



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda

Tax Increment Reinvestment Zone Number One Board

Wednesday, January 22, 2025

12:00 PM

Development Service Center

After determining that a quorum is present, the Tax Increment Reinvestment Zone Number One Board of the City of Denton, Texas, will convene in a Regular Meeting on Wednesday, January 22, 2025, at 12:00 p.m. in the Development Service Center Training Rooms at 401 N. Elm Street, Denton, Texas at which the following items will be considered:

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.

2. ITEMS FOR CONSIDERATION

- A. [TIF25-001](#) Consider approval of the meeting minutes for December 4, 2024.

Attachments: [December 4, 2024 TIRZ 1 Minutes - DRAFT](#)

3. WORK SESSION

- A. [TIF25-002](#) Receive a report and hold a discussion regarding a recap of recent and upcoming happenings within Downtown.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Presentation](#)

- B. [TIF25-003](#) Hold a discussion regarding economic development activities and provide feedback to staff.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Presentation](#)

4. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Tax Increment Reinvestment Zone Number One Board or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Tax Increment Reinvestment Zone Number One Board reserves the right to adjourn into a Closed Meeting on any item on its open meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on January 17, 2025, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.



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Legislation Text

File #: TIF25-001, **Version:** 1

AGENDA CAPTION

Consider approval of the meeting minutes for December 4, 2024.

**MINUTES
CITY OF DENTON
TAX INCREMENT REINVESTMENT ZONE NUMBER ONE BOARD
December 4, 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 Regular Meeting on Wednesday, December 4, 2024, at 12:00 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: Suzanne Johnson (Chair), Daniel Abasolo (Vice-Chair), Brian Beck, Vicki Byrd, Marybeth Reinke Doyle, and Tim Stoltzfus

ABSENT: Taylor Brakefield

STAFF: Scott Bray, Christina Davis, Vanessa Esparza, Sean Jacobson, Kristen Pulido, Brittany Sotelo, Erica Sullivan, Christine Taylor

1. ITEMS FOR CONSIDERATION

A. TIF24-028 Consider approval of the meeting minutes for September 25, 2024.

Beck made a motion to approve the minutes of September 25, 2024. Byrd seconded the motion. Motion carried (5-0-1).

AYES (5): Abasolo, Beck, Byrd, Johnson, and Stoltzfus
NAYS (0): None
ABSENT FROM VOTE (1): Reinke Doyle

B. TIF24-029 Consider approval of the 2025 Meeting Schedule for the Tax Increment Reinvestment Zone Number One Board.

Abasolo made a motion to consider approval of the 2025 Meeting Schedule for the Tax Increment Reinvestment Zone Number One Board. Byrd seconded the motion. Motion carried (5-0-1).

AYES (5): Abasolo, Beck, Byrd, Johnson, and Stoltzfus
NAYS (0): None
ABSENT FROM VOTE (1): Reinke Doyle

C. TIF24-030 Consider recommending approval and adoption of an Amended Project and Financing Plan for Tax Increment Reinvestment Zone Number One, City of Denton, Texas; making various findings related to such plan; providing for severability; and providing an effective date.

Reinke Doyle joined at 12:07 p.m.

Byrd made a motion to consider recommending approval and adoption of an Amended Project and Financing Plan for Tax Increment Reinvestment Zone Number One, City of Denton, Texas; making various findings related to such plan; providing for severability; and providing an effective date. Reinke Doyle seconded the motion. (6-0).

AYES (6): Abasolo, Beck, Byrd, Johnson, Reinke Doyle, and Stoltzfus
NAYS (0): None

2. WORK SESSION

A. TIF24-031 Staff Reports:

- 1. Main Street Program Report - Kristen Pulido**
- 2. Future Agenda Items – Christine Taylor**

Each item was presented to the board and discussion followed.

3. CONCLUDING ITEMS

With no further business, the meeting adjourned at 12:48 p.m.

Suzanne Johnson, Chair
Tax Increment Reinvestment Zone Number One

Vanessa Esparza, Board Secretary
Administrative Assistant

Minutes Approved On: _____



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Legislation Text

File #: TIF25-002, **Version:** 1

AGENDA CAPTION

Receive a report and hold a discussion regarding a recap of recent and upcoming happenings within Downtown.



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
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AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

ACM: Christine Taylor, Assistant City Manager

DATE: January 22, 2025

SUBJECT

Receive a report and hold a discussion regarding a recap of recent and upcoming happenings within Downtown.

BACKGROUND

A Quarter One review of the Denton Main Street Program within the Office of Economic Development.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Presentation

Respectfully submitted:
Kristen Pulido
Main Street Program Manager

Main Street Report

Kristen Pulido

Office of Economic Development



Downtown Reinvestment Grant Update

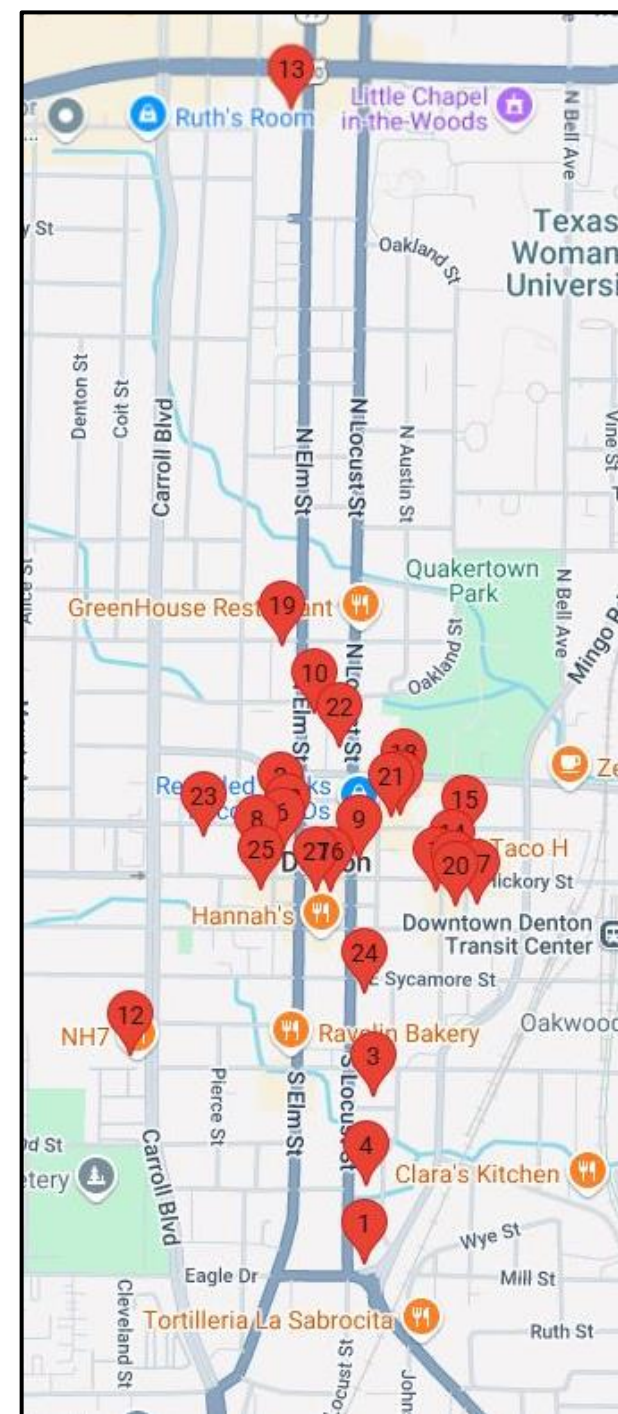


FY 24-25 Tax Increment Reinvestment Zone Number One (Downtown) Grants

Owner/Business	Address	Type	Amount	Approved By					
				DEDC	TIRZ #1	Council	Construction	Reimbursement	Completed
Little d Property	104-106 W. Oak	Façade/Building Rehap	\$50,000.00	x	x	x	x	x	
Green Egss and Ham LLC	116 W. Oak	Fire Suppression	\$50,000.00	x	x	x	x	x	
Green Egss and Ham LLC	116 W. Oak	Façade	\$50,000.00	x	x	x	x	x	
Eagle Surveying LLC	212 W. Sycamore	Interior/Exterior Reno	\$50,000.00	x	x	x	x	x	
The Plot Twist	227 W. Oak Suite 101	Interior/Exterior Reno	\$25,000.00						
380 Incentive Grant									
*Axis Realty/Fine Arts Theater	113 N. Elm		\$1,076,366.00	x	x	x	x		
*Axis Realty/Fine Arts Theater	113 N. Elm		\$544,503.00	x	x	x	x		
TOTAL			\$1,845,869.00						

Downtown Small Business Utility Grant

- September 24, 2024, City Council Approved
- Mailed out over 500 letters
- Hosted In-Person and Virtual How-to sessions
- 28 businesses were approved for reimbursement
- \$743 Avg. Reimbursement
- \$20,805.38 Total Reimbursement

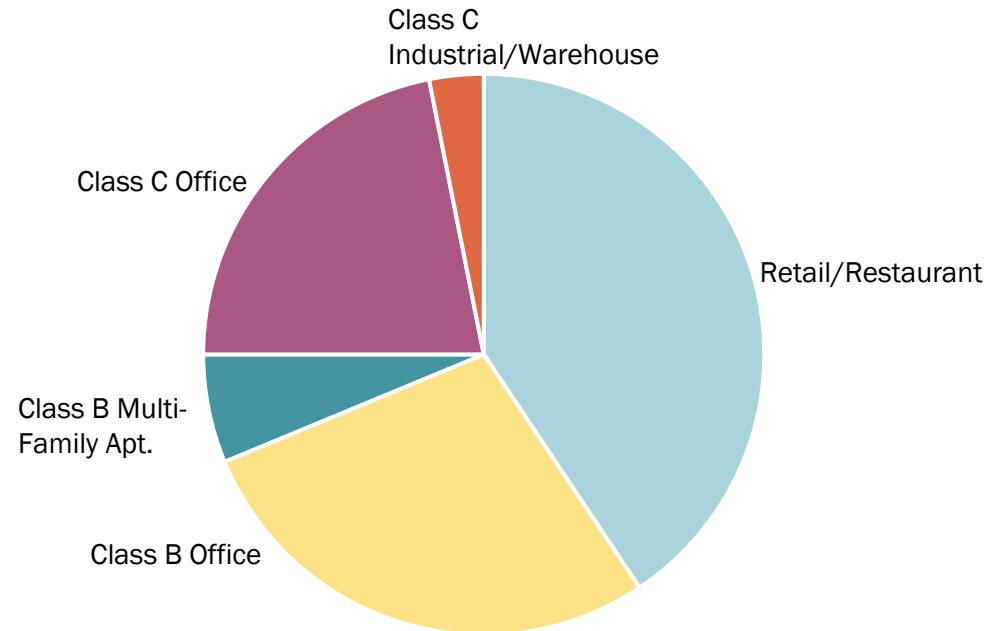


Downtown Vacancies

- Properties for Sale – 15
- Land for Sale – 6
- Properties for Lease/Rent - 34

Additional update:

- Barley & Board closed Jan. 5
- Andy's Building
 - Lease is through Feb.
 - Paschall Bar will stay on top floor
- The Plot Twist opened Jan. 18



Downtown Business Retention and Expansion Update

October – December:



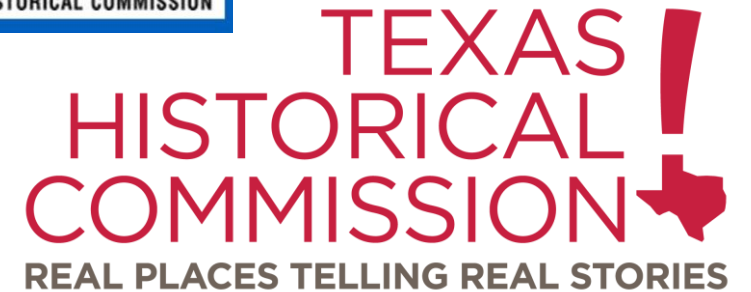
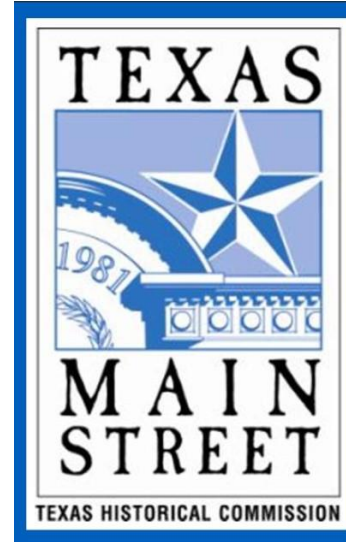
Future BRE Project:

- Zoom Zooms



Training & Development

- Monthly TX Main Street Manager Trainings
- Upcoming:
 - TEDC Basic Winter Training – Waco, TX
 - TX Main Street Design Workshop – Waxahachie, TX



Questions?



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Legislation Text

File #: TIF25-003, **Version:** 1

AGENDA CAPTION

Hold a discussion regarding economic development activities and provide feedback to staff.



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AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

ACM: Christine Taylor, Assistant City Manager

DATE: January 22, 2025

SUBJECT

Hold a discussion regarding economic development activities and provide feedback to staff.

BACKGROUND

A review of economic development activities, Economic Development Strategic Plan, Denton 2040 Comprehensive Plan, and the Downtown Master Plan. A feedback session will follow for board members to consider priorities and strategies for downtown in the coming years.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Presentation

Respectfully submitted:
Brittany Sotelo
Economic Development Director

January 22, 2025

TIRZ #1 DISCOVERY SESSION

OFFICE OF ECONOMIC DEVELOPMENT

Brittany Sotelo
Economic Development Director

Economic Development Strategic Plan

“Successful downtown development and an authentic town square are among Denton’s top economic development achievements. The City should continue to prioritize the downtown area by incentivizing residential and commercial development beyond the square.”

2B.3.4.	Support the development of office space where companies can expand. Continuing to prioritize redevelopment in the downtown area and using flexible zoning will facilitate these efforts.	2D.2.3.	Prioritize development of additional residential and commercial office space in downtown Denton, especially the corridors extending off the square. Though the downtown square is thriving, more focus on the corridors extending off the square will help transform downtown Denton into a thriving residential and commercial district.
2D.2.1.	Sustain implementation of the City’s Downtown Implementation Plan adopted in 2010. The plan’s recommendations to create more mixed use, pedestrian-friendly development extending off the downtown square are still essential to Denton’s success.	2D.4.2	Improve the aesthetics and accessibility of main corridors leading into the downtown square. Dallas Drive and Fort Worth Drive are the main entrances from I-35 into the City core.
2D.2.2.	Continue utilizing various tools (development incentives, Chapter 380 agreements, TIRZ financing, and historic tax exemptions) to stimulate new private investment in the downtown.		

City of Denton Comprehensive Plan 2040

2.6.1	Update the Downtown Master Plan and the Downtown Implementation Plan	7.1.1	Update the Downtown Master Plan and Downtown Implementation Plan (DTIP) to specifically discuss residential development.
4.7.1	Identify opportunities to incorporate arts and music venues in future development, including Downtown and in Regional Mixed-Use Centers.	3.6.2	Work to support the small, local businesses that create vibrancy in the Downtown and serve as destinations within the city.
4.7.4	Study where opportunities for arts and music venues, including an amphitheater, could be created in vacant or underutilized sites, adjacent to Downtown and the Downtown Denton Transit Centers, that can be supported by the A-train.	7.1.3	Create regulatory incentives to expand housing in and adjacent to Downtown through adaptive re-use, utilization of upper stories, and infill development
2.6.3	Refocus the Tax Increment Reinvestment Zone (TIRZ) in the Downtown area so that it incorporates the new strategies in the 2020 Economic Development Strategic Plan.	4.4.2	Continue to coordinate with the Denton Main Street Association (DMSA) to provide and enable funding of district-wide improvements and incentives, such as façade improvement grants, to encourage preservation. Expand reach of DMSA beyond existing boundaries if feasible.
2.6.5	Create development standards for urban design, streetscape, scale, and architectural character applicable to the Downtown based on the updated Downtown Master Plan and DTIP, the guidance of the general urban design principles and policies of the Community Character and Urban Design Element, and the proposed citywide Urban Design Plan.	2.6.4	Consider creation of a Parking Management Authority to address the parking challenges in Downtown Denton
4.4.3	Coordinate with other financial incentives that may support historic resource preservation such as the Downtown TIRZ.	7.1.3	Create regulatory incentives to expand housing in and adjacent to Downtown through adaptive re-use, utilization of upper stories, and infill development
4.7.1	Identify opportunities to incorporate arts and music venues in future development, including Downtown and in Regional Mixed-Use Centers.		

Downtown Master Plan 2024

Project Recommendation	Lead Department(s)	Timeline
2B Create New Park on the Square	PR, RE	Years 1-5
1B Pilot Denton Chill Streets	CIP, DS, ES	
1A Re-stripe Bell and McKinney	SD, DS	
2G Develop a Public Art Plan for Downtown	PR	
1D Improve Transit	DS, DCTA	
2A Initiate Implementation of the Quakertown Park Plan	PR	
2D Complete small improvements like lighting, trees and art	DS, ES	
4F Branding and Advertising, Wayfinding Plan and Historic Interpretation	PID, MSA, PR	
3A Develop Southern Downtown	ED, DS, RE	Years 6-10
1C Improve Bike Connections	DS	
2C Improve Utilization of Alleys	PID, PR	

Downtown Master Plan 2024 Cont.

Project Recommendation	Lead Department(s)	Timeline
2B Other Pocket Park Improvements	PR, PID	
1A Rebuild Carroll Boulevard	CIP, DS, ES, PID, TIRZ	
2D Redesigns that upgrade streets for closures for festivals and events	CIP, DS, ES, PID, TIRZ	
2E Develop a new park in Southern Downtown	PR, RE	
2F Partner with County to improve Historic Park	DS	Years 11-15
4B Develop an Arts Center	ED, RE, CIP, PID, TIRZ, GDAC	
4D Gateway Monuments	PID, TIRZ, DS, PR	

Recruitment Strategy

1. **Identifying sites**
2. **Key Targets:**
 1. Retail & Entertainment
 2. Housing
 3. Catalyst Projects
 4. Growing existing businesses

**Vacancy
Rate**

5.2%

slido



EDP24-073, 9-11-24

Which Projects do you consider priority for downtown?

slido



Which type of developments or new businesses do you want to see downtown?

EDP24-073, 9-11-24

TIF25-003; January 22, 2025

ⓘ Start presenting to display the poll results on this slide.

slido



EDP24-073, 9-11-24

How can staff better support existing businesses?

THANK YOU

TIF25-003; January 22, 2025