

**MINUTES**  
**CITY OF DENTON**  
**DOWNTOWN ECONOMIC DEVELOPMENT COMMITTEE**  
November 7, 2019

After determining that a quorum was present, the Downtown Economic Development Committee convened on Thursday, November 7, 2019, at 8:34 a.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas, 76201.

**PRESENT:** Marty Rivers (Chair), Alex Payne (Vice Chair), Peggy Capps, John Cartwright, Hank Dickenson, Monte Jensen, Beth Lewis, Brock McKnight, Bob Moses, and Georgina Ngozi.

**ABSENT:** Melissa Lenaburg, Nick Miller, and Michael Talley.

Also present were Todd Estes, Brian Jahn, Jessica Rogers, Dani Shaw, Mike Pistana, Julie Glover, Rosa Rios, Christina Davis, Karen Boenker, and Michelle Coughlin.

**1. ITEMS FOR CONSIDERATION**

**A. EDP19-074 Consider approval of the meeting minutes of September 26, 2019.**

Capps moved to approve the meeting minutes of September 26, 2019. Dickenson seconded the motion. Motion carried (10-0).

AYES (10): Capps, Cartwright, Dickenson, Jensen, Lewis, McKnight, Moses, Ngozi, Payne, Rivers

NAYS (0): None

ABSENT (3): Lenaburg, Miller, Talley

**B. EDP19-072 Receive nominations and elect a vice chair or co-chair of the Downtown Economic Development Committee for Fiscal Year 2019-2020.**

The item was presented and discussion followed. As Marty Rivers has been elected as chair, Jensen moved to nominate Alex Payne as co-chair of the Downtown Economic Development Committee. Moses seconded the motion. Motion carried (10-0).

AYES (10): Cartwright, Jensen, Capps, Dickenson, Lewis, McKnight, Moses, Ngozi, Payne, Rivers

NAYS (0): None

ABSENT (3): Lenaburg, Miller, Talley

**C. EDP19-071 Draw lots to determine the Downtown Economic Development Committee member terms.**

The item was presented and discussion followed. Lots were drawn for one- or two-year terms. Results as follows:

Peggy Capps, 1 year

John Cartwright, 1 year

Hank Dickenson, 1 year

Monte Jensen, 2 years

Melissa Lenaburg, 2 years

Beth Lewis, 2 years

Brock McKnight, 1 year

Nick Miller, 2 years

Bob Moses, 2 years

Georgina Ngozi, 2 years

Alex Payne, 1 year

Marty Rivers, 2 years

Michael Talley, 1 year

- D. EDP19-077 Receive a report, hold a discussion, and give staff direction regarding the Denton County Housing Crisis Response System and recent homeless initiatives.**

The item was presented and discussion followed. There was no action taken.

- E. EDP19-078 Receive a report, hold a discussion, and give staff direction regarding the potential implementation of an exclusive pedestrian phase in the traffic signal operations of the downtown intersections at Oak and Locust, Hickory and Elm, and Hickory and Locusts Streets as a pilot program for evaluation as a safety improvement for all modes of transportation in the downtown area.**

The item was presented and discussion followed. There was no action taken.

- F. EDP19-075 Receive a report, hold a discussion, and give staff direction regarding a Downtown Reinvestment Grant for 109 W. Walnut Street (Evers Hardware storage/carriage house).**

Capps moved to recommend a downtown reinvestment grant in the amount of \$7,188.59 for 109 W. Walnut Street (Evers Hardware storage/carriage house). Jensen seconded the motion. Motion carried (9-0).

AYES (9): Capps, Cartwright, Dickenson, Jensen, Lewis, Moses, Ngozi, Payne, Rivers

NAYS (0): None

ABSTAINED (1): McKnight

ABSENT (3): Lenaburg, Miller, Talley

- G. EDP19-079 Receive a report, hold a discussion, and give staff direction regarding a Downtown Reinvestment Grant for 109 W. Hickory Street (Evers Hardware/Norman Roscoe).**

Moses moved to recommend a Downtown Reinvestment Grant in the amount of \$25,000 for 109 W. Hickory Street (Evers Hardware/Norman Roscoe). Lewis seconded the motion. Motion carried (9-0).

AYES (9): Capps, Cartwright, Dickenson, Jensen, Lewis, Moses, Ngozi, Payne, Rivers

NAYS (0): None

ABSTAINED (1): McKnight

ABSENT (3): Lenaburg, Miller, Talley

- H. EDP19-080 Receive a report, hold a discussion, and give staff direction regarding the meeting dates and times for the December 5, 2019 and January 2, 2020 meetings.**

Capps moved to cancel the December 5, 2019, and January 2, 2020 meetings. Ngozi seconded the motion. Motion carried (10-0).

AYES (10): Capps, Cartwright, Dickenson, Jensen, Lewis, McKnight, Moses, Ngozi, Payne, Rivers

NAYS (0): None

ABSENT (3): Lenaburg, Miller, Talley

- I. EDP19-076 Staff reports:**

**1. Openings:** Red's Cajun Kitchen, 708 S. Elm St.; Children First Preschool Denton, 516 N. Locust St.; Howling Mutt Brewery, 205 Cedar St.; North Central Texas College, 316 E. Hickory St.; Legends Diner, 508 S. Elm St.

**2. Closings:** None.

**3. Coming soon:** H2Oak, 215 E. Hickory St.; Fine Arts Theatre, 115 N. Elm St.; Going in at NCTC: coffee shop, hair salon, and a "Hi-Fi vinyl listening room"; Layalina Mediterranean Restaurant and Lounge, 222 W. Hickory St., #104.

**4. Task Force Members' updates:** None.



**5. Upcoming events:** Shop Small Saturday, November 30; Holiday Lighting, December 6; Wassail Fest, December 6 & 7.

**6. Next meeting date:** Special Called Meeting, January 9, 2020.

**With no further business, the meeting adjourned at 10:04 a.m.**

  
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*Alex Payne* Vice  
~~Marty Rivers~~, Chair  
Downtown Economic Development Committee

  
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Christina Davis, Staff Liaison  
Economic Development Specialist

Minutes approved on: 02/6/2020