



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

ACM: Christine Taylor

DATE: July 14, 2026

SUBJECT

Consider approval of a resolution of the City of Denton, approving the 2024/2025 Tax Increment Reinvestment Zone Number One (TIRZ 1) annual report; and declaring an effective date. The TIRZ 1 Board recommends approval (4-0).

BACKGROUND

On December 7, 2010, the City Council adopted an Ordinance No. 2010-316 designating and describing the boundaries of Tax Increment Reinvestment Zone Number One to provide the public infrastructure necessary to encourage development in downtown. An annual report, detailing the previous year's TIRZ 1 activities, is required to be submitted to each taxing jurisdiction and the State Comptroller of Public Accounts.

The TIRZ 1 took effect on January 1, 2011, and was set to terminate on December 31, 2039, or when the budget of \$24.8 million was collected.

On December 4, 2024, the TIRZ 1 Board approved the Amended Project and Financing Plan to amend the TIRZ 1 boundaries.

On December 17, 2024, the Tax Increment Reinvestment Zone One A was established. The life of both zones was extended to December 31, 2040, or when the budget of \$50.2 million was collected. The City of Denton is the sole participating jurisdiction.

On June 17, 2025, City Council approved the 2023-2024 TIRZ 1 Annual Report.

On June 10, 2026, the TIRZ 1 Board recommended City Council approve the FY2024-2025 TIRZ 1 Annual Report (4-0).

Completed Grant Projects

In FY 2024-2025, the Grant Program's beginning budget was \$200,000, funded by TIRZ 1. Four projects reached completion, creating expenditures of \$177,148.96.

- A Downtown Reinvestment Grant for Façade/Building Rehab and Interior/Code Improvements in the amount of \$50,000 was paid to the property located at 212 W. Sycamore St. for Eagle Surveying, LLC.
- A Downtown Reinvestment Grant for Fire Suppression in the amount of \$50,000 was paid to the property located at 104-106 W. Oak St. for Little d Property, LLC.
- A Downtown Reinvestment Grant for Façade/Building Rehab in the amount of \$50,000 was paid to the property of 116 W. Oak St. for Green Eggs and Ham, LLC.
- A Downtown Reinvestment Grant for Utility Upgrades, Interior/Code Improvements and Signage in the amount of \$27,148.96 was paid to the property located at 227 W. Oak St. for The Plot Twist, LLC.

Approved Grant Project in progress at the end of FY 2024-2025.

- 113 – 115 N. Elm St., \$1,620.869, Fine Arts Theater of Denton LLC. Pending reimbursement.

Approved Grant Projects in process for FY 2025-2026.

- 113 – 115 N. Elm St., \$50,000, Fine Arts Theater of Denton LLC. (Fire Suppression) Pending reimbursement.
- 114 W. Oak St., \$50,000, West Oak Coffee Bar GP, LLC. (Façade/Building Rehab, Impact Fees, Utility Upgrades, Interior/Code Improvements) Pending reimbursement.
- 114 W. Oak St., \$50,000, West Oak Coffee Bar GP, LLC. (Fire Suppression) Pending reimbursement.
- 520 S. Elm St., \$10,000, Brakefield’s Pool Service, LLC. (Façade, Paint Only & Sign) Pending reimbursement.
- 122 N. Locust St., \$50,000, Mister Red, LLC. (Façade/Building Rehab, Impact Fees, & Utility Upgrades) Pending reimbursement.
- 325 W. McKinney St., \$50,000, McKarroll Partners, LLC. (Façade/Building Rehab and Utility Upgrades) Pending Reimbursement.

Value and Increment Summary

According to Denton Central Appraisal District Certified figures, the FY 2024-2025 total appraised valuation of taxable and real property Downtown TIRZ 1 and 1A was \$230,565,487 and \$144,238,543. This represents a \$30,636,532 decrease from the previous supplemental tax value of \$261,202,019 for Downtown TIRZ 1. Since its inception, the final value with supplements of the Downtown TIRZ 1 has increased by an estimated \$151,208,633.

RECOMMENDATION

Review and recommend approval of the FY 24-25 Annual TIRZ 1 report.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Resolution and TIRZ 1 2024/2025 Annual Report

Respectfully submitted:

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