

**MINUTES
CITY OF DENTON
DOWNTOWN DENTON TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE BOARD
October 21, 2020**

After determining that a quorum was present, the Downtown Denton Tax Increment Financing Reinvestment Zone Number One Board of the City of Denton, Texas, convened in a Special Called Meeting on Wednesday October 21, 2020, at 9:02 a.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Melissa Lenaburg (Chair), Alex Payne (Vice Chair), Ben Esely, Gerard Hudspeth, and Paul Meltzer

ABSENT: Ken Gold and John Lenz

Also present were Kay Brown-Patrick, Christina Davis, David Gaines, Travis James, Cassandra Ogden, Jessica Rogers, Mack Reinwand, Dan Rosenfield, and Erica Sullivan.

Note: Melissa Lenaburg (Chair), Alex Payne (Vice Chair), Ben Esely, Gerard Hudspeth, and Paul Meltzer participated in the meeting via video/teleconference under the provisions allowed by the Texas Government Code Section 551.127.

1. ITEMS FOR CONSIDERATION

A. TIF20-017 Consider approval of the minutes of September 23, 2020.

Esely made a motion to approve the meeting minutes of September 23, 2020 as presented. Meltzer seconded the motion. Motion carried (4-0).

AYES (4): Esely, Hudspeth, Lenaburg, Meltzer

NAYS (0): None

ABSENT (2): Gold, Lenz

ABSENT WHEN VOTE TAKEN (1): Payne

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.

Alex Payne joined the meeting.

Travis James presented the item. Discussion followed.

The board recommended funding the PEC 4 Phases 3 & 4 drainage project from the TIRZ and recommended changing the TIRZ boundaries to encompass the project. In addition, the Board directed staff to review additional funding options for the PEC 4 Phases 3 & 4 project so that the TIRZ can split the cost. The Board also recommended continuing to use additional TIRZ funds for smaller public infrastructure projects, such as lighting and sidewalks, and the downtown grant program. With any remaining funds, the Board recommended considering economic development incentives. The Board also directed staff to explore costs associated with drainage projects on the north side of the TIRZ and to involve the Parks department in a discussion of public spaces.

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

The Board reached consensus to consider potential dates to take the place of the November 25, 2020 meeting.

D. TIF20-002 Receive Staff Activity Reports:


- a. Openings: TB Winds (222 W. Hickory St., Ste. 101), Mashup Market (318 E. Oak)
- b. Closings: Circa 77 (227a W. Oak)
- c. Downtown Denton COVID-19 Response and Recovery Update
- d. Coming soon: H2Oak (215 E. Hickory); Caskey's (311 N. Elm), Hair Salon (110 W. Oak), More Fun Toys (115 W. Hickory)
- e. Status of Downtown Reinvestment Grants: 104 W. McKinney - Chi Dao, under construction; Completed Grants: 215 E. Hickory - H2 Oak
- f. Next meeting date - November 25, 2020

Davis presented the staff reports. No action taken.

2. CONCLUDING ITEMS

None.

The meeting was adjourned at 10:14 a.m.



Melissa Lenaburg, Board Chair

Jessica Rogers, Board Secretary

Minutes approved on: _____