After determining that a quorum was present, the Downtown Denton Tax Increment Financing Reinvestment Zone No. 1 Board convened on Wednesday, August 21, 2019 at 12:03 p.m. in the City Council Work Session Room, 215 E. McKinney, Denton, Texas.

**PRESENT:** Ben Esley, John Lenz, Melissa Lenaburg, Paul Meltzer, Ken Gold, Gerard Hudspeth

**ABSENT:** Alex Payne

**STAFF PRESENT:** David Gaines, Jessica Rogers, Mack Reinwand, Gary Packan, Michael Smith, Brian Boerner, Julie Glover,

Christina Davis, and Michelle Coughlin

**1. ITEMS FOR CONSIDERATION**

**A. TIF19-039** **Consider approval of the minutes of the May 23, 2019 meeting.**

Gold made a motion to approve the meeting minutes of May 23, 2019, as presented. Meltzer seconded the motion.

Motion carried

AYES (5): Esley, Lenz, Lenaburg, Meltzer, Gold

NAYS (0): None

At staff’s request, Agenda Items C and F were discussed before Agenda Item B.

**C.** **TIF19-041 Receive a report, hold a discussion, and give staff direction regarding the FY 2019-20 Budget.**

The presentation was made and discussion followed. No action was taken.

Hudspeth arrived.

**F. TIF19-067 Receive a report, hold a discussion, and give staff direction regarding the possible funding of power washing and downtown cleaning in the FY 2019-20 budget from the Downtown Denton Tax Increment Financing Reinvestment Zone No. 1.**

The presentation was made and discussion followed.

Gold made a motion to approve funding of $37,000 for power washing and downtown cleaning in the FY 2019-20 budget from the Downtown Denton Tax Increment Financing Reinvestment Zone No. 1.

Meltzer made a motion to table the discussion. Lenz seconded the motion. Motion carried by a vote of 5-1.

AYES: (5) Meltzer, Lenz, Lenaburg, Gold, Hudspeth

NAYS: (1) Esley

Lenaburg recommended the Committee move to discuss Agenda Item B.

**B.** **TIF19-060** **Receive a report and hold a discussion on the roles and responsibilities of the downtown Denton Tax**

**Increment Financing Reinvestment Zone No. 1 (Downtown TIRZ).**

The presentation was made and discussion followed. No action was taken.

**D. TIF19-042 Receive a report and hold a discussion regarding TIF Lighting and Sidewalk Improvements funded by Tax Increment Financing Reinvestment Zone No. 1 (Downtown TIF). Project was approved and funded for**

**$1, 466,845.**

The presentation was made and discussion followed. No action was taken.

**G. TIF19-070 Receive a report, hold a discussion, and give staff direction regarding valet solid waste and recycling services for the downtown area.**

The presentation was made and discussion followed. No action was taken.

Once the discussion regarding Agenda Item G was concluded, Meltzer made a motion to take Agenda Item F off the table. Esley seconded the motion. The motion carried 6-0.

AYES (6): Meltzer, Esley, Lenaburg, Hudspeth, Gold, Lenz

NAYS (0):

**F. TIF19-067 Receive a report, hold a discussion, and give staff direction regarding the possible funding of power washing and downtown cleaning in the FY 2019-20 budget from the Downtown Denton Tax Increment Financing Reinvestment Zone No. 1.**

With Agenda Item F now laid back on the table for consideration, the Board discussed Agenda Item F. Gold had previously made a motion to recommend funding $37,000 for power washing and downtown cleaning in the FY 2019-20 budget from the Downton Denton Tax Increment Financing Reinvestment Zone No. 1 prior to the successful motion to table. Lenz seconded Gold’s original motion. After some discussion, Meltzer requested Gold consider a friendly amendment to the motion to recommend funding six months of the power washing. Gold accepted the amendment to his motion. Lenz, as the seconder, accepted the amendment. The motion failed by a vote of 2-4.

AYES (2): Gold, Meltzer

NAYS (4): Esley, Hudspeth, Lenaburg, Lenz

Hudspeth made a motion to recommend denial of funding of power washing and downtown cleaning from the Downtown Denton Tax Increment Financing Reinvestment Zone No. 1 and recommend City Council consider funding through either HOT Funds or through the City’s General Fund. Gold seconded the motion. Motion carried by a vote of 6-0.

AYES (6): Meltzer, Esley, Lenaburg, Hudspeth, Gold, Lenz

NAYS (0):

**E. TIF19-043 Receive a report and hold a discussion regarding the staff activity report.**

**A. Openings:** Jupiter House, 106 N. Locust; La Di Da, 114 N. Locust; Half Pint Children’s Boutique, 108 W. Oak; Gnome Cones, 205 N. Elm; Mini Figs Bricks and More, 116 N. Locust, Golden Boy Coffee, 1803 N. Locust, VaChell’s, 121 N. Elm

**B.** **Closings:** Garden Gate, 121 N. Elm; La Rose Maison, 221 N. Elm: DeManding Clothing, 728 N. Elm

**C. Coming Soon:** Fine Arts Theatre, 115 N. Elm; Rubber Gloves Rehearsal Studio, 411 Sycamore; H2Oak, East Hickory

**D. Moving:** Salted Sanctuary, 221 W. Oak; Les Muses Vintage, 209 W. Hickory

**E. Upcoming events:** Arts and Autos Extravaganza, September 14; Denton Blues Fest, September 21-23

**F. Next meeting date:** September 25, 2019

**2. CONCLUDING ITEMS**

There were no concluding items.

**With no further business to discuss, the meeting adjourned at 2:05 p.m.**