

**MINUTES  
CITY OF DENTON  
TAX INCREMENT REINVESTMENT ZONE NUMBER ONE BOARD  
February 28, 2024**

After determining that a quorum is present, the Tax Increment Financing Reinvestment Zone Number One Board of the City of Denton, Texas, will convene in a Special Called Meeting on Wednesday, February 28, 2024, at 12:11 p.m. in the Development Service Center, Training Rooms 1 and 2 at 401 N. Elm Street, Denton, Texas at which the following items will be considered:

**PRESENT:** Daniel Abasolo (Vice-Chair), Vicki Byrd, Ben Esely, Marybeth Reinke Doyle, and Suzanne Johnson

**ABSENT:** Chris Watts

**STAFF:** Scott Bray, Christina Davis, Vanessa Esparza, Sean Jacobson, Kristen Pulido, Cameron Robertson, Erica Sullivan, Christine Taylor, and Matilda Weeden

**1. ITEMS FOR CONSIDERATION**

**A. TIF24-007 Receive nominations and make a recommendation to City Council for a chair of the Tax Increment Reinvestment Zone Number One Board.**

Esely made a motion to approve recommendation to the City Council of Suzanne Johnson as Chair. Doyle seconded the motion. Motion carried (4-0).

AYES (4): Abasolo, Byrd, Doyle, Esely

NAYS (0): None

ABSENT (1): Johnson

**B. TIF24-001 Receive nominations and elect a vice chair of the Tax Increment Reinvestment Zone Number One Board**

Esely made a motion to approve recommendation to the City Council of Daniel Abasolo as Vice-Chair. Johnson seconded the motion. Motion carried (4-0).

AYES (4): Abasolo, Byrd, Doyle, Esely

NAYS (0): None

ABSENT (1): Johnson

**C. TIF24-002 Consider approval of the minutes of the September 13, 2023 Tax Increment Reinvestment Zone Number One Board.**

Doyle made a motion to approve the minutes of September 13, 2023. Byrd seconded the motion. Motion carried (4-0).

AYES (4): Abasolo, Byrd, Doyle, Esely

NAYS (0): None

ABSENT (1): Johnson

**D. TIF24-003 Receive a report, hold a discussion, and consider approval of an annual meeting schedule.**

Johnson joined at 12:15 p.m.

Esely made a motion to approve the 2024 Tax Increment Reinvestment Zone Number One Board meeting schedule with the change of the November 27<sup>th</sup>, 2024 meeting date to December 4<sup>th</sup>, 2024. Doyle seconded the motion. Motion carried (5-0).

AYES (5): Abasolo, Byrd, Doyle, Esely, Johnson  
NAYS (0): None

**E. TIF24-004 Receive a report, hold a discussion, and make recommendations to the City Council regarding an application for a fire suppression grant in an amount not to exceed \$50,000 from TIRZ funds and a rehabilitation grant in an amount not to exceed \$50,000 from TIRZ funds for 116 W. Oak St. by Green Eggs & Ham, LLC., as part of the Downtown Reinvestment Grant Program.**

Applicant presented the item. Johnson made a motion to approve recommendation to the City Council regarding an application for a fire suppression grant in an amount not to exceed \$50,000 from TIRZ funds and a rehabilitation grant in an amount not to exceed \$50,000 from TIRZ funds for 116 W. Oak St. by Green Eggs & Ham, LLC., as part of the Downtown Reinvestment Grant Program. Esely seconded the motion. Motion carried (5-0).

AYES (5): Abasolo, Byrd, Doyle, Esely, Johnson  
NAYS (0): None

**F. TIF24-005 Receive a report, hold a discussion, and make a recommendation to City Council regarding an economic development incentive request for 113-115 N. Elm Street by the Fine Arts Theater of Denton, LLC.**

Staff presented the item and discussion followed. Doyle made a motion to approve recommendation to the City Council regarding an economic development incentive request for 113-115 N. Elm Street by the Fine Arts Theater of Denton, LLC. Johnson seconded the motion. Motion carried (5-0).

AYES (5): Abasolo, Byrd, Doyle, Esely, Johnson  
NAYS (0): None

**G. TIF24-006 Staff Reports:**

Doyle left the meeting at 1:20 p.m.

- 1. Economic Development Director Hiring Update - Christine Taylor**
- 2. Main Street Program Update - Kristen Pulido**
- 3. Downtown Master Plan Update - Cameron Robertson and Sean Jacobson**

Staff presented each item to the board and a discussion followed.

**2. CONCLUDING ITEMS**

With no further business, the meeting adjourned at 1:27 p.m.

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**Suzanne Johnson, Chair**  
**Tax Increment Reinvestment Zone Number One**

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**Vanessa Esparza**  
**Administrative Assistant**

Minutes Approved On: \_\_\_\_\_