

**MINUTES
CITY OF DENTON
TAX INCREMENT REINVESTMENT ZONE NUMBER ONE BOARD
SPECIAL CALLED
February 25, 2026**

After determining that a quorum was present, the Tax Increment Financing Reinvestment Zone Number One Board of the City of Denton, Texas, convened in a Special Called Meeting on Wednesday, February 25, 2026, at 12:03 p.m. in the Development Service Center, Training Rooms 1 and 2 at 401 N. Elm Street, Denton, Texas at which the following items were considered:

PRESENT: Brian Beck, Marybeth Reinke Doyle, Joe Holland, Suzanne Johnson (Chair), and Tim Stoltzfus

ABSENT: Daniel Abasolo (Vice-Chair), and Taylor Brakefield

STAFF: Scott Bray, Vanessa Esparza, Kristen Pulido, Brittany Sotelo, Erica Sullivan, and Matilda Weeden

1. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

Citizens may complete one Request to Speak "Public Comment" card per night for the "Presentations from Members of the Public" portion of the meeting and submit it to City Staff. Presentations from Members of the Public time is reserved for citizen comments regarding item not listed on the agenda. No official action can be taken on these items. Presentation from Members of the Public is limited to five speakers per meeting with each speaker allowed a maximum of three (3) minutes.

No presentations from members of the public.

2. ITEMS FOR CONSIDERATION

A. TIF26-009 Consider approval of the meeting minutes for September 24, 2025.

Beck made a motion to approve the minutes of September 24, 2025. Reinke Doyle seconded the motion. Motion carried (5-0).

AYES (5): Beck, Holland, Reinke Doyle, Johnson, and Stoltzfus
NAYS (0): None

B. TIF25-010 Consider approval of the 2026 Meeting Schedule for the Tax Increment Reinvestment Zone Number One Board.

Holland made a motion to approve the 2026 Meeting Schedule for the Tax Increment Reinvestment Zone Number One Board as presented. Stoltzfus seconded the motion. Motion carried (5-0).

AYES (5): Beck, Holland, Reinke Doyle, Johnson, and Stoltzfus
NAYS (0): None

C. TIF26-011 Receive a report, hold a discussion, and make a recommendation to City Council regarding a Downtown Reinvestment Grant Program Fire Suppression application for 115 – 116 N. Elm, Fine Arts Theater of Denton, LLC.

Beck made a motion to approve recommendation of \$50,000 to City Council regarding a Downtown Reinvestment Grant Program Fire Suppression application for 115 – 116 N. Elm, Fine Arts Theater of Denton, LLC. Holland seconded the motion. Motion carried (5-0).

AYES (5): Beck, Holland, Reinke Doyle, Johnson, and Stoltzfus
NAYS (0): None

D. TIF26-012 Receive a report, hold a discussion, and make a recommendation to City Council regarding a Downtown Reinvestment Grant Program application for 114 W. Oak Street, West Oak Coffee Bar.

Stoltzfus made a motion to approve recommendation of \$50,000 to City Council regarding a Downtown Reinvestment Grant Program application for 114 W. Oak Street, West Oak Coffee Bar. Doyle seconded the motion. Motion carried (5-0).

AYES (5): Beck, Holland, Reinke Doyle, Johnson, and Stoltzfus
NAYS (0): None

E. TIF26-013 Receive a report, hold a discussion, and make a recommendation to City Council regarding a Downtown Reinvestment Grant Program Fire Suppression application for 114 W. Oak Street, West Oak Coffee Bar.

Holland made a motion to approve recommendation of \$50,000 to City Council regarding a Downtown Reinvestment Grant Program Fire Suppression application for 114 W. Oak Street, West Oak Coffee Bar. Beck seconded the motion. Motion carried (5-0).

AYES (5): Beck, Holland, Reinke Doyle, Johnson, and Stoltzfus
NAYS (0): None

3. WORK SESSION

A. TIF26-014 Receive a report and hold a discussion regarding the Downtown Reinvestment Grant Policy.

Staff presented the item and discussion followed. No action was taken.

- B. TIF26-015 Receive a report and hold a discussion regarding Section 2.83(c) of the City Code which governs boards, commissions, and committees specifically related to the attendance policy.**

Staff presented the item and discussion followed. No action was taken.

- C. TIF26-016 Receive a report and hold a discussion regarding future agenda items and topics.**

Staff presented the item and discussion followed. No action was taken.

4. CONCLUDING ITEMS

With no further business, the meeting adjourned at 1:28 p.m.

Suzanne Johnson, Chair
Tax Increment Reinvestment Zone Number One

Vanessa Esparza, Board Secretary
Administrative Assistant

Minutes Approved On: _____