

d20 Keep

112 W. Oak St., Suite 200

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Office of Economic Development

ALIGNMENT WITH CITY PLANS

- **City's Strategic Plan**
 - Key Focus Area 3: Foster Economic Opportunity and Affordability
 - Grow Denton's Economic Vitality
 - Key Focus Area 4: Strengthen Community and Quality of Life
 - Preserve Community Character and Identity
 - Strengthen Community Amenities
- **Economic Development Strategic Plan**
 - 2D.2 Downtown Development
- **Design Downtown Plan**
 - Community Priority: Retail and Commercial Development

BACKGROUND

- 2022 – Mark Michnevitz opens d20 Tavern
 - A craft beer and boardgame venue.
 - Features 20 local craft beers and over 400 tabletop games

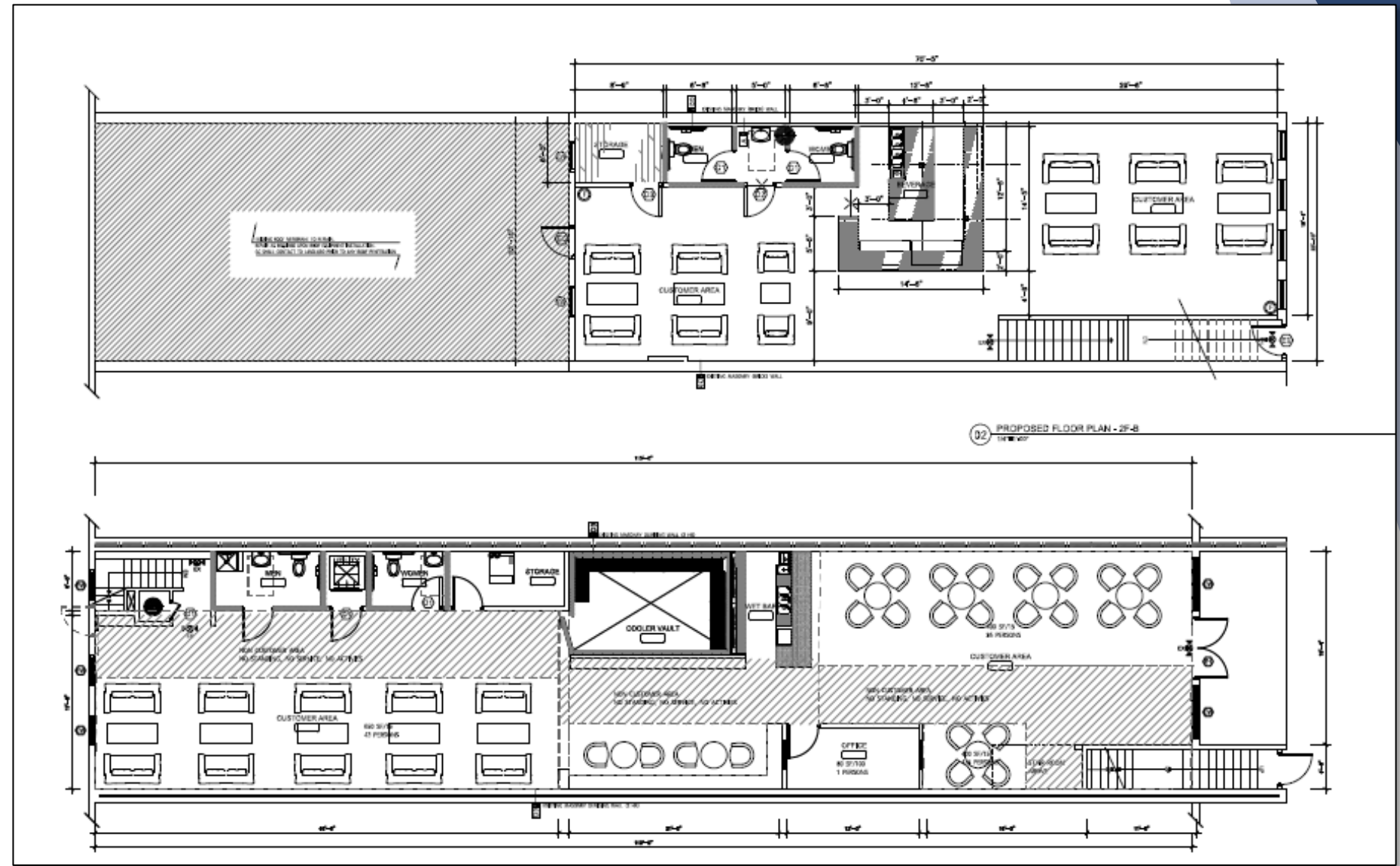
PROJECT

- After more than four years of successful operations, d20 plans to expand into the building's second floor. The new space, branded as "d20 Keep," will offer a similar experience to d20 Tavern.
 - Adds 1760 square feet
 - Increases opportunity for retail
 - 29 more occupants
 - Adds a bar and restrooms, as well as completing interior restoration.



UTILITY UPGRADES

- Mechanical
- Electrical
- Plumbing
- **Projected Cost: \$45,242**



INTERIOR/ CODE IMPROVEMENT

- ADA grab bar
- **Projected Cost: \$820.00**

ELIGIBLE EXPENSES

Projected Project Cost: \$46,062

TOTAL Capital Investment: \$99,638

112 W. Oak St. Suite 200, d20 Keep - Grant Application

Project Category	Estimated Cost	Grant Limit
Utility Upgrades	\$45,242	\$22,621
Interior/Code Improvement	\$820.00	\$410.00
Total Project Cost	\$46,062	\$23,031
<i>Total Grant Request:</i>	<i>\$23,031</i>	

SCORING

Downtown Reinvestment Grant Scoring – d20 Keep

Economic Impact: 0-5 Points	Historic Accuracy/Design: 0-5 Points	Upgrades to Utilities/Impact Fees: 0-5 Points	Increases Population: 0-5 Points	Interior/Code Improvements: 0-5 Points	Other 0-15 Points <ul style="list-style-type: none"> Partners with other businesses Project is a “target” business Promotes development of Denton Arts and Entertainment Longevity of Business 	Average
4	4	4	4	2	5	23
3	3	2	3	3	8	22
5	5	5	5	5	15	40
5	5	5	4	5	15	39
5	3	4	5	2	9	28
5	5	5	5	5	11	36
4	3	4	5	4	14	34
4	4	5	5	0	10	28
4.375	4	4.25	4.5	3.25	10.875	31.3

Review Process – Total project scores can range from 0-40

Recommendations will be based on:

0-9 points = No Funding

10-14 points = Grant recommendation of up to \$7,500

15-19 points - Grant recommendation of up to \$15,000

20-24 points = Grant recommendation of up to \$25,000

25-29 points = Grant recommendation of up to \$35,000

30-40 points = Grant recommendation of up to \$50,000

PRIOR ACTION

On April 2, 2026, the Downtown Economic Development Committee (DEDC) reviewed and scored the grant application. The application received an average score of 31 points, making it eligible for a recommendation of up to the max allowable amount of \$23,031. These scores support the recommendations to approve the application as requested. The Downtown Economic Development Committee recommends approval of up to \$23,031 (8-0).

On June 10, 2026, the Tax Increment Reinvestment Zone Number One Board reviewed the application and voted to recommend City Council approve the Downtown Reinvestment Grant Program application in the amount not to exceed \$23,031 as recommended by the DEDC for d20 Tavern LTD Company located at 112 W. Oak. St., Suite 200. The Tax Increment Reinvestment Zone Number One Board recommends approval (4-0).

THANK YOU