



# City of Denton

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

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Economic Development

**ACM:** Christine Taylor

**DATE:** March 25, 2026

### **SUBJECT**

Receive a report, hold a discussion, and make a recommendation to the City Council regarding a Downtown Reinvestment Grant Program application for 325 W. McKinney Street, McKarroll Partners, LLC. The Downtown Economic Development Committee recommends approval of up to \$50,000 (10-0).

### **BACKGROUND**

McKarroll Partners LLC purchased 325 W. McKinney in September 2025 with the goal of bringing the building up to code and upgrading its outdated utilities. While the building's use will remain the same, housing multiple small businesses, the tenants will be different from before. Several businesses that are staples in the local community will occupy the space such as Pros PM, Veritas Labs, The Artist Grove, and Ancile Inc., with approximately 4,000 sq.ft of lease space still available.

### **Project**

Along with bringing the building up to code and upgrading utilities, the façade will also be repaired and repainted with a Denton centric mural. With modernizing the utilities, it will prepare the building for long-term occupancy and growth. These improvements will support the increase in property value and sales tax for the Tax Increment Reinvestment Zone Number One.

**Projected Improvements include:** Façade & Building Renovation and Utility Upgrades

**Project Submitted Expenses:** \$248,607

**Grant Request:** \$50,000.00

### **Applicable Policy Limits:**

- *Façade Rehabilitation:* Façade rehabilitation and building grants are limited to a 50% match of the eligible project's costs, with a cap of \$50,000 per grant for facade, roof and foundation work. Roof and foundation repair may constitute no more than half of the request and shall only be considered for funding if included as a portion of a larger project.
- *Utility Upgrades:* Utility Upgrade grants are limited to a 50% match with a cap of \$50,000 per grant.

### **PRIOR ACTION/REVIEW**

On February 19, 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 \$50,000. These scores support the recommendation to approve the application as requested. The grant application request and DEDC recommendation are up to \$50,000.

### **OPTIONS**

1. Recommend approval of grant amount recommended by the DEDC to City Council.
2. Recommend a lesser amount than recommended by the DEDC to City Council.
3. Do not recommend approval of grant application.

### **EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Grant Application

Exhibit 3 – Presentation

Respectfully submitted:

Kristen Pulido

Main Street Program Manager

Office of Economic Development