



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

ACM: Christine Taylor, Assistant City Manager

DATE: February 19, 2026

SUBJECT

Receive a report and hold a discussion regarding the Tax Increment Reinvestment Zone Number One Historical Analysis.

BACKGROUND

The Downtown TIRZ was created in 2010 encompassing approximately 226 acres. The original certified base value of the TIRZ was \$79.4 million in 2010 and \$261,579,433 in FY2023/24.

Per the original Project and Financing Plan, the TIRZ was formed to focus on the following project areas: parking/transportation, complete streets, support for downtown projects, and utility/drainage improvements. On December 3, 2024, the TIRZ 1A boundary expansion was approved by City Council adding an estimated \$15 Million to the fund with a new term expiration date of 2040.

TIRZ 1A Projected Costs include increased economic development grants, administrative costs, parks and recreation facilities and improvements, street and intersection improvements, transit/parking improvement and infrastructure improvements for a total of \$50,233,426 dependent upon new development.

In 2018, City Council changed the source of funding and policy procedures for the Downtown Reinvestment grant from mixed beverage tax to the TIRZ fund.

On July 28, 2021, the TIRZ Board recommended increasing the annual Downtown Reinvestment Grant budget to \$200,000.

In 2021, City Council approved changes to the maximum available grant award and limited the number and timing of grants for properties that have already been improved under the Downtown Reinvestment Grant Program.

In 2025, Economic Development Staff saw significant interest in business and property owners seeking to apply for the Downtown Reinvestment Grant. In addition, staff are actively emailing prospective businesses to fill vacancies in the downtown area.

NEXT STEPS

None.

PRIOR ACTION/REVIEW

July 28, 2021 – The TIRZ 1 Board recommended increasing the Downtown Reinvestment grant annual funding limit to \$200,000.

December 3, 2024 – City Council approved an ordinance amending the TIRZ 1 Boundary and Term.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Presentation

Respectfully submitted:
Brittany Sotelo
Economic Development Director