



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

ACM: Christine Taylor

DATE: July 14, 2026

SUBJECT

Consider adoption of an ordinance of the City of Denton approving a grant to d20 Tavern LTD Company for utility upgrades and interior/code improvements located at 112 W. Oak St., Suite 200 from the Downtown Reinvestment Grant Program in an amount not to exceed \$23,031 from Tax Increment Reinvestment Zone Number One funds; and providing for an effective date. The Tax Increment Reinvestment Zone Number One Board recommends approval (4-0).

BACKGROUND

D20 was established in 2022 by founder Mark Michnevitz as a craft beer and boardgame venue, featuring 20 local craft beers on tap and a library of more than 400 tabletop games.

Project

After more than four years of successful operations, d20 plans to expand into the building's second floor. The new space, branded as "d20 Keep," will offer a similar experience to d20 Tavern. The expansion will convert a former photography studio into an additional 1,760 square feet of bar and gaming space, accommodating 29 more occupants. The project includes adding a bar and restrooms, as well as completing interior restoration.

Projected Improvements include: Utility Upgrades and Interior/Code Improvements

Project Submitted Expenses: \$46,062

Grant Request: \$23,031

Applicable Policy Limits:

- *Utility Upgrades:*
 - Definition: Upgrades to water, wastewater and electrical service, includes interior upgrades as well as exterior service upgrades.
 - Utility Upgrade grants are limited to a 50% match with a cap of \$50,000 per grant.
- *Interior/Code Improvements: d20*
 - Definition: Asbestos and mold abatement, fire suppression systems and improvements made as required by or in accordance with the Americans with Disabilities Act, as amended.

- Interior/Code Improvement grants are limited to a 50% match with a cap of \$50,000 per grant.

PRIOR ACTION/REVIEW

On April 2, 2026, the Downtown Economic Development Committee (DEDC) reviewed and scored the grant application. The application received an average score of 31 points, making it eligible for a recommendation of up to the max allowable amount of \$23,031. These scores support the recommendations to approve the application as requested. The Downtown Economic Development Committee recommended approval of up to \$23,031 (8-0).

On June 10, 2026, the Tax Increment Reinvestment Zone Number One Board reviewed the application and voted to recommend City Council approve the Downtown Reinvestment Grant Program application in the amount not to exceed \$23,031 as recommended by the DEDC for d20 Tavern LTD Company located at 112 W. Oak. St., Suite 200. The Tax Increment Reinvestment Zone Number One Board recommends approval (4-0).

The building at 112 W. Oak St., Suite 200 has not previously received a Downtown Reinvestment Grant.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Ordinance and Agreement

Exhibit 3 – Presentation

Exhibit 4 – LLC Search

Respectfully submitted:

Kristen Pulido

Main Street Program Manager

Office of Economic Development