

**June 18, 2026**

**Hicks Squared, LLC - Dark Age Tattoo**

**124 W. Oak St.**

**Kristen Pulido  
Main Street Program Manager  
Office of Economic Development**

# FY 25/26 Downtown Reinvestment Grant Budget Status

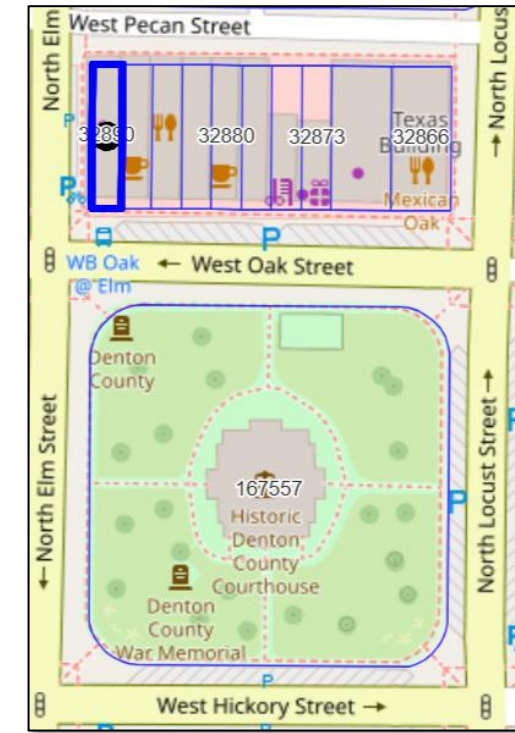
Projected 25/26 Tax Increment Reinvestment Zone Number One Grants			
Phase	Owner/Business	Address	Requested Amount
APPROVED/ CONSTRUCTION	Fine Arts Theater of Denton, LLC	115-116 N. Elm St.	\$50,000
APPROVED/ CONSTRUCTION	West Oak Coffee Bar	114 W. Oak St.	\$50,000
APPROVED/ CONSTRUCTION	West Oak Coffee Bar	114. W. Oak St.	\$50,000
APPROVED/ CONSTRUCTION	Brakefield Pools	520 S. Elm St.	\$10,000
APPROVED/ CONSTRUCTION	McKarroll Partners, LLC	325 W. McKinney St.	\$50,000
APPROVED/ CONSTRUCTION	Mister Red, LLC: Ruby Rodeo/Red Italian	122 N. Locust St.	\$50,000
TIRZ 1	d20 Keep	112 W. Oak St.	\$23,031
DEDC	Hicks Squared, LLC/Dark Age Tattoo	124 W. Oak St.	\$4281.25
		<b>TOTAL</b>	<b>\$287,312.25</b>
		<b><i>FY 25/26 Grant Budget</i></b>	<b><i>\$200,000</i></b>
		<b><i>Est. Fund Balance</i></b>	<b><i>(\$87,312.25)</i></b>

# ALIGNMENT WITH CITY PLANS

- **City's Strategic Plan**
  - Key Focus Area 4: Strengthen Community and Quality of Life
    - Preserve Community Character and Identity
- **Economic Development Strategic Plan**
  - 2D.2 Downtown Development
- **Design Downtown Plan**
  - Target Development: 3C Strengthen Historic Preservation Opportunities

# BACKGROUND

- 124 W. Oak St. is a mixed-use Downtown commercial building in Denton's Courthouse Square.
- Re-built in 1930 and spans about 5,000 square feet
- Located within the National Register District and is considered a contributing property to Denton's historic core.
- The building's history spans over a century, from a family-run bakery and grocery to currently Dark Age Tattoo.



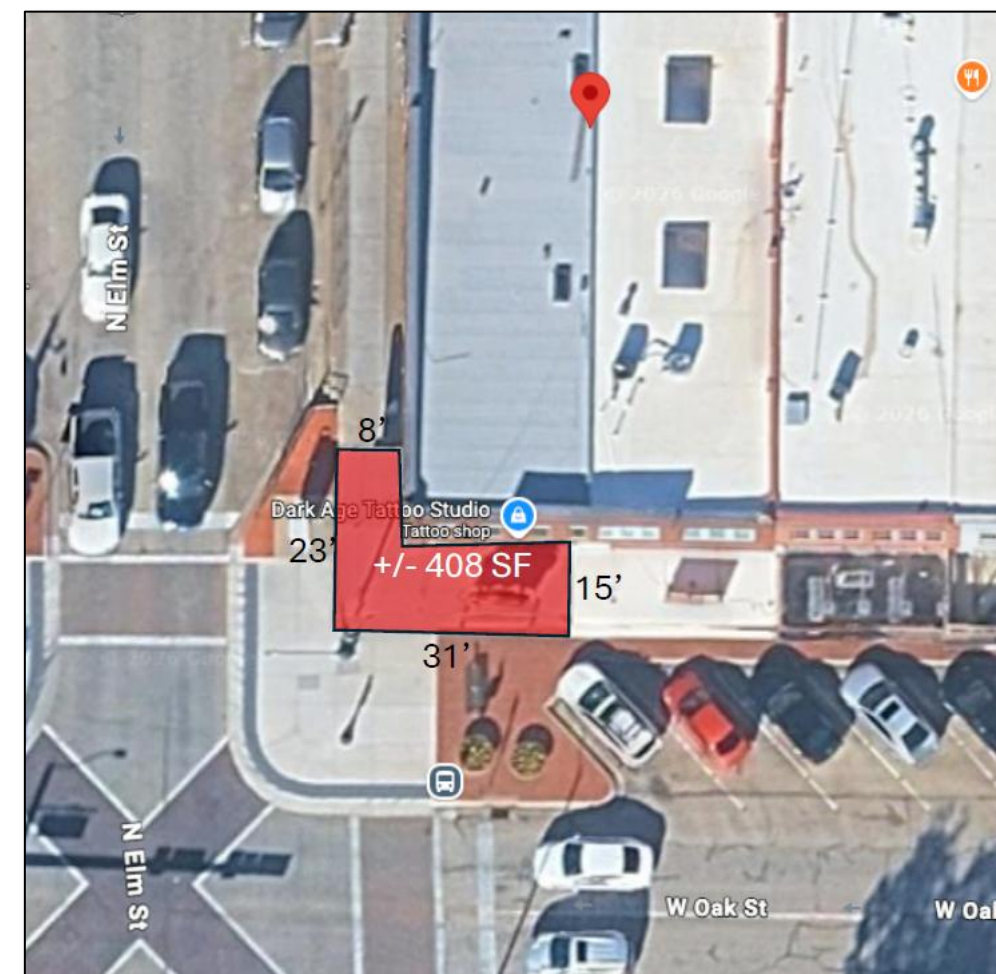
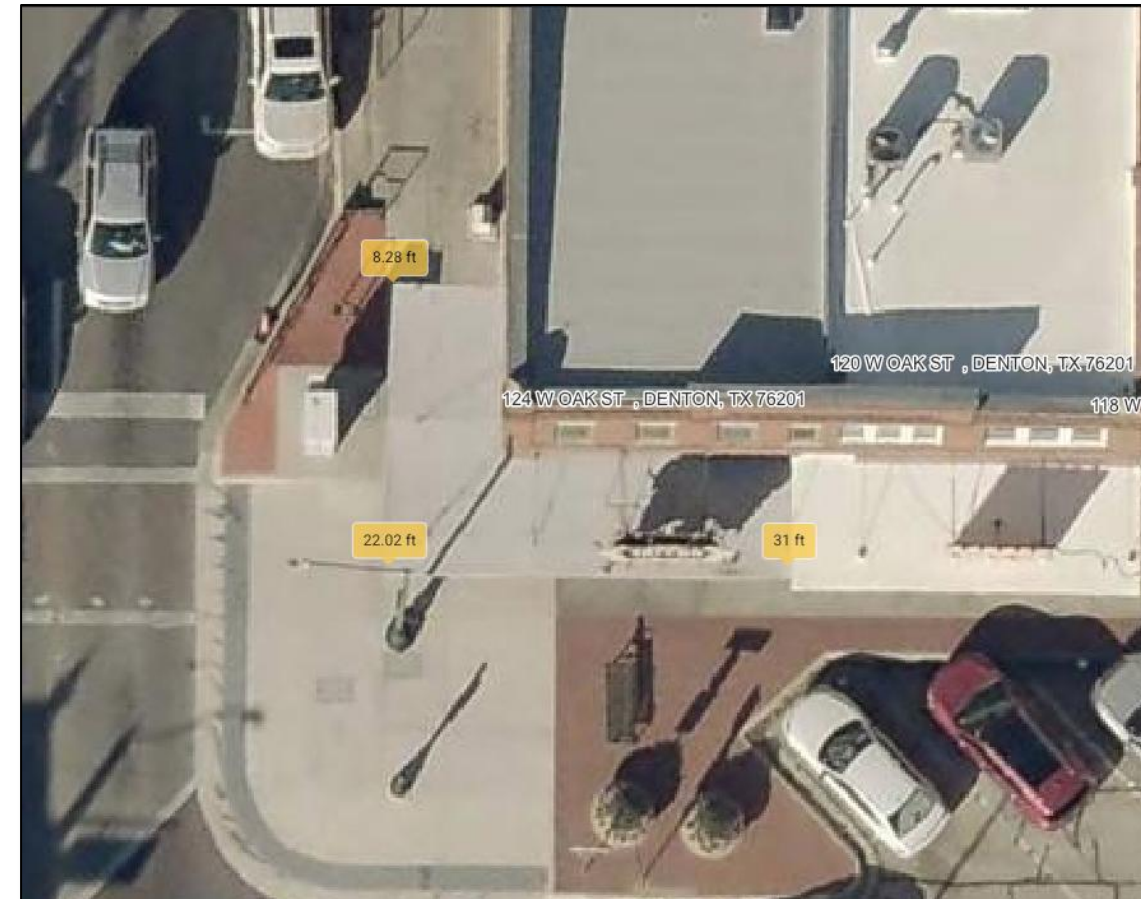
# PROJECT

- Historic Preservation – Worked closely with the Historic Preservation officer to ensure the awning honors the Denton Square District guidelines
- Repairs to the existing awning structure which includes the removal of existing deteriorated fascia and perimeter lumber.
- The replacement of deteriorated components will restore proper weather protection and extend the service life of the existing awning.



# AWNING

- Replacement Awning
- **Projected Cost: \$8,562.50**



# ELIGIBLE EXPENSES

**Projected Project Cost: \$8,562.50**

Hicks Squared, LLC - Grant Application		
Project Category	Estimated Cost	Grant Limit
Awning	\$8,562.50	50% up to \$7,500
<b>Total Project Cost</b>	<b>\$8,562.50</b>	<b>\$4,281.25</b>
<i><b>Total Grant Request:</b></i>	<i><b>\$4,281.25</b></i>	

# SCORING

## Downtown Reinvestment Grant Scoring Sheet



<https://forms.office.com/g/2RqhSzTWMc>

# NEXT STEPS:

- Recommend approval of the amount determined by the DEDC scoring for submission to the Tax Increment Reinvestment Zone Number One Board.
- Recommend approval of an amount below the DEDC scoring recommendation to the Tax Increment Reinvestment Number One Board.
- Do not recommend approval of grant application.

# Questions?

John Withers  
Representative from Stag Real Estate