



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda

### Downtown Denton Tax Increment Financing Zone No. 1 Board

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Wednesday, November 20, 2019

12:00 PM

City Council Work Session Room

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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 Regular Meeting on Wednesday, November 20, 2019, at 12:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

#### 1. ITEMS FOR CONSIDERATION

- A. [TIF19-080](#) Consider approval of the meeting minutes of September 25, 2019.

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - September 25, 2019 Meeting Minutes](#)

- B. [TIF19-089](#) Receive nominations and elect a vice chair and secretary for the Downtown Tax Increment Financing Reinvestment Zone No. 1.

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)

- C. [TIF19-081](#) Receive a report, hold a discussion, and give staff direction regarding a Downtown Reinvestment Grant for 104 W. McKinney. The Economic Development Partnership Board recommends a grant in the amount of \$25,000 (10-0).

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Grant Application](#)  
                                 [Exhibit 3 - Score Sheets](#)  
                                 [Exhibit 4 - Presentation](#)

- D. [TIF19-083](#) Receive a report, hold a discussion, and give staff direction regarding a Downtown Reinvestment Grant for 216 W. Oak Street. The Economic Development Partnership Board recommends a grant in the amount of \$25,000 (10-0).

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Grant Application](#)  
                                 [Exhibit 3 - Score Sheets](#)  
                                 [Exhibit 4 - Presentation](#)

- E. [TIF19-084](#) Receive a report, hold a discussion, and give staff direction regarding a Downtown Reinvestment Grant for 211 N. Cedar Street. The Economic Development Partnership Board recommends a grant in the amount of \$25,000 (10-0).

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Grant Application](#)  
                              [Exhibit 3 - Score Sheets](#)  
                              [Exhibit 4 - Presentation](#)

- F.    [TIF19-090](#)      Receive a report, hold a discussion, and give staff direction regarding a Downtown Reinvestment Grant for 109 W. Hickory (Evers Hardware/Norman Roscoe). The Downtown Economic Development Committee recommends a grant in the amount of \$25,000 (9-0).

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Grant Application](#)  
                              [Exhibit 3 - Score Sheets](#)  
                              [Exhibit 4 - Presentation](#)

- G.    [TIF19-091](#)      Receive a report, hold a discussion, and give staff direction regarding a Downtown Reinvestment Grant for 109 W. Walnut (Evers Hardware storage/carriage house). The Downtown Economic Development Committee recommends a grant in the amount of \$7,188.59 (9-0).

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Grant Application](#)  
                              [Exhibit 3 - Score Sheets](#)  
                              [Exhibit 4 - Presentation](#)

- H.    [TIF19-088](#)      Receive a report, hold a discussion and make a recommendation to City Council regarding the 2018-2019 Downtown Tax Increment Reinvestment Zone No. 1 Annual Report.

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - 2018-19 Annual Report](#)  
                              [Exhibit 3 - Presentation](#)

- I.    [TIF19-087](#)      Receive a report, hold a discussion, and give staff direction regarding the Downtown Denton Tax Increment Financing Reinvestment Zone No. 1 study and analysis being conducted by TXP, Inc.

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Consultant Scope of Work](#)

- J.    [TIF19-085](#)      Receive Staff Activity Reports:  
                              a. Openings: Legends Diner, 508 S. Elm; Red's Cajun Kitchen, 702 S. Elm; Vachell's on the Square, 121 N. Elm  
                              b. Closings: Basil's By the Square, Lion and Crown, La Rose Maison,  
                              c. Coming soon: Fine Arts Theatre, H2Oak, E. Hickory  
                              d. Upcoming events: November 28, Turkey Trot 5 K; November 30, Shop Small Saturday; December 5, Holiday Lighting; December 5-6, Wassail Fest  
                              e. Next meeting date: January 20, 2020

## 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 bulletin board at the City Hall of the City of Denton, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2019 at \_\_\_\_\_

\_\_\_\_\_  
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 ACCOMODATION, 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.