



City of Denton

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

Meeting Agenda

Economic Development Partnership Board

Wednesday, December 11, 2024

11:00 AM

Development Service Center

After determining that a quorum is present, the Economic Development Partnership Board of the City of Denton, Texas, will convene in a Regular Meeting on Wednesday, December 11, 2024, at 11:00 a.m. in the Development Service Center Training Rooms 3, 4, and 5 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. [EDP24-084](#) Consider approval of the meeting minutes for November 13, 2024.

Attachments: [Exhibit 1 - November 13, 2024 EDPB Meeting Minutes - DRAFT](#)

3. WORK SESSION

- A. [EDP24-087](#) Receive a report and hold a discussion regarding Tax Increment Reinvestment Zone Number One Approved Ordinance amending the existing boundaries and term and the proposed amended Project and Financing Plan.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Ordinance](#)
[Exhibit 3 - Presentation](#)
[Exhibit 5 - Downtown Master Plan Proposed TIRZ Boundaries](#)
[Exhibit 4 - Existing TIRZ Boundaries](#)

- B. [EDP24-085](#) Receive a report and hold a discussion regarding the relaunch of the Green Business Program.

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

- C. [EDP24-086](#) Staff Reports:
1. Director's Report - Brittany Sotelo
 2. Main Street Program Update - Kristen Pulido
 3. EDPB Partnership Update - Jamie Adams
 4. Economic Trends Report - Matilda Weeden

5. Future Agenda Items - Christine Taylor

Attachments:

- [Exhibit 1 - Agenda Information Sheet](#)
- [Exhibit 2 - Director's Report Presentation](#)
- [Exhibit 3 - Main Street Program Report](#)
- [Exhibit 4 - EDPB Partnership Update Presentation](#)
- [Exhibit 5 - Economic Trends Report](#)
- [Exhibit 6 - Queue of Agenda Items](#)

4. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Economic Development Partnership 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 Economic Development Partnership 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 December 6, 2024, 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.



City of Denton

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215 E. McKinney St.
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Legislation Text

File #: EDP24-084, **Version:** 1

AGENDA CAPTION

Consider approval of the meeting minutes for November 13, 2024.

**MINUTES
CITY OF DENTON
ECONOMIC DEVELOPMENT PARTNERSHIP BOARD
November 13, 2024**

After determining that a quorum was present, the Economic Development Partnership Board convened in a Regular Meeting on Wednesday, November 13, 2024, at 11:03 a.m. in Training Rooms 3, 4, and 5 at the City of Denton Development Services Center, 401 N Elm St, Denton, Texas, 76201 at which the following items were considered:

PRESENT: Steven Edgar (Chair), Erin Carter (ex-officio), Brian Danhof, Jeremy Fykes, Kerry Goree, Paul Meltzer, Lee Ramsey, Aaron Roberts, Jason Tomlinson, and Clyde Rick Woolfolk

ABSENT: Tony Clark (Vice-Chair), Sara Hensley (ex-officio), Gerard Hudspeth, Susannah O’Bara (ex-officio)

STAFF: Carly Blondin, Scott Bray, Christina Davis, Vanessa Esparza, Clay Parker, Kristen Pulido, Brittany Sotelo, Erica Sullivan, and Christine Taylor

1. ITEMS FOR CONSIDERATION

A. EDP24-079 Consider approval of the meeting minutes for September 11, 2024.

Meltzer made a motion to approve the minutes of September 11, 2024. Roberts seconded the motion. Motion carried (8-0-1).

AYES (8): Danhof, Edgar, Goree, Meltzer, Ramsey, Roberts, Tomlinson, Woolfolk

NAYS (0): None

ABSENT (1): Fykes

Fykes arrived at 11:05 a.m.

B. EDP24-083 Receive a report, hold a discussion, and give staff direction regarding the meeting dates and times for calendar year 2025.

Vanessa Esparza presented the item and discussion followed. The 2025 EDPB Meeting Schedule was approved unanimously with the exception of cancelling the July 2025 meeting.

C. EDP24-081 Receive a report, hold a discussion, and make a recommendation to City Council regarding an incentive agreement for Enginotech North America Corporation for a performance-based ad valorem tax rebate of 50% for five-years on Business Personal Property, a headquarters grant, and jobs-based grant

including a Denton resident bonus; total incentive amount not to exceed \$339,545. The Chair recognizes staff to present this item.

Staff presented the item and discussion followed. Ramsey made a motion to approve recommendation to City Council regarding an incentive agreement for Enginetech North America Corporation for a performance-based ad valorem tax rebate of 50% for five-years on Business Personal Property, a headquarters grant, and jobs-based grant including a Denton resident bonus; total incentive amount not to exceed \$339,545. Tomlinson seconded the motion. Motion carried (9-0).

AYES (9): Danhof, Edgar, Fykes, Goree, Meltzer, Ramsey, Roberts, Tomlinson, Woolfolk
NAYS (0): None

D. EDP24-082 Receive a report, hold a discussion, and make a recommendation to City Council regarding a Chp. 380 incentive for Bloomfield Homes, L.P. for 10 years authorizing the expenditure of funds through sales tax rebates associated with the Texas Direct Pay Permit program. The Chair recognizes staff to present this item.

Clay Parker presented the item and discussion followed. Woolfolk made a motion to approve recommendation to City Council regarding a Chp. 380 incentive for Bloomfield Homes, L.P. for 10 years authorizing the expenditure of funds through sales tax rebates associated with the Texas Direct Pay Permit program. Danhof seconded the motion. Motion carried (8-0-1).

AYES (8): Danhof, Edgar, Fykes, Goree, Ramsey, Roberts, Tomlinson, Woolfolk
NAYS (0): None
ABSTAIN (1): Meltzer

2. WORK SESSION

A. EDP24-080 Staff Reports:

- 1. Downtown Economic Development Committee Update - Jeremy Fykes**
- 2. Director's Report - Brittany Sotelo**
- 3. EDPB Partnership Update - Jamie Adams**
- 4. Future Agenda Items - Christine Taylor**

Staff presented each item and discussion followed.

3. CONCLUDING ITEMS

With no further business, the meeting adjourned at 12:13 p.m.

Steven Edgar, Chair
Economic Development Partnership Board

Vanessa Esparza
Administrative Assistant

Minutes Approved On: _____



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Legislation Text

File #: EDP24-087, **Version:** 1

AGENDA CAPTION

Receive a report and hold a discussion regarding Tax Increment Reinvestment Zone Number One Approved Ordinance amending the existing boundaries and term and the proposed amended Project and Financing Plan.



AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

ACM: Christine Taylor, Assistant City Manager

DATE: December 11, 2024

SUBJECT

Receive a report and hold a discussion regarding Tax Increment Reinvestment Zone Number One Approved Ordinance amending the existing boundaries and term and the proposed amended Project and Financing Plan.

BACKGROUND

The Downtown TIRZ was created in 2010 encompassing approximately 226 acres. The original certified base value of the TIRZ was \$79.4 million in 2010 and \$261,579,433 in 2024; an increase of over \$182 Million.

Per the Project Plan, the TIRZ was formed to focus on the following project areas: parking/transportation, complete streets, support for downtown projects, and utility/drainage improvements. The TIRZ #1 took effect on January 1, 2011, and is set to terminate on January 1, 2039, or when the budget of \$24.8 million has been collected.

In 2019, the City was approached by multiple developers with interest in pursuing projects inside the Downtown TIRZ and consideration of public-private partnerships with the TIRZ as a funding source for project components. City Management directed staff to engage a TIRZ consultant to assist with the financial analysis of the proposed projects and assist the City in completing its due diligence. TXP, Inc. was hired as the consultant to perform the study.

The first phase of the study was to review the existing data and foundational documents and hold discussions with the TIRZ Board and relevant stakeholders. TXP and staff held discussions with the TIRZ Board in November 2019 to gather feedback and help set goals for the study. TXP and staff also held meetings with developers to discuss potential opportunities, market demand for various types of development, and what they saw as potential future development zones.

In second phase of the study and a key to amending the TIRZ project and finance plans, TXP and staff reviewed previous projects and possible future projects. This included working with the City's Capital Projects/Engineering departments to understand full project costs and possible impacts of construction inflation, working with the City's Finance department to understand the financing costs associated with certain projects, and identifying possible return on investment.

In August 2014, Council passed Ordinance No. 2014-221 approving the following amendment to Exhibit D of the Project Plan: Pursuant to the Texas Local Government Code, section 272.001, the City of Denton may utilize City-owned property that is located in a reinvestment zone to facilitate economic projects which the City and TIRZ Board deem appropriate and desirable. The City may acquire, lease, sell or

otherwise transfer property to accomplish the public purpose of economic development that is consistent with the Project Plan. Such projects may include public-private partnerships, transit-oriented developments, or the recruitment of specific industries including, but not limited to, hi-tech or emerging technology companies, local start-up businesses, artisan or “maker” industries, the creative sector, bakeries, microbreweries, micro-distilleries, wineries, grocery stores, or other industries that the TIRZ Board and the City Council deem desirable.

The Downtown Master Plan recommends expanding the current TIRZ boundary as shown in Exhibit #5. This expansion would allow for additional opportunities for TIRZ revenue to be generated, as well as additional areas in which TIRZ eligible projects could occur. The proposed expanded boundaries include parcels to the north, west, and south of the existing boundaries, focused on parcels that are primarily currently used for commercial purposes or vacant, Public Right-of-Ways and areas zoned as Mixed-Use Neighborhood or Mixed-Use Downtown Core. Expanding the boundaries to include these parcels will give the TIRZ additional opportunities to capture tax increment that could be used to fund TIRZ projects in the future.

If the amended Project and Finance Plan is approved, the new boundaries would have a 2024 base value (TIRZ 1A). Only the future increment would accrue to the TIRZ and any base value revenue will go toward the general fund.

Termination of the Original Boundaries of the Zone shall occur upon any of the following: (a) on December 31, 2040 (with the final year’s tax increment to be collected by September 1, 2041); (b) at an earlier time designated by subsequent ordinance; (c) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full.

TIRZ 1A Projected Costs include increased economic development grants, administrative costs, parks and recreation facilities and improvements, street and intersection improvements, transit/parking improvement and infrastructure improvements for a total of \$50,233,426.

The City is the only participating taxing entity in the TIRZ.

NEXT STEPS

- December 4, 2024: TIRZ Board Meeting
 - Recommend approval of the Amended Project and Financing Plan
- December 17, 2024: City Council Meeting
 - Consideration - Ordinance approving the final Amended Project and Financing Plan

PRIOR ACTION/REVIEW

November 16, 2022 – Staff presented an updated Downtown TIRZ One study and analysis conducted by TXP, Inc. and staff. Staff also requested direction on the project categories and costs in order to update the TIRZ project and financing plans. The Downtown TIRZ Board recommended that the City engage a consultant to assist with updating and amending the TIRZ project and financing plans.

January 2023 - Staff selected David Pettit Economic Development (DPED) to lead the amendment.

April 12, 2023 - The Downtown TIRZ No. One Board reviewed and supported expanding the boundaries of the Downtown TIRZ No. One.

May 16, 2023 – Staff presented to City Council a project plan to expand the TIRZ boundaries to an additional 81 acres. Direction was provided for staff to postpone the amendment until additional Project and Finance Plan questions were addressed.

September 17, 2024 – City Council approved the Downtown Master Plan.

September 25, 2024 - The TIRZ board was briefed on expanding the boundaries.

October 3, 2024 – The Downtown Economic Development Committee was briefed on expanding the TIRZ boundaries.

November 13, 2024 – The Economic Development Partnership Board was notified of the TIRZ #1 boundary amendment.

November 19, 2024 – The proposed boundary and term amendment was presented to City Council Work Session.

December 3, 2024 – City Council approved an ordinance amending the boundary and term.

December 4, 2024 – The TIRZ 1 Board approved the Amended Project and Financing Plan.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Ordinance

Exhibit 3 – Presentation

Exhibit 4 – Existing TIRZ Boundaries

Exhibit 5 – Downtown Master Plan Proposed TIRZ Boundaries

Respectfully submitted:
Brittany Sotelo
Economic Development Director

ORDINANCE NO. 24-2389

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, AMENDING ORDINANCE NO. 2010-316 CONCERNING TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF DENTON, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, BY EXPANDING THE BOUNDARIES AND EXTENDING THE TERM OF TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE, CITY OF DENTON, TEXAS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on December 7, 2010, the City Council of the City of Denton, Texas (the “City”), pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2010-316 designating a contiguous geographic area (the “Original Boundaries”) within the City as a Tax Increment Financing Reinvestment Zone Number One, City of Denton, Texas (the “Zone”); and

WHEREAS, the City Council of the City of Denton, Texas, now desires to amend Reinvestment Zone Number One, City of Denton, Texas, to expand the boundaries (“TIRZ 1A”); and

WHEREAS, upon approval of this Ordinance, Tax Increment Financing Reinvestment Zone Number One, City of Denton, Texas, will consist of contiguous land, as described and depicted in **Exhibits “A” and “B”** of this Ordinance, a copy of which is attached hereto and is incorporated herein for all purposes; and

WHEREAS, Section 311.011(e) of the Texas Tax Code, in pertinent part provides, “[i]f an amendment reduces or increases the geographic area of the zone, increases the amount of bonded indebtedness to be incurred, increases or decreases the percentage of a tax increment to be contributed by a taxing unit, increases the total estimated project costs, or designates additional property in the zone to be acquired by the municipality or county, the approval must be by ordinance or order, as applicable, adopted after a public hearing that satisfies the procedural requirements of Sections 311.003(c) and (d);” and

WHEREAS, pursuant to and as required by the Chapter 311 of the Texas Tax Code, the City has prepared a Preliminary Amended Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number One, City of Denton, Texas, attached as **Exhibit “C”** (hereinafter referred to as the “Preliminary Amended Project and Finance Plan”) for a proposed tax increment reinvestment zone containing the real property within the Zone and will be approved at a later meeting of the City Council of the City; and

WHEREAS, notice of the public hearing on the expansion of the proposed zone was published in a newspaper having general circulation in the City on November 24, 2024 which date is before the seventh (7th) day before the public hearing held on December 3, 2024; and

WHEREAS, at the public hearing on December 3, 2024, interested persons were allowed to speak for or against the expansion, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion

of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Texas Tax Code; and

WHEREAS, evidence was received and presented at the public hearing on December 3, 2024, and in favor of the amendment of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on December 3, 2024; and

WHEREAS, the City has taken all actions required to amend the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Texas Tax Code, the Texas Open Meetings Act, and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the combined proposed expanded zone boundaries and existing zone boundaries, excluding property that is public owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, the percentage of the total appraised value of the combined proposed expanded zone boundaries and the existing zone boundaries, is less than 25 percent of the total appraised value of the taxable real property in the municipality and in the industrial districts created by the municipality; and

WHEREAS, a Preliminary Amended Project and Finance Plan has been prepared for the reinvestment zone; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

SECTION 2. FINDINGS.

That the City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on the expansion of the boundaries has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and
- (b) That the reinvestment zone with boundaries as described and depicted in *Exhibits "A"* and *"B"* will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and
- (c) That the reinvestment zone, as defined in *Exhibits "A"* and *"B"*, meets the criteria for the

creation of a reinvestment zone set forth in Chapter 311 of the Texas Tax Code in that:

1. It is a geographic area located within the City limits of the City; and
 2. It meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the City or county.
- (d) That 30 percent or less of the property in the proposed expanded boundaries and existing reinvestment zone boundaries, excluding property dedicated to public use, is currently used for residential purposes; and
- (e) That the total appraised value of all taxable real property in the proposed expanded reinvestment zone boundaries and the existing zone boundaries according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 25 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City and county; and
- (g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION 3. DURATION OF THE ZONE.

That the expanded Zone, TIRZ 1A, shall take effect immediately upon the passage and approval of this ordinance, consistent with Section 311.004(a)(3) of the Texas Tax Code. Termination of the Original Boundaries of the Zone shall occur upon any of the following: (i) on December 31, 2040 (with the final year's tax increment to be collected by September 1, 2041); (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Texas Tax Code. Termination of the expanded boundaries of the Zone, TIRZ 1A, shall occur upon any of the following: (i) on December 31, 2040 (with the final year's tax increment to be collected by September 1, 2041); (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Texas Tax Code.

SECTION 4. TAX INCREMENT BASE AND TAX INCREMENT.

That the tax increment base for the Original Boundaries of the Zone, as defined by Section

311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2010, which is the year in which the Zone was originally designated as a reinvestment zone, as defined by Section 311.0123.

The tax increment base for TIRZ 1A, the expanded boundaries of the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2024, which is the year in which the expanded area of the Zone was designated as a reinvestment zone, as defined by Section 311.0123.

For the Original Boundaries and TIRZ 1A the TIF Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, and (ii) ninety percent (90%) of the City's tax increment generated from 2024 to 2030, and eighty-five percent (85%) of the City's tax increment generated from 2031 to 2040, as defined by section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment.

SECTION 5. ORDINANCE 2010-316.

Except as modified herein, Ordinance 2010-316 remains in full force and effect and applies equally to the Original Boundaries and the TIRZ 1A including, but not limited to, the creation, composition, and terms of the board of directors of the Zone.

SECTION 6. SEVERABILITY CLAUSE.

Should any section, subsection, sentence, clause or phrase of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this ordinance shall remain in full force and effect. The City hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 7. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 8. EFFECTIVE DATE.

This ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter. It was motioned by Gerard Hudspeth and seconded by Jill Jester.

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Vicki Byrd, District 1:	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Brian Beck, District 2:	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
Paul Meltzer, District 3:	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
Joe Holland, District 4:	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Brandon Chase McGee, At Large Place 5:	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Jill Jester, At Large Place 6:	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

PASSED AND APPROVED this 3rd day of December, 2024.



 Gerard Hudspeth, Mayor


ATTEST:



 Lauren Thoden, City Secretary



APPROVED AS TO FORM:

 Scott Bray
 Deputy City Attorney

 Mack Reinwand, City Attorney

Exhibit A

Legal Description TIRZ #1 - Original Boundaries

Beginning at the southwest corner of the ROW intersection of Carroll Blvd. and Sycamore, the POINT OF BEGINNING;

THENCE, north along the west ROW of Carroll Blvd. to the northwest corner of the ROW intersection of Carroll Blvd. and W. Parkway Street;

THENCE, east along the north ROW of W. Parkway Street to the northeast corner of the ROW intersection of W. Parkway Street and Locust;

THENCE, south along the east ROW of Locust to the north ROW of McKinney;

THENCE, east along the north ROW of McKinney to a point directly north of the southeast corner of the ROW intersection of McKinney and N. Bradshaw Street;

THENCE, south across McKinney and continuing south along the east ROW of N. Bradshaw Street continuing directly south across E. Hickory Street to the south ROW of E. Hickory Street;

THENCE, west along the south ROW of E. Hickory Street to the northeast corner of a tract in the Fred Hill Addition, Block A, Lot 1;

THENCE, south and east following the property line of a tract in the Fred Hill Addition, Block A, Lot 1 to the northwest corner of a 1.406 acre tract, A1184A H. Cisco, Tract 14;

THENCE, south along the west property line of a 1.406 acre tract, A1184A H. Cisco, Tract 14 to its intersection with the north property line of a 1.694 acre tract A1184A H. Cisco, Tract 15;

THENCE, west and south along the north and west property line of a 1.694 acre tract A1184A H. Cisco, Tract 15 to the northwest corner of a 0.16 acre tract, A1184A H. Cisco, Tract 20;

THENCE, south along the west property line of a 0.16 acre tract, A1184A H. Cisco, Tract 20 to the north ROW of Sycamore;

THENCE, directly south across Sycamore to the south ROW of Sycamore;

THENCE, west along the south ROW of Sycamore to the northwest corner of the Oakwood Cemetery;

THENCE, south along the west property line of the Oakwood Cemetery to the north ROW of Prairie;

THENCE, directly south across Prairie to the south ROW of Prairie;

THENCE, west along the south ROW of Prairie to the southwest corner of the ROW intersection of Prairie and Elm;

THENCE, north along the west ROW of Elm to the south ROW of Sycamore;

THENCE, west along the south ROW of Sycamore to the southwest corner of the ROW intersection of Sycamore and Carroll Blvd. and the POINT OF BEGINNING, and containing a total area of approximately 225.73 acres.

Exhibit A (Continued)

Legal Description TIRZ #1A - Expanded Boundaries

Beginning at the point where the southern right of way of W Hickory Street meets the northwest corner of Property ID 35600, thence

North across W Hickory Street to the point the northern right of way boundary of W Hickory Street meets the southern boundary of Property ID 30923, thence

East along the northern right of way boundary of W Hickory Street to the point it meets the western right of way boundary S Carroll Boulevard, thence

North along the western right of way boundary S Carroll Boulevard to the point it meets the southern right of way boundary of University Drive, thence

East across University Drive to the eastern right of way boundary of S Carroll Boulevard, thence

South along the eastern right of way boundary of S Carroll Boulevard to the point it meets the northern right of way boundary of Congress Street, thence

East along the northern right of way boundary of Congress Street to the point it meets the western right of way boundary of Bolivar Street, thence

North along the western right of way boundary of Bolivar Street to the point it meets the southeast corner of Property ID 28443, thence

East across Bolivar Street to the northwest corner of Property ID 33996, thence

East across the northern boundary of Property ID 33996 to the point it meets Property ID 33958, thence

East and then north along the boundary of Property ID 33958 to the point it meets the southwest corner of Property ID 33948, thence

North along the western boundary of Property ID 33948 to the point it meets the southwest corner of Property ID 33939, thence

North along the western boundary of Property ID 33939 to the point it meets the southwest corner of Property ID 33926, thence

North along the western boundary of Property ID 33926 to the point it meets the southwest corner of Property ID 107315, thence

North along the western boundary of Property ID 107315, continuing east along the northern boundary of Property ID 107315 to the point it meets the western right of way boundary of N Elm Street, thence

East across N Elm Street to the northwest corner of Property ID 27048, thence

East along the northern boundary of Property ID 27048 to the point it meets the northwest corner of Property ID 27054, thence

East along the northern boundary of Property ID 27054, continuing east to the northwest corner of Property ID 27056, thence

Exhibit A (Continued)

East along the northern boundary of Property ID 27056 to the point it meets the western right of way boundary of N Locust Street, thence

East across N Locust Street to the southwest corner of Property ID 33767, thence

South along the eastern right of way boundary of N Locust Street to the point it meets the northern right of way boundary of Marshall Street, thence

East along the northern right of way boundary of Marshall Street to the point it meets the southeast corner of Property ID 33746, thence

South across Marshall Street to the northeast corner of Property ID 33741, thence

South along the eastern boundary of Property ID 33741, continuing south along the eastern boundaries of Property IDs 33739, 33737, and 33733 to the point the southeast corner of Property ID 33733 meets the northern right of way boundary of E Congress Street, thence

East along the northern right of way boundary of E Congress Street to the point it meets the western right of way boundary of Oakland Street, thence

North along the western right of way boundary of Oakland Street to the point it meets the northern right of way boundary of Withers Street, thence

East along the northern right of way boundary of Withers Street to the point it meets the western right of way boundary of Mingo Road, thence

East across Mingo Road to the point the eastern right of way boundary of Mingo Road meets the western right of way boundary of the Union Pacific railroad, thence

South along the western right of way boundary of the Union Pacific railroad to the point it meets the northern right of way boundary of McKinney Street, thence

West along the northern right of way boundary of McKinney Street to the point it meets the eastern right of way boundary of Locust Street, thence

North along the eastern right of way boundary of Locust Street to the point it meets the northern right of way boundary of Parkway Street, thence

West along the northern right of way boundary of Parkway Street to the point it meets the western right of way boundary of Carroll Boulevard, thence

South along the western right of way boundary of Carroll Boulevard to the point it meets the southern right of way boundary of Sycamore Street, thence

East along the southern right of way boundary of Sycamore Street to the point it meets the western right of way boundary of S Elm Street, thence

South along the western right of way boundary of S Elm Street to the point it meets the southern right of way boundary of Prairie Street, thence

East along the southern right of way boundary of Prairie Street to the point it meets the northeast corner of Property ID 33238, thence

Exhibit A (Continued)

South along the eastern boundary of Property ID 33238, continuing west across the Union Pacific railroad to the point the southern boundary of 33238 meets the western right of way boundary of the Union Pacific railroad, thence

South along the western right of way boundary of the Union Pacific railroad to the point it meets the southern point of Property ID 35771, thence

West across S Locust Street to the point the western right of way boundary of S Locust Street meets the southern right of way boundary of W Collins Street, thence

West along the southern right of way boundary of W Collins Street to the point it meets the eastern right of way of Fort Worth Drive, thence

South along the eastern right of way of Fort Worth Drive to the point it meets the western right of way of S Carroll Boulevard, thence

North across W Collings, continuing north along the western right of way of S Carroll Boulevard to the point it meets the northern right of way boundary of W Highland Street, thence

West along the northern right of way boundary of W Highland Street to the point it meets the southwest corner of Property ID 33655, thence

North along the western boundary of Property ID 33655 to the point it meets the southwest corner of Property ID 33653, thence

North along the western boundary of Property ID 33653 to the point it meets the southwest corner of Property ID 25679, thence

North along the western boundary of Property ID 25679 to the point it meets the southwest corner of Property ID 126455, thence

North along the western boundary of Property ID 126455 to the point it meets the southern right of way boundary of W Sycamore Street, thence

East along the southern right of way boundary of W Sycamore Street, thence

North across W Sycamore Street to the southwest corner of Property ID 729142, thence

North along the western boundary of Property ID 729142 to the point it meets the southwest corner of Property ID 34051, thence

North along the western boundary of Property ID 34051 to the point it meets the southern right of way boundary of W Mulberry Street, thence

West along the southern right of way boundary of W Mulberry Street, thence

North across W Mulberry Street to the southwest corner of Property ID 34023, thence

North along the western boundary of Property ID 34023 to the point it meets the southwest corner of Property ID 161751, thence

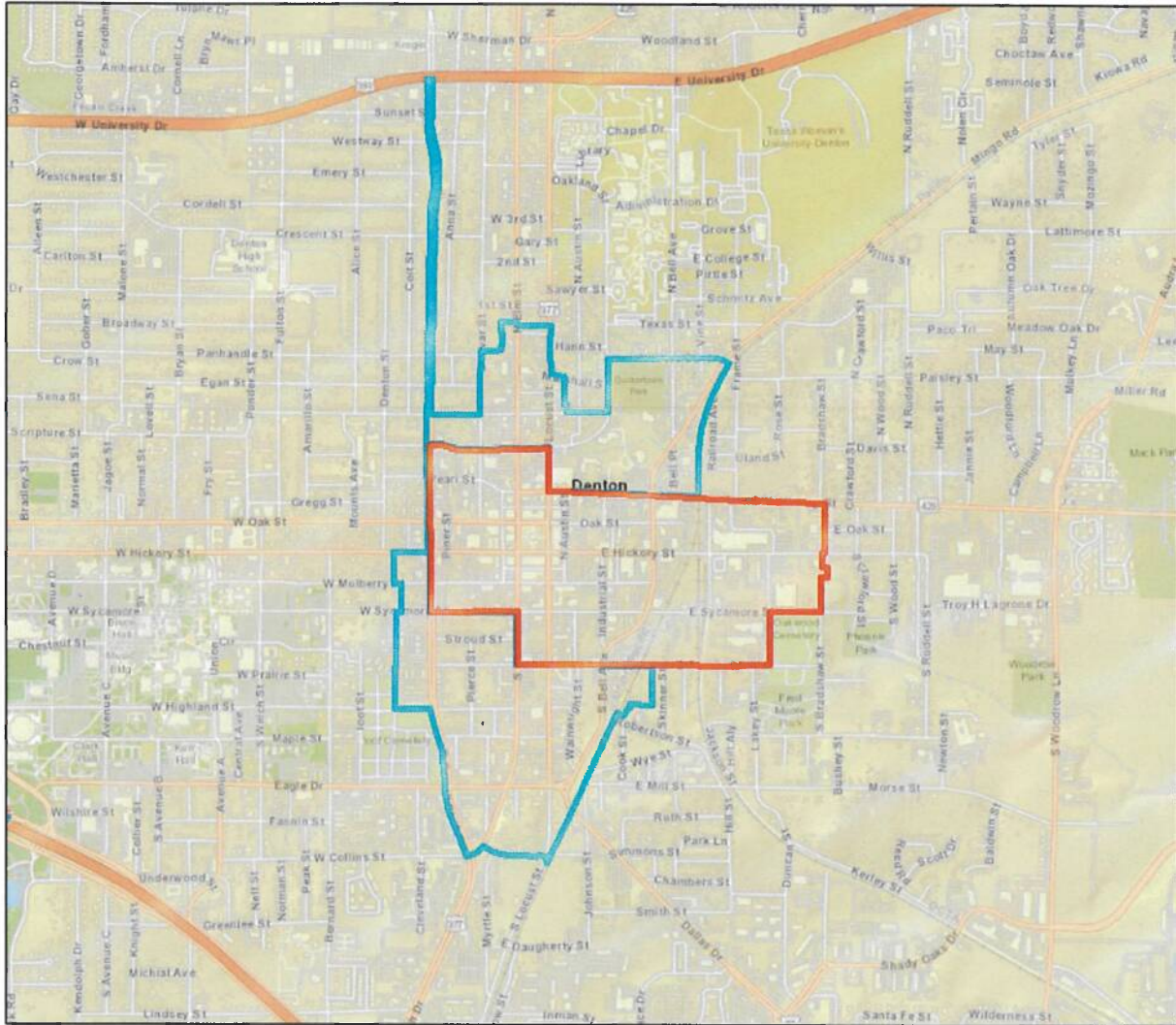
North along the western boundary of Property ID 161751 to the point it meets the southwest corner of Property ID 35600, thence

Exhibit A (Continued)

North along the western boundary of Property ID 35600 to the point where the southern right of way of W Hickory Street meets the northwest corner of Property ID 35600, which is the point of beginning.

Exhibit B

Boundary Map





-  - TIRZ #1: Original Boundary
-  - TIRZ #1A: Expanded Boundary

Exhibit C

Preliminary Amended Project and Financing Plan

Tax Increment Reinvestment Zone #1 City of Denton, Texas

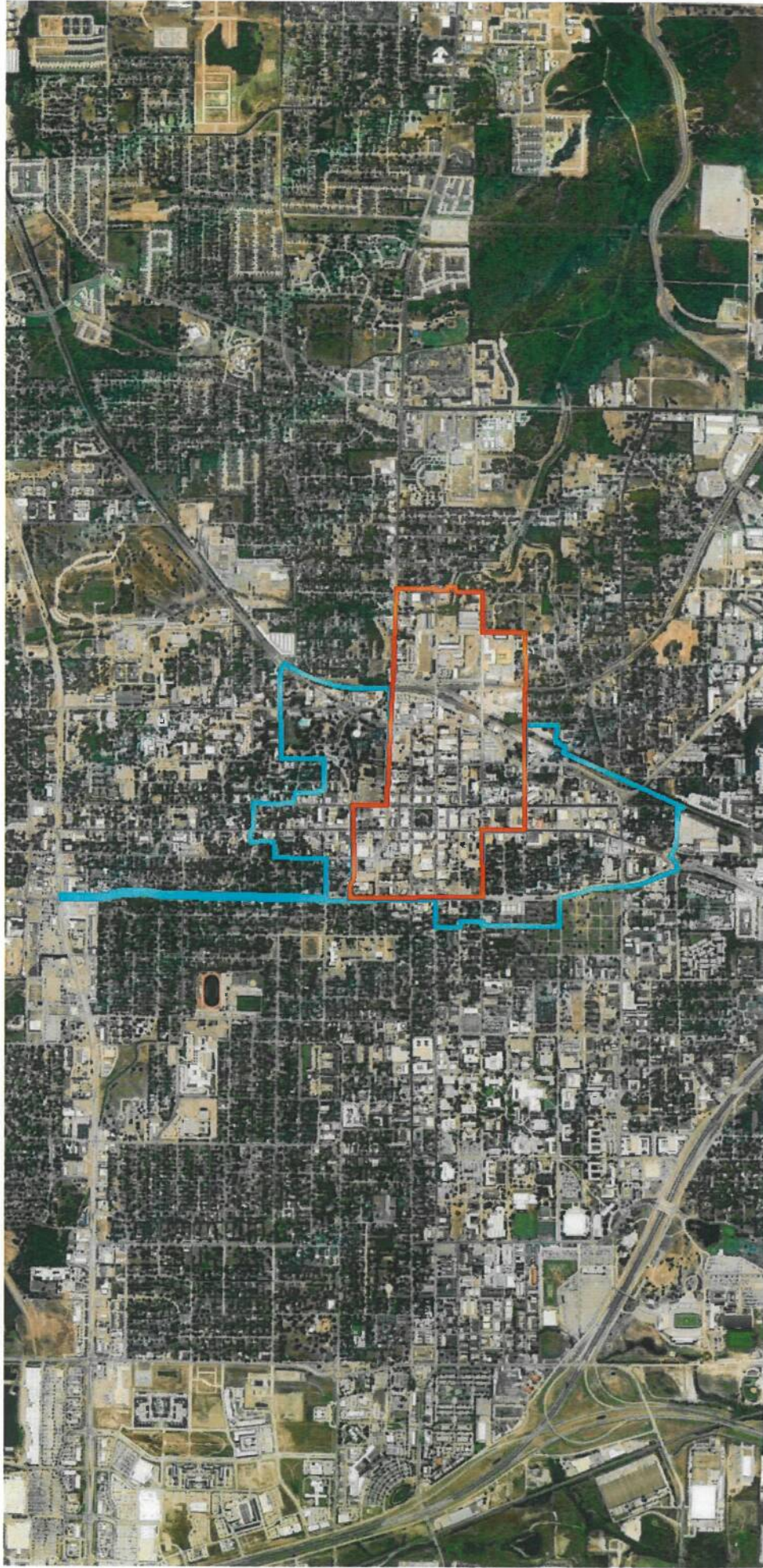


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- Proposed Development 7
- Project Costs 8
- Financial Feasibility Analysis 10
- Terms and Conditions 16
- Appendix A 17



The City of Denton is the county seat of Denton County and has a 2021 estimated population of 148,146. Denton was established in 1857 at the location where today's courthouse stands and was incorporated in 1866. Located on the far north end of the Dallas-Fort Worth Metroplex in North Texas on Interstate 35, Denton is known for its active music scene. The North Texas State Fair and Rodeo, Denton Arts and Jazz Festival, and Thin Line Fest attract over 300,000 people to the city each year. Once considered a quiet college town, the City of Denton has grown significantly due in part to investments made in downtown Denton and the Westpark Industrial Park over the past decade. These intentional efforts have put Denton squarely in the path of growth.

The City of Denton is committed to a Downtown that functions as a vital business and civic center, bustling with activity and investment, through its services, new projects, grant programs, and designations for the district.



DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

Introduction

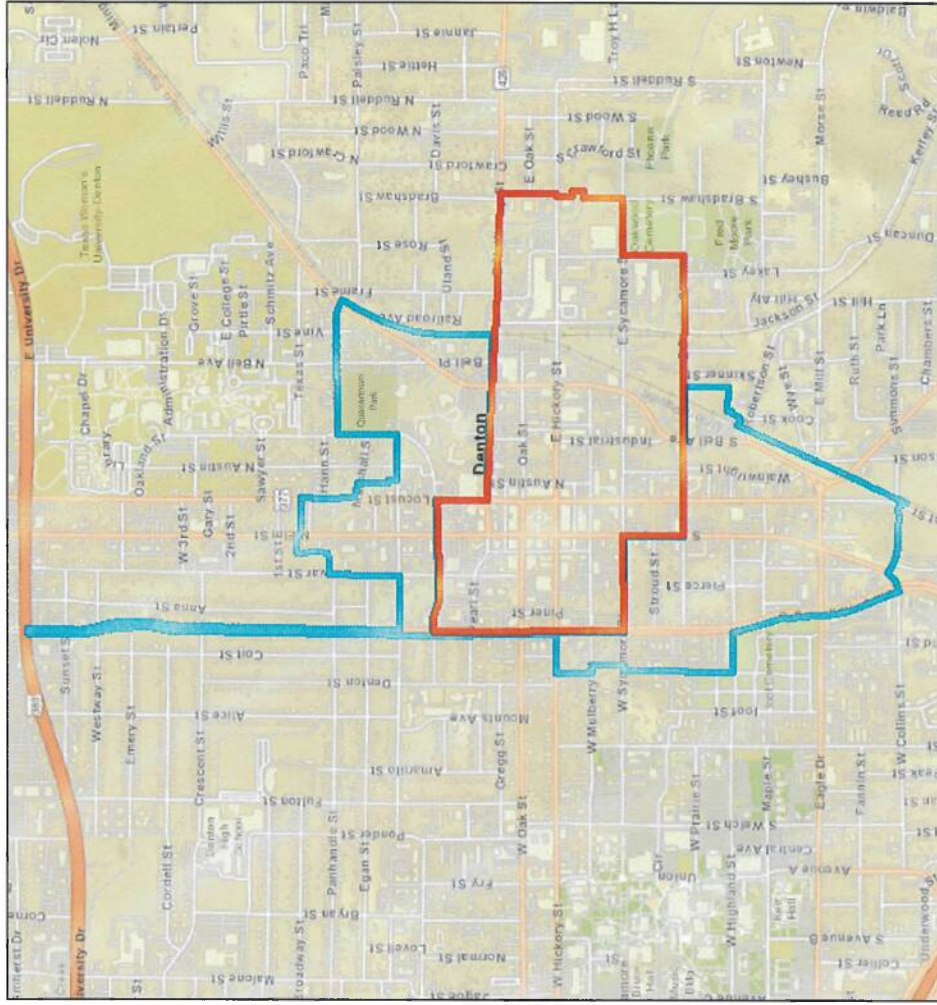
Tax Increment Reinvestment Zone #1, City of Denton

On December 7, 2010, the City Council of the City of Denton, Texas (the "Council"), pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance 2010-316 designating a contiguous geographic area within the City as a Reinvestment Zone Number One, City of Denton, Texas.

The Design Downtown Denton Plan Final Report was adopted by the City Council of the City of Denton on September 17, 2024. The plan recommends that the City of Denton expand economic development opportunities, including expanding the TIRZ. The Downtown Plan includes the expansion of the boundaries of TIRZ #1 as a top priority and notes that this will create a need for a new project plan that identifies eligible projects and allocates funds among different purposes.

On December 3, 2024 the City Council will consider an ordinance expanding the boundaries to include an area to known as TIRZ #1A, and extending the term to December 31, 2040. The goal of Tax Increment Reinvestment Zone #1 (TIRZ #1) is to continue funding the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

This preliminary amended project and financing plan outlines the funding of \$50,233,426 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Denton. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



- TIRZ #1 Boundary

- TIRZ #1A Boundary

TIRZ Boundary

Boundary Description

TIRZ #1 is located wholly within the city limits of the City of Denton. The legal description for the zone is described in detail below.

Legal Description TIRZ #1 - Original Boundaries

BEGINNING at the southwest corner of the ROW intersection of Carroll Blvd. and Sycamore, the POINT OF BEGINNING;

THENCE, north along the west ROW of Carroll Blvd. to the northwest corner of the ROW intersection of Carroll Blvd. and W. Parkway Street;

THENCE, east along the north ROW of W. Parkway Street to the northeast corner of the ROW intersection of W. Parkway Street and Locust;

THENCE, south along the east ROW of Locust to the north ROW of McKinney;

THENCE, east along the north ROW of McKinney to a point directly north of the southeast corner of the ROW intersection of McKinney and N. Bradshaw Street;

THENCE, south across McKinney and continuing south along the east ROW of N. Bradshaw Street continuing directly south across E. Hickory Street to the south ROW of E. Hickory Street;

THENCE, west along the south ROW of E. Hickory Street to the northeast corner of a tract in the Fred Hill Addition, Block A, Lot 1;

THENCE, south and east following the property line of a tract in the Fred Hill Addition, Block A, Lot 1 to the northwest corner of a 1.406 acre tract, A11844 H. Cisco, Tract 14;

THENCE, south along the west property line of a 1.406 acre tract, A11844 H. Cisco, Tract 14 to its intersection with the north property line of a 1.694 acre tract A11844 H. Cisco, Tract 15;

THENCE, west and south along the north and west property line of a 1.694 acre tract A11844 H. Cisco, Tract 15 to the northwest corner of a 0.16 acre tract, A11844 H. Cisco, Tract 20;

THENCE, south along the west property line of a 0.16 acre tract, A11844 H. Cisco, Tract 20 to the north ROW of Sycamore;

THENCE, directly south across Sycamore to the south ROW of Sycamore;

THENCE, west along the south ROW of Sycamore to the northwest corner of the Oakwood Cemetery;

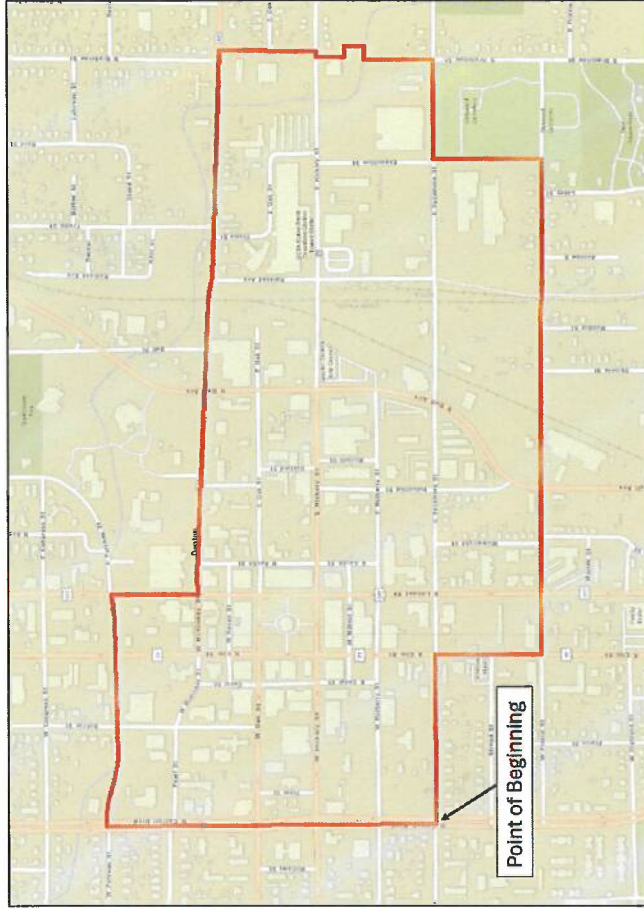
THENCE, south along the west property line of the Oakwood Cemetery to the north ROW of Prairie;

THENCE, directly south across Prairie to the south ROW of Prairie;

THENCE, west along the south ROW of Prairie to the southwest corner of the ROW intersection of Prairie and Elm;

THENCE, north along the west ROW of Elm to the south ROW of Sycamore;

THENCE, west along the south ROW of Sycamore to the southwest corner of the ROW intersection of Sycamore and Carroll Blvd. and the POINT OF BEGINNING, and containing a total area of approximately 225.73 acres.



- TIRZ #1 Boundary



TIRZ Boundary

Legal Description TIRZ #1A - Expanded Boundaries

Beginning at the point where the southern right of way of W Hickory Street meets the northwest corner of Property ID 35600, thence

North across W Hickory Street to the point the northern right of way boundary of W Hickory Street meets the southern boundary of Property ID 30923, thence

East along the northern right of way boundary of W Hickory Street to the point it meets the western right of way boundary S Carroll Boulevard, thence

North along the western right of way boundary S Carroll Boulevard to the point it meets the southern right of way boundary of University Drive, thence

East across University Drive to the eastern right of way boundary of S Carroll Boulevard, thence

South along the eastern right of way boundary of S Carroll Boulevard to the point it meets the northern right of way boundary of Congress Street, thence

East along the northern right of way boundary of Congress Street to the point it meets the western right of way boundary of Bolivar Street, thence

North along the western right of way boundary of Bolivar Street to the point it meets the southeast corner of Property ID 28443, thence

East across Bolivar Street to the northwest corner of Property ID 33996, thence

East across the northern boundary of Property ID 33996 to the point it meets Property ID 33958, thence

East and then north along the boundary of Property ID 33958 to the point it meets the southwest corner of Property ID 33948, thence

North along the western boundary of Property ID 33948 to the point it meets the southwest corner of Property ID 33939, thence

North along the western boundary of Property ID 33939 to the point it meets the southwest corner of Property ID 33926, thence

North along the western boundary of Property ID 33926 to the point it meets the southwest corner of Property ID 107315, thence

North along the western boundary of Property ID 107315, thence

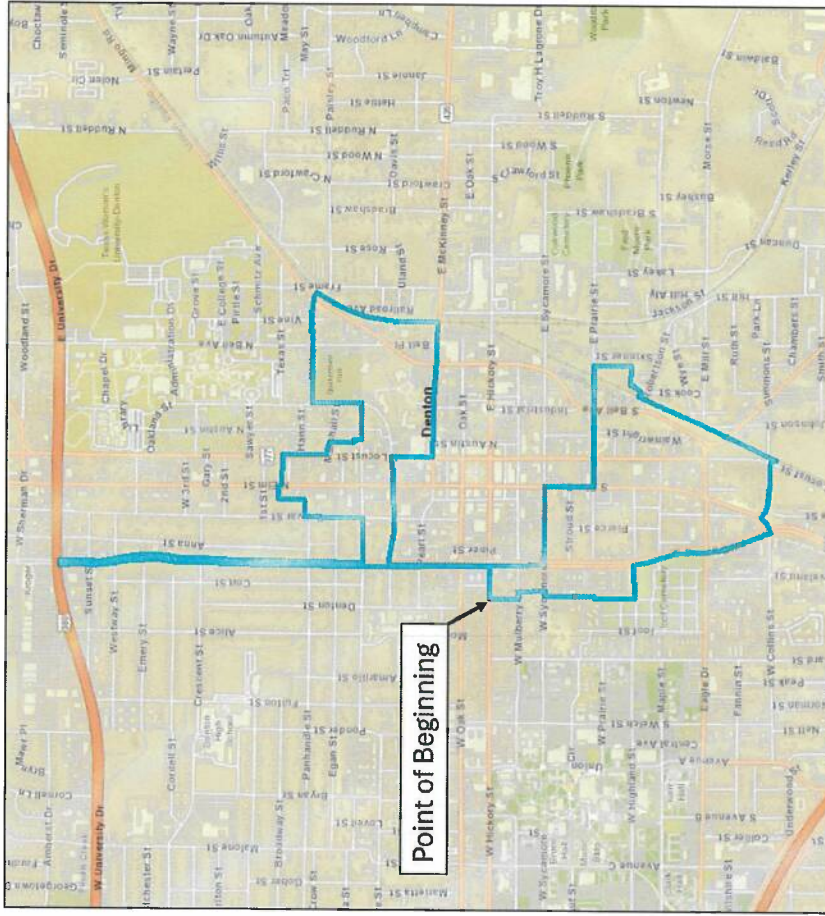
North along the western boundary of Property ID 107315 to the point it meets the western right of way boundary of N Elm Street, thence

East across N Elm Street to the northwest corner of Property ID 27048, thence

East along the northern boundary of Property ID 27048 to the point it meets the northwest corner of Property ID 27054, thence

East along the northern boundary of Property ID 27054, continuing east to the northwest corner of Property ID 27056, thence

East along the northern boundary of Property ID 27056 to the point it meets the western right of way boundary of N Locust Street, thence



- TIRZ #1A Boundary

TIRZ Boundary

Legal Description TIRZ #1A - Expanded Boundaries (Continued)

East across N Locust Street to the southwest corner of Property ID 33767, thence
South along the eastern right of way boundary of N Locust Street to the point it meets the northern right of way boundary of Marshall Street, thence
East along the northern right of way boundary of Marshall Street to the point it meets the southeast corner of Property ID 33746, thence
South across Marshall Street to the northeast corner of Property ID 33741, thence
South along the eastern boundary of Property ID 33741, continuing south along the eastern boundaries of Property IDs 33739, 33737, and 33733 to the point the southeast corner of Property ID 33733 meets the northern right of way boundary of E Congress Street, thence
East along the northern right of way boundary of E Congress Street to the point it meets the western right of way boundary of Oakland Street, thence
North along the western right of way boundary of Oakland Street to the point it meets the northern right of way boundary of Withers Street, thence
East along the northern right of way boundary of Withers Street to the point it meets the western right of way boundary of Mingo Road, thence
East across Mingo Road to the point the eastern right of way boundary of Mingo Road meets the western right of way boundary of the Union Pacific railroad, thence
South along the western right of way boundary of the Union Pacific railroad to the point it meets the northern right of way boundary of McKinney Street, thence
West along the northern right of way boundary of McKinney Street to the point it meets the eastern right of way boundary of Locust Street, thence
North along the eastern right of way boundary of Locust Street to the point it meets the northern right of way boundary of Parkway Street, thence
West along the northern right of way boundary of Parkway Street to the point it meets the western right of way boundary of Caroll Boulevard, thence
South along the western right of way boundary of Caroll Boulevard to the point it meets the southern right of way boundary of Sycamore Street, thence
East along the southern right of way boundary of Sycamore Street to the point it meets the western right of way boundary of S Elm Street, thence
South along the western right of way boundary of S Elm Street to the point it meets the southern right of way boundary of Prairie Street, thence
East along the southern right of way boundary of Prairie Street to the point it meets the northeast corner of Property ID 33238, thence
South along the eastern boundary of Property ID 33238, continuing west across the Union Pacific railroad to the point the southern boundary of 33238 meets the western right of way boundary of the Union Pacific railroad, thence

South along the western right of way boundary of the Union Pacific railroad to the point it meets the southern point of Property ID 35774, thence
West across S Locust Street to the point the western right of way boundary of S Locust Street meets the southern right of way boundary of W Collins Street, thence
West along the southern right of way boundary of W Collins Street to the point it meets the eastern right of way of Fort Worth Drive, thence
South along the eastern right of way of Fort Worth Drive to the point it meets the western right of way of S Carroll Boulevard, thence
North across W Collings, continuing north along the western right of way of S Carroll Boulevard to the point it meets the northern right of way boundary of W Highland Street, thence
West along the northern right of way boundary of W Highland Street to the point it meets the southwest corner of Property ID 33655, thence
North along the western boundary of Property ID 33655 to the point it meets the southwest corner of Property ID 33653, thence
North along the western boundary of Property ID 33653 to the point it meets the southwest corner of Property ID 25679, thence
North along the western boundary of Property ID 25679 to the point it meets the southwest corner of Property ID 126455, thence
North along the western boundary of Property ID 126455 to the point it meets the southern right of way boundary of W Sycamore Street, thence
East along the southern right of way boundary of W Sycamore Street, thence
North across W Sycamore Street to the southwest corner of Property ID 729142, thence
North along the western boundary of Property ID 729142 to the point it meets the southwest corner of Property ID 34051, thence
North along the western boundary of Property ID 34051 to the point it meets the southern right of way boundary of W Mulberry Street, thence
West along the southern right of way boundary of W Mulberry Street, thence
North across W Mulberry Street to the southwest corner of Property ID 34023, thence
North along the western boundary of Property ID 34023 to the point it meets the southwest corner of Property ID 161751, thence
North along the western boundary of Property ID 161751 to the point it meets the southwest corner of Property ID 35600, thence
North along the western boundary of Property ID 35600 to the point where the southern right of way of W Hickory Street meets the northwest corner of Property ID 35600, which is the point of beginning.

Current Conditions

Land Use

The land within the zone is developed primarily with commercial uses, many of which are well positioned for redevelopment, as well as vacant land that is well positioned for new development.

Method of Relocating Persons to be Displaced

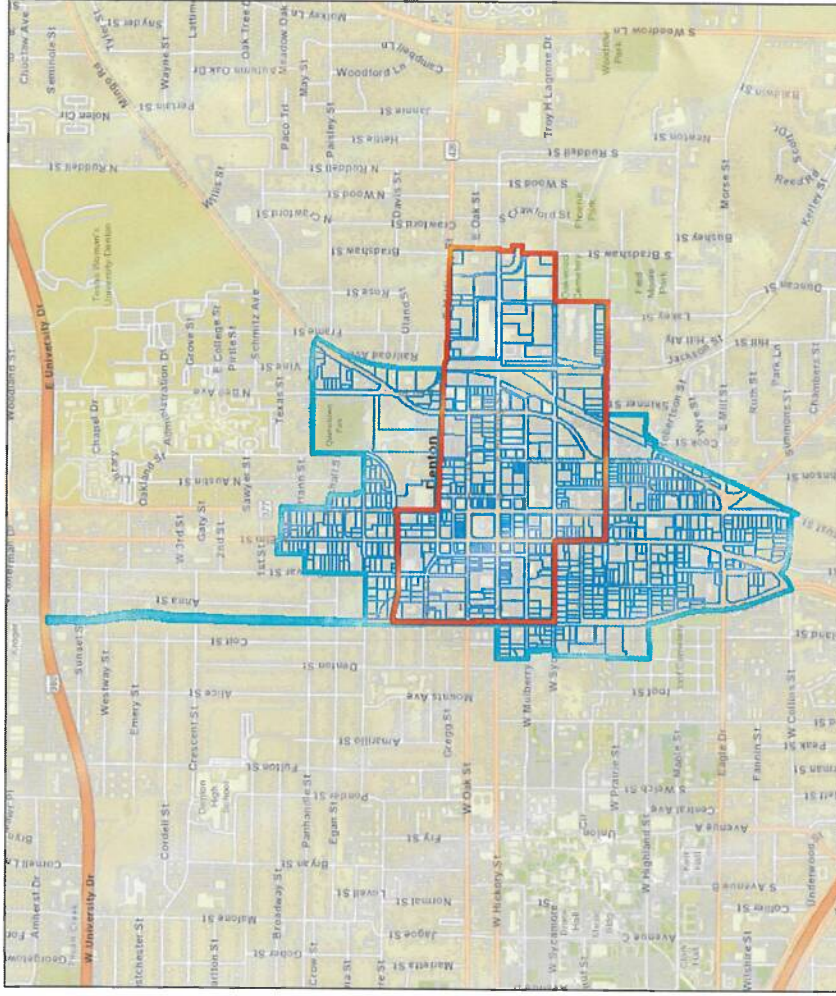
It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.

Current Ownership

There are currently 798 parcels within the original boundaries and proposed expanded area of Tax Increment Reinvestment Zone #1, some of which are tax exempt, including parcels owned by the City of Denton.

The original boundaries of TIRZ #1 have a 2010 base year value of \$79,356,854. The expanded boundaries will have a 2024 tax base. The estimated 2024 taxable value of the property within TIRZ #1A is \$144,238,543. The 2024 taxable base value for TIRZ #1A will need to be verified with the Denton Central Appraisal District.

For further details of parcels included within the expanded boundary of the TIRZ (TIRZ #1A) see Appendix A.



-  - TIRZ #1 Boundary
-  - TIRZ #1A Boundary

Current Conditions

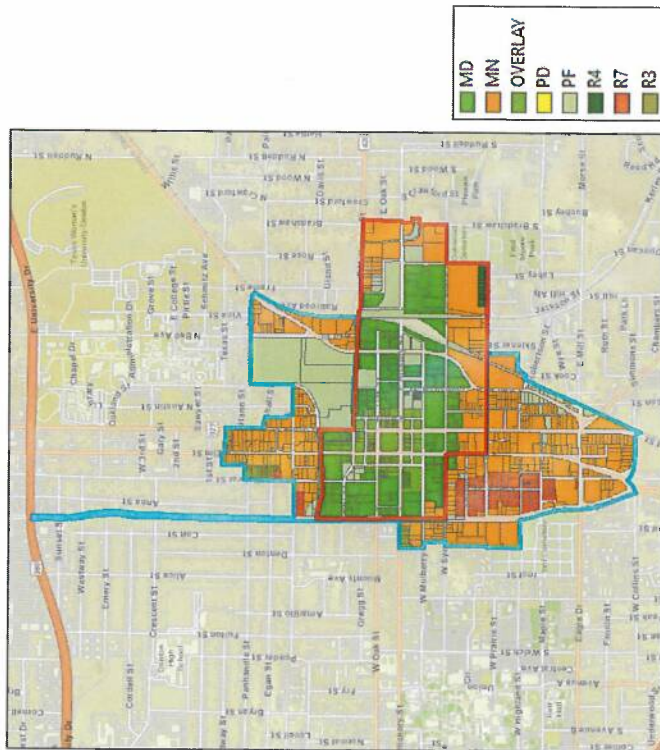
Zoning

The zoning for the property within the TIRZ can be seen in the map below, with the majority of the land within the zone being currently zoned MN: Mixed-Use Neighborhood and MD: Mixed-Use Downtown. The MN district is provided to support compatibility between higher-intensity mixed-use areas and adjacent residential and commercial areas. This district contributes to a vibrant environment for pedestrians and bicyclists and includes varying densities of residential, neighborhood-serving retail, restaurants, commercial, and office uses that are sensitive to the surrounding built and natural context in scale and form. The MD district is provided to allow for a variety of uses contributing to the economic viability of Downtown Denton. This district allows for moderate and high density residential, commercial, office, entertainment, and other uses tailored to encourage a greater level of activity while protecting the scale and strengthening the character of Downtown and Denton's historic core. The MD district also contributes to a vibrant environment for pedestrians, bicyclists, and other modes of travel. Portions of the zone are also zoned PF: Public Facilities, intended to provide adequate lands for public and quasi-public community uses and services, including but not limited to fire stations, schools, libraries, community centers, hospitals, civic buildings, open space, parks, utilities, and other public-related facilities.

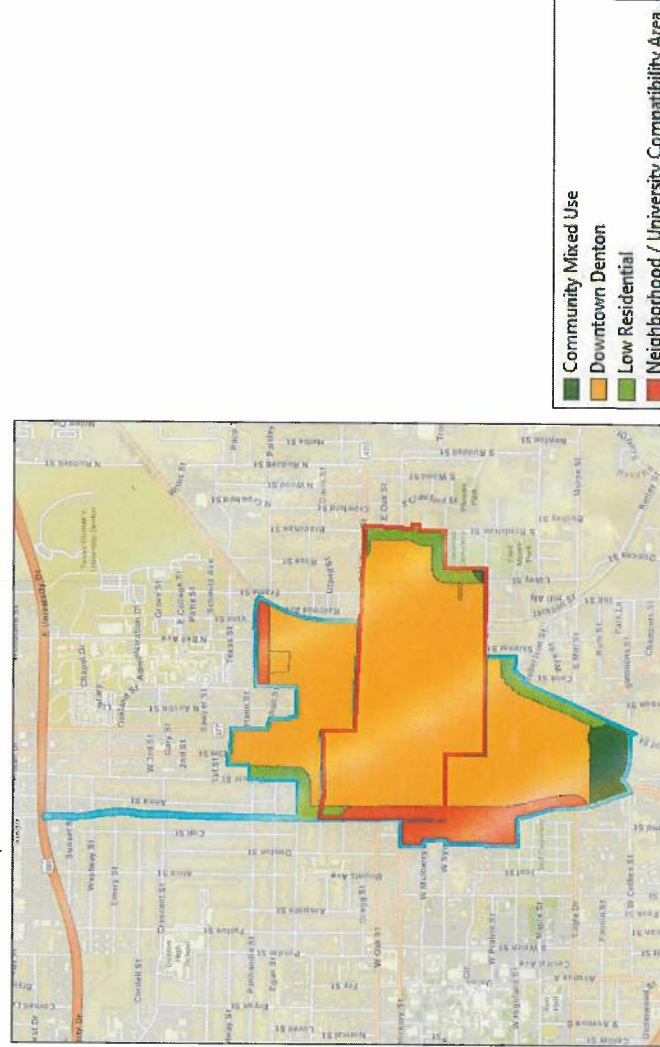
The Design Downtown Denton Final Report includes recommendations regarding future zoning, including examining rezoning the MN parcels south of the square to MD to stimulate development south of Downtown. MD zoning allows higher development and has less required parking, which corresponds with the plan's goals of encouraging walkable places and shared parking. However, the plan notes that as both Mixed-Use Districts have identical standards for "Building Height in Transition Areas," building height restrictions on parcels adjacent to parcels zoned R7 will not be impacted by this change.

The property may need to be rezoned to accommodate any future development. It is not anticipated there will be any changes to the City of Denton zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.

Zoning Map



Future Land Use Map



Proposed Development

Anticipated Development

The table below provides an overview of the scope and timing of potential development that DPED projects could occur during the life of the TIRZ, based on market trends and input from the Development community and City staff and leadership. Through the Design Downtown Denton process, community members expressed a desire for new amenities, including a hotel and theater. The development projections listed below do not represent the potential of the entire TIRZ, and are not meant to limit potential development that could generate revenue for the TIRZ. It is anticipated that the projections will continue to be updated in the future to reflect the then current market trends and taking into account the future performance of any catalyst developments. It is anticipated that the development that occurs within the TIRZ could be financed in part by incremental real property tax generated within the TIRZ.

TIRZ #1	Square Feet	Units	Projected Completion Date	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
Hotel		130	2028	\$125,000	\$16,250,000		\$0
Retail	15,000		2028	\$250	\$3,750,000	\$200	\$3,000,000
Retail	26,000		2029	\$250	\$6,500,000	\$200	\$5,200,000
Retail	23,958		2028	\$250	\$5,989,500	\$200	\$4,791,600
Multifamily		124	2027	\$200,000	\$24,800,000		\$0
Hotel		225	2030	\$125,000	\$28,125,000		\$0
Multifamily		60	2026	\$200,000	\$12,000,000		\$0
Multifamily		215	2028	\$200,000	\$43,000,000		\$0
Multifamily		210	2030	\$200,000	\$42,000,000		\$0
Theater	11,000		2026	\$150	\$1,650,000	\$200	\$2,200,000
Total					\$184,064,500		\$15,191,600

Project Costs

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #1 that will be financed in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs - TIRZ #1			
Water Facilities and Improvements	\$	1,255,836	2.5%
Sanitary Sewer Facilities and Improvements	\$	1,255,836	2.5%
Storm Water Facilities and Improvements	\$	1,255,836	2.5%
Transit/Parking Improvements	\$	5,023,343	10.0%
Street and Intersection Improvements	\$	7,535,014	15.0%
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	\$	7,535,014	15.0%
Economic Development Grants	\$	25,116,713	50.0%
Administrative Costs	\$	1,255,836	2.5%
Total	\$	50,233,426	100.0%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The \$50,233,426 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

Economic Development Grants may include grants, loans, and services for public and private development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone.

The categories described in greater detail on the following page are meant to summarize eligible projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. If any eligible item is not mentioned in this plan, Chapter 311, Section 311.002 of the Texas Tax Code shall be the determining factor of eligible TIRZ costs.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

- (1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:
 - (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
 - (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
 - (C) real property assembly costs;
 - (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
 - (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
 - (F) relocation costs;
 - (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
 - (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
 - (I) the cost of operating the reinvestment zone and project facilities;
 - (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
 - (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
 - (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Project Costs

Water Facilities and Improvements: This category includes TIRZ eligible expenditures for design, engineering and construction of water facilities and improvements that support the development and redevelopment of the downtown TIRZ.

Sanitary Sewer Facilities and Improvements: This category includes TIRZ eligible expenditures for design, engineering and construction of structures or systems designed for the collection, transmission, treatment, or disposal of sewage, and includes trunk mains, interceptors, treatment plants and disposal systems.

Storm Water Facilities and Improvements: The downtown TIRZ district has an aging infrastructure and a number of properties that are situated in the floodplain making proper utility drainage an important component of the project plan. Utility drainage encompasses the physical provisions to accommodate and regulate stormwater runoff to preclude excessive erosion and sedimentation and to control and regulate the rate of flow. Facilities/systems can include natural features and conduits, channels, ditches, swales, pipes, detention devices or other devices designed or intended to carry, direct, detain or otherwise control stormwater," according to the Denton Development Code.

Transit/Parking Improvements: Parking structures, whether newly constructed or existing, may be utilized to encourage denser development and support public access to commercial, residential, and retail developments at future mixed-use or transit-oriented developments. Parking includes, but is not limited to, parking garages; surface parking; parking lighting; parking signage and wayfinding; parking meters/kiosks and electrical charging stations. This project category was designed to provide adequate public facilities for transportation and to foster Transit Oriented Development (TOD) that will occur as a result of the planned transit station that will link Denton with passenger rail service to the City of Carrollton, where riders can transfer to the Dallas Area Rapid Transit (DART) system into the Dallas/ Fort Worth metroplex. The goal is to create compact, walkable, pedestrian-centered developments to enhance and act as a catalyst to spur additional development and redevelopment in the district.

Street and Intersection Improvements: The TIRZ will encourage the construction of "Complete Streets", which are "multi-functional, pedestrian-oriented, aesthetically-pleasing, and safe and inviting for residents and visitors. "Improving the use of Downtown Denton's streets is essential for fostering a safer, more inclusive, and lively city core," according to the Design Downtown Denton Plan Final Report adopted by the City Council of the City of Denton on September 17, 2024. Elements of complete streets include the building to building improvements which may encompass: sidewalks, shared travel lanes (e.g. bus and bicycle), parallel and angled parking, pedestrian crosswalks, pedestrian and emergency bulb (American with Disabilities Act (ADA) accessibility), awnings, street improvements, planters, pedestrian street furniture, bike racks and pedestrian lighting.

Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements: Public open space is an important amenity in a Downtown area. In accordance with Sec. 311.008(4B), TIRZ funds may be used to acquire, construct, reconstruct, or install public works, facilities, or sites or other public improvements. Costs of design, improvements, and land acquisition are TIRZ eligible expenses and can be funded from this category. City Council adopted the Denton Parks, Recreation, Trails System Master Plan on March 1, 2022. This plan will guide the department over the next ten years. The creation of the Master Plan involved strategically examining the community's existing services, facilities, and resources and assessing future needs concerning parks, recreation, open space, and greenways. TIRZ funds in this category can be used to support projects that implement the many components the Master Plan in addition to the 2024 Design Downtown Denton Plan Final Report recommendations including activating Quakertown Park, pocket parks, and a southern downtown park. TIRZ funds in this category can be used to support projects that improve the park amenities and enhance the park's open space.

Economic Development Grants: This may include grants, loans, and services for public and private development. Eligible TIRZ project costs are not limited to public uses and may also include projects that involve: historic preservation, demolition, environmental remediation and economic development grants. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone.

In addition, the City may acquire, lease, sell or otherwise transfer property to accomplish the public purpose of economic development. Such projects may include public-private partnerships or the recruitment of specific industries including, but not limited to, hi-tech or emerging technology companies, local start-up businesses, artisan or "maker" industries, the creative sector, bakeries, microbreweries, micro-distilleries, wineries, grocery stores, or other industries that the TIRZ Board and the City Council deem desirable.

To enhance Denton's reputation as an exceptional place to live, work, shop, play, and learn, TIRZ funds can be used for marketing including a downtown brand, wayfinding and murals to effectively communicate Denton's unique character to visitors and residents who support downtown businesses under the economic development grants category.

Administrative Costs: Administrative costs, including reasonable charges for the time spent by employees of the City, to assist with implementation within the TIRZ will be eligible for reimbursement as project costs, upon approval by the Board of Directors and in connection with the implementation of the Project and Financing Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures and equipment are included in this category.

Financial Feasibility Analysis

Method of Financing

The tax increment base for the original boundaries of the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2010, which is the year in which the Zone was originally designated as a reinvestment zone, as defined by Section 311.0123. The tax increment base for TIRZ 1A, the expanded boundaries of the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2024, which is the year in which the expanded area of the Zone was designated as a reinvestment zone, as defined by Section 311.0123.

To fund the public improvements outlined on the previous page, for the original boundaries and TIRZ 1A, the City of Denton will contribute 90% of the City's real property tax increment generated from 2024 to 2030, and 85% of the City's tax increment generated from 2031 to 2040.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the table below.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax -2024 Rates	Participation
City of Denton	100%, 95% 90%, 85%*
Denton County	0%
Denton ISD	0%
1.930189000	

*TIRZ #1 (Original Boundaries): 100%: 2011-2015, 95%: 2016-2020, 90%: 2021-2030, 85%: 2031-2040

*TIRZ #1A (Expanded Boundaries): 90%: 2024-2030, 85%: 2031-2040

Personal Property Tax	Participation
City of Denton	0%
Denton County	0%
Denton ISD	0%
1.930189000	

Sales Tax Rate
City of Denton
DCTA
0.02000000

Financial Feasibility Analysis - Anticipated Development

▶ INPUT

INFLATION RATE 3.00%

REAL PROPERTY TAX	
City of Denton	0.68645000
Denton County	0.11765900
Denton ISD	1.15650000
	1.93118900

PERSONAL PROPERTY TAX	
City of Denton	0.68645000
Denton County	0.11765900
Denton ISD	1.15650000
	1.93118900

SALES TAX RATE	
City of Denton	0.61500000
DCTA	0.06500000
	0.02000000

TIRZ #1

Year	AREA SF/UNITS	REAL PROPERTY TAX VALUE \$ / SF	PERSONAL PROPERTY TAX VALUE \$ / SF	SALES TAX VALUE \$ / SF	TOTAL TAX VALUE
2028	130	\$ 125,000.00	\$ 14,200.00	\$ -	\$ 139,200.00
2029	150	\$ 250.00	\$ 3,750.00	\$ 15.00	\$ 4,015.00
2030	26,000	\$ 250.00	\$ 6,500.00	\$ 15.00	\$ 7,015.00
2031	21,968	\$ 250.00	\$ 5,492.00	\$ 15.00	\$ 5,957.00
2032	124	\$ 200,000.00	\$ 24,800.00	\$ -	\$ 224,800.00
2033	225	\$ 125,000.00	\$ 25,125.00	\$ -	\$ 150,125.00
2034	60	\$ 200,000.00	\$ 12,000.00	\$ -	\$ 212,000.00
2035	215	\$ 200,000.00	\$ 43,000.00	\$ -	\$ 243,000.00
2036	210	\$ 200,000.00	\$ 42,000.00	\$ -	\$ 242,000.00
2037	1,000	\$ 150.00	\$ 1,500.00	\$ 15.00	\$ 1,515.00
TOTAL		\$ 184,064,800	\$ 1,139,370	\$ -	\$ 185,204,170

▶ OUTPUT

Category	Percentage	TOTAL TAX REVENUE	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY TAX VALUE	SALES TAX VALUE
City of Denton	33.0%	\$ 22,045,835	\$ 17,996,888	\$ 115,144	\$ 3,933,733
Denton County	56%	\$ 57,754,611	\$ 36,951	\$ -	\$ -
Denton ISD	2.0%	\$ 35,953,374	\$ 227,567	\$ -	\$ 1,311,244
DCTA	100.0%	\$ 68,324,413	\$ 379,642	\$ -	\$ 5,244,977
TOTAL		\$ 184,064,800	\$ 1,139,370	\$ -	\$ 9,178,714

Category	Percentage	TOTAL PARTICIPATION	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY TAX VALUE	SALES TAX VALUE
City of Denton	100.0%	\$ 15,393,108	\$ -	\$ -	\$ -
Denton County	100.0%	\$ -	\$ -	\$ -	\$ -
Denton ISD	100.0%	\$ -	\$ -	\$ -	\$ -
DCTA	100.0%	\$ 15,393,108	\$ -	\$ -	\$ -
TOTAL		\$ 15,393,108	\$ -	\$ -	\$ -

Category	Percentage	NET BENEFIT	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY TAX VALUE	SALES TAX VALUE
City of Denton	13.4%	\$ 6,653,728	\$ 2,603,851	\$ 115,144	\$ 3,933,733
Denton County	11.7%	\$ 5,812,413	\$ 36,951	\$ -	\$ -
Denton ISD	72.2%	\$ 35,792,921	\$ 35,565,374	\$ 227,647	\$ -
DCTA	2.8%	\$ 1,311,244	\$ -	\$ -	\$ 1,311,244
TOTAL	100.0%	\$ 49,569,305	\$ 43,944,688	\$ 379,642	\$ 5,244,977

Financial Feasibility Analysis - 100% of Revenue

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

REVENUE YEAR	TAXABLE BASE YEAR GROWTH 1.50%											
	2011		2012		2013		2014		2015		2016	
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
TOTALS	79,206,854	80,331,075	82,074,338	83,943,808	85,950,471	88,103,745	90,407,240	92,867,568	95,489,741	98,279,732	101,234,620	104,363,453
REVENUE A	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE B	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE C	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE D	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE E	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE F	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE G	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE H	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE I	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE J	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE K	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE L	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE M	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE N	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE O	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE P	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE Q	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE R	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE S	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE T	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE U	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE V	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE W	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE X	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE Y	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE Z	0	0	0	0	0	0	0	0	0	0	0	0



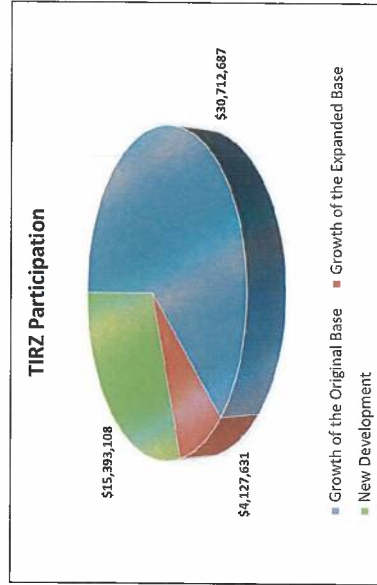
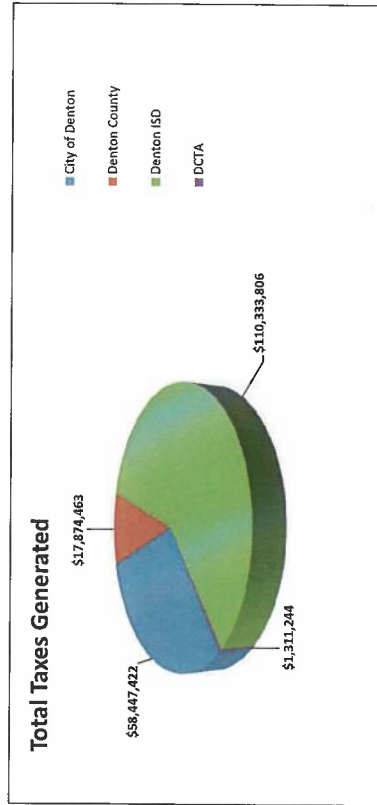
Preliminary Amended Project and Financing Plan, TIRZ #1

Financial Feasibility Analysis - Summary

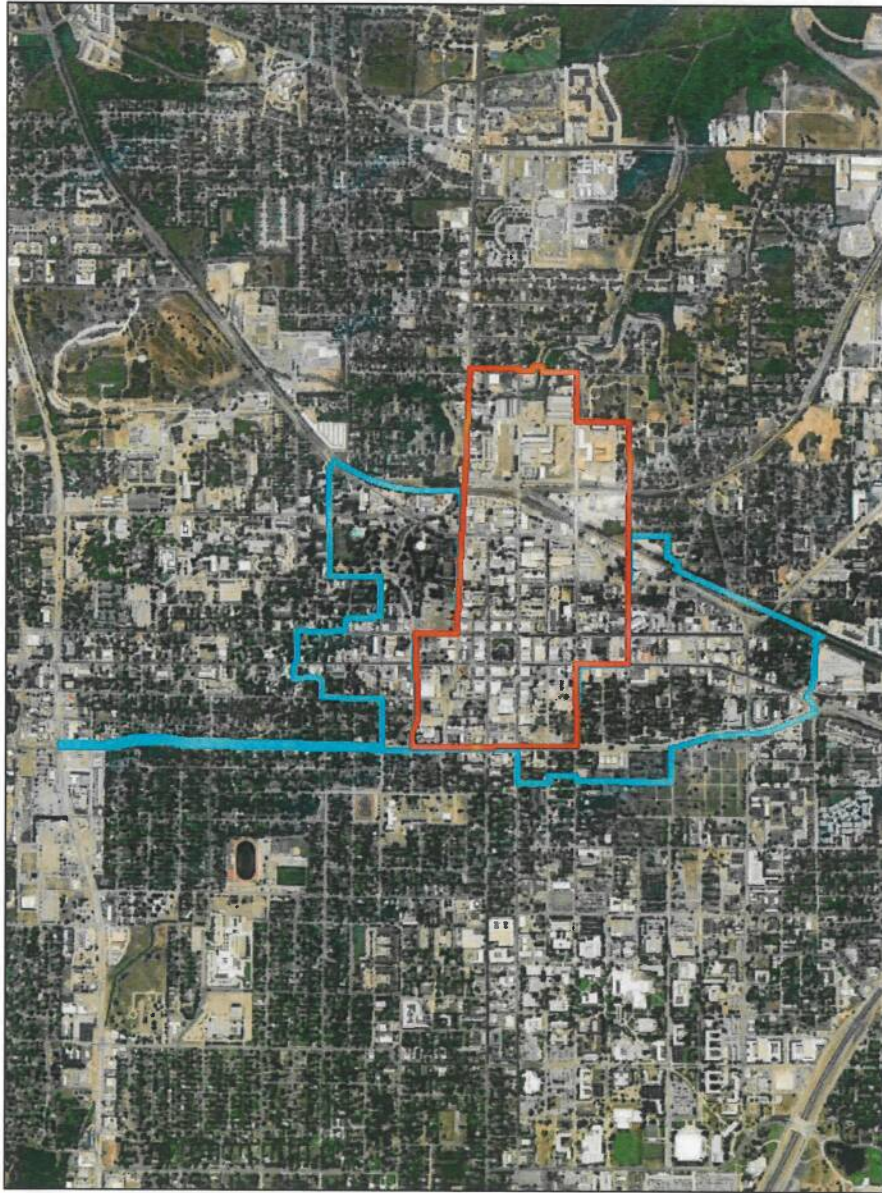
Taxing Jurisdictions	Total Taxes Generated	TIRZ Participation	Net Benefit
City of Denton	\$58,447,422	\$50,233,426	\$8,213,996
Denton County	\$17,874,463	\$0	\$17,874,463
Denton ISD	\$110,333,806	\$0	\$110,333,806
DCTA	\$1,311,244	\$0	\$1,311,244
Total	\$187,966,935	\$50,233,426	\$136,422,265

Taxing Jurisdictions	Total Taxes Generated	TIRZ Participation
City of Denton	\$58,447,422	\$50,233,426
City of Denton - Real Property	\$54,513,689	\$50,233,426
City of Denton - Sales	\$3,933,733	\$0

City of Denton	Total Taxes Generated	TIRZ Participation	Net Benefit
Growth of the Original Base	\$31,584,264	\$30,712,687	\$871,577
Growth of the Expanded Base	\$4,817,323	\$4,127,631	\$689,692
New Development	\$22,045,835	\$15,393,108	\$6,652,728
Total	\$58,447,422	\$50,233,426	\$8,213,996



Terms and Conditions



- TIRZ #1 Boundary
- TIRZ #1A Boundary

Length of TIRZ #1 in Years:

The TIRZ is scheduled to end on December 31, 2040 (with the final year's tax increment to be collected by September 1, 2041).

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone's project and financing plan.

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
25567	RAMOS, MICHAEL C	JESTER ADDN LOT A/IN STRIP & S STRIP	0.1446		400-410 S CARROLL BLVD	\$ 50,400
25574	LEHU, COSTACHI	A07564 W/W LOVING, TR 79, .602 ACRES	0.6020		420 S CARROLL BLVD	\$ 700,000
25578	WESTDALE OAKS OF DENTON LTD	JESTER ADDN LOT A-1 ACRES 1.894	1.8940		416 S CARROLL BLVD	\$ 4,180,055
26788	OSO AGUILA, LLC	JESTER ADDN BLK 2 LOT 2	0.1837		515 N LOCUST ST	\$ 43,200
26795	HARRIS, JOYCE FERN	LACY ADDN BLK 2 LOT 3 5/404//BBB&C RR SUR AB 185	0.1607		513 N LOCUST ST	\$ 84,000
26802	HARRIS, JOYCE FERN	LACY ADDN BLK 2 LOT 4 & 20250 ALLEY	0.1837		507 N LOCUST ST	\$ 96,089
26808	HARRIS, JOYCE FERN	LACY ADDN BLK 2 LOT 6,7//B/9/404//BBB&C RR SUR AB 185	0.1607		507 N LOCUST ST	\$ 84,046
26817	NAGANO, YEOUCHI	LACY ADDN BLK 2 LOT 8//B/9/404//BBB&C RR SUR AB 185	0.1611	EX-XV	500 N ELM ST	\$ 304,206
26827	REDEPRED CHRISTIAN CHURCH OF GOD VOICE OF JESUS, INC	LACY ADDN BLK 3 LOT 1 (S35) 2.12/424//BBB&C RR SUR AB 185	0.3551		510 N ELM & 514 N ELM ST	\$ 517,600
26833	ANNELLO, THOMAS MICHAEL TR ANNELLO FAMILY LIVING TRUST	LACY ADDN BLK 3 LOT 3 (A129) 6/424//BBB&C RR SUR AB 185	0.3133		529-531 N ELM ST	\$ 522,720
26843	STEWART-ROSE INVESTMENTS LTD	LACY ADDN BLK 3 LOT 5 (S45) 7/424//BBB&C RR SUR AB 185	0.1877		533 N ELM ST	\$ 98,163
26852	PARKWAY & ELM PROPERTIES, LLC & AL MCNATT FAMILY P/S	LACY ADDN BLK 3 LOT 6 7/424//BBB&C RR SUR AB 185	0.3133		511 N ELM ST	\$ 164,465
26859	PARKWAY & ELM PROPERTIES, LLC & AL MCNATT FAMILY P/S	LACY ADDN BLK 3 LOT 7 (S12) 8 9/424//BBB&C RR SUR AB 185	0.3258		505 N ELM ST	\$ 172,462
26867	PARKWAY & ELM PROPERTIES, LLC & AL MCNATT FAMILY P/S	LACY ADDN BLK 3 LOT 8 (S12) 9 9/424//BBB&C RR SUR AB 185	0.0945		222 W PARKWAY ST	\$ 60,714
26874	TEXAND CORPORATION	LACY ADDN BLK 3 LOT 10A 10A/424//BBB&C RR SUR AB 185	0.6601		222 W PARKWAY ST	\$ 356,380
26883	PARKWAY & ELM PROPERTIES, LLC & AL MCNATT FAMILY P/S	LACY ADDN BLK 3 LOT 10B 10B/424//BBB&C RR SUR AB 185	0.3894		691 S ELM ST	\$ 243,790
26888	HINSMAN, ARA	BLOUNT BLK D LOT 4	0.0574		MAPLE ST	\$ 15,000
26900	ATMOS ENERGY CORPORATION	BLOUNT BLK D LOT 5	0.1515		721 SELM ST	\$ 39,800
26915	ROTH, JENNIFER	BELL F BLK 1 LOT 13 13/228//H CISCO AB 1184	0.2599		841 S ELM ST	\$ 651,846
26917	12-34 INVESTMENTS LLC	BLOUNT BLK D LOT 4 (S75)	0.2481		902 N ELM ST	\$ 72,000
26920	12-34 INVESTMENTS LLC	BLOUNT BLK D LOT 5	0.0751		902 N ELM ST	\$ 240,124
26923	BAIRD, SYLVIA A & BAIRD, MARK A	FERGUSON LOT 6 (W61.5) 7/57 OF (W61.5)	0.2066		218 E PRAIRIE ST	\$ 67,570
26925	CALVERT, L L	BELL F BLK 1 LOT 4 4/228//H CISCO AB 1184	0.1618		706-708 S LOCUST ST	\$ 47,520
26927	DENTON OIL COMPANY	BELL F BLK 1 LOT 5 5/228//H CISCO AB 1184	0.1515		522 S BELL AVE	\$ 198,000
26931	DENTON OIL COMPANY	BELL F BLK 1 LOT 6 6/228//H CISCO AB 1184	0.2066		710 S LOCUST ST	\$ 216,991
26932	DENTON OIL COMPANY	BLOUNT BLK D LOT 2 (S 1/2) 4/206//AB759	0.4132		700 S LOCUST ST	\$ 63,600
26935	DENTON OIL COMPANY	BLOUNT BLK D LOT 3 3/206//AB759	0.1521		508 S BELL AVE	\$ 39,219
26940	DENTON OIL COMPANY	BLOUNT BLK D LOT 6 6/228	0.4178		800 S LOCUST ST	\$ 63,360
26942	CALVERT, LARRY	BELL F BLK 1 LOT 8	0.1515		518 S BELL AVE	\$ 89,161
26943	DOTSON PROPERTIES LLC	BLOUNT BLK B LOT 1 (INSP OF E100)	0.1147		600 WAINWRIGHT ST	\$ 43,200
26948	JONES, JERRY D	BLOUNT BLK B LOT 2 (INSP OF E60) 3/218//AB759	0.0918		600 WAINWRIGHT ST	\$ 38,000
26949	JENKINS, JOE D	BELL F BLK 1 LOT 10 10/228//H CISCO SUR AB 1184	0.1515		524 S BELL AVE	\$ 77,077
26951	AL-KHAFAJI, AMINA HAMID IND EXECUTRIX	BLOUNT BLK B LOT 7 (INSP OF E100) 5/218//AB759	0.2048		812 WAINWRIGHT ST	\$ 39,600
26952	524 BELL LLC	BLOUNT BLK A LOT 9 (PT) & PT OF ALLEY ACRES 0.2048	0.1515		530 S BELL AVE	\$ 292,534
26955	WHALEY PROP	BELL F BLK 1 LOT 11	0.3640		813 S LOCUST ST	\$ 177,400
26957	524 BELL LLC	BLOUNT BLK B LOT 9 (PT) 10 (PT)	0.1515		803 S LOCUST ST	\$ 121,000
26960	AL-KHAFAJI, AMINA HAMID IND EXECUTRIX	BLOUNT BLK B LOT 8 (S50) 3/165//H CISCO AB 1184	0.2295		531 WAINWRIGHT ST	\$ 150,800
26962	AL-KHAFAJI, AMINA HAMID IND EXECUTRIX	BLOUNT BLK B LOT 8 (INSP OF E100) 12/218//AB759	0.1515		527 WAINWRIGHT ST	\$ 39,600
26964	ROTH, JENNIFER	BLOUNT BLK B LOT 11 11/228//H CISCO AB 1184	0.1515		523 WAINWRIGHT ST	\$ 116,640
26968	DOTSON PROPERTIES LLC	BELL F BLK 1 LOT 15 15/228//H CISCO AB 1184	0.4582		718 S LOCUST ST	\$ 432,947
26970	ROTH, JENNIFER	BELL F BLK 1 LOT 16 16/228//H CISCO AB 1184	0.4582	EX-XV	709 S LOCUST ST	\$ -
26973	524 BELL LLC	BLOUNT BLK B LOT 6	0.1515		519 WAINWRIGHT ST	\$ 116,000
26974	JENKINS, JOE D	BLOUNT BLK B LOT 5	0.1515		515 WAINWRIGHT ST	\$ 93,000
26978	DENTON, CITY OF	BELL F BLK 1 LOT 17	0.2190		515 WAINWRIGHT ST	\$ 34,700
26980	KALAHASTI, RAJA K & RAVALAKSHMI	BLOUNT BLK B LOT 2 (S 1/2) 19/218//AB759	0.1486	HS, OTHER	511 WAINWRIGHT ST	\$ 158,000
26981	PJM REAL ESTATE LLC	BELL F BLK 1 LOT 13 13/228//H CISCO AB 1184	0.1606		607 S LOCUST ST	\$ 185,000
26983	SALVAGGIO FAMILY LIMITED PARTNERSHIP	BELL F BLK 1 LOT 14 14/228//H CISCO AB 1184	0.1606		601 S LOCUST ST	\$ 61,620
26989	YOUNG, JOHN W	BLOUNT BLK B LOT 1 (E 80' OF S 50')	0.0918		204 E PRAIRIE ST	\$ 41,976
26993	DOTSON PROPERTIES LLC	BLOUNT BLK B LOT 1 (S50 OF W100)	0.1448		606 WAINWRIGHT ST	\$ 43,200
26994	DOTSON PROPERTIES LLC	BELL F BLK 1 LOT 1	0.1606		214 E PRAIRIE ST	\$ 67,162
26997	DOTSON PROPERTIES LLC	BLOUNT BLK B LOT 1 (INSP OF W100) 22/218//AB759	0.4220		603 WAINWRIGHT ST	\$ 19,200
26998	QUEST IPA, INC DBA MELISSA C LENAUBURG #153121	BELL F BLK 1 LOT 2 2/228//H CISCO AB 1184	0.3356	EX-XV	-	\$ -
26999	JONES, JERRY D	BLOUNT BLK B LOT 1 (E 80' OF S 50')	0.3352	EX-XV	-	\$ -
27002	CALVERT, L L	BLOUNT BLK A LOT 8 (PT) & 9 (PT) 4/211//AB258&623	0.1550		719 WAINWRIGHT ST	\$ 178,500
27003	SADDEGHIAN, AMY J TR OF KAMY REAL ESTATE TRUST	BLOUNT BLK A LOT 7 (PT) EACH 1/2 1/2//AB759				
27013	DENTON, CITY OF	BLOUNT BLK A LOT 6 (S42) 7 (INS) 19/217//AB758&623				
27017	DENTON, CITY OF	BLOUNT BLK A LOT 6 (S42) 7 (INS) 19/217//AB758&623				
27018	M SQUARE LTD LP ETAL	BLOUNT BLK A LOT 6 (S42) 7 (INS) 19/217//AB758&623				

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
27022	DOTSON PROPERTIES LLC	BLOUNT BLK A LOT 6 (SSO) OF N851	0.1721		715 WAINWRIGHT ST	\$ 147,612
27024	CALVERT PROPERTY VENTURES LTD	BLOUNT BLK A LOT 5 (N81) 10/21/17/AB758623	0.1595		711 WAINWRIGHT ST	\$ 50,040
27029	CALVERT, LL	BLOUNT BLK A LOT 5A 12/21/17/AB758623	0.2881		705 WAINWRIGHT ST	\$ 220,000
27031	DENTON, CITY OF	BLOUNT BLK A LOT 4	0.2388	EX-XV	627 WAINWRIGHT ST	\$ 69,420
27048	BAIRD, SYLVIA A & BAIRD, MARK A	FERGUSON LOT 7 (NSO) OF W110	0.1263		904 N ELM ST	\$ 122,400
27054	LUX CHIROPRATIC PC	FERGUSON LOT 6 (E68.5) OF W110/1/57 OF E48.5 OF W110	0.0623		120 FERGUSON ST	\$ 201,397
27056	KELSE tractor co inc	FERGUSON LOT 6 (TEST EACH) 7/40/17/BB&CRR AB 185	0.1241		116 FERGUSON ST	\$ 451,040
27060	RIVERA, NICHOLAS & MARIA	FERGUSON LOT 4 (RS48.3) 5.5.6.40/17/BB&CRR AB 185	0.3400		913 N LOCUST ST	\$ 135,177
27071	MACDESIAN, CHRISTINE H	BLOUNT BLK A LOT 2 (S 1/2) 16/21/17/AB758623	0.1613	HS, OTHER	613 WAINWRIGHT ST	\$ 56,400
27073	MADAGHAN, KHOSHROU TRIS OF KAMY REAL PROPERTY TRUST	BLOUNT BLK A LOT 1 (S 1/2 OF W1/2) 18/21/17/AB759	0.0689		607 WAINWRIGHT ST	\$ 8,400
27121	W & W COMMERCIAL REAL ESTATE LTD	SAFENWAY ADDN LOT 1	2.3842		100-102 MAPLE ST	\$ 1,500,000
27148	ROGUE REAL ESTATE GROUP LLC	JAGOE & PRESTON BLK 2 LOT 2 (W88 OF 564) 15.1/21/19//	0.0658		1585-82 S LOCUST ST	\$ 240,000
27230	DDIO INVESTMENT PROPERTIES LLC	GRADY MCELRIN BLK 1 LOT 1	0.8281		619-207 S LOCUST ST	\$ 782,177
27232	TOMMY'S HI-TECH AUTO, INC	SANGER BROS ADDN BLK 1 LOT 2 (PT) 2/20/19//AB623	0.3731		211 FORT WORTH DR	\$ 386,348
27234	BIGGS, CECIL WILLIAM	AB971A WM NEILL, TR 1, 2882 ACRES	0.2350	HS, OTHER	503 BOLIVAR ST	\$ 183,051
27235	UNITED THROUGH HT H.O.P.E INC	CHOPPER SUPPLY CO	0.2582	EX-XV	215 FORT WORTH DR	\$ -
27240	SCHMITZ REALTY HOLDINGS, LLC	SANGER BROS ADDN BLK 1 LOT 2 S40 L72, N38 L13	0.1568		201 EAGLE DR	\$ 137,959
27246	RUSSELL BENNY & BARBARA LIVING TRUST	MYRTLE ADDN LOT 1 ACRES 247.6, 1/31/16//AB623	0.2470		1002 MYRTLE ST	\$ 960,000
27248	CALDWELL, ROBERT H III & CALDWELL, ELLEN E &	MYRTLE ADDN LOT 2 ACRES 247.6, 1/31/16//AB623	0.2230		1002 MYRTLE ST	\$ 51,105
27696	OSGORN, PAUL K & MARGARET O	BELL C BLK 1 LOT 2 (PT)	0.2459		614 WITHERS ST	\$ 46,142
27698	FRISBY RECOVERABLE LIVING TRUST	BELL C BLK 1 LOT 1 (N/40 OF E63) 1/9/16(E63)	0.2104		608 WITHERS ST	\$ 116,875
27962	BEAN HOUSING LLC	BELL C BLK 1 LOT 2 (N 1/2)	0.1722		710 N BELL AVE	\$ 190,000
27965	JG RENTALS LLC	BELL C BLK 1 LOT 3 (S 1/2)	0.1721		714 N BELL AVE	\$ 130,000
27988	HULSEY, LAMITA M	BELL C BLK 1 LOT 4 (S60)	0.2066		806 N BELL AVE	\$ 166,531
28439	SOLES, RAUL JR & WILSON, LESLIE TRS SOLS WILSON LIVING TRUST	PARK ADDN BLK 1 LOT 1 2/1/05//BB&CRR 185	0.2185	HS	519 N AUSTIN ST	\$ 480,719
28445	LOVETTE, MARGARET L	PARK ADDN BLK 1 LOT 2 2/1/05//BB&CRR 185	0.2185	HS, OTHER	519 N AUSTIN ST	\$ 300,000
28454	CORRAN, CATHERINE & DAN M	PARK ADDN BLK 1 LOT 3	0.2185		507-511 N AUSTIN ST	\$ 310,350
28462	MOFLI FAMILY PROPERTIES LLC	PARK ADDN BLK 2 LOT 2	0.2768		514-516 N AUSTIN ST	\$ 190,000
28477	SCOTT, HALEY	PARK ADDN BLK 2 LOT 3	0.2975	HS	512 N AUSTIN ST	\$ 311,984
28485	MOFLI FAMILY PROPERTIES LLC	PARK ADDN BLK 2 LOT 4 (PT) 5	0.3160		218-220 E CONGRESS ST	\$ 316,800
28519	DUPRE, MICHAEL & GRONHOLZ, BEATA	PARK ADDN BLK 2 LOT 1 (ALL) 4/1/27, 4' OF N721 1/115//BB&CRR 185	0.2727	HS	500 N AUSTIN ST	\$ 673,131
29962	DENTON, CITY OF	STROUD ADDN BLK 1 LOT 1 (ALL) 2/16/13, 3'	0.2194	EX-XV	301 W SYCAMORE ST	\$ -
29970	WARD, JACQUE	STROUD ADDN BLK 1 LOT 2 (W40) 3/16/23//GMW LIVING AB 759	0.2184	HS, OTHER	305 W SYCAMORE ST	\$ 226,095
29984	SANGMULI ANGELA DAWA I	STROUD ADDN BLK 1 LOT 3 (W23) 4/16/23//GMW LIVING AB 759	0.2187	HS	315 W SYCAMORE ST	\$ 206,877
29987	MCGHEE, LARRY D & KIMBERLY	STROUD ADDN BLK 1 LOT 5 (6)	0.2583		401-403 W SYCAMORE ST	\$ 245,000
29997	SILVA, ANDREA & ESPARZA, DIEGO	STROUD ADDN BLK 1 LOT 7 (ALL) (RIE 1/2)	0.3444	HS	415 W SYCAMORE ST	\$ 315,000
29995	LONG, SHARON KAY	STROUD ADDN BLK 1 LOT 8 (W1/2) 9.9/23/23//WM LIVING AB 759	0.2544		419 W SYCAMORE ST	\$ 286,187
30002	FATH INVESTMENTS INC	STROUD ADDN BLK 1 LOT 10	0.1564		428 STROUD ST	\$ 220,000
30007	MILAM, GARY N	STROUD ADDN BLK 1 LOT 13	0.1564		424 STROUD ST	\$ 192,000
30015	COTTER, CHRISTOPHER SCOTT & COTTER, SARAH ELIZABETH	STROUD ADDN BLK 1 LOT 14 (ALL) 15/1/21, 18/23/23//WEM LIVING AB 759	0.3582		416 STROUD ST	\$ 231,000
30020	MCGHEE, LARRY D & KIMBERLY	STROUD ADDN BLK 1 LOT 17 16/23/23//WM LIVING AB 759	0.1722		408 STROUD ST	\$ 291,000
30027	MCGHEE, LARRY D & KIMBERLY	STROUD ADDN BLK 1 LOT 18, 19 1/74, 15/23/23//AB759	0.3444		404 STROUD ST	\$ 194,400
30033	KELSE tractor company inc	STROUD ADDN BLK 1 LOT 20	0.1721		404 STROUD ST	\$ 270,000
30037	GOODMAN, RYLE C	STROUD ADDN BLK 1 LOT 21 12/23/23//WM LIVING AB 759	0.1721		312 STROUD ST	\$ 115,000
30044	JULES DEVELOPMENT LLC	STROUD ADDN BLK 1 LOT 22	0.1722		312 STROUD ST	\$ 208,800
30048	LIMPEDE, RICHARD D	STROUD ADDN BLK 1 LOT 23 10/23/23//WM LIVING AB 759	0.2066		431 STROUD ST	\$ 260,102
30149	BIGGS LAW FIRM PLLC	DAVIS SMITH BLK A LOT 2	0.1588		427 STROUD ST	\$ 187,000
30155	MAYES, JAMES HAROLD	DAVIS SMITH BLK A LOT 1 3/22/21//WM LIVING AB 759	0.1588		424 W PRAIRIE ST	\$ 20,100
30157	HOWE, LEROY M	DAVIS SMITH BLK A LOT 4R	0.1022		416 S CARROLL BLVD	\$ 178,782
30161	HOWE, LEROY M	DAVIS SMITH BLK A LOT 4	0.1627		317 STROUD ST	\$ 218,000
30223	D & P RESIDENTIAL PROPERTIES, LLC	MYERS ADDN BLK 1 LOT 1 1/30/16//WM LIVING SUR AB 759	0.1627		317 STROUD ST	\$ 165,484
30228	HARRIS, RAY & BARBARA	MYERS ADDN BLK 1 LOT 2 2/30/16//WM LIVING SUR AB 759	0.3099		309 STROUD ST	\$ 194,261
30231	SHAW, BARBARA CONSTANCE	MYERS ADDN BLK 1 LOT 3-4 3/30/16//WM LIVING SR 759	0.1688	HS, OTHER	418/415 - PIERCE ST	\$ 217,000
30238	ANDERSON, TIMOTHY & KARINA	MYERS ADDN BLK 2 LOT 1 & 2 (N 1/2 OF E4) 16/9/16//WM LIVING SUR 759	0.1549		308 W PRAIRIE ST	\$ 162,000
30249	MCGHEE, LARRY D & KIMBERLY	MYERS ADDN BLK 2 LOT 3	0.1549		308 W PRAIRIE ST	\$ 245,513
30256	HELLAND, ERIC L & PAMELA K	MYERS ADDN BLK 2 LOT 4	0.3050		413 CONGRESS ST	\$ 167,886
30334	MARK HICKS INVESTMENTS LLC	BARB ADDN BLK 1 LOT 7 9/43/17//BEAUMONT AB 31				

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
33042	BROERS LLC	BARB ADDN BLK 1 LOT 5	0.5876		401-409-405-409 W CONGRESS ST	357,000
33047	BURKETT, ADAM C	BARB ADDN BLK 1 LOT 3 (E100) 7/4331//BEAUMONT AB 31	0.2203		323 CONGRESS ST	105,600
33052	BURKETT, ADAM C	BARB ADDN BLK 1 LOT 3 (E100) 7/4331//BEAUMONT AB 185	0.3673		315 CONGRESS ST	815,666
33058	KUNGLER REAL ESTATE GROUP LLC	BARB ADDN BLK 1 LOT 2 9/4331//BEAUMONT AB 31	0.5877		529 BOLIVAR ST	680,000
33061	MCHA VENTURES LLC	BARB ADDN BLK 1 LOT 1 (S 1/2) 12/431//BEAUMONT AB 31	0.2480		509 BOLIVAR ST	285,000
33065	BURKETT, ADAM C	A0871A WM NEILL, TR 2, 1448 ACRES	0.4448		W PARKWAY ST	24,251
33071	BURKETT, ADAM C	BARB ADDN BLK 1 LOT 4 //106.16.14331//NEILL AB871	0.5877		W PARKWAY ST	113,951
33081	SCHMITZ REALTY HOLDINGS LLC	BARB ADDN BLK 1 LOT 1 (IN 3/2) 11/431//BEAUMONT AB 31	0.2938		513 BOLIVAR ST	242,250
33082	BETHVAL, GERRAI	OT DENON BLK 32 LOT 1 (E84 OF E102), 2/420.8	0.2389		514 S LOCUST ST	39,000
33084	DOTSON PROPERTIES LLC	OT DENON BLK 32 LOT 1 (N103 OF E122)	0.2885		500 S LOCUST ST	108,000
33086	SCHMITZ REALTY HOLDINGS LLC	OT DENON BLK 32 LOT 1 (S66 OF N159 OF E97)	0.1269		510 S LOCUST ST	195,000
33091	W & W COMMERCIAL REAL ESTATE LTD	OT DENON BLK 32 LOT 2 (S61.7 OF N207 OF E100)	0.1423		522 S LOCUST ST	170,000
33094	W & W COMMERCIAL REAL ESTATE LTD	OT DENON BLK 32 LOT 2 (S120 OF W144) 18/205//	0.3673		530 S LOCUST ST	192,000
33097	DOTSON PROPERTIES LLC	OT DENON BLK 32 LOT 2 (S120 OF W144) 18/205//	0.3987		535 S ELM ST	207,960
33098	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 2 (S120 OF W144) 18/205//	0.2635		525 S ELM ST	145,777
33099	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.1684		519 S ELM ST	143,539
33100	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.2447		519 S ELM ST	398,092
33101	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.3785		519 S ELM ST	177,120
33102	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.1890		313 N BELLA VE	45,000
33103	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.7900		410 N BELLA VE	320,000
33104	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.3054		419 E MCKINNEY ST	168,896
33105	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.1650		218 E MCKINNEY ST	31,828
33106	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.4059		318 BELL PL	499,027
33107	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	1.3250		320 BELL PL	610,000
33108	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	1.3380		320 BELL PL	499,027
33109	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.2590		565 S BELLA VE	123,067
33110	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.1007		S ELM ST	3,250,000
33111	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.1946		S ELM ST	65,790
33112	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.6950		308-08-10 S ELM ST	287,300
33113	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.4811	HS	314-220 S ELM ST	760,000
33114	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	1.3068	HS	414 S ELM ST	344,980
33115	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.2210		508-518 S ELM ST	1,750,000
33116	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.1540		534 S ELM ST	166,508
33117	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.1550		214 W HIGHLAND ST	646,000
33118	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.0661		520 S LOCUST ST	221,247
33119	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.2786		702 S LOCUST ST	45,000
33120	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.3300	EX-XV	124 EAGLE DR	709,831
33121	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.2700		813 S ELM ST	169,266
33122	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.1720		721 S ELM ST	552,154
33123	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.1500		711 S ELM ST	222,348
33124	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.2590		708 S ELM ST	500,000
33125	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.2015		701 S ELM ST	141,120
33126	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.3160		225 W SYCAMORE ST	294,722
33127	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.1960		210 STROUD ST	446,180
33128	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.1101	HS	300 STROUD ST	229,520
33129	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.0770	HS	310 STROUD ST	260,786
33130	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.1175	HS	STROUD ST	82,144
33131	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.0215		215 STROUD ST	124,166
33132	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.2740		303 / 301 W PRAIRIE ST	357
33133	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.4224	HS	302 W HIGHLAND ST	243,000
33134	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.3300	HS, OTHER	523 PIERCE ST	229,406
33135	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.3300	HS	517 PIERCE ST	160,965
33136	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.4500	HS, OTHER	515 PIERCE ST	199,000
33137	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.2800	HS, OTHER	509 PIERCE ST	111,989
33138	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.2300	HS, OTHER	509 PIERCE ST	164,000
33139	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.1200		305 W PRAIRIE ST	47,480
33140	LUTTRILL, JOEY & WAYLA LYLES	OT DENON BLK 32 LOT 1 (S10.7 OF W164) 18/205//	0.1950		624 S ELM ST	214,593

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
33455	MERIDIAN OF DENTON LLC	A0759A WM LOVING, TR 133, .28 ACRES	0.2800		609 MYRTLE ST	\$ 324,364
33456	MYRTLE ST LLC	A0759A WM LOVING, TR 132, 0.26 ACRES	0.2600		601 MYRTLE ST	\$ 268,534
33458	DEN10 FOUR 702 LLC	A0759A WM LOVING, TR 193, .224 ACRES	0.2240		702 S ELM ST	\$ 265,148
33460	ELM STREET STORAGE LLC	A0759A WM LOVING, TR 194, .37 ACRES	0.3700		710 S ELM ST	\$ 560,000
33463	MERIDIAN OF DENTON LLC	A0759A WM LOVING, TR 189, .2 ACRES	0.2000		219 MAPLE ST	\$ 71,874
33465	WORMY DOG LLC	A0759A WM LOVING, TR 190, .11 ACRES	0.1100		215 MAPLE ST	\$ 212,865
33467	CLARK BODERICK	A0759A WM LOVING, TR 191, 192, 193 ACRES	0.1380	HS, OTHER	211 MAPLE ST	\$ 120,450
33469	MARSH ENTERPRISES INC	A0759A WM LOVING, TR 183, .17 ACRES	0.1700		220 EAGLE DR	\$ 88,860
33471	MARSH ENTERPRISES INC	A0759A WM LOVING, TR 184, .099 ACRES	0.0990		807 MYRTLE ST	\$ 51,227
33475	YOUNT GARY	A0759A WM LOVING, TR 188, .13 ACRES	0.1300		711 MYRTLE ST	\$ 100,000
33477	KELSE CONSTRUCTION & DEVELOPMENT INC	A0759A WM LOVING, TR 170, .37 ACRES	0.3700		329 MAPLE ST	\$ 139,600
33479	YUHAS, ANDREW T & JILLIE P TRUSTEES OF THE YUHAS LIVING TRUST	A0759A WM LOVING, TR 171, .2 ACRES	0.2000		305 MAPLE ST	\$ 204,000
33483	ACKER, DAVID F	A0759A WM LOVING, TR 172, .21 ACRES	0.2100	HS, OTHER	700 MYRTLE ST	\$ 88,578
33485	COINV LTD	A0759A WM LOVING, TR 173, .201 ACRES	0.2010		706 MYRTLE ST	\$ 195,000
33485	MATHASCH, ANNIE B LIFE ESI, ETAL	A0759A WM LOVING, TR 176, .209 ACRES	0.2090		712 MYRTLE ST	\$ 179,488
33487	KELSE CONSTRUCTION & DEVELOPMENT INC	A0759A WM LOVING, TR 175, .2009 ACRES	0.3600	HS, OTHER	711 PACIFIC ST	\$ 187,692
33518	KELSE CONSTRUCTION & DEVELOPMENT INC	A0759A WM LOVING, TR 169, .245 ACRES	0.2450			\$ 256,320
33531	DEN10, CITY OF	A0759A WM LOVING, TR 161, 162, . ACRES, 0261	0.0261	EX-XV		\$ -
33533	D & P RESIDENTIAL PROPERTIES, LLC	A0759A WM LOVING, TR 142 (W 10.88'), 143, .32 ACRES	0.3200		317 W HIGHLAND ST	\$ 335,000
33536	LAWSON, ERIC LEE	A0759A WM LOVING, TR 142, .163 ACRES	0.1630		311 W HIGHLAND ST	\$ 247,000
33538	FETER, JAY M	A0759A WM LOVING, TR 141, .37 ACRES	0.3700		305 W HIGHLAND ST	\$ 253,712
33539	MERIDIAN OF DENTON LLC	A0759A WM LOVING, TR 136, .29 ACRES	0.2900	HS	600 MYRTLE ST	\$ 308,294
33542	DAWSON-RIEGER, IBAN N	A0759A WM LOVING, TR 140, .3 ACRES	0.3000		617 PIERCE ST	\$ 249,687
33546	TRIAN, TOM & LON-SEE WONG	A0759A WM LOVING, TR 137, 138, .215 ACRES	0.2150		613-616 PIERCE ST	\$ 210,011
33547	GREEN, AFWANDA & KUZOV, MICHELLE	A0759A WM LOVING, TR 139, .2 ACRES	0.2000		420 MAPLE ST	\$ 235,000
33550	ROUSH, WENDY A	A0759A WM LOVING, TR 151, .22 ACRES	0.2200	HS	418 MAPLE ST	\$ 189,731
33559	SUSHBOINC	A0759A WM LOVING, TR 152, .2 ACRES	0.2000		419 W HIGHLAND ST	\$ 405,219
33568	PEGG SYLVIA & ERIC	A0759A WM LOVING, TR 148-150, .4341 ACRES	0.4341		415 W HIGHLAND ST	\$ 327,492
33570	HILLMAN, KENT & NICOLE	A0759A WM LOVING, TR 147, .2 ACRES	0.2000		411 W HIGHLAND ST	\$ 148,000
33572	HIGHLAND 407 LLC	A0759A WM LOVING, TR 146, .2 ACRES	0.2000		407 W HIGHLAND ST	\$ 405,000
33574	WOODAVER, CALVIN	A0759A WM LOVING, TR 145, .37 ACRES	0.1700		403 W HIGHLAND ST	\$ 189,550
33576	ROWE, WILLIAM SCOTT REVOCABLE TRUST	A0759A WM LOVING, TR 144, .22 ACRES	0.2200		612 PIERCE ST	\$ 194,760
33578	MASSEY, CAROL	A0759A WM LOVING, TR 155, .24 ACRES	0.1900		600 PIERCE ST	\$ 164,000
33580	SALT CREEK FAMILY CAPITAL LLC SERIES REGIMENT G	A0759A WM LOVING, TR 153, .2 ACRES	0.2000		300 MAPLE ST	\$ 160,000
33585	BERLANGA, SERGIO A & ERIKA A	A0759A WM LOVING, TR 89, .38 ACRES	0.3800	HS	417 W PRAIRIE ST	\$ 216,648
33586	WINNETTE, JULIE MCKINNON LIFE ESTATE	A0759A WM LOVING, TR 89, .38 ACRES	0.3800	HS, OTHER	405 W PRAIRIE ST	\$ 102,860
33589	PRAIRIE 405 LLC	A0759A WM LOVING, TR 94, .33 ACRES	0.1600		401 W PRAIRIE & 510 PIERCE ST	\$ 176,000
33591	JO RENTALS LLC	A0759A WM LOVING, TR 95, .16 ACRES	0.1600		514 PIERCE ST	\$ 173,330
33593	SHUWAKE, RUEBEN	A0759A WM LOVING, TR 87, .27 ACRES	0.2700	HS	520 PIERCE ST	\$ 84,105
33595	SHELTON, JERRY W & CAROL M	A0759A WM LOVING, TR 113, .23 ACRES	0.2300	HS, OTHER	524 PIERCE ST	\$ 74,880
33597	WRIGHT MANAGEMENT LLC	A0759A WM LOVING, TR 112, .23 ACRES	0.2300		528 PIERCE ST	\$ 155,922
33599	MOYER, ERIC	A0759A WM LOVING, TR 111, .15 ACRES	0.1500		402 W HIGHLAND ST	\$ 145,662
33602	H JANK HOLDINGS LLC	A0759A WM LOVING, TR 108, .34 ACRES	0.1400		404 W HIGHLAND ST	\$ 285,000
33604	SBERGA CORP	A0759A WM LOVING, TR 108, .34 ACRES	0.1400		416 W HIGHLAND ST	\$ 232,892
33606	PEB INV LP P/S	A0759A WM LOVING, TR 106, .38 ACRES	0.1200		526 S CARROLL BLVD	\$ 630,000
33610	CO INV LTD	A0759A WM LOVING, TR 105, .38 ACRES	0.3800		ELM ST	\$ 7,405
33612	CO INV LTD	A0759A WM LOVING, TR 104, .38 ACRES	0.3800		421 STROUD ST	\$ 171,000
33614	CO INV LTD	A0759A WM LOVING, TR 106, .034 ACRES	0.0340		415 STROUD ST	\$ 192,000
33623	MCGHEE, LARRY D & KIMBERLY	A0759A WM LOVING, TR 18, .21 ACRES	0.2100		411 STROUD ST	\$ 215,971
33626	LIMPEDE, RICHARD	A0759A WM LOVING, TR 14, .196 ACRES	0.1960		403 STROUD ST	\$ 239,728
33629	LIMPEDE, RICHARD	A0759A WM LOVING, TR 10, .163 ACRES	0.1630		401 STROUD ST	\$ 194,220
33630	TAMPRATEEP, NUDMICHAI & SHIRUPAIPATANA, RATANA	A0759A WM LOVING, TR 11, .152 ACRES	0.2240		412 PIERCE ST	\$ 263,647
33633	MILNE, MELONIE	A0759A WM LOVING, TR 11, .152 ACRES	0.1520		418 PIERCE ST	\$ 106,182
33636	ELDER, STEPHEN L	A0759A WM LOVING, TR 12, .179 ACRES	0.1790	HS, OTHER	410 W PRAIRIE ST	\$ 192,419
33647	CROW, KATLEIGH DEAN	A0759A WM LOVING, TR 13, .2 ACRES	0.2000		414 W PRAIRIE ST	\$ 209,167
33649	O & C FREEMAN FAMILY LTD	A0759A WM LOVING, TR 16, .209 ACRES	0.2090		418 W PRAIRIE ST	\$ 215,000
33652	MCGHEE, LARRY D & KIMBERLY	A0759A WM LOVING, TR 17, .24 ACRES	0.2400		508 S CARROLL BLVD	\$ 5,880,000
33653	GAZEBO APTS LTD	A0759A WM LOVING, TR 89, 3.1309 ACRES	3.1309			\$ -

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
33655	GAZDRO ARTS LTD	A0759A WM LOVING, TR 90, 2.2069 ACRES	2.2069		508 S CARROLL BLVD	\$ 3,920,000
33711	GRAVES, JOHN & DONNA	A0185A BBB & CRR, TR 315, 2.148 ACRES, OLD DCAD TR 128A	0.2148		103 E PARKWAY ST	\$ 140,355
33712	GRAVES, JOHN & DONNA	A0185A BBB & CRR, TR 314, 1047 ACRES, OLD DCAD TR 127	0.1047		502 N LOCUST ST	\$ 241,603
33714	SHATTERED GLASS CEILING HOLDINGS LLC	A0185A BBB & CRR, TR 316, 317, 314 ACRES, OLD DCAD TR 128	0.3140		512 N LOCUST ST	\$ 456,220
33715	DEN 10 THREE 516 LLC	WOOD HOUSE ADDN BLK A LOT 1, OLD DCAD A-185 TR 316	0.2160		516 N LOCUST ST	\$ 395,000
33717	RAGSDALE CO LLC	A0185A BBB & CRR, TR 321, 4153 ACRES, OLD DCAD TR 131	0.4151		528 N LOCUST ST	\$ 579,947
33719	MISTYWOOD LLC	A0185A BBB & CRR, TR 319, 2930, 2644 ACRES, OLD DCAD TR 130	0.2644		600-608 N LOCUST ST	\$ 717,756
33733	LOCUST 700 LLC	NELSON ADDN BLK 1 LOT 1 ACRES 0.706 OLD DCAD A185 TR 345, 346	0.7060		614 N LOCUST ST	\$ 179,200
33737	LOCUST 700 LLC	A0185A BBB & CRR, TR 338C, 2938 ACRES, OLD DCAD TR 135	0.2938		700 N LOCUST ST	\$ 195,000
33739	DAIRY BAR INVESTMENTS LLC	A0185A BBB & CRR, TR 338B, 2975 ACRES, OLD DCAD TR 136	0.2975		708 N LOCUST ST	\$ 186,100
33834	FOURTEEN FOUR, LLC	A0185A BBB & CRR, TR 338A, 2846 ACRES, OLD DCAD TR 136, 137A	0.2846		522-534 N ELM ST	\$ 604,896
33839	DOWNTOWN RETAIL PARTNERS, LLC	A0185A BBB & CRR, TR 362, 4194 ACRES, OLD DCAD TR 113, 114	0.4250		803 N LOCUST ST	\$ 1,175,000
33841	DOWNTOWN RETAIL PARTNERS, LLC	A0185A BBB & CRR, TR 364, 263 ACRES, OLD DCAD TR 106A	0.4184		802 N ELM ST	\$ 290,000
33847	J HAWLEY PROPERTIES LLC	A0185A BBB & CRR, TR 369, 1285 ACRES, OLD DCAD TR 105	0.2530		117 FERGOUSON ST	\$ 195,000
33848	BANVAN TREE REAL ESTATE ENTERPRISES LLC	A0185A BBB & CRR, TR 369, 1285 ACRES, OLD DCAD TR 105	0.3200		829 N LOCUST ST	\$ 400,000
33850	GIUSEPPE ITALIAN RESTAURANT	A0185A BBB & CRR, TR 368, 2 ACRES	0.3254		821 N LOCUST ST	\$ 450,226
33860	DEN 10 SEVEN 809 LLC	A0185A BBB & CRR, TR 370, 32 ACRES, OLD DCAD TR 103-105	0.3254		809 N LOCUST ST	\$ 350,000
33865	CHOUCH, BOBBY A & RUBY N REVOCABLE FAMILY TRUST	A0185A BBB & CRR, TR 371, 3254 ACRES, OLD DCAD TR 103A	0.3442		721-804 N LOCUST ST	\$ 335,000
33868	BIG MAGNOLIA LLC	A0185A BBB & CRR, TR 370 & 371, 3442 ACRES, OLD DCAD TR 101	0.4407		715-717 N LOCUST ST	\$ 179,313
33869	BIG MAGNOLIA LLC	A0185A BBB & CRR, TR 364, 365, 2238 ACRES, OLD DCAD TR 99A	0.3367		412 BELL PL	\$ 222,417
33872	KELSOE TRACTOR CO INC	A0185A BBB & CRR, TR 298, 5829 ACRES, OLD DCAD TR 98	0.5829		705 N LOCUST ST	\$ 548,500
33873	BIG MAGNOLIA LLC	A0185A BBB & CRR, TR 357, 4666 ACRES, OLD DCAD TR 97	0.4666		110 PAULINE ST	\$ 235,000
33876	DOWNTOWN RETAIL PARTNERS, LLC	A0185A BBB & CRR, TR 356, 2 ACRES	0.2000		406 BELL PL	\$ 284,247
33877	HAMOLLAH-ZOBEL, MARIN	A0185A BBB & CRR, TR 299, 684 ACRES, OLD DCAD TR 378, 379E	0.6840		702 N ELM ST	\$ 94,371
33878	BECA, WINFRED C, JR	A0185A BBB & CRR, TR 359, 11 ACRES, OLD DCAD TR 96	0.1100		808 N ELM ST	\$ 189,000
33879	KELSOE TRACTOR CO INC	A0185A BBB & CRR, TR 297, 487 ACRES, OLD DCAD TR 379D	0.4970		812 N ELM ST	\$ 164,000
33881	BECK, WINFRED C, JR	A0185A BBB & CRR, TR 380, 381, 2024 ACRES, OLD DCAD TR 84	0.2024		800 N ELM ST	\$ 421,259
33883	RANKIN FAMILY, LP	A0185A BBB & CRR, TR 382, 1893 ACRES, OLD DCAD TR 93	0.1893		903 N ELM ST	\$ 682,000
33887	RANKIN FAMILY, LP	A0185A BBB & CRR, TR 386, 387 ACRES, OLD DCAD TR 91, 92	0.6290		N ELM ST	\$ 43,200
33888	DEN 10 FIVE 708 LLC	A0185A BBB & CRR, TR 388, 209 ACRES, OLD DCAD TR 90(W/P1)	0.2090		871 N ELM ST	\$ 343,810
33891	DEN 10 SEVEN 809 LLC	A0185A BBB & CRR, TR 373, 0.219 ACRES, OLD DCAD TR 89	0.2190		815 N ELM ST	\$ 223,971
33893	J HAWLEY PROPERTIES LLC	A0185A BBB & CRR, TR 374, 179 ACRES, OLD DCAD TR 88	0.1790		809 N ELM ST	\$ 308,987
33896	J HAWLEY PROPERTIES LLC	A0185A BBB & CRR, TR 68, 179 ACRES, OLD DCAD TR 87	0.1790		801 N ELM ST	\$ 401,653
33901	J HAWLEY PROPERTIES LLC	A0185A BBB & CRR, TR 67, 23 ACRES, OLD DCAD TR 86	0.2300		725 N ELM ST	\$ 1,432,811
33926	NOT ELLIE THE CAT LLC	A0185A BBB & CRR, TR 57, 58, 3689 ACRES, OLD DCAD TR 48, 49	0.3689		709 N ELM ST	\$ -
33939	RAMIREZ, GINER P & MITCHIE N	A0185A BBB & CRR, TR 56, 1909 ACRES, OLD DCAD TR 50	0.1909		200 W CONGRESS ST	\$ -
33948	RAMIREZ, GINER P & MITCHIE N	A0185A BBB & CRR, TR 55, 1626 ACRES, OLD DCAD TR 51	0.1626		601 N ELM ST	\$ 147,065
33951	WOHLR LAW PLLC	A0185A BBB & CRR, TR 54, 166 ACRES, OLD DCAD TR 52	0.1660		616 BOLIVAR ST	\$ 265,657
33953	KRUSHA HOLDINGS LLC	A0185A BBB & CRR, TR 376, 1649 ACRES, OLD DCAD TR 53A	0.1649		620 BOLIVAR ST	\$ 264,000
33958	WOHLR LAW PLLC	A0185A BBB & CRR, TR 375, 1649 ACRES, OLD DCAD TR 53B	0.2510		622 BOLIVAR ST	\$ -
33962	DELUSIONAL BY DESIGN LLC	A0185A BBB & CRR, TR 377, 3987 ACRES, OLD DCAD TR 54	0.3778		700 BOLIVAR ST	\$ -
33964	CHEW, MARCUS R	A0185A BBB & CRR, TR 382, 6829 ACRES, OLD DCAD TR 55, 56	0.6829		704 BOLIVAR ST	\$ 281,112
33965	ST PAUL LUTHERAN CHURCH	A0185A BBB & CRR, TR 383, 25 ACRES, OLD DCAD TR 57	0.2500		710 BOLIVAR ST	\$ 141,010
33966	DENTON INDEPENDENT SCHOOL DISTRICT	A0185A BBB & CRR, TR 386, 225 ACRES, OLD DCAD TR 58	0.2250		714 BOLIVAR ST	\$ 310,149
33967	O'BRYANS CARPET CLEANING INC	A0185A BBB & CRR, TR 394-397, 399-401, 1.598 ACRES, OLD DCAD TR 58E1M & BOLIVAR	1.5980		726 BOLIVAR ST	\$ 526,600
33968	PHILLIPS, JOAN MARIE	A0185A BBB & CRR, TR 388, 0827 ACRES	0.0827		221 CONGRESS ST	\$ 327,750
33969	CASHI, PROPERTIES LLC	A0185A BBB & CRR, TR 389, 275 ACRES, OLD DCAD TR 29	0.2750	HS	219 W CONGRESS ST	\$ 176,607
33970	ST PAUL LUTHERAN CHURCH	A0185A BBB & CRR, TR 389, 194 ACRES, OLD DCAD TR 30	0.1940		526 BOLIVAR ST	\$ 310,436
33971	ST PAUL LUTHERAN CHURCH	A0185A BBB & CRR, TR 388, 251 ACRES, OLD DCAD TR 31	0.2510		503 WYCAMORE ST	\$ 210,000
33992	HENDERSON, AMBER & TRAVIS	A0185A BBB & CRR, TR 385, 251 ACRES, OLD DCAD TR 32	0.2510			
33993	STABLE, GLORIA	A0185A BBB & CRR, TR 384, 25 ACRES, OLD DCAD TR 32A	0.2500			
33994	WYSSDA, EMMA TRUST	A0185A BBB & CRR, TR 380, 251 ACRES, OLD DCAD TR 33	0.2510	HS-OTHER		
33996	WONG, KENTH CHING	A0185A BBB & CRR, TR 379, 5027 ACRES, OLD DCAD TR 35	0.5027			
33998	DOTY, JEFFERY & BOTELLO, LESANDRA	A0185A BBB & CRR, TR 378, 489 ACRES	0.4890	HS		
34004	BRACKKEEN, TANYA LEIGH	A0185A BBB & CRR, TR 402, 085 ACRES, OLD DCAD TR 24	0.0850			
34005	BAILEY FAMILY PARTNERS II LTD	A0185A BBB & CRR, TR 403, 138 ACRES, OLD DCAD TR 25, 25A	0.1380			
34007	BAILEY FAMILY PARTNERS II LTD	A0185A BBB & CRR, TR 404, 321 ACRES, OLD DCAD TR 23	0.3210			
34014	DAVENPORT, W DAVID	A0759A WM LOVING, TR 73, 13 ACRES	0.1300		503 WYCAMORE ST	\$ 210,000

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
34017	MINGUSSIAN, ARA	A0759A WM LOVING, TR 75, .181 ACRES	0.1810		511 W SYCAMORE ST	\$ 220,000
34018	MCGEEHEE, LARRY D & KIMBERLY	A0759A WM LOVING, TR 74, .119 ACRES	0.1190		507 W SYCAMORE ST	\$ 181,000
34020	BLANTON, JAMES A & MARILYN	A0759A WM LOVING, TR 77, .29 ACRES	0.2900		316 S CARROLL BLVD	\$ 346,440
34021	AMERICAN NATIONAL BANK	A0759A WM LOVING, TR 37, .94 ACRES	0.9400		120 S CARROLL BLVD	\$ 3,402,776
34022	LONGAGRE, STEVEN & STACY	A0759A WM LOVING, TR 38, 39, .28 ACRES, OLD DCAD TR 248	0.2300		600 W MULBERRY ST	\$ 275,291
34023	STOCKARD, G E	A0759A WM LOVING, TR 40, 41, .41 ACRES	0.4100		604-06-08-12-14 W MULBERRY ST	\$ 264,000
34025	TRINITE LLC	A0759A WM LOVING, TR 71, .11 ACRES	0.1100		505 SYCAMORE ST	\$ 225,000
34027	HARRISON, GLENN	A0759A WM LOVING, TR 65, .29 ACRES	0.2900		512 W SYCAMORE ST	\$ 308,614
34031	STOCKARD, JOSEPH E & MARY F	A0759A WM LOVING, TR 62, .22 ACRES	0.2200		520 W SYCAMORE ST	\$ 246,953
34032	CARRICO, WARLAK TRUST	A0759A WM LOVING, TR 65, .17 ACRES	0.1700		516 W SYCAMORE ST	\$ 142,000
34051	COTTE, DEBORAH J	A0759A WM LOVING, TR 60, .17 ACRES	0.1700		605 W MULBERRY ST	\$ 159,000
34052	SALE, RICHARD B & MARY	A0759A WM LOVING, TR 63, .15 ACRES	0.1500	HS	204 S CARROLL BLVD	\$ 157,925
34059	ACKER, CARRISA FALCON	A0759A WM LOVING, TR 69, .12 ACRES	0.1200		210 S CARROLL BLVD	\$ 383,458
34061	PERRY, TREVOR NICHOLAS	A0759A WM LOVING, TR 70, .16 ACRES	0.1600		226 S CARROLL BLVD	\$ 155,754
34061	AI, MELVIN	A0759A WM LOVING, TR 70, .16 ACRES	0.1600		226 MYRTLE ST	\$ 14,636
34062	CARROLL EAGLE PARTNERS LTD	A0759A WM LOVING, TR 62, .22 ACRES	0.2200		500 S BELL AVE	\$ 110,000
35172	PARIS, ELSA Y & WANDA, RUTH REV LIVING TRUST	A0623A A, HILL, TR 171, .2772 ACRES, OLD DCAD TR 27	0.2372		613 W HICKORY ST	\$ 650,386
35600	HICKORY STREET DOWNTOWN LLC	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 313,920
35601	STOCKARD, JOSEPH E	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 650,386
35602	STOCKARD, JOSEPH E & MARY F	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 313,920
35603	STOCKARD, JOSEPH E & MARY F	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 650,386
35604	K8 DENTON LLC	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 313,920
35605	K8 DENTON LLC	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 650,386
35614	ERRAHMI, MASSOUD EDADI	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 313,920
35662	DANIEL, NICHOLAS & O'BRIEN, JILL	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 650,386
35664	REDUS, ROBERT B	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 313,920
35666	MUNOZ, MIRIAM	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 650,386
35667	CELOSIA LLC - SERIES E	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 313,920
35669	SOLDYCHRISSTY INC	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 650,386
35671	COLLORA, PETER & CHILDS, LESLIE TRS	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 313,920
35673	BARTA, THOMAS & KATHI LEEN J	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 650,386
35676	BLACK, STEVEN & BETTI	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 313,920
35678	COLLORA, PETER & CHILDS, LESLIE TRS	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 650,386
35682	GONZALEZ, EMILIO LOPEZ & GUADALUPE TRS POPO & LUPE GONZALEZ, LIV TRUST	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 313,920
35684	BROWN, DAVID E	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 650,386
35688	BROWN, DAVID E	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 313,920
35690	GMS INC	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 650,386
35694	GMS INC	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 313,920
35696	GMS INC	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 650,386
35698	MCGREGOR, JOEL N	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 313,920
35702	BLACK, STEVEN & BETTY	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 650,386
35704	MCGREGOR, JOEL N	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 313,920
35705	GMS INC	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 650,386
35706	ZAMBRANO, TIMOTHY J	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 313,920
35707	CAUSLEY APARTMENTS LLC	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 650,386
35708	SECOND STATE HOLDINGS LLC - SERIES E	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 313,920
35709	POPO & LUPE'S LLC	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 650,386
35710	GMS INC	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 313,920
35711	POPO & LUPE'S LLC	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 650,386
35712	GMS INC	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 313,920
35713	ANDERSON, MARY ADRIAN	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 650,386
35714	ANDERSON, MARY ADRIAN	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 313,920
35714	ANDERSON, MARY ADRIAN	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 650,386
35771	WHITFORD DENTON ONE LLC	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 313,920
35284	206 FORT WORTH LLC	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 650,386
36268	CALVERT, JOHN ALAN	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 313,920
36268	CARMONA, VALENTIN	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 650,386
36270	QUEVEDO, IRMA LUCRECIA	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 313,920
36272	QUEVEDO, IRMA LUCRECIA	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 650,386
36312	RUSSELL, BENNY & BARBARA LIVING TRUST	A0623A A, HILL, TR 187, .2892 ACRES, OLD DCAD TR 100(15)	0.2892		607 W HICKORY ST	\$ 313,920

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
3865	BROWN, DAVID E	A0625A A. HILL, TR. 185, .2869 ACRES, OLD DCAD TR. 100(9)	0.2369		922 S LOCUST ST	\$ 403,000
3939	HELLAND, ERIC & PAMELA K	O DENTON BLK 26 LOT 3(1E15)	0.4681		416 S ELM ST	\$ 985,271
40078	CALVERT, L L	BELL JF BLK 1 LOT 5 5/228/H/ CISCO AB 1184	0.1612		502 S BELL AVE	\$ 130,000
40198	ROGUE REAL ESTATE GROUP LLC	JAGOE & PRESTON BLK 2 LOT 1, 2(1N42) AND E827, 3.4, 5, 6	1.2480		502 S LOCUST ST	\$ 1,500,000
75239	GRUNDEN WEALTH MANAGEMENT LLC	OFFENBACKER ADDN BLK 1 LOT 1 ACRES 0.259	0.2590		515 S CARROLL BLVD	\$ 975,462
75535	MCSEHEE, LARRY D & KIMBERLY	STROUD ADDN BLK 1 LOT 15(1E12), 16	0.2583		418-426 STROUD ST	\$ 301,000
75537	DENTON, CITY OF	STROUD ADDN BLK 1 LOT 11, 12	0.2877	EX-XV		
76167	USA CORP OF ENGINEERS	A0185A BBB & CRR, TR. 340-313, 3.079 ACRES, OLD DCAD TR. 117, 118A, 125, 126	3.0790	EX-XV	101 E MCKINNEY ST	
76175	LUTHERAN CHURCH	A0185A BBB & CRR, TR. 387, .28 ACRES, OLD DCAD TR. 69	0.2800	EX-XV	703 N ELM ST	
76176	LUTHERAN CHURCH	A0185A BBB & CRR, TR. 391, .29 ACRES, OLD DCAD TR. 60	0.2300	EX-XV		
76394	DENTON, CITY OF	A0759A WM LOVING, TR. 196, .0494 ACRES	0.0494	EX-XV	MAPLE ST	
76417	SIMMONS, G NIKK	A0185A BBB & CRR, TR. 353, .1941 ACRES, OLD DCAD TR. 106	0.1641		118 W CONGRESS ST	\$ 210,000
77531	DENTON MASONIC MUSEUM & LIBRARY, INC	A0759A WM LOVING, TR. 123, .79 ACRES	0.7900	EX-XV	316 W HIGH AND ST	
78032	FRISBY, JUDSON SCOTT & RASHLEI NOEL TRS FRISBY REVOCABLE LIVING TRUST	A0759A WM LOVING, TR. 135A, .2788 ACRES	0.2788	EX-XV	216 MAPLE ST	\$ 289,200
82575	COURT APPOINTED SPECIAL ADVOCATES OF DENTON COUNTY INC	A1184A H. SISCO, TR. 134, 10.257 ACRES, OLD DCAD TR. 114	10.2570	EX-XV	500 E HICKORY ST	
82576	COURT APPOINTED SPECIAL ADVOCATES OF DENTON COUNTY INC	BELL PLACE LOT 5	0.1515	CH	604-610 N BELL AVE	\$ 430,000
82578	COURT APPOINTED SPECIAL ADVOCATES OF DENTON COUNTY INC	BELL PLACE LOT 6	0.1191	EX-XV	612-616 N BELL AVE	\$ 430,000
10484	DANIEL & FEUGH LLC	HICKMAN ADDN BLK 1 LOT 1	0.2790		229 Sycamore St	\$ 246,000
105791	KREGEL, CHARLES F	WATLEY ADDN BLK 1 LOT 1	0.1147		721 S LOCUST ST	\$ 132,180
106197	BALAS, GLENDA R	CANTON ADDN BLK 1 LOT 1	0.2980		516 BOLLWART ST	\$ 256,466
108213	RUSSELL, BENNY & BARBARA LIVING TRUST	CARROLL POINT BLK 1 LOT 1	0.2850		919 S CARROLL BLVD	\$ 500,000
107315	T-BIRD VENTURES LLC	MARSH ADDN LOT 2A	0.2820		909 N ELM ST	\$ 554,000
114294	WHALEY PROP	BLOUNT BLK A LOT 9(1PT) OF ALLEY	0.0100		S BELL ST & LOCUST ST	\$ 5,220
114855	KELSOE CONSTRUCTION AND DEVELOPMENT INC	KELSOE ADDN BLK 1 LOT 1 ACRES 1.409	1.4090		500-600 N BELL AVE	\$ 1,225,000
115332	STRATON INVESTMENT GROUP LLC	M & W ADDN BLK 1 LOT 1	0.2296		916 S LOCUST ST	\$ 289,200
115648	HILL, SCOTT & OVESSON, LESLIE HILL	O DENTON BLK 26 LOT 2A ACRES 0.451	0.4510		400 S ELM ST	\$ 425,000
115949	HILL, T SCOTT	O DENTON BLK 26 LOT 2B ACRES 0.181	0.1810		209 STROUD ST	\$ 180,000
115550	PALPANT, LESLIE H	O DENTON BLK 26 LOT 2C ACRES 0.204	0.2040		211 STROUD ST	\$ 231,965
117139	MARSHAM ENTERPRISES INC	SANGER BROS ADDN BLK 2 LOT 1A ACRES .4485	0.4485		816 SELM ST	\$ 488,000
121322	AKS FOOD CORP	GARDNER-FIKES BLK A LOT 1	0.3600		300 N BELL AVE	\$ 653,981
121465	ST PAUL LUTHERAN CHURCH	A0185A BBB & CRR, TR. 390, .0674 ACRES, OLD DCAD TR. 30A	0.0574	EX-XV		
121634	CHEW, MARCUS R	A0185A BBB & CRR, TR. 377A, .103 ACRES, OLD DCAD TR. 38B	0.1030		801 N ELM ST	\$ 13,461
121777	ST PAUL LUTHERAN CHURCH	A0185A BBB & CRR, TR. 392, .042 ACRES, OLD DCAD TR. 28A	0.0420	EX-XV		
126562	COURT APPOINTED SPECIAL ADVOCATES OF DENTON COUNTY INC	BELL PLACE BLK A LOT 3R	0.0420	EX-XV	604-616 N BELL AVE	
126455	WESTIN PLACE LTD & CHARLOTTE MARIE INVESTMENT PARTNERS LLC	HAYWOOD ADDN BLK 1 LOT 1	0.7940		521 W SYCAMORE ST	\$ 2,918,453
128283	RAMOS, MIKE & JIM BLANTON	CARROLL BLVD ADDN BLK A LOT 1	0.8260		310 S CARROLL BLVD	\$ 287,522
130611	CARROLL PARK PLTD	FRED MOORE ADDN BLK 1 LOT 1 ACRES 0.4085	0.4085		501 S CARROLL BLVD	\$ 550,000
131426	SETTLER INVESTMENTS LLC	O DENTON BLK 33 LOT 2A ACRES 0.619	0.6190		520 S ELM ST	\$ 510,223
131426	SETTLER INVESTMENTS LLC	LACY ADDN BLK 3 LOT 4(1E12) (1E15)	0.1264		517 N ELM ST	\$ 172,574
131465	MENANT, AL FAMILI TP S L E I AL	JESTER ADDN LOT (A E PT)	1.2627		400-412 S CARROLL BLVD	\$ 975,000
149065	BLANTON, JAMES A	BELL JF BLK 1 LOT 7(7/228)	0.1521		510 S BELL AVE	\$ 63,600
149142	CALVERT, L L	LACY ADDN BLK 3 LOT 9(1E64) ACRES 0.0717	0.0717		222 W PARKWAY ST	\$ 70,077
154989	TEXAND CORPORATION	OFFENBACKER ADDN BLK 1 LOT 3	0.4110		519 S CARROLL BLVD	\$ 245,000
155867	CARROLL PARK PL LTD	GOSSSETT ENTERPRISES ADDN BLK A LOT 1	0.6260		600 S ELM ST	\$ 550,147
156153	JOHN BAINES REALTY, LLC	STROUD ADDN BLK 1 LOT 12	0.2531	EX-XV		
156898	DENTON, CITY OF	A0721A WM NELL, TR. 3, .34 ACRES	0.3400	EX-XV		
160644	DENTON, CITY OF	BARB ADDN BLK 1 LOT 6(PT), 8	0.7504		414 W PARKWAY ST	\$ 825,000
160645	MAR HICKS INVESTMENTS LLC	A0623A A. HILL, TR. 38, .28 ACRES	0.2800	EX-XV		
161459	DENTON, CITY OF	A0623A A. HILL, TR. 39, .51 ACRES	0.5100	EX-XV		
161483	DENTON, CITY OF	A0623A A. HILL, TR. 40, .51 ACRES	0.4400	EX-XV		
161484	DENTON, CITY OF	A0623A A. HILL, TR. 41, .44 ACRES	0.4400	EX-XV		
161495	DENTON, CITY OF	A0623A A. HILL, TR. 42, .77 ACRES	0.7700	EX-XV		
161496	DENTON, CITY OF	A0623A A. HILL, TR. 43, .31 ACRES	0.3100	EX-XV		
161487	DENTON, CITY OF	A0623A A. HILL, TR. 44, .31 ACRES	0.3100	EX-XV		
161496	DENTON, CITY OF	A0623A A. HILL, TR. 45, .49 ACRES	0.4300	EX-XV		
161496	DENTON, CITY OF	A0623A A. HILL, TR. 46, .19 ACRES	0.1900	EX-XV		
161496	DENTON, CITY OF	A0623A A. HILL, TR. 47, .38 ACRES	0.3000	EX-XV		
161751	HICKORY STREET DOWNTOWN LLC	A0759A WM LOVING, TR. 43, .1 ACRES	0.1000	EX-XV		
163052	MAI, KATHARINE W & CUONG N	A0185A BBB & CRR, TR. 372, .2604 ACRES, OLD DCAD TR. #102	0.2604		815 N LOCUST ST	\$ 26,136
165078	ROHMER DENTON PROPERTIES LTD	BELL PLACE BLK A LOT 1A	0.7305		816 N BELL AVE	\$ 1,606,481
186875	CARROLL PARK PL LTD	CARROLL PARK PL TWO BLK A LOT 1	0.3699		701 S CARROLL BLVD	\$ 541,701

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
168343	CARROLL PARK PL LTD	OFFENBACKER ADDN BLK 1 LOT 2R	0.3990		509 S CARROLL BLVD	\$ 482,948
178310	MARK HICKS INVESTMENTS LLC	BARR ADDN BLK 1 LOT 6(PT)	0.0781	EX-XL	W PARKWAY ST	\$ -
179414	RIDGE, GORDON N	BLOUNT BLK A LOT 2IN 1/2)	0.1715		609 WAINWRIGHT ST	\$ 29,880
182805	525 NORTH LOCUST, LLC	CONGRESS STREET ADDN BLK 1 LOT 1	0.7980		521-531 N LOCUST ST	\$ 965,722
185236	DBC INV LTD	MULBERRY PLACE ADDN BLK A LOT 1	0.2630		515 W MULBERRY ST	\$ 1,106,149
208324	HOWE LEROY M	A0759A WM LOVING, TR 20, .0812 ACRES	0.0812		419 CARROLL ST	\$ 21,228
210793	KLEWENT CARL PROP INC	CARROLL POINT BLK 1 LOT 2R	1.0400		923 S CARROLL BLVD	\$ 790,000
212102	HI-LO AUTO SUPPLY LP	BLOUNT BLK D LOT 7R	0.8350		100 W EAGLE DR	\$ 895,327
219104	DENTON, CITY OF	DE HALL PROPERTY LOT 1-43	6.1500	EX-W	EMCKINNEY ST	\$ -
234196	CRUZ, HUSO R & EHMMA A	BLOUNT BLK 6 LOT 2R1	0.1380		611 S LOCUST ST	\$ 89,146
241765	GRUNDEN WEALTH MANAGEMENT LLC	A0759A WM LOVING, TR 106A & 107, .121 ACRES	0.1210		CARROLL BLVD	\$ 6,640
251183	QT DENTON EAGLE DRIVE LLC	QT 505 ADDN BLK 1 LOT 1	2.1749		321 W EAGLE DR	\$ 1,900,000
254153	SCHMITZ REALTY HOLDINGS LLC	QT DENTON BLK 26 LOT 1 (N PT)	0.5100		201 W Sycamore St	\$ 625,000
611612	518 ACHE LTD	ACCESS FIRST CAPITAL ADDN BLK A LOT 1A	3.2210		320 EAGLE DR	\$ 2,214,964
611744	ACCESS BANK TEXAS	CARROLL PARK PLACE TWO PHT TWO BLK A LOT 2	0.2590		711 CARROLL BLVD	\$ 126,050
674431	DOWNTOWN REALE PARTNERS, LLC	SHARATAN ADDITION BLK A LOT 1	0.1100		654 N ELM ST	\$ 75,968
675286	EAGLE ELM PARTNERS	ELM STREET APARTMENTS BLK A LOT 1	1.4800		712 S ELM ST	\$ 8,000,000
675756	ASHRAM, KUNDALINI YOGA	ASHRAM BLK A LOT 1R	0.7900	EX-W	611 N LOCUST ST	\$ -
679882	DENLO FIVE 728 LLC	A0185A BBB & CRR, TR 373A, 0.139 ACRES	0.1390		N ELM ST	\$ 68,117
729142	CORUM, AARON SCOTT	CORUM ADDITION BLK A LOT 1	0.2100		600-604 W Sycamore St	\$ 417,000
731590	DENTON, CITY OF	A0759A WM LOVING, TR 182(PT)(HROW), 0.062 ACRES	0.0620	EX-W		\$ -
957885	CALDERON, YOLANDA	CALDERON ADDITION BLK A LOT 1-A	0.4280		600 WITHERS ST	\$ 281,089



Tax Increment Reinvestment Zone Number One (Downtown TIRZ) Boundary, Term and PFP Amendment Overview

Brittany Sotelo
Economic Development Director

December 11, 2024

Downtown TIRZ Background

- ▶ The Downtown TIRZ was created on Dec. 10, 2010.
- ▶ In 2019, the City was approached by multiple developers with interest in pursuing projects inside the Downtown TIRZ. Staff retained TXP, Inc. to evaluate the TIRZ's performance and financials to determine how to best prioritize TIRZ funds for future projects.
- ▶ In November 2022, the Downtown TIRZ Board recommended the City engage a consultant to assist with updating and amending the TIRZ project and financing plan which includes boundary and term considerations.
- ▶ In May 2023, the Amendment was presented to City Council. Direction was provided for staff to postpone the amendment.
- ▶ In September 2024, the Downtown Master Plan was approved by City Council which includes project and funding recommendations for Downtown and expansion of the TIRZ.
- ▶ September 25, 2024: Amendment was presented to TIRZ Board.
- ▶ November 19, 2024: Amendment was presented during City Council Work Session.

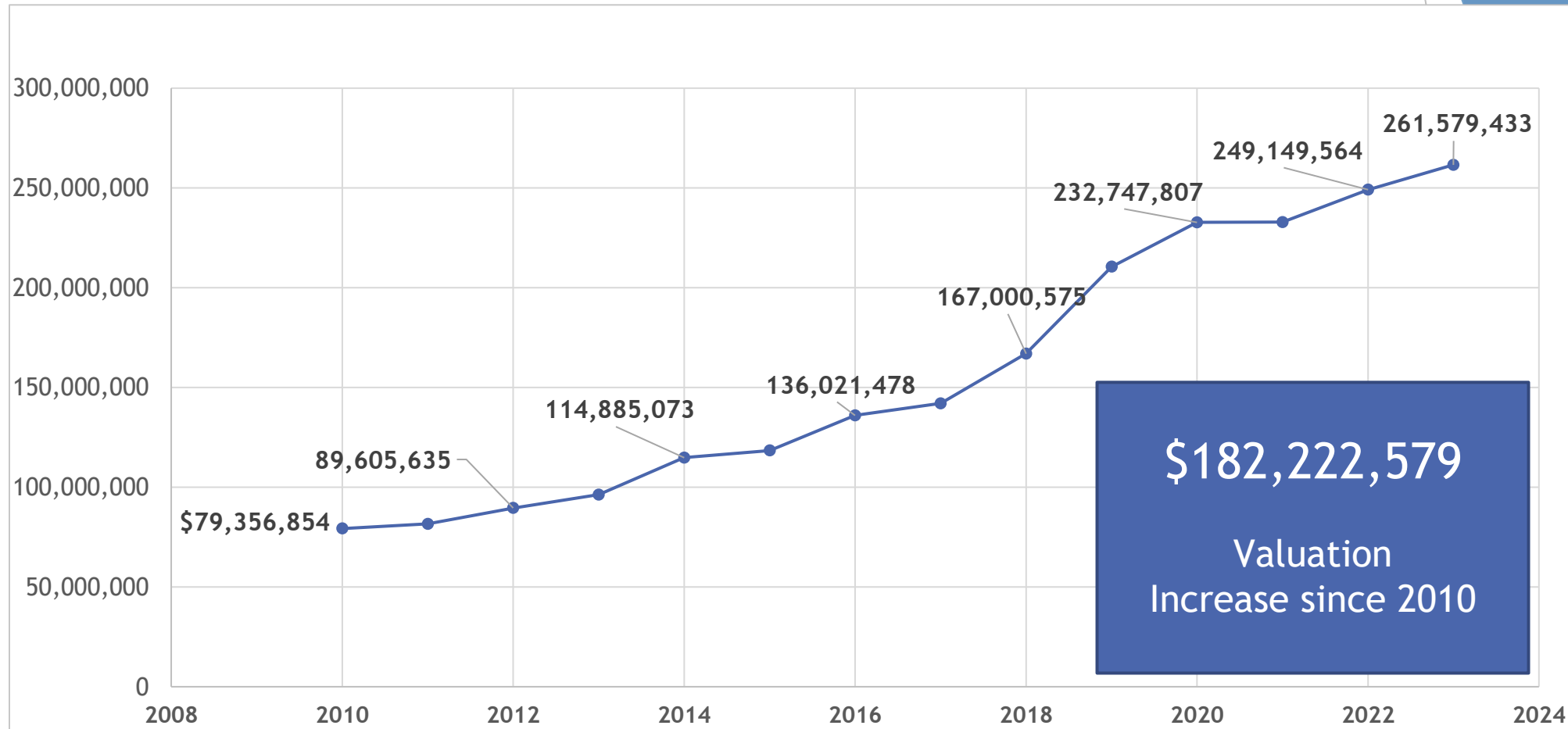
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Current Downtown TIRZ Parameters

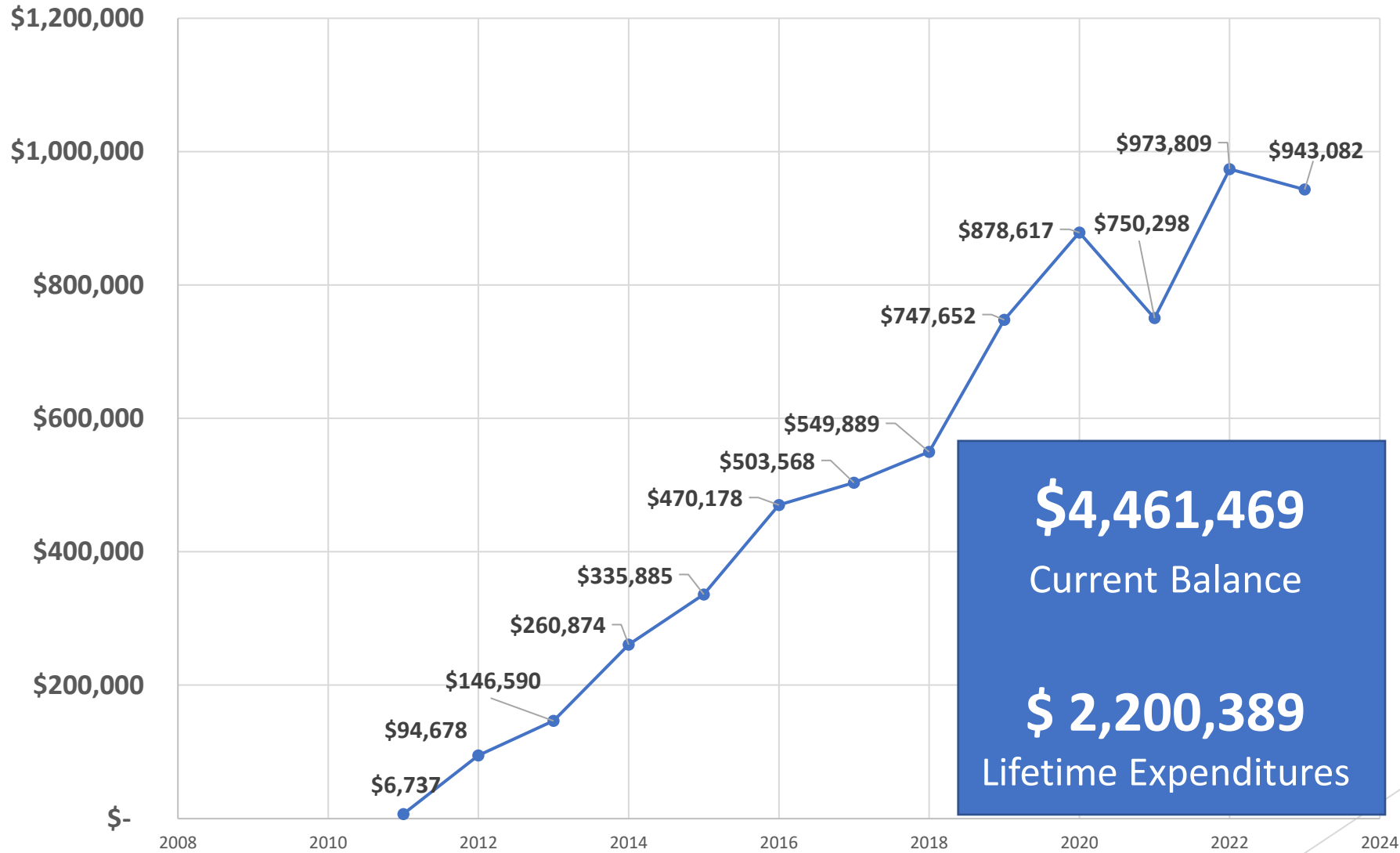
- ▶ Term: January 1, 2011, through January 1, 2039; or when the revenue of \$24.8M has been reached.
- ▶ Taxing Entity Participants: City of Denton
 - ▶ 100% Years 1-5
 - ▶ 95% Years 6-10
 - ▶ 90% Years 11-20
 - ▶ 85% Years 21-30
- ▶ Boundary: Approximately 226 acres
- ▶ Base Value: \$79.4 million in 2010
- ▶ Project Plan Categories:

<u>PROJECT</u>	<u>ESTIMATED COST, \$M</u>
Parking / Transportation	8.0
Complete Streets	7.9
Support for Downtown Projects	4.9
Utility / Drainage Improvements	4.0
TOTAL	24.8

TIRZ Certified Tax Values 2010-2023



TIRZ Fund Increment 2010-2023



EDP24-087, Dec. 11, 2024

5

Expenditures

DOWNTOWN REINVESTMENT GRANTS

- Three Wishes Gifts
- Salvage Secondhand Shoppe
- One Way Investments
- Salon NV
- Chestnut Tree
- Denton Community Theater
- Steve's Wine Bar
- Robert Moses
- Bullseye Invest/Holdings
- Little d Property LLC

OTHER DEVELOPMENTS

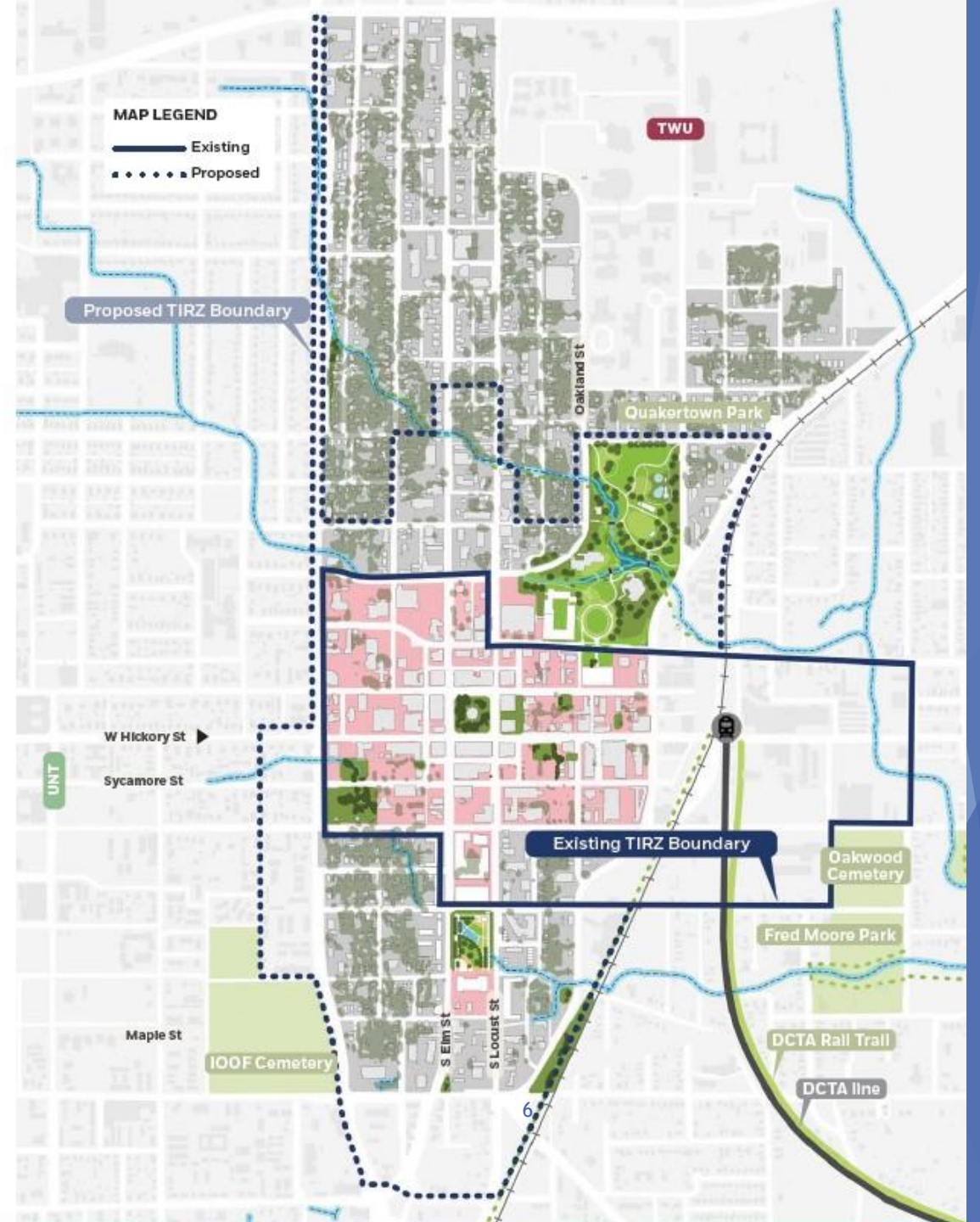
- Railyard Partners
- Mews Street Study
- Capital Projects (\$1.4M)

IN PROGRESS

- Fine Arts Theater

Proposed Amendment

- ▶ The Downtown Master Plan identified the importance of Denton's Downtown character and identity.
- ▶ The current TIRZ covers a limited area.
- ▶ The City of Denton has limited funding tools to incentivize development & catalyst projects.
- ▶ Catalyst projects were identified beyond the current boundary and expanding the boundary can provide dedicated funding to make strategic progress in implementing the Downtown plan.
- ▶ New boundaries would allow for more investment in the greater Downtown area.



APPROVED TIRZ AMENDMENT ORDINANCE – Dec. 3, 2024

- City Council approved expanding the boundaries to include “TIRZ 1A”
- New boundaries have a 2024 base
- Termination of the Zone extended to December 31, 2040 (with the final year’s tax increment to be collected by September 1, 2041).

Dec. 17, 2024

- Preliminary Amended Project and Financing Plan will include updates to:
 - Boundaries
 - Revenue Projections
 - Project Costs

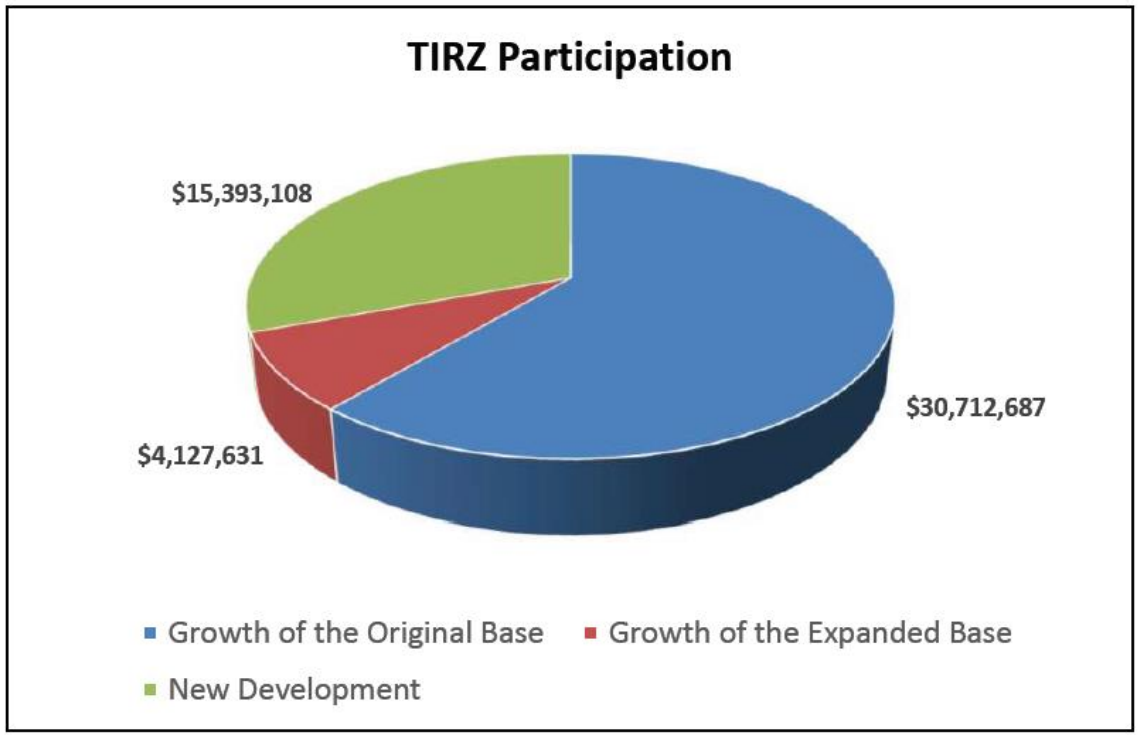
AMENDED PROJECT AND FINANCING PLAN

	Square Feet	Units	Projected Completion Date	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
TIRZ #1							
Hotel		130	2028	\$125,000	\$16,250,000		\$0
Retail	15,000		2028	\$250	\$3,750,000	\$200	\$3,000,000
Retail	26,000		2029	\$250	\$6,500,000	\$200	\$5,200,000
Retail	23,958		2028	\$250	\$5,989,500	\$200	\$4,791,600
Multifamily		124	2027	\$200,000	\$24,800,000		\$0
Hotel		225	2030	\$125,000	\$28,125,000		\$0
Multifamily		60	2026	\$200,000	\$12,000,000		\$0
Multifamily		215	2028	\$200,000	\$43,000,000		\$0
Multifamily		210	2030	\$200,000	\$42,000,000		\$0
Theater	11,000		2026	\$150	\$1,650,000	\$200	\$2,200,000
Total					\$184,064,500		\$15,191,600

- Based on input from the City staff, updated project development includes a mix of uses including commercial (retail and hotel) and residential (multifamily)
- \$184 Million in Anticipated Development is projected to generate \$50.4 Million in TIRZ Revenue to fund the Project Costs

AMENDED PROJECT AND FINANCING PLAN

Taxing Jurisdictions	Total Taxes Generated	TIRZ Participation	Net Benefit
City of Denton	\$58,447,422	\$50,233,426	\$8,213,996
Denton County	\$17,874,463	\$0	\$17,874,463
Denton ISD	\$110,333,806	\$0	\$110,333,806
DCTA	\$1,311,244	\$0	\$1,311,244
Total	\$187,966,935	\$50,233,426	\$136,422,265



AMENDED PROJECT AND FINANCING PLAN

Proposed Project Costs - TIRZ #1		
Water Facilities and Improvements	\$ 1,255,836	2.5%
Sanitary Sewer Facilities and Improvements	\$ 1,255,836	2.5%
Storm Water Facilities and Improvements	\$ 1,255,836	2.5%
Transit/Parking Improvements	\$ 5,023,343	10.0%
Street and Intersection Improvements	\$ 7,535,014	15.0%
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	\$ 7,535,014	15.0%
Economic Development Grants	\$ 25,116,713	50.0%
Administrative Costs	\$ 1,255,836	2.5%
Total	\$ 50,233,426	100.0%

- \$50,233,426 is an estimate of incremental revenue over the term of the TIRZ (2040) based upon growth and development assumptions
- The \$50,233,426 anticipated project cost total amount is a cap on expenditures that shall not be exceeded. Any increase would require a separate amendment to the project and financing plan
- Savings from one line item may be applied to a cost increase in another line item.
- It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration.

Next Steps

- ▶ **December 17, 2024: City Council Meeting**
 - ▶ Consideration - Ordinance approving the final Amended Project and Financing Plan

Questions?



4E Modify and Expand on Economic Development Tools

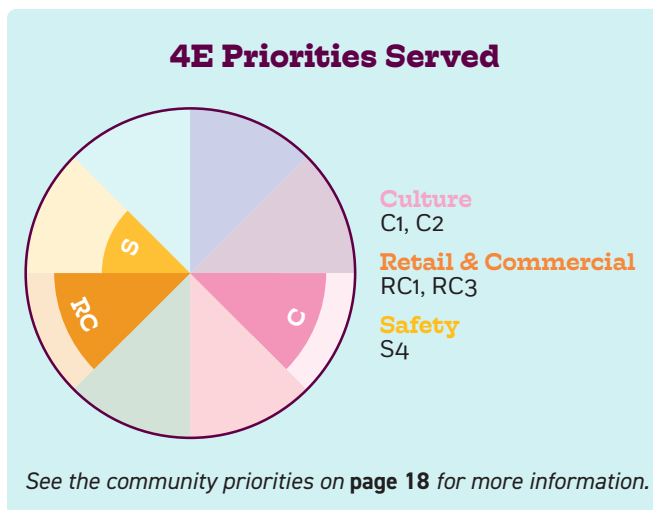
Denton employs a variety of economic development tools to enhance its Downtown area, yet many of these tools remain underutilized or are not applied with a clear strategy. Some resources available to the city are not utilized at all, leading to missed opportunities for growth and improvement. To address these challenges, it is crucial to explore how these tools can be used more effectively and strategically. By expanding, sharpening, and combining these economic development tools, Denton can ensure a more robust and successful implementation of its vision for Downtown.

The Case for Action

A review of Denton's existing funding sources revealed that several key economic development tools are in place but have not been extensively utilized.

The Tax Increment Reinvestment Zone (TIRZ) retains incremental increases in property tax revenue within a designated district, accumulating a balance of \$3.5 million and generating \$1 million annually. These TIRZ funds support Downtown Reinvestment Grants, providing up to \$200,000 per year to reimburse downtown businesses in building improvements such as roof and foundation repairs, new signs and awnings, and utility and fire suppression upgrades.

380 Agreements offer tax rebates or grants for new construction aimed at economic development. TIRZ revenue was used to provide grant funds for such an agreement with the Railyard project, now complete.



The Catalyst Fund, designed to support economic development initiatives citywide, currently has a balance of \$4.3 million and funds entrepreneur tech, expansion, and job-based grants.

Finally, Historic Tax Credits offer an annual property tax exemption of up to 50% on designated buildings with up to \$10,000 in qualifying improvements or restoration, but only two properties downtown currently utilize this exemption according to the city database.

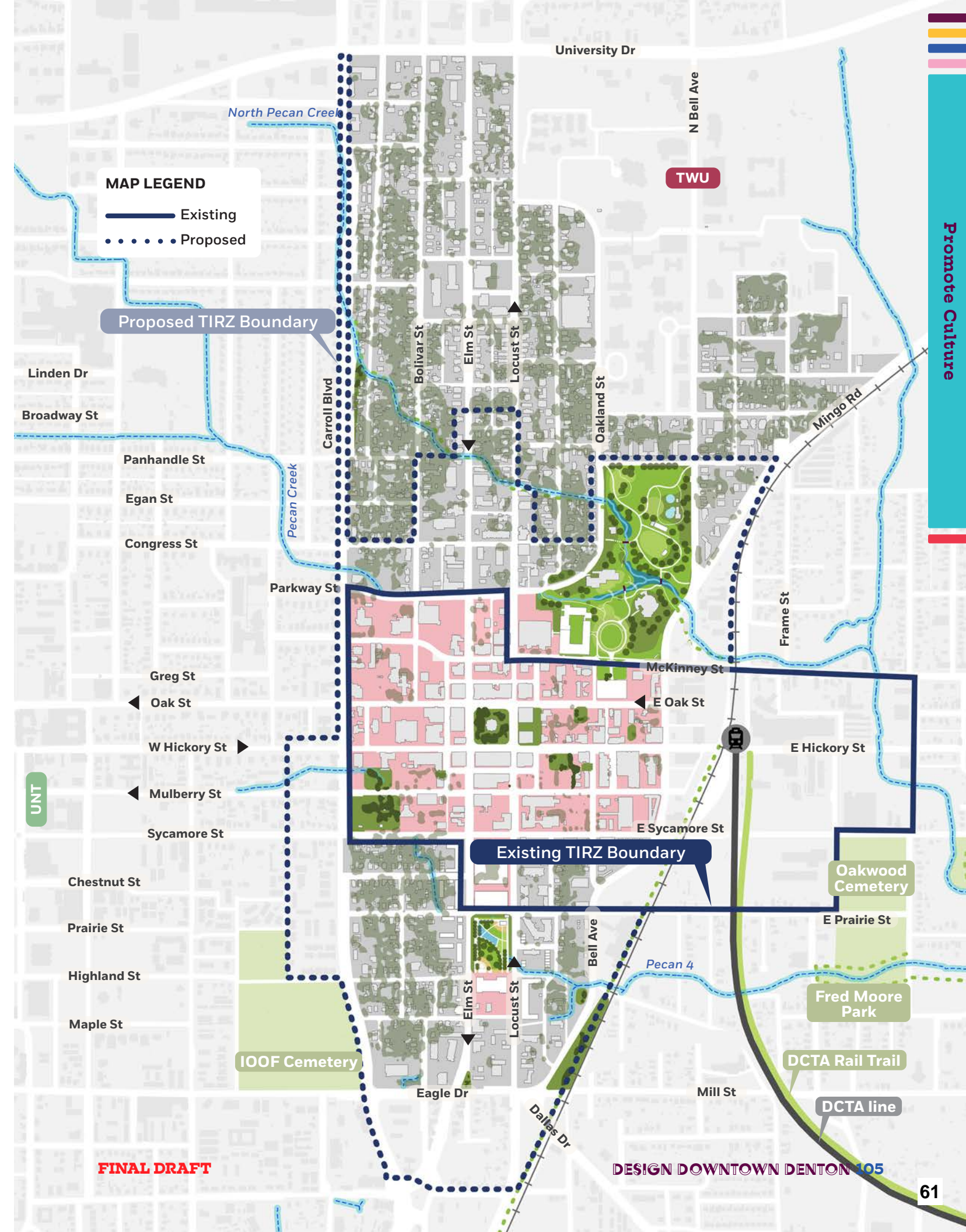
Proposed Actions

The City of Denton should expand economic development opportunities in the following areas.

Existing Funding Sources to be Modified:

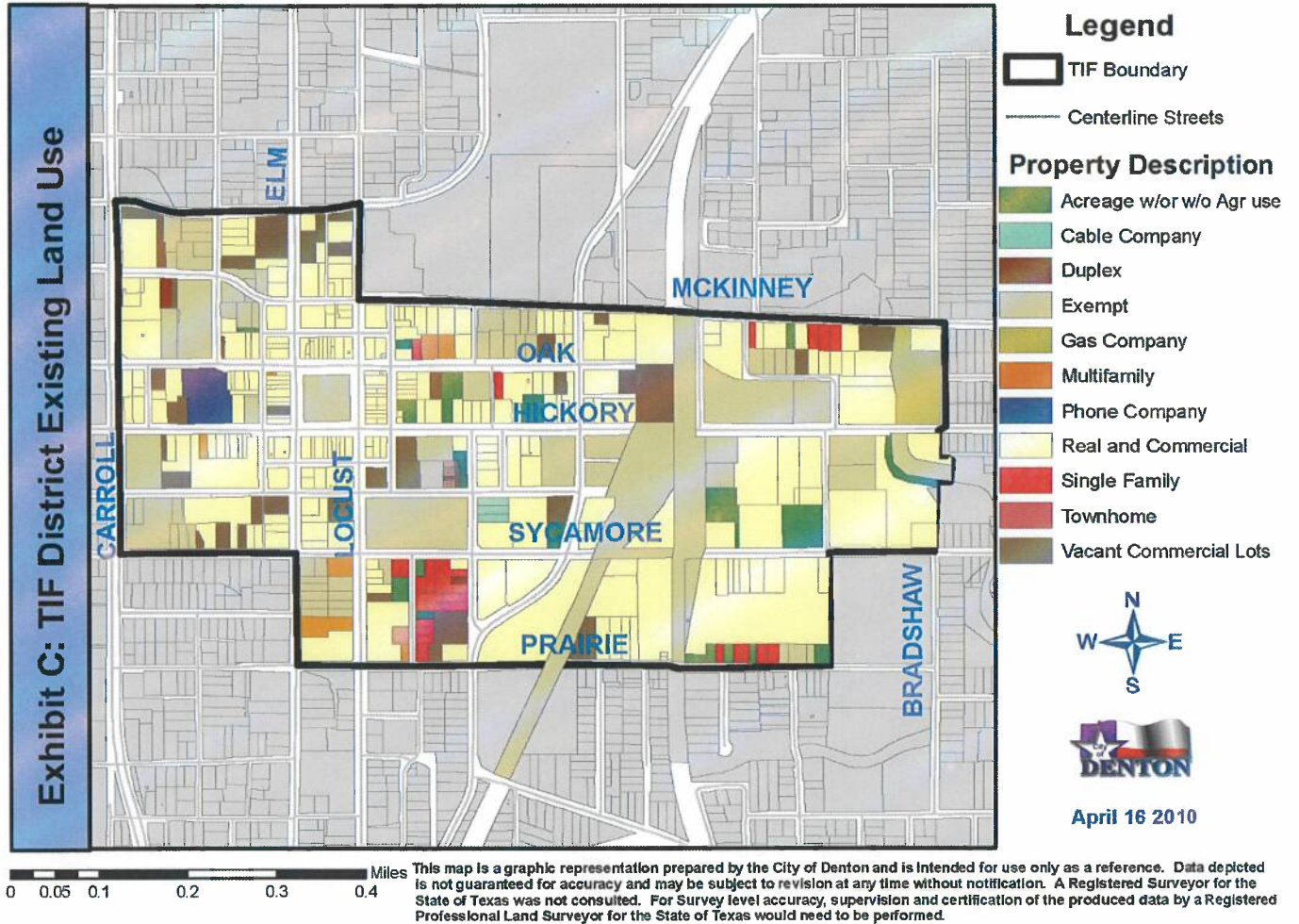
Tax-Increment Reinvestment Zone (TIRZ)

The current TIRZ covers a limited area, though it is now generating almost \$1 million per year in revenue and has \$3.5 million in current funding reserves.



Tax Increment Reinvestment Zone Number One

DISTRICT MAP





City of Denton

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

Legislation Text

File #: EDP24-085, **Version:** 1

AGENDA CAPTION

Receive a report and hold a discussion regarding the relaunch of the Green Business Program.



AGENDA INFORMATION SHEET

DEPARTMENT: Environmental Services & Sustainability

ACM: Christine Taylor, Assistant City Manager

DATE: December 11, 2024

SUBJECT

Receive a report and hold a discussion regarding the relaunch of the Green Business Program.

BACKGROUND

The Green Business Program was launched in 2019 as a 12-month pilot. During the pilot 9 businesses registered. When the pandemic hit in 2020, the program was put on hold. The Green Business Program contains six focus areas (energy, water, materials management, transportation, wildlife, and community resilience) that businesses can embrace.

There are 4 steps a business can complete to advance in the program, Questionnaire, Cohort Participation, Community Engagement, and Ongoing Participation. For each step completed, the business will advance an additional level of participation in the program. There are 4 levels of participation for a participating business: bronze, silver, gold, and green. Upon completion of the 4 steps, a business will be designated as a “Green” level participant. Participants will receive a window cling to allow identification as a Green Business.

Staff have reflected on the feedback from the pilot and have refined the program as follows:

Application Process

Completion of the Green Business Program Questionnaire is the only requirement to join the program at the lowest level. This questionnaire is presented with simple metrics, a checklist, and open-ended questions to track the sustainability actions a business has already performed.

Introduction of Cohorts

Green Business Program cohorts offer an opportunity for businesses to share best practices and lessons learned related to current efforts. Cohorts also allow other businesses to gain knowledge on a focus area they wish to improve or learn about. Cohorts are based on the focus areas and will occur over a 3–4-month timeframe meeting once per month. This will also allow businesses to network and share ideas with like-minded businesses wanting to achieve similar goals.

Community Engagement

Community engagement in the Green Business Program can look different for every business. The intent of Community Engagement is to provide the opportunity for businesses to raise awareness among employees and customers on the sustainability initiatives the business has undertaken. This may look like signage highlighting actions implemented. Social media posts that call attention to sustainability efforts. Hosting events at their location based on one of the focus areas.

Ongoing Participation and Awards

Participants will complete a six-month check-in and submit annual reports on their progress on implemented sustainability initiatives. Based on the information received from the previous reports, Sustainability staff will provide awards to businesses by employer size. Small, medium, and large employers will be recognized for achievement in the following award categories.

- Resource Conservation (Energy, Water, and Materials Management)
- Transportation
- Wildlife and Community Resilience

For this program, small employers are defined as having 1 – 75 employees, medium businesses with 76-300 employees, and large 301 or more employees. All businesses will have the opportunity to compete for “Project of the Year” which is an opportunity to be recognized for a sustainability initiative they are most proud of from that calendar year.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Presentation

Submitted By:
Julissa Amador
Senior Program Coordinator



Green Business Update

Environmental Services & Sustainability

Julissa Amador

Senior Program Coordinator

Background

- Pilot Program launched in 2019 - 9 businesses participated
- Pilot ended in 2020
 - Received feedback from participating businesses
- Program on hold through pandemic and staff changes
- Projected launch January 1, 2025



Overview of Program

- Intent is to encourage sustainability within businesses and provide resources to highlight or initiate green practices
- Focus areas
 - Water
 - Energy
 - Transportation
 - Materials Management
 - Wildlife
 - Community Resilience
- Opportunity for businesses to network and collaborate

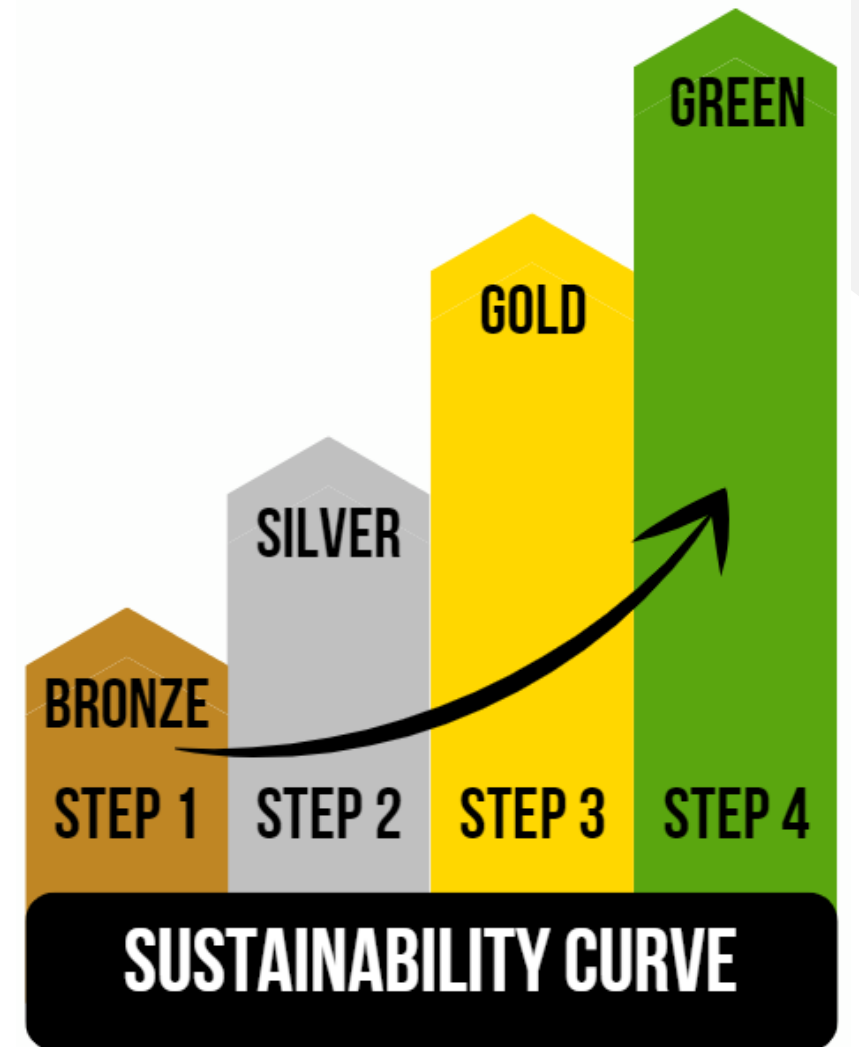




Program Specifics

How to participate

- Only requirement to join is completing the questionnaire
- Opportunity to join cohorts
 - Focus area
- Community Engagement
- Check-in at 6 months
- Annual report



Questionnaire

- Basic Metrics
- Checklist
- Short Answer



Water is an integral part of our community. The Denton Water Utilities serve our residents, businesses, schools, parks, and public buildings. As increasing demands are being placed on finite water resources sustainable water, stormwater, and wastewater systems are necessary to ensure the environmental and economic vitality of Denton.

Metrics

Attach monthly water consumption for an entire year if possible.

Check all that are currently being done at this business:

- Educate employees on the importance of saving water
- Implement water conservation policies and procedures (such as fixing leaks as they are discovered, inclusion in the purple pipe system, etc.)
- Install low-flow faucet fixtures
- Upgraded to water-efficient fixtures (dishwasher, toilet, washing machine, etc.)
- Utilize xeriscaping and/or native, drought-tolerant landscaping
- Install a weather-based irrigation controller
- Conduct regular water audits
- Schedule regular maintenance (for irrigation, plumbing, and other water system)
- Utilize recycled water (for cleaning, cooling towers, irrigation, fire protection, etc.)

Short Answer

Tell us how you raise awareness and encourage water conservation to your employees and customers.

Recognition and Awards

- Based on the following category and by employer size
 - Resource Conservation (Water, Energy, and Materials Management)
 - Transportation
 - Wildlife and Community Resilience
- Project of the Year
- Partnership with CoD Economic Development and community organizations

Next Steps

- 1. Program launch
- 2. Spread the word
- 3. Launch cohort classes
- 4. Report ongoing participation





City of Denton

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

Legislation Text

File #: EDP24-086, **Version:** 1

AGENDA CAPTION

Staff Reports:

1. Director's Report - Brittany Sotelo
2. Main Street Program Update - Kristen Pulido
3. EDPB Partnership Update - Jamie Adams
4. Economic Trends Report - Matilda Weeden
5. Future Agenda Items - Christine Taylor



AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

ACM: Christine Taylor, Assistant City Manager

DATE: December 11, 2024

SUBJECT

Staff Reports:

1. Director’s Report – Brittany Sotelo
2. Main Street Program Update – Kristen Pulido
3. EDPB Partnership Update – Jamie Adams
4. Economic Trends Report – Matilda Weeden
5. Future Agenda Items – Christine Taylor

BACKGROUND

Director’s Report:

Receive a report and hold a discussion regarding recent Office of Economic Development activities.

Main Street Program Update:

Receive a report and hold a discussion regarding October and November’s Office of Economic Development Downtown and Denton Main Street Programs.

EDPB Partnership Update:

Receive a report and hold a discussion regarding a recap of recent and upcoming happenings within the Economic Development Partnership (EDP). Overview of key focus areas, EDP investor highlights, and meetings with key stakeholders in Denton.

Economic Trends Report:

Receive a report and hold a discussion regarding an overview of recent economic trends for Denton.

Future Agenda Items:

Receive a report and hold a discussion regarding an overview of current items in the Agenda Queue and discussion of possible future agenda items.

EXHIBITS

- Exhibit 1 – Agenda Information Sheet
- Exhibit 2 – Director’s Report Presentation
- Exhibit 3 – Main Street Program Report
- Exhibit 4 – EDPB Partnership Update Presentation
- Exhibit 5 – Economic Trends Report
- Exhibit 6 – Queue of Agenda Items

Respectfully submitted:
Matilda Weeden
Economic Development Specialist

December 11, 2024

DIRECTOR'S REPORT

OFFICE OF ECONOMIC DEVELOPMENT

Brittany Sotelo
Economic Development Director

TRAINING AND DEVELOPMENT

ATTENDED:

- TEDC Basic Economic Development Course
- Texas Music Office's Sounds and Cities Conference
 - Reporting Excellence Award



SMALL BUSINESS BOOTCAMP WORKSHOPS



- Partnership with City and SCORE Ft. Worth
- Coordinated by OED, Development Services and Community Services
- 2 Workshops and Business Fair
- Funded by ICMA Economic Mobility Grant

NEW COMMUNITY PROFILE



2 RANKINGS

WHERE CREATIVITY MEETS COMMERCE 3

TOP 15
LARGEST GAINING CITIES IN THE U.S.
2023
United States Census Bureau

2024
TOP CITIES IN TEXAS FOR BUSINESS
ACCORDING TO EMPLOYERS
ScoutCities.com

DENTON ENTERPRISE AIRPORT
5TH BUSIEST GENERAL AVIATION AIRPORT
IN TEXAS

2023 CIS MYERS
SUSTAINABILITY LEADERSHIP AWARD
SCORE
By the State of Texas Alliance for Recycling

RECEIVED
94/100 MUNICIPAL EQUALITY INDEX
SCORE
From the Human Rights Campaign

2023
GREAT PLACES, GREAT STREET
AWARD RECIPIENT
From the American Planning Association - Texas Chapter

AWARDED
BEST PLACE FOR WORKING PARENTS
DESIGNATION
From Best Place for Working Parents

EXCELLENT NEIGHBORHOODS
80% of residents in Denton rate their neighborhood as a place to live as "GOOD" OR "EXCELLENT"
City of Denton Resident Satisfaction Survey

QUARTERLY RECRUITMENT STATS

18

ACTIVE PROJECTS

- 2 - Received incentives
- 1 - Announced Expansion
- 4 – Potential site visits

4

ACTIVE PROJECTS

Downtown Reinvestment Grants in process

9

RFI'S

- 1 - Aerospace/Aviation
 - 2 - Automotive Supply Chain
 - 2 - Green Energy
 - 4 - Manufacturing
- 9 TOTAL

2024 PROJECT ANNOUNCEMENTS

Project/company	Capital Investment	Jobs Created
Stulz Air Technology Systems	n/a	190
Enginotech North America	5,700,000	133
Fine Arts Theater	9,100,000	20
Southwire	69,700,000	95
Total	76,900,000	438

2025 OPPORTUNITIES

2023 STAFF STRUCTURE



Economic Development Director



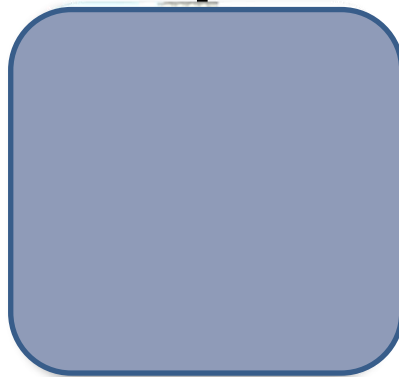
Erica Sullivan
Economic Development
Program Administrator



Christina Davis
Business Development
Program Administrator



Matilda Weeden
Economic Development
Specialist



Economic Development
Analyst

2024 STAFF STRUCTURE



Brittany Sotelo
Economic Development Director



Erica Sullivan
Economic Development
Program Administrator



Christina Davis
Business Development
Program Administrator



Kristen Pulido
Main Street Program
Manager



Matilda Weeden
Economic Development
Specialist



Clay Parker
Business Recruitment
Specialist



Charlie Rosendahl
Business Services Manager

**Development
Services**



Vanessa Esparza
Administrative Assistant II

RECRUITMENT STRATEGY - DOWNTOWN

1. Identifying sites

2. Key Targets:

1. Retail & Entertainment
2. Housing
3. Catalyst Projects
4. Growing existing businesses

**Vacancy
Rate**

5.2%

RECRUITMENT STRATEGY - INDUSTRIAL

- 1. Direct Outreach**
- 2. Tradeshows**
 - Q1 – Verticon Aviation Conf.
- 3. Monitoring site database**
- 4. Continuing to work with partners**
 - **Universities**
 - **Airport, DME**
 - **EDP, Stoke, DMSA, Chamber**

**Industrial
Vacancy
Rate**

17.1%

2025 CHALLENGES

OED BOARD OVERVIEW

Direct:

- 1. Economic Development Partnership
- 2. Downtown Economic Development Committee*
- 3. TIRZ 1 – Downtown*
- 4. TIRZ 2 – Westpark

Indirect:

- 5. Denton Main Street*
- 6. City Council

Posting Turnaround Time

Meeting Date	Legistar Caption Due Date	Approval Launch Due Date
Wednesday, January 8, 2025	12/23/2024	12/30/2024

Estimated staff time: 20 hours avg. per mtg.

DALLAS BUSINESS JOURNAL

AGENCY WEBSITE	CONTACT	VALUE OF DEALS 2023 ↓	ANNUAL ECONOMIC DEVELOPMENT BUDGET FOR 2023	# OF DEALS DONE IN 2023	TOP LOCAL EXECUTIVE(S)
1 FORT WORTH ECONOMIC DEVELOPMENT fortworthtexas.gov	4 100 Fort Worth Trl. 14th Fl. Fort Worth, TX 76102 817-392-2669	\$2 billion	\$43 million	9	Robert Allen, CEO, Fort Worth Economic Development Partnership Robert Sturns, City of Fort Worth economic development director
2 CITY OF MESQUITE ECONOMIC DEVELOPMENT mesquiteecodev.com	7 1515 N. Galloway Ave. Mesquite, TX 75149 972-216-6446	\$1.11 billion	\$1.08 million	14	Kim Buttram, Director of economic development
3 ARLINGTON ECONOMIC DEVELOPMENT arlingtontx.gov	101 W. Abram St. Arlington, TX 76004 817-459-6115	\$467.5 million	\$26.3 million	7	Gus Garcia, Director Marty Wieder, Executive director

THANK YOU

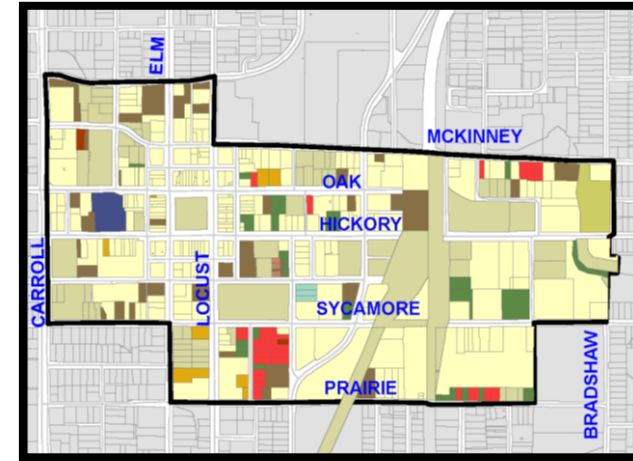
EDP24-086, 12-11-24



October/November Main Street Report

Kristen Pulido
Office of Economic Development
Main Street Program Manager

The Downtown Reinvestment Grant is available for buildings located within the Downtown Tax Increment Reinvestment Zone Number One.



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	
380 Incentive Grant									
*Axis Realty/Fine Arts Theater	113 N. Elm		\$1,076,366.00	x	x	x			
*Axis Realty/Fine Arts Theater	113 N. Elm		\$544,503.00	x	x	x			
TOTAL			\$1,820,869.00						

Downtown Openings & Closings

October/November	Business Start	Business Closure	Jobs (gained)	Jobs (lost)
El Zocalo Food Truck Park - 204 E. McKinney				
1. Mr. Lomito: Latin Fast Food	x		2	
2. LM on the Grill: BBQ, Burgers, and Wings	x		2	
3. Chanti Gadu Local: Indian	x		2	
4. Mexa Cocina: Tapas and tacos	x		2	
Birista House: Vegetarian, biryani, boba - 321 W. Hickory St. Suite 100	x		7	
Ramyun Stop: Ramen - 314 E. Hickory	x		5	
3 Roses Team Room - 221 W. Oak	x		4	
TOTAL	7	0	24	0



DOWNTOWN SMALL BUSINESS UTILITY GRANT

- September 24, 2024, City Council approved the Downtown Small Business Utility Grant
- Mailed out over 500 letters
- Hosted In-Person and Virtual How-to Sessions
- 35 businesses have applied for the grant
- Grant closes Saturday, November 30



TRAINING & DEVELOPMENT

- Texas Downtown Association Conference
- Economic Development Symposium





WINS

- Over 145,000 more visitors than last October
- Halloween business decals
- Downtown Halloween Decorating Contest
- 89.7% of businesses reported an increase in sales and traffic from October LY
- Parks and Rec partnered with multiple organizations to have over 200 events in 31 Days

TAKE AWAYS

- 51% of Downtown businesses were unable to adjust their hours due to staff constraints
- Create more of an experience within the business
- Specialized merchandise

Denton Main Street Association

- **Twilight Tunes @ “Were-Wolff’s” Park**
 - Avg 250 guests
- **Boos & Booze Crawl**
 - Over 250 participants
 - Top 5 areas of participants:
 1. Denton
 2. Dallas
 3. Austin
 4. Houston
 5. Fort Worth
- **Boo-tique Crawl**
 - 227 Entries = \$5,675

THIRTY ONE DAYS OF DENTON HALLOWEEN



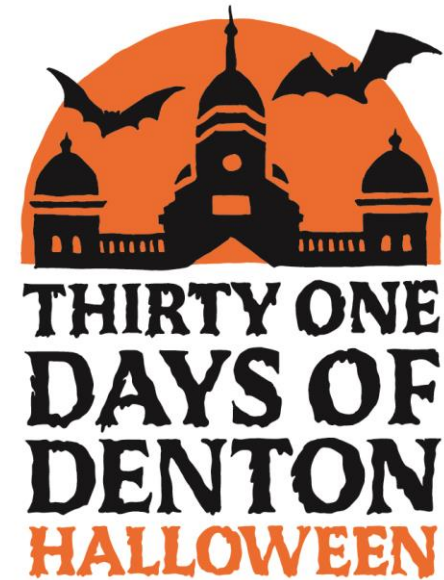


Downtown Beautiful Business Award

- *Mission: To promote a clean and vibrant Business district through litter cleanups and beautification*



Jupiter House





Denton Main Street Association

November

- Holiday Open House Weekend – November 15-17
 - Holiday Decorations Up (Best Holiday Decorations)
 - November 16 - Partnered with Downtown Denton Foundation to promote their Craft Beer Crawl
 - November 17 – Holiday Shopping Crawl
 - 75 entries = \$1875
- November 30 – Small Business Saturday

December

- Saturday, Dec. 7 - Wassail Fest in conjunction with the Denton Holiday Lighting Festival
 - Over 45 participating businesses

Questions?



DECEMBER 2024 DENTON EDP REPORT

YEAR END REPORT



DENTON, TEXAS

JAMIE ADAMS

Director of Strategic Partnerships
Denton Economic Development
Partnerships

In 1986 the City of Denton and Denton Chamber of Commerce entered into a formal agreement to establish a joint economic development program. The EDP continues to partner with our business community to support and grow our tax base.



1

INVESTORS

2

EVENTS



3

WEBSITE
ANALYTICS

4

PLANS FOR
2025

#1 ---- 2024 DENTON ECONOMIC DEVELOPMENT PARTNERSHIPS

The Denton Economic Development Partnership is tasked to develop partnerships and engage in strategic business retention efforts on behalf of the City. The Partnership is supported by stakeholders from diverse industries who have a critical interest in Denton's business and workforce development.

129

CURRENT INVESTORS

*DECEMBER 1st 2024

130 Investors in December 2023

7

NEW INVESTORS GAINED THIS YEAR

For a full list of investors, visit

WWW.DENTONEDP.COM



#2 ---- 2024 DENTON ECONOMIC DEVELOPMENT PARTNERSHIPS

ECONOMIC DEVELOPMENT INVESTOR FORUM

Hillwood's Growth in Denton

Hear from industry leaders helping to bring a transformational project to Denton.

Wednesday, July 24
7:30 AM - 9:00 AM
Denton High School
3001 Bronco Way
Denton, TX 76207

COFFEE AND LIGHT BREAKFAST WILL BE PROVIDED



EVENT RECAP 2024

DENTON INDUSTRIAL ROUNDTABLE

A quarterly convening of Denton's manufacturing and distribution leaders to share best practices and resources

Featuring Paul Cristina
CEO, Denton County Transportation Authority
Friday, June 2 at 12:00 PM

EMLS
900 S. Western Blvd.
Denton, TX 76207

Lunch provided

RSVP to:
dan@dentonedp.com



DENTON INDUSTRIAL ROUNDTABLE

A quarterly convening of Denton's manufacturing and distribution leaders to share best practices and resources

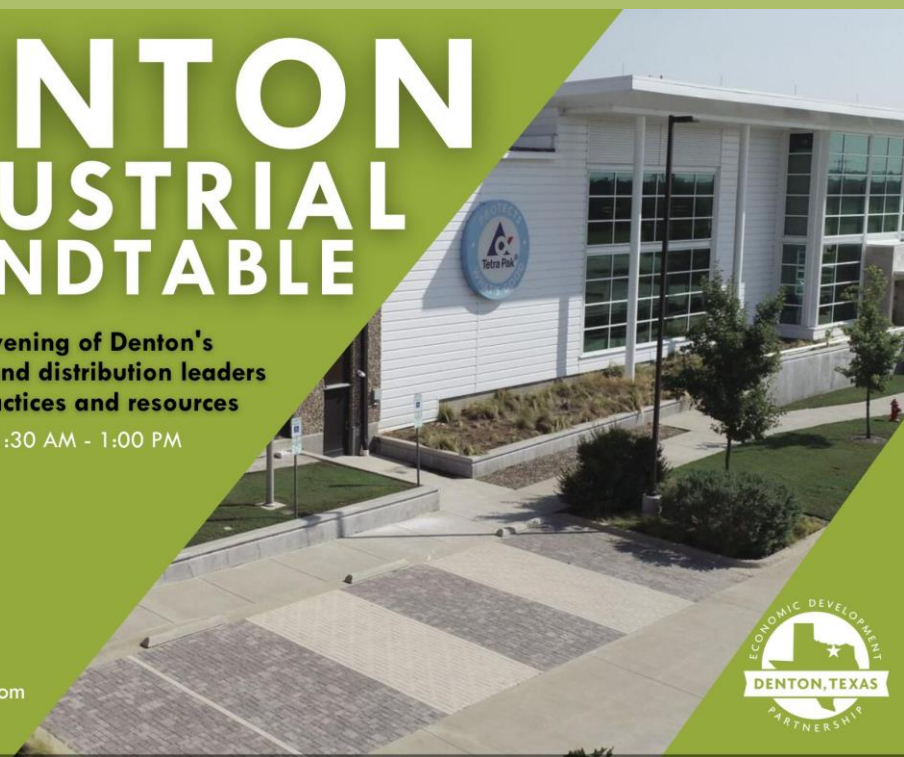
Friday, August 2 - 11:30 AM - 1:00 PM

Hosted by:
Tetra Pak, Inc
3300 Airport Blvd
Denton, TX 76207

Lunch provided

RSVP to:
Jamie@dentonedp.com

FOCUS WILL BE ON WAREHOUSE AUTOMATION



ECONOMIC DEVELOPMENT

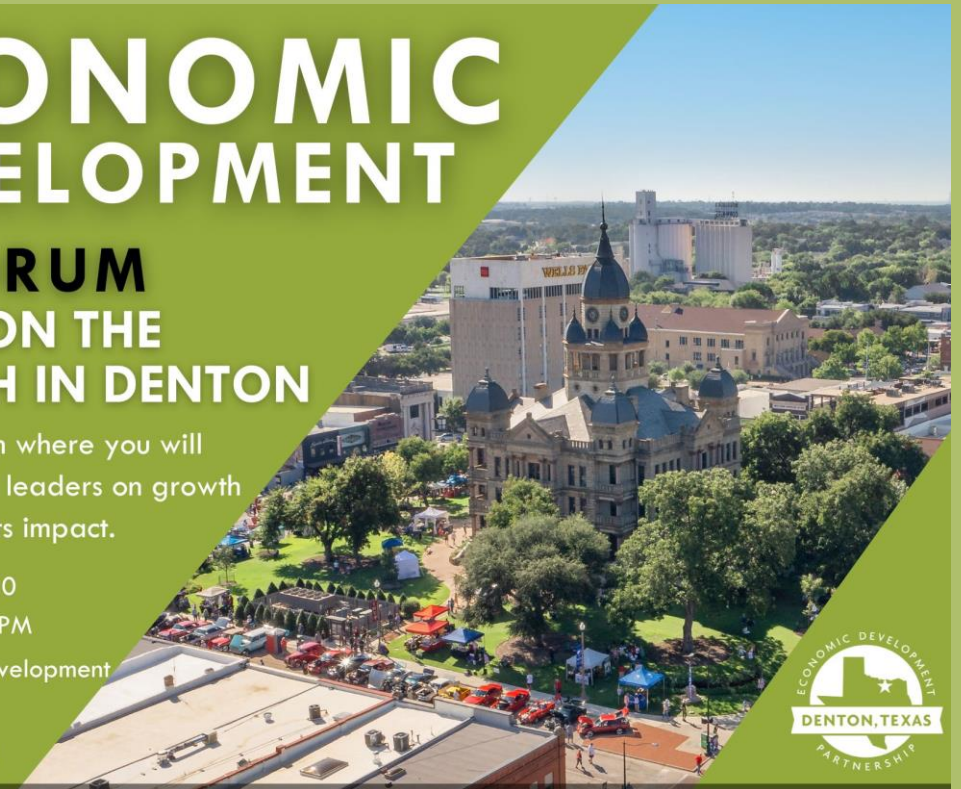
HR FORUM FOCUS ON THE GROWTH IN DENTON

Lunch and Learn where you will hear from local leaders on growth in Denton and its impact.

Tuesday, August 20
11:30 AM - 1:00 PM

City of Denton Development
Services Center
401 N. Elm Street

EMAIL JAMIE@DENTONEDP.COM WITH QUESTIONS!



#2 ---- 2024 DENTON ECONOMIC DEVELOPMENT PARTNERSHIPS

EVENT RECAP

11

EVENTS
HOSTS

800

TOTAL
ATTENDEES

14

COMMUNITY
PRESENTATIONS



EDP24-086; Dec. 11, 2024



Quarter 2

April thru June 2024

Total users
3,937

New users
3,795

Sessions
4,895

Sessions per user
1.25

Engagement rate
48.70%

Views
9,457

Engaged sessions
2,384

Quarter 3

July thru September 2024

Total users
6,370

New users
6,187

Sessions
7,629

Sessions per user
1.2

Engagement rate
51.02%

Views
13,336

Engaged sessions
3,892

GROWTH FROM Q2 TO Q3

USERS – 61 %

NEW USERS – 61%

SESSIONS – 64%

VIEWS -- 70%

- FOCUS ON THREE AREAS:
- 1. TELLING THE STORY OF DENTON
 - 2. PROMOTION OF WEBSITE VIA SOCIAL CHANNELS
 - 3. PROVIDING TOOLS AND RESOURCES


PLANS FOR 2025



ROBUST
BR & E
PROGRAM



MAINTAIN /
RENEW & GROW
INVESTOR
BASE



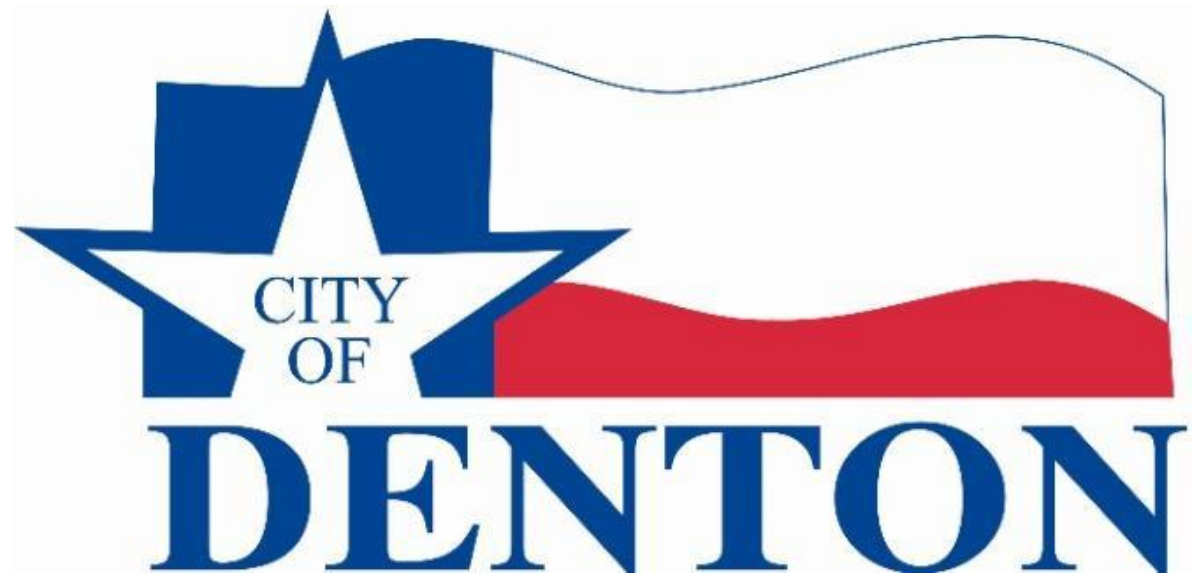
MORE EVENTS
THAT SPEAK TO
GROWTH AND
WORKFORCE



ECONOMIC DEVELOPMENT

DENTON, TEXAS

PARTNERSHIP



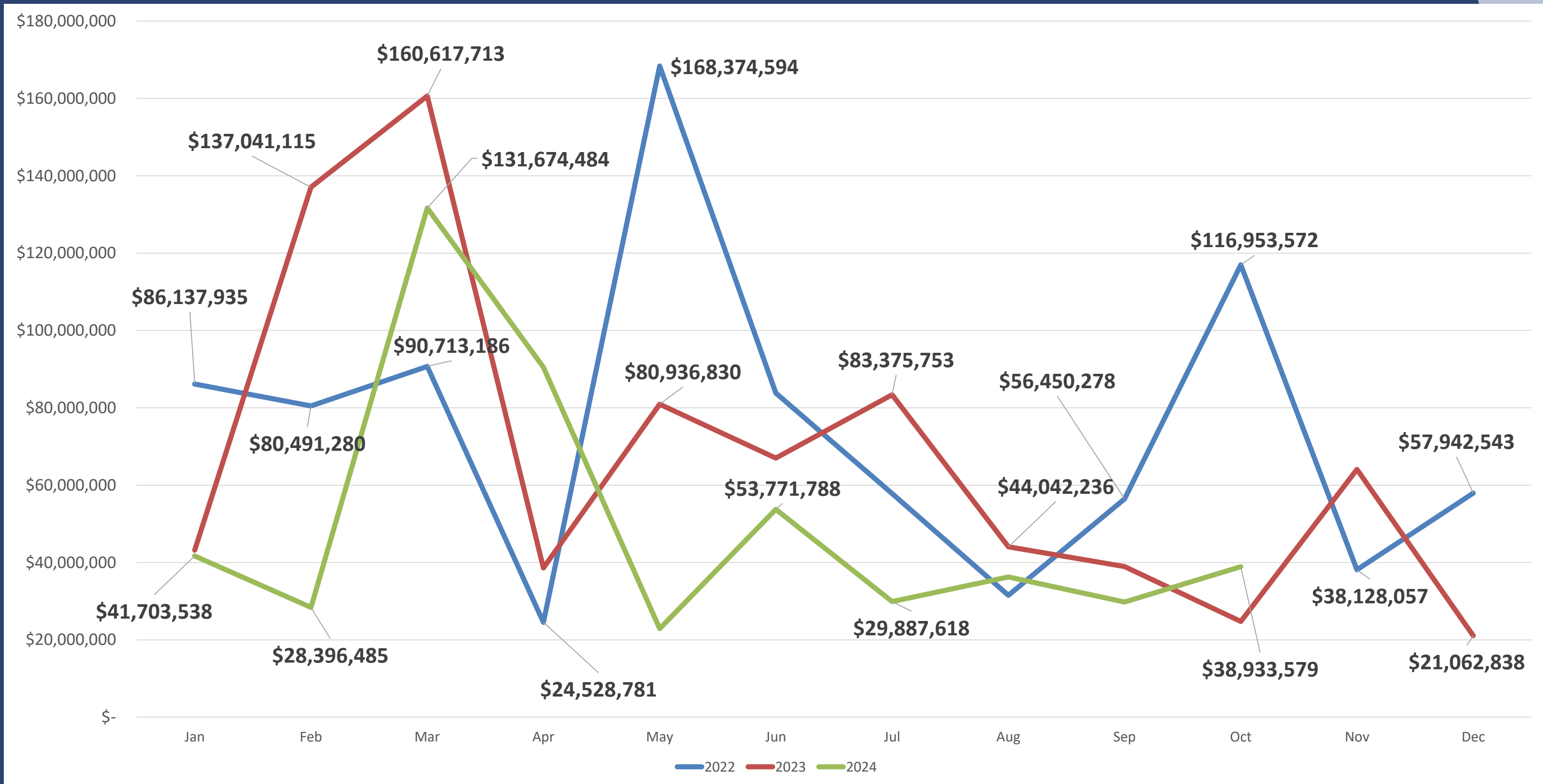
Economic Trends Report

July, August, September 2024

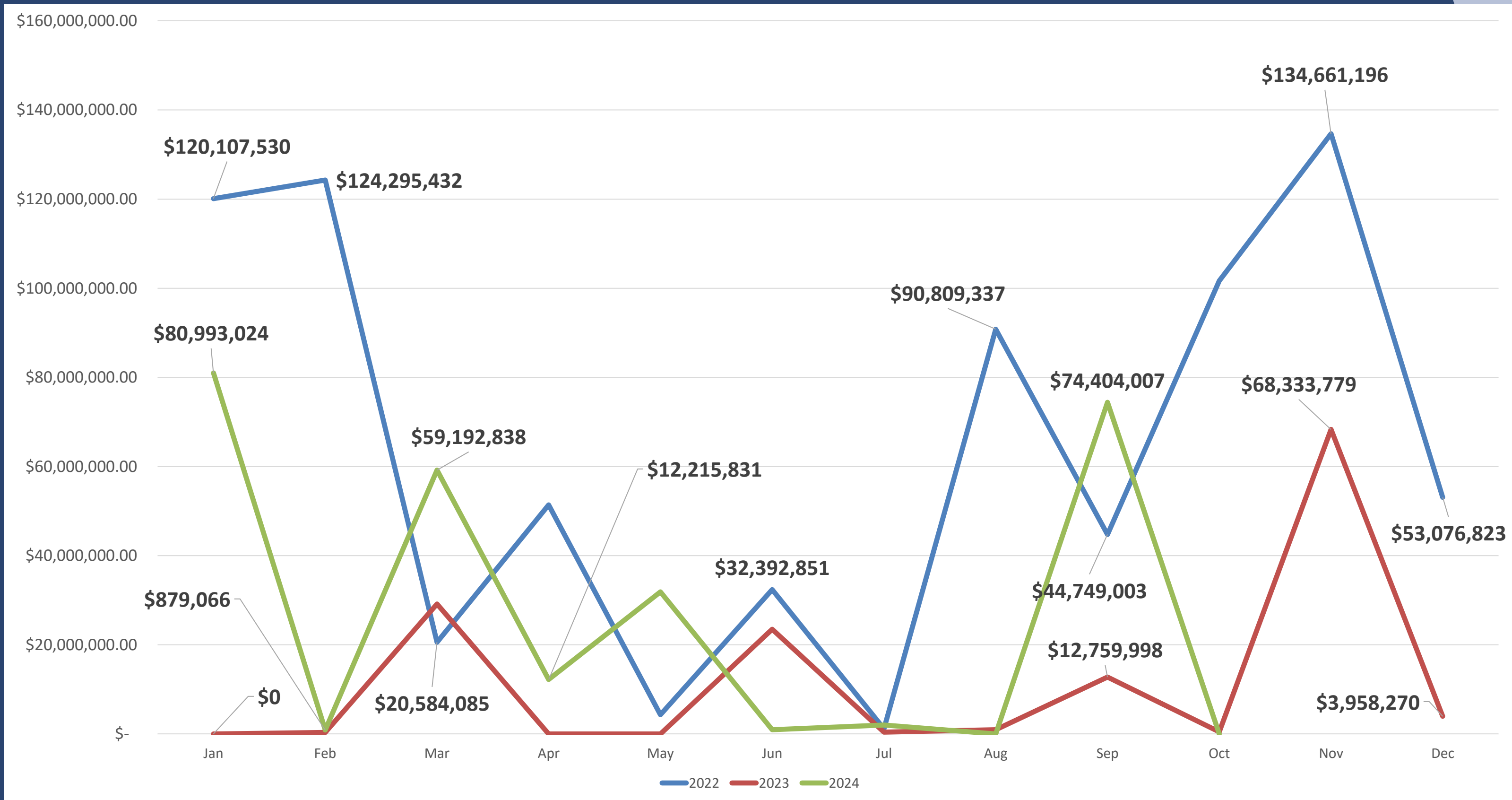
Matilda Weeden
Economic Development Specialist



TOTAL RESIDENTIAL PERMIT VALUES, 3 YR COMP



TOTAL COMMERCIAL PERMIT VALUES, 3 YR COMP

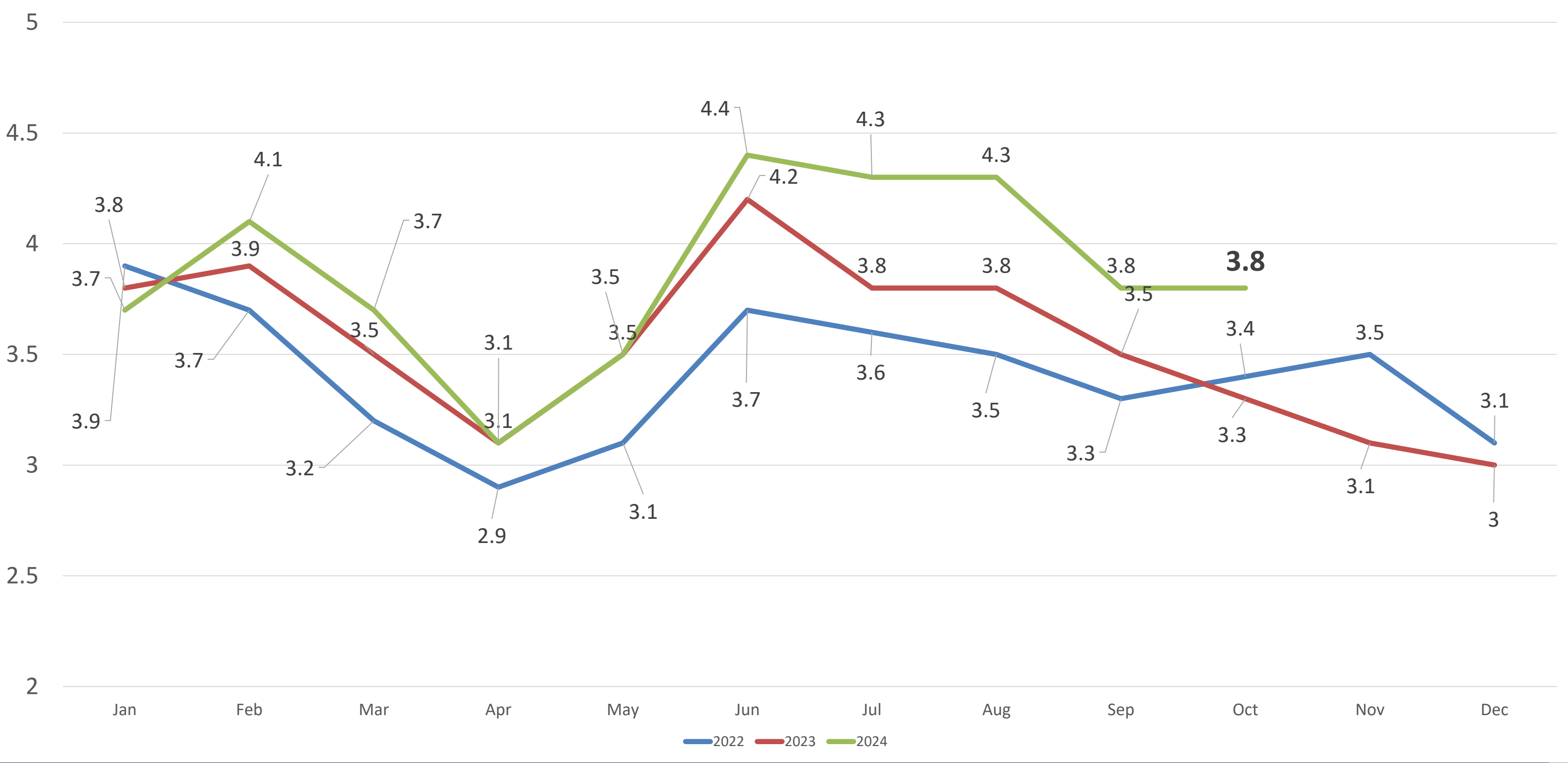


SALES TAX COLLECTION, 2 YR COMP



Source: City of Denton, Finance Department

UNEMPLOYMENT RATE, 3 YR COMP



Q2 COST OF LIVING INDEX, TEXAS

	100%	14.67%	27.97%	8.75%	10.75%	4.59%	33.27%
	COMPOSITE	GROCERY			TRANS-		MISC. GOODS
URBAN AREA AND STATE	INDEX	ITEMS	HOUSING	UTILITIES	PORTATION	HEALTH CARE	AND SERVICES
Abilene TX	90.1	95.6	72.8	114.9	958.0	91.7	93.6
Amarillo TX	84.0	95.4	61.3	87.4	87.0	83.8	96.1
Arlington TX	97.8	99.2	87.9	120.8	93.6	84.9	102.5
Austin TX	96.6	95.8	102.5	98.9	98.0	97.6	90.9
Corpus Christi TX	88.2	93.7	79.4	108.1	94.2	85.6	86.3
Dallas TX	100.8	98.7	90.8	120.8	90.0	107.9	107.3
Denton TX	97.2	98.0	91.4	103.4	89.2	87.5	104.0
Plano TX	108.9	97.8	113.0	120.8	97.7	99.3	112.1
El Paso TX	88.5	98.0	70.7	92.3	98.5	88.5	94.9
Fort Worth TX	96.2	99.2	89.5	120.4	88.9	103.2	95.5
Harlingen TX	82.2	92.8	63.9	132.6	86.0	80.0	78.6
Houston TX	94.7	98.3	81.2	91.0	94.6	103.0	104.3
McAllen TX	85.1	93.4	60.5	126.8	89.6	81.0	90.4
Nacogdoches TX	91.0	93.0	76.5	116.1	95.7	101.4	92.7
Odessa TX	93.7	95.4	80.5	106.1	92.0	106.5	99.6
San Antonio TX	92.5	94.1	80.5	85.4	93.6	109.5	100.9
Tyler TX	94.1	96.0	88.0	110.6	97.5	88.1	93.7
Waco TX	92.0	92.7	76.7	110.3	95.9	97.3	97.9

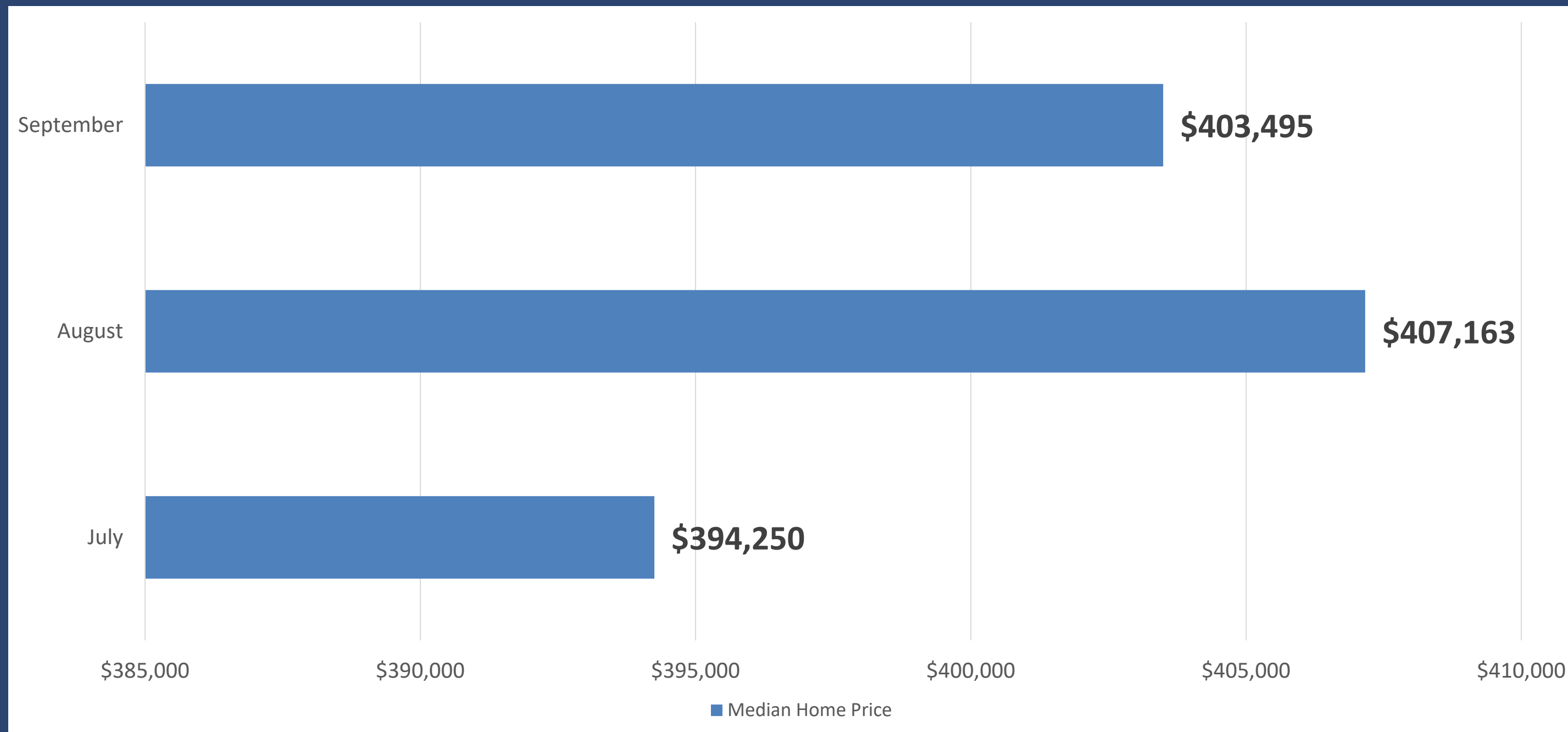
RED	HIGHEST
GREEN	LOWEST
YELLOW	DENTON

Q2 COST OF LIVING INDEX, US

	100%	14.67%	27.97%	8.75%	10.75%	4.59%	33.2%
URBAN AREA AND STATE	COMPOSITE INDEX	GROCERY ITEMS	HOUSING	UTILITIES	TRANS-PORTATION	HEALTH CARE	MISC. GOODS AND SERVICES
Ponca City OK	82.7	95.0	68.1	94.4	96.0	88.4	81.1
Decatur IL	79.8	95.3	49.6	107.0	99.2	80.0	84.8
Harlingen TX	82.2	92.8	63.9	132.6	86.0	80.0	78.6
Kalamazoo MI	84.2	96.8	60.3	94.2	101.0	88.3	90.2
Knoxville TN	85.9	99.5	76.8	84.5	86.8	77.7	88.8
Waco TX	92.0	92.7	76.7	110.3	95.9	97.3	97.9
Arlington TX	97.8	99.2	87.9	120.8	93.6	84.9	102.5
Austin TX	96.6	95.8	102.5	98.9	98.0	97.6	90.9
Denton TX	97.2	98.0	91.4	103.4	89.2	87.5	104.0
Nashville-Murfreesboro TN	97.6	99.1	100.3	93.2	88.9	95.7	98.9
Asheville NC	104.9	99.1	114.2	93.4	91.0	101.1	107.6
Dallas TX	100.8	98.7	90.8	120.8	90.0	107.9	107.3
Plano TX	108.9	97.8	113.0	120.8	97.7	99.3	112.1
San Jose CA	183.7	115.4	334.9	152.3	130.6	118.7	121.2
Honolulu HI	184.6	135.9	302.6	210.0	133.7	123.7	124.9
New York (Manhattan) NY	229.9	117.0	499.7	112.5	124.6	150.2	128.8

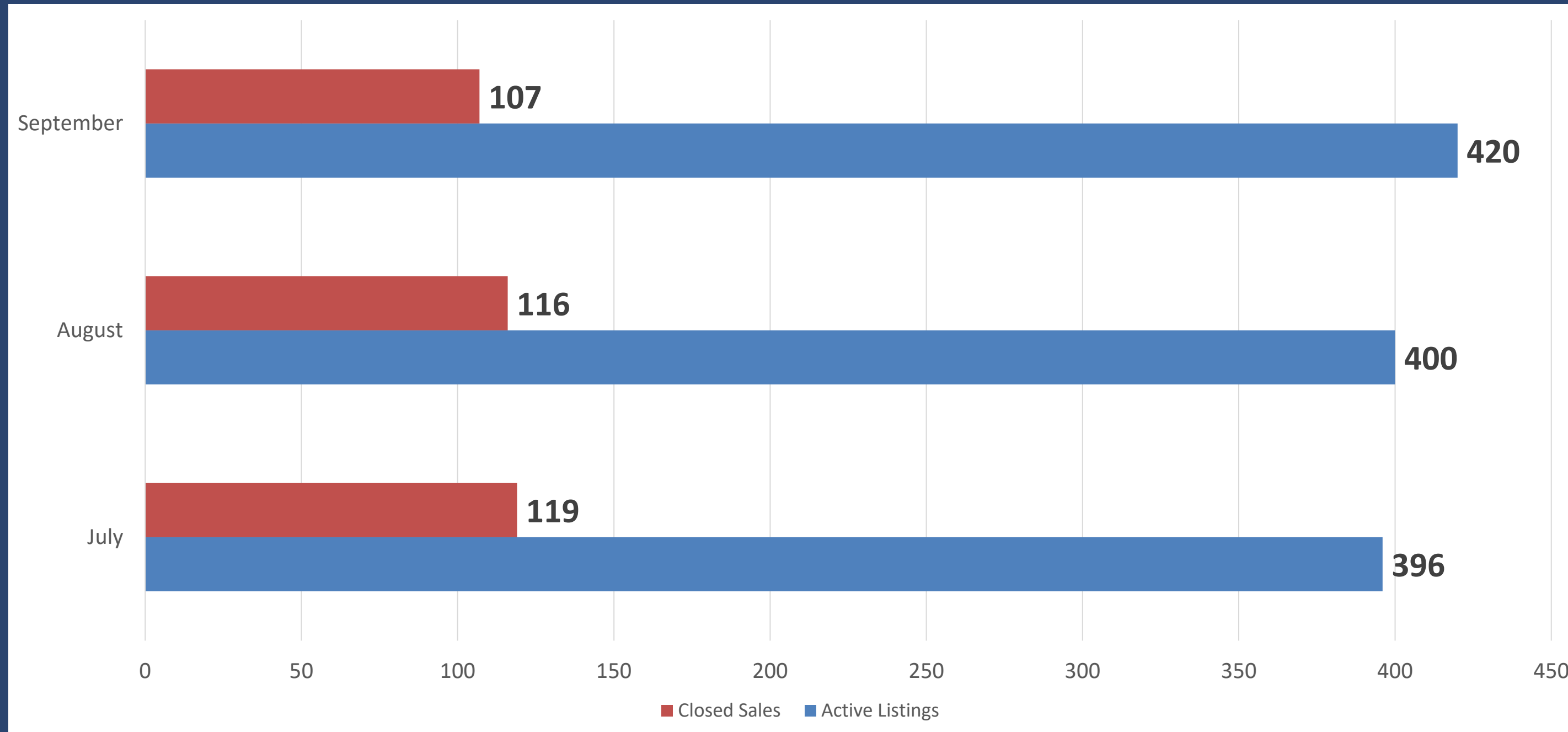
Source: Council for Economic Research's Cost of Living Index

MEDIAN HOME PRICE, DENTON



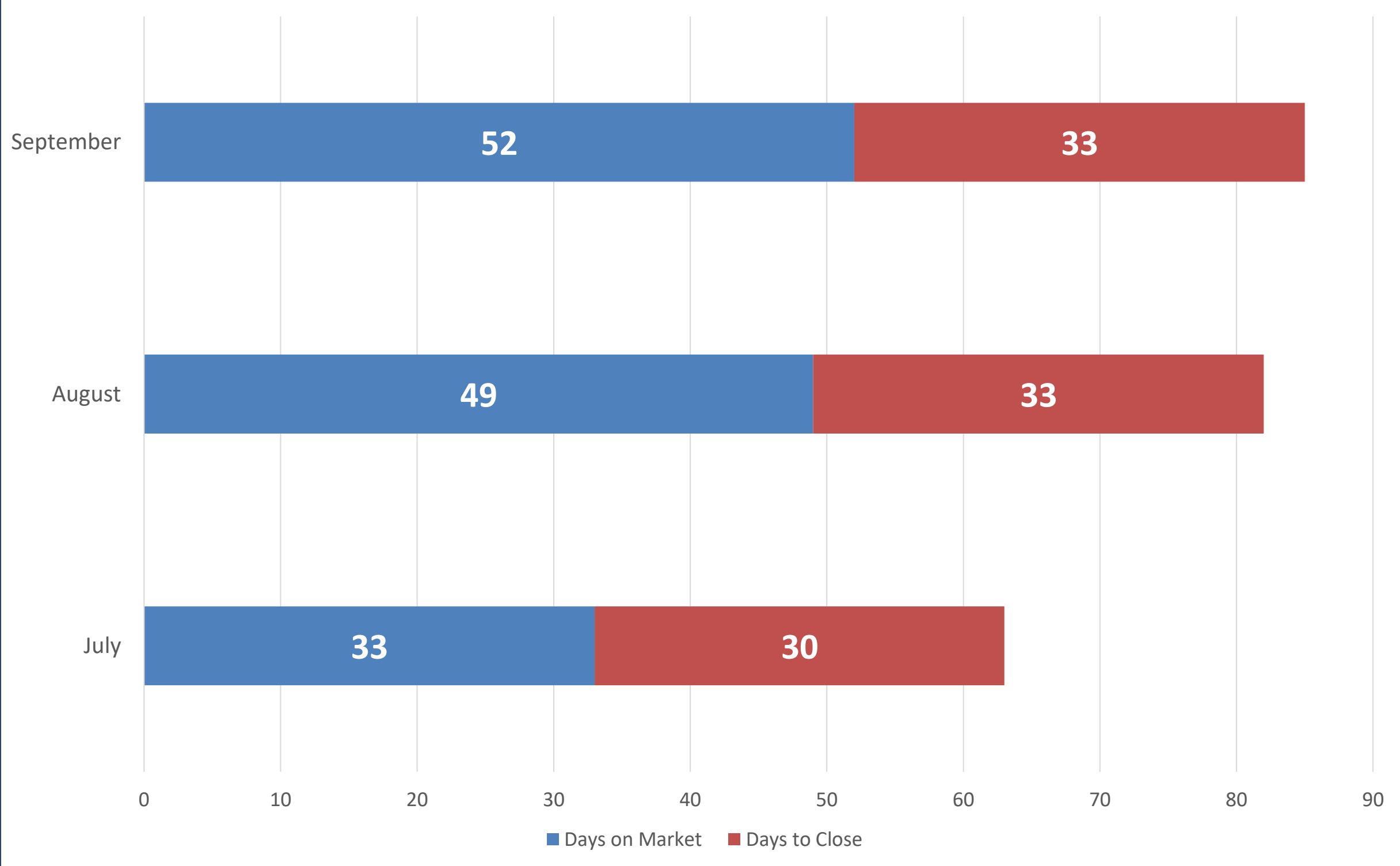
Source: Greater Denton/Wise County Association of Realtors, Inc.

ACTIVE LISTINGS AND CLOSED SALES, RESIDENTIAL



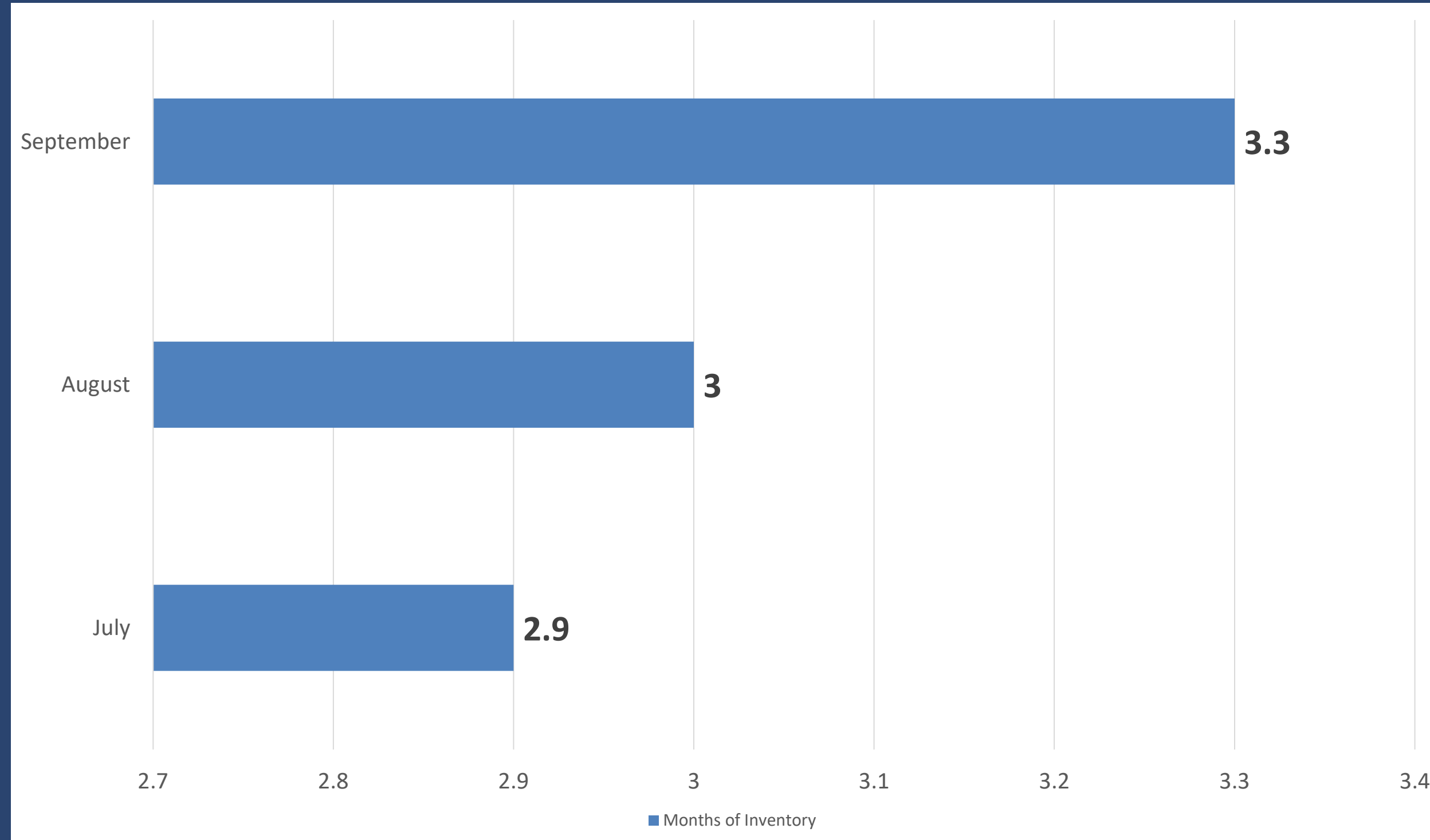
Source: Greater Denton/Wise County Association of Realtors, Inc.

DAYS ON MARKET, RESIDENTIAL



Source: Greater Denton/Wise County Association of Realtors, Inc.

MONTHS OF INVENTORY, RESIDENTIAL



Source: Greater Denton/Wise County Association of Realtors, Inc.

COMMERCIAL REAL ESTATE, INDUSTRIAL

Economic Development Site Database

Find address or place

M380 Business Park Building 4
 Listing Type: For_Lease
 Address: 1801 N Masch Branch Rd Building 4
 Type of Listing: Building
 Building Size: 20,250.00+ sqft

M380 Business Park Building 2
 Listing Type: For_Lease
 Address: 1801 N Masch Branch Rd Building 2
 Type of Listing: Building
 Building Size: 40,320.00+ sqft

Denton ICC-35 Building 1
 Listing Type: For_Lease
 Address: 2101 FM 1173
 Type of Listing: Building
 Building Size: 123,584.00+ sqft

Denton ICC-35 Building 2
 Listing Type: For_Lease
 Address: 2051 FM 1173
 Type of Listing: Building
 Building Size: 366,926.00+ sqft

Denton ICC-35 Building 3
 Listing Type: For_Lease
 Address: 2001 FM 1173
 Type of Listing: Building
 Building Size: 702,766.00+ sqft

Total: 31 | Selection: 0

Denton Active Development Map

For questions about this database please contact the Economic Development Director at brittany.sotelo@cityofdenton.com

Do you have a property to submit?

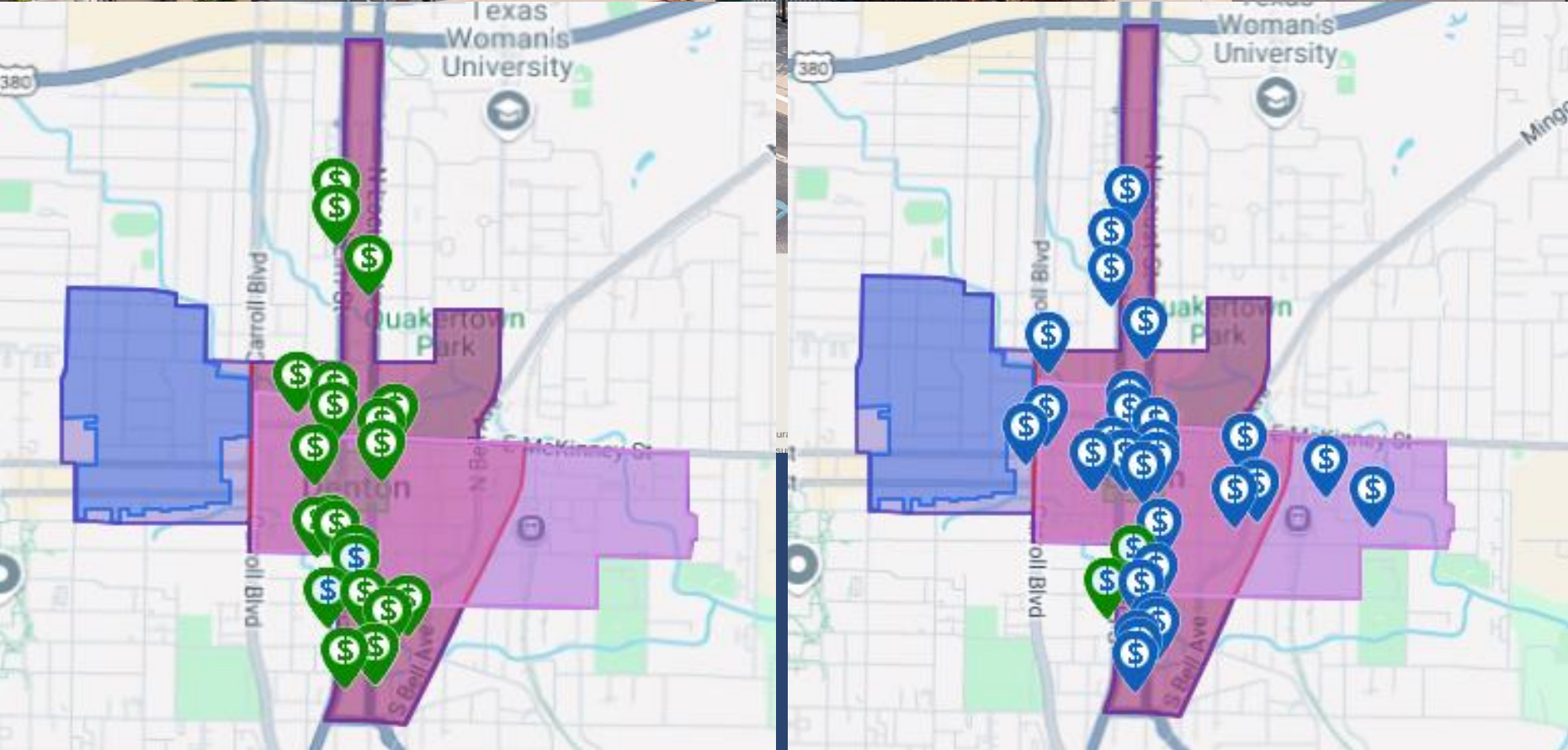
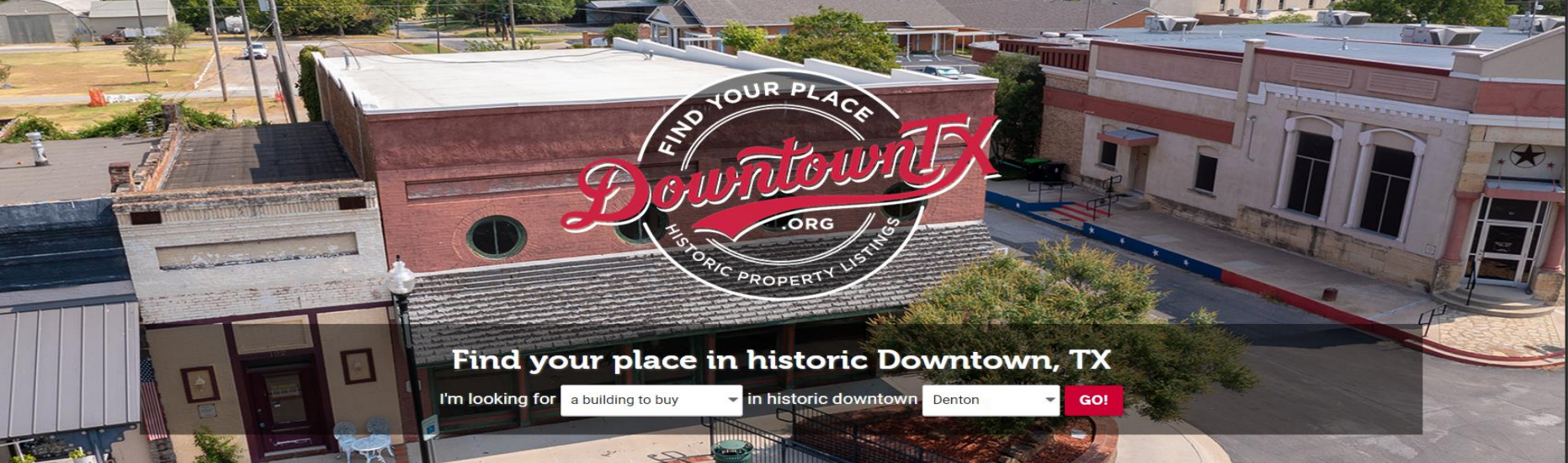
AVAILABLE INDUSTRIAL PROPERTY:

Buildings: 23
Total Sq Footage: 3,779,892

Lots: 7
Total Acreage: 573

Source: City of Denton, Site Database

COMMERCIAL REAL ESTATE, DOWNTOWN



AVAILABLE DOWNTOWN PROPERTY:

For Lease: 32

For Sale: 15

Lots: 3

Buildings: 12

Source: Downtown TX

Blue: For Lease
Green: For Sale

THANK YOU

Economic Development Partnership Board

Meeting Date	Item Description	Presented By	Time
Wednesday, January 8, 2025			
Item for Consideration	Chamber of Commerce Agreement	Christine Taylor / Erin Carter	15
Work Session - Staff Report	Economic Impact Report	Erica Sullivan	15
		Total Time	30
Wednesday, February 12, 2025			
		Total Time	
Wednesday, March 12, 2025			
		Total Time	
Wednesday, April 9, 2025			
		Total Time	
Wednesday, May 14, 2025			
		Total Time	
Wednesday, June 11, 2025			
		Total Time	
Wednesday, July 9, 2025			
		Total Time	
Wednesday, August 13, 2025			
		Total Time	
Wednesday, September 10, 2025			
		Total Time	
Wednesday, October 8, 2025			
		Total Time	
Wednesday, November 12, 2025			

Economic Development Partnership Board

		Total Time	
Wednesday, December 10, 2025			
		Total Time	