City of Denton

Meeting Agenda

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Downtown Denton Tax Increment Financing Zone No. 1 Board

Wednesday, October 21, 2020 | **9:00 AM** | **Council Work Session Room**

Special Called

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 Special Called Meeting on Wednesday, October 21, 2020 at 9:00 a.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. TIF20-017 Consider approval of the minutes of September 23, 2020.

Attachments: Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Draft Minutes of September 23, 2020

B. TIF20-014 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 - TXP Scope of Work
Exhibit 3 - RTKL Catalyst Study
Exhibit 4 - TIRZ Project Plan
Exhibit 5 - TIRZ Finance Plan
Exhibit 6 - TIRZ Project Summary & Timeline
Exhibit 7 - Presentation

C. TIF20-011 Consider cancelling the regularly scheduled November 25, 2020 meeting due to the Thanksgiving holiday and calling a special called meeting.

Attachments: Exhibit 1 - Agenda Information Sheet

D. TIF20-016 Receive Staff Activity Reports:

1. Openings: TB Winds (222 W. Hickory St., Ste. 101), Mashup Market (318 E. Oak)
2. Closings: Circa 77 (227a W. Oak)
3. Downtown Denton COVID-19 Response and Recovery Update
4. Coming soon: H2Oak (215 E. Hickory); Caskey's (311 N. Elm), Hair Salon (110 W. Oak), More Fun Toys (115 W. Hickory)
5. Status of Downtown Reinvestment Grants: 104 W. McKinney - Chi Dao, under

construction

6. Next meeting date: November 25, 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 15th day of October, 2020 at 9:35 a.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.