



# 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:** May 5, 2026

### **SUBJECT**

Consider adoption of an ordinance of the City of Denton approving a grant to McKarroll Partners, LLC for façade and utility improvements located at 325 W. McKinney Street from the Downtown Reinvestment Grant Program in an amount not to exceed \$50,000.00 from Tax Increment Reinvestment Zone Number One funds; and providing for an effective date. The Tax Increment Reinvestment Zone Number One Board recommends approval (6-0).

### **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LLC purchased 325 W. McKinney in September 2025 with the goal of bringing the building up to code and upgrading its outdated utilities.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.

On March 25, 2026, the Tax Increment Reinvestment Zone Number One Board reviewed the application and voted to recommend City Council approve the Downtown Reinvestment Grant Program application in the amount not to exceed \$50,000 as recommended by the DEDC for McKarroll Partners, LLC located at 325 W. McKinney Street.

**EXHIBITS**

- Exhibit 1 – Agenda Information Sheet
- Exhibit 2 – Ordinance and Agreement
- Exhibit 3 – Presentation
- Exhibit 4 – LLC Search

Respectfully submitted:  
Kristen Pulido  
Main Street Program Manager  
Office of Economic Development