



City of Denton

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

Meeting Agenda

Tax Increment Reinvestment Zone Number One Board

Wednesday, February 25, 2026

12:00 PM

Development Service Center

SPECIAL CALLED

After determining that a quorum is present, the Tax Increment Reinvestment Zone Number One Board of the City of Denton, Texas, will convene in a Special Called Meeting on Wednesday, February 25, 2026, at 12:00 p.m. in the Development Service Center Training Rooms 1 and 2 at 401 N. Elm Street, Denton, Texas at which the following items will be considered:

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. [TIF26-009](#) Consider approval of the minutes of the September 24, 2025 Tax Increment Reinvestment Zone Number One Board Regular Meeting.
Attachments: [Exhibit 1 - September 24, 2025 TIRZ 1 Minutes - DRAFT](#)
- B. [TIF26-010](#) Consider approval of the 2026 Meeting Schedule for the Tax Increment Reinvestment Zone Number One Board.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - 2026 Meeting Schedule](#)
- C. [TIF26-011](#) Receive a report, hold a discussion, and make a recommendation to City Council regarding a Downtown Reinvestment Grant Program Fire Suppression application for 115 - 116 N. Elm Street, Fine Arts Theater of Denton, LLC. The Downtown Economic Development Committee recommends approval (7-0).
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Grant Application](#)
[Exhibit 3 - Presentation](#)
- D. [TIF26-012](#) Receive a report, hold a discussion, and make a recommendation to City Council regarding a Downtown Reinvestment Grant Program application for 114 W. Oak Street, West Oak Coffee Bar. The Downtown Economic Development Committee recommends approval of up to \$50,000 (7-0).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Grant Application](#)
 [Exhibit 3 - Presentation](#)

- E. [TIF26-013](#) Receive a report, hold a discussion, and make a recommendation to City Council regarding a Downtown Reinvestment Grant Program Fire Suppression application for 114 W. Oak Street, West Oak Coffee Bar. The Downtown Economic Development Committee recommends approval (7-0).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Grant Application](#)
 [Exhibit 3 - Presentation](#)

3. WORK SESSION

- A. [TIF26-014](#) Receive a report and hold a discussion regarding the Downtown Reinvestment Grant Policy.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Downtown Denton Reinvestment Grant Policy & Application](#)
 [Exhibit 3 - Garland Downtown Revitalization Program](#)
 [Exhibit 4 - Georgetown Facade and Sign Reimbursement Grant Application](#)
 [Exhibit 5 - Corpus Christi TIRZ 3 Downtown Incentive Application](#)
 [Exhibit 6 - Presentation](#)

- B. [TIF26-015](#) Receive a report and hold a discussion regarding Section 2.83(c) of the City Code which governs boards, commissions, and committees specifically related to the attendance policy.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Attendance Presentation](#)
 [Exhibit 3 - TIRZ 1 Attendance Chart](#)

- C. [TIF26-016](#) Staff Reports:
 1. Future Agenda Items - Brittany Sotelo

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

4. CONCLUDING ITEMS

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

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

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on February 19, 2026, in advance of the three (3) business day 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 TWO (2) BUSINESS DAYS 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.