



# 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, July 22, 2020

12:00 PM

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, July 22, 2020 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:

Note: Chair Melissa Lenaburg, Vice Chair Alex Payne, and Members Ben Esely, Ken Gold, Gerard Hudspeth, John Lenz, and Paul Meltzer will be participating in the meeting via video/teleconference.

#### 1. ITEMS FOR CONSIDERATION

- A. [TIF20-004](#) Consider approval of the minutes of January 22, 2020.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Draft Minutes of January 22, 2020](#)

- B. [TIF20-006](#) Receive a report, hold a discussion, and give staff direction regarding amendments to the Downtown Reinvestment Grant Program Policy.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Downtown Reinvestment Grant Program \(Redline\)](#)  
[Exhibit 3 - Downtown Reinvestment Grant Program \(Clean\)](#)  
[Exhibit 4 - Scoring Sheet \(Redline\)](#)  
[Exhibit 5 - Scoring Sheet \(Clean\)](#)  
[Exhibit 6 - Presentation](#)

- C. [TIF20-007](#) Receive a report, hold a discussion, and give staff direction regarding a Downtown Reinvestment Grant for signage at 213 E. Hickory St. (Hickory To Oak). The Downtown Economic Development Committee recommends a grant in the amount of \$7,313 (8-0).

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

- D. [TIF20-008](#) Receive a report, hold a discussion, and give staff direction regarding the FY 2020-21 Downtown Denton Tax Increment Refinancing Zone No. 1 budget.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Downtown TIRZ Presentation](#)

- E. [TIF20-009](#) Receive Staff Activity Reports:  
a. Openings: Denton Sports Chiropractic (235 W. Hickory), Red's Yard (410 N. Bell), The Cookie Crave (519 S. Locust), Salon Indigo (314 E. Hickory #113), Vinyl Lounge

- (314 E. Hickory #121), 3 Wishes (108 W. Oak)
- b. Closings: Market on Oak (108 W. Oak), Nifft (201 N. Austin), SCRAP Denton (420 S. Bell), Freaks and Geeks (1807 N. Elm), Source Gaming Lounge (108 W. Congress), Cryptozoology (221 S. Bell), Escaping the Square (318 E. Oak #160), Mad World Records (115 W. Hickory), Denton Trading Co. (112 W. Oak), Wine2 (110 W. Oak), Juice Lab ( 508 S. Elm)
- c. Coming soon: H2Oak (215 E. Hickory); Caskey's (311 N. Elm), More Fun Toys! (115 W. Hickory)
- d. Downtown Reinvestment Program Grants Update: Completed - 109 W. Walnut - the MVMNT Lab; Under Construction - 104 W. McKinney - Chi Dao
- e. Next meeting date: September 23, 2020

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

## 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 17th day of July, 2020 at 4:50 p.m.

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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.