

DOWNTOWN TIRZ 1 HISTORICAL ANALYSIS

BRITTANY SOTELO, ECONOMIC DEVELOPMENT DIRECTOR

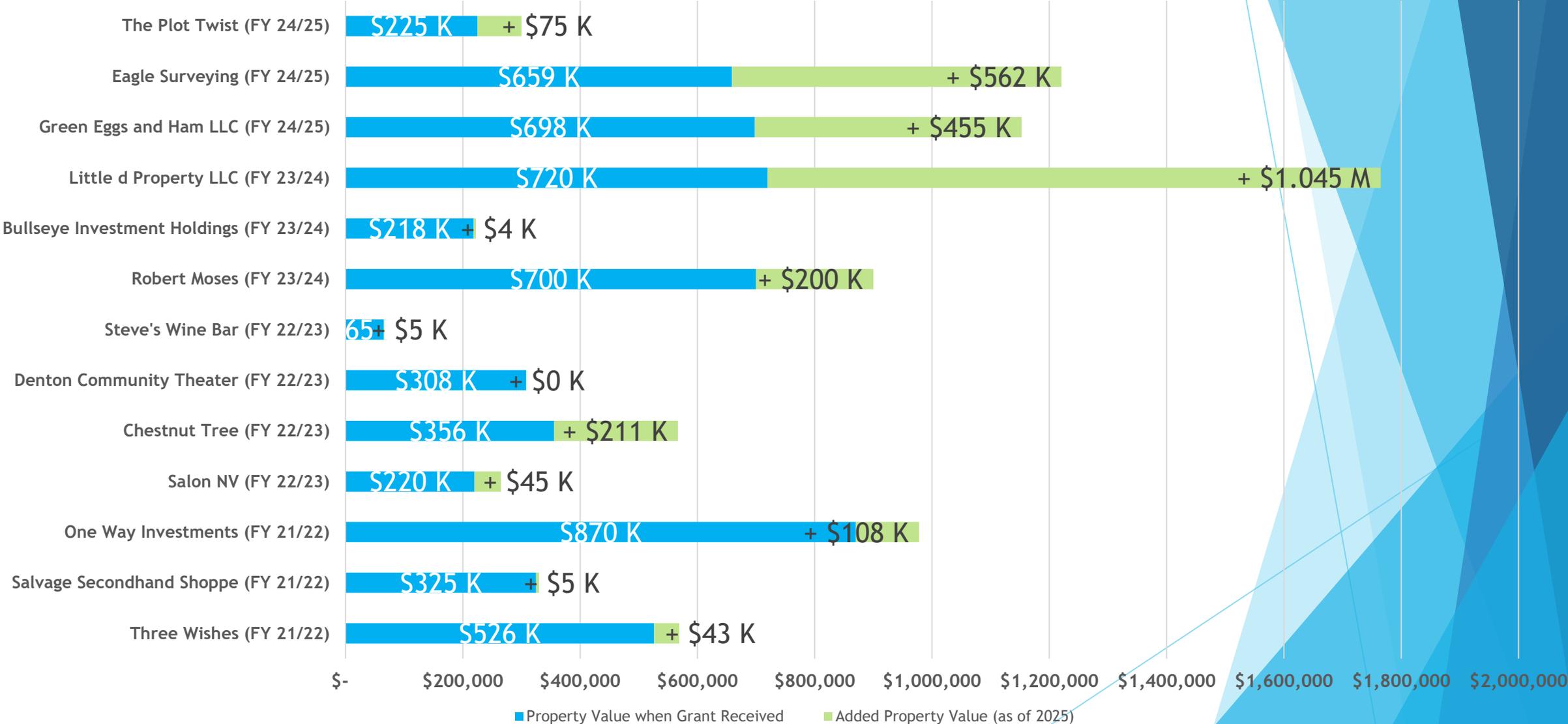
FEBRUARY 19, 2026

Background

- ▶ Ord. 18-3121: Approved changes to the funding source (moved from mixed beverage tax to TIRZ), policy and procedures for the Downtown Reinvestment Program.
- ▶ Ord. 20-1521: Approved changes to the maximum available grant award for the Downtown Reinvestment Grant Program.
- ▶ July 28, 2021 - TIRZ Board approved increasing annual Downtown Reinvestment Grant budget to \$200,000.
- ▶ Ord. 21-2626: Approved changes to the maximum available grant award and limiting the number and timing of grants for properties that have already been improved under the Downtown Reinvestment Grant Program.
- ▶ Ord. 22-2567: Approved fire suppression changes to the Downtown Reinvestment Grant Policy

	Applicant	Address	Project Amount	Amt. Requested	Amt. Granted	Property Value 2021/2022	Property Value 2025	Difference	ROI
2021/2022	Three Wishes	108 W. Oak	\$2,410.00	\$1,205.00	\$1,205.00	\$526,000.00	\$569,000.00	\$43,000.00	1:02
	Salvage Secondhand Shoppe	225 W. Oak	\$604.04	\$302.02	\$302.02	\$325,000.00	\$330,000.00	\$5,000.00	1:02
	One Way Investments	222 S. Elm	\$785,575.21	\$50,000.00	\$50,000.00	\$870,000.00	\$978,000.00	\$108,000.00	1:16
Total Approved or Paid during FY 21/22				\$51,507.02	\$51,507.02				
						Property Value 2022/2023			
2022/2023	Salon NV	305 S. Locust	\$138,000.00	\$50,000.00	\$50,000.00	\$220,000	\$265,000.00	\$45,000.00	1:03
	Chestnut Tree	107 W. Hickory	\$101,743.00	\$50,000.00	\$50,000.00	\$356,000.00	\$567,026.00	\$170,026.00	1:02
	Denton Community Theater	214 W. Hickory	\$7,963.00	\$2,500.00	\$2,500.00	\$308,097.00	\$308,097.00	\$0 (non-profit)	1:03
	Steve's Wine Bar	111 Industrial	\$40,000.00	\$20,000.00	\$20,000.00	\$65,215.00	\$70,551.00	\$5,336.00	1:02
Total Approved or Paid during FY 22/23				\$122,500.00	\$122,500.00				
						Property Value 2023/2024			
2023/2024	Robert Moses	115-117 W. Hickory	\$8,044.00	\$4,022.00	\$2,011.22	\$700,000.00	\$900,000.00	\$200,000.00	1:02
	Bullseye Investment Holdings	108 W. McKinney	\$142,800.00	\$50,000.00	\$50,000.00	\$218,442.00	\$222,478.00	\$4,036.00	1:03
	Little d Property LLC	104-106 W. Oak	\$1,078,269.00	\$100,000.00	\$100,000.00	\$720,000.00	\$1,765,121.00	\$1,045,121.00	1:10
Total Approved or Paid during FY 23/24				\$154,022.00	\$152,011.22				
						Property Value 2024/2025			
2024/2025	Green Eggs and Ham LLC	116 W. Oak	\$298,529.00	\$100,000.00	\$100,000.00	\$697,887.00	\$1,152,785.00	\$454,898.00	1:03
	Eagle Surveying	212 W. Sycamore	\$1,465,727.93	\$50,000.00	\$50,000.00	\$658,920.00	\$1,220,900.00	\$561,980.00	1:29
	The Plot Twist	227 W. Oak	\$49,605.00	\$47,000.00	\$35,000.00	\$225,000.00	\$300,000.00	\$74,500.00	1:01
Total Approved or Paid during FY 24/25									

Property Value Growth - Downtown Reinvestment Grant Recipients



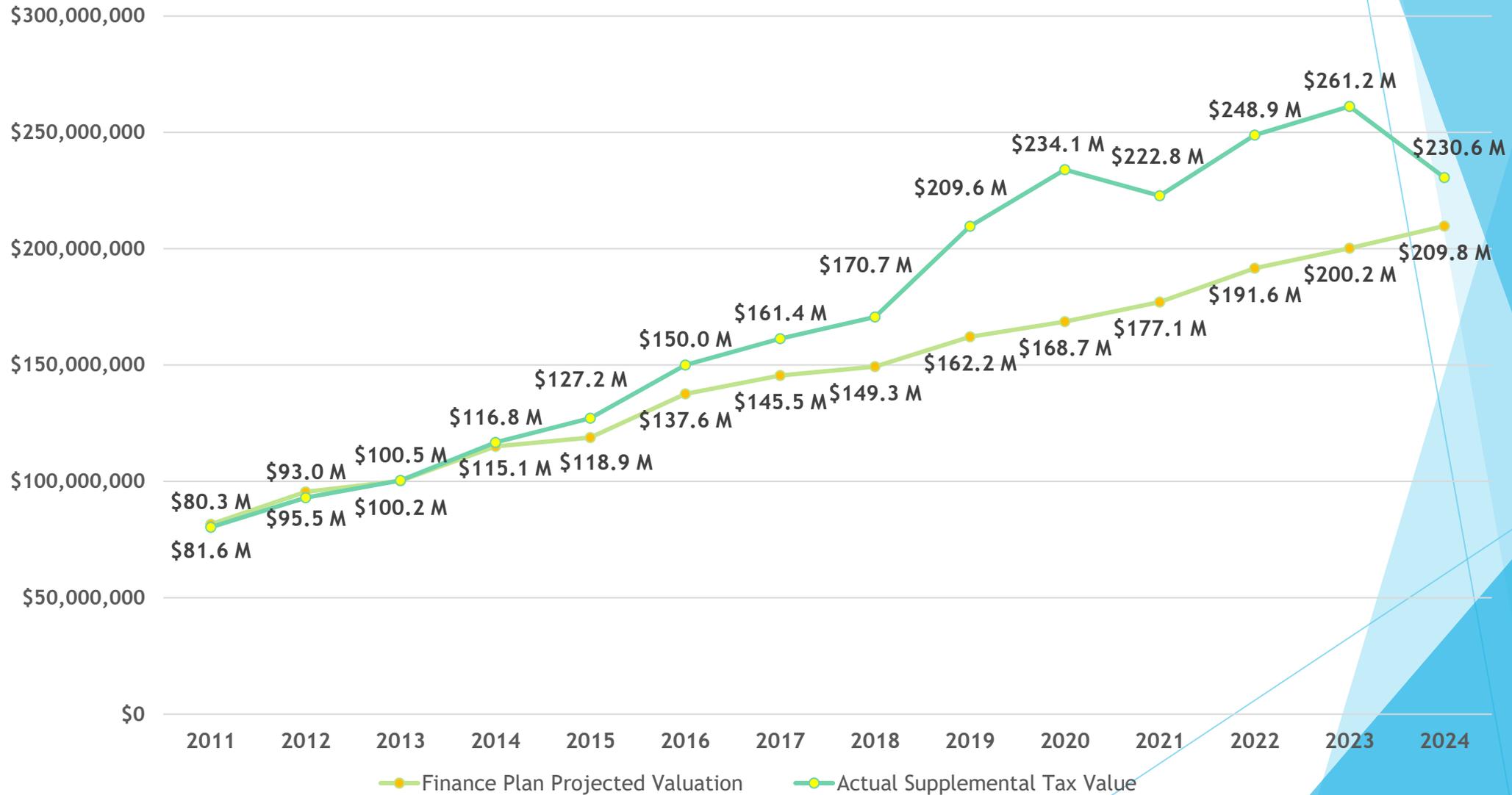
2010 TIRZ Project and Finance Plan Projected Valuation

TABLE 2
Annual Incremental Funds Provided for TIF No. 1 Years 2010-2040

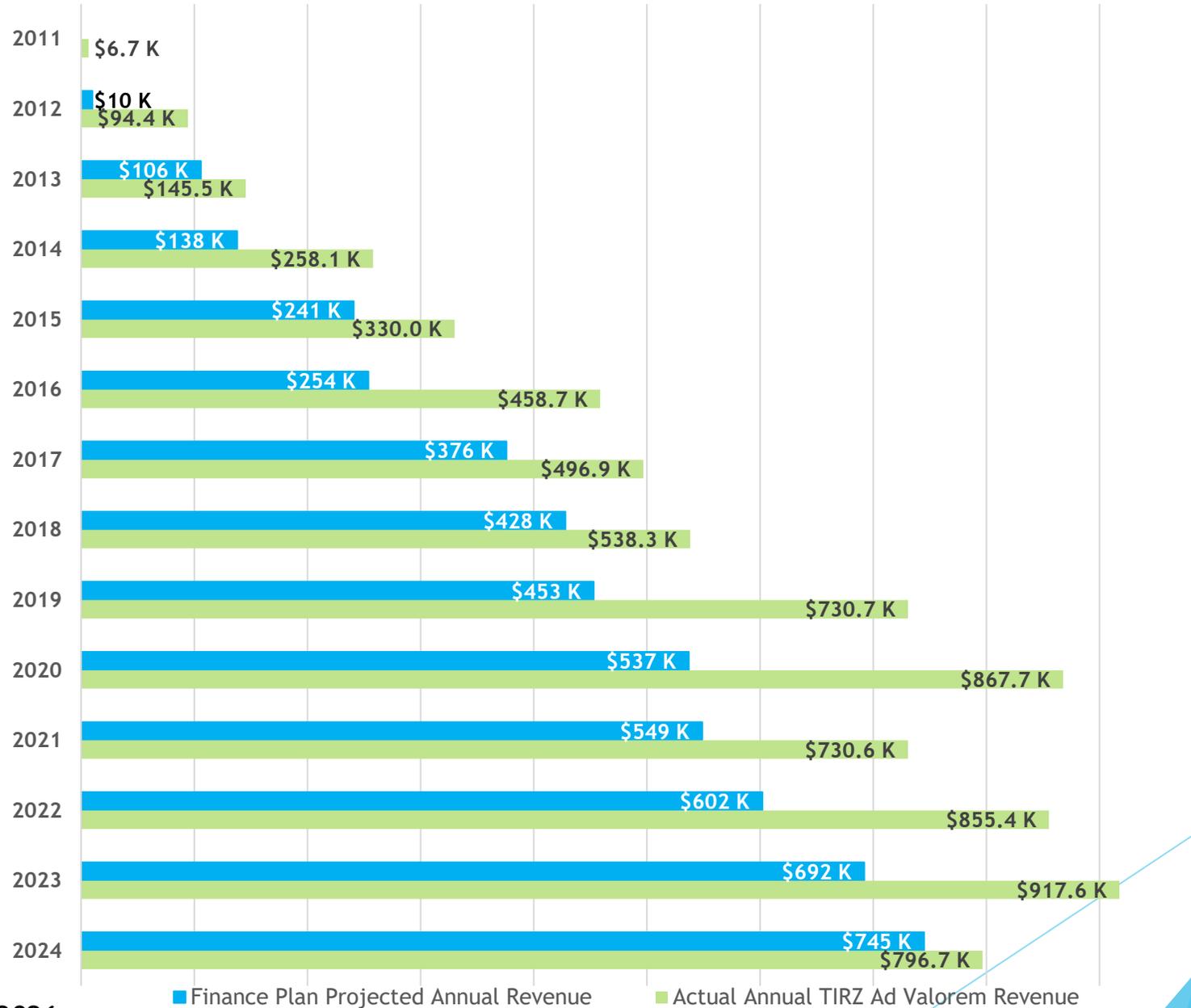
Year	ASSESSED VALUE \$M	BASE ASSESSED VALUE \$M	ANNUAL CAPTURED VALUE \$M	TIF FUND, \$K
2010	80.2	80.2	--	--
2011	81.6	80.2	1.4	--
2012	95.5	80.2	15.3	10
2013	100.2	80.2	20.0	106
2014	115.1	80.2	34.9	138
2015	118.9	80.2	38.7	241
2016	137.6	80.2	57.4	254
2017	145.5	80.2	65.3	376
2018	149.3	80.2	69.1	428
2019	162.2	80.2	82.0	453
2020	168.7	80.2	88.5	537
2021	177.1	80.2	96.9	549
2022	191.6	80.2	111.4	602
2023	200.2	80.2	120.0	692
2024	209.8	80.2	129.6	745
2025	223.9	80.2	143.7	805
2026	234.1	80.2	153.9	892
2027	244.3	80.2	164.1	955
2028	259.6	80.2	179.4	1,019
2029	266.9	80.2	186.7	1,114
2030	277.8	80.2	197.6	1,159
2031	283.7	80.2	203.5	1,159
2032	294.6	80.2	214.4	1,193
2033	300.6	80.2	220.4	1,257
2034	311.7	80.2	231.5	1,292
2035	318.3	80.2	238.1	1,357
2036	327.9	80.2	247.7	1,396
2037	334.6	80.2	254.4	1,452
2038	344.4	80.2	264.2	1,492
2039	351.2	80.2	271.0	1,549
2040	--	--	--	1,589
TOTAL	351.2	80.2	271.0	24,811

	2010	TIF CONTRIBUTION TAX RATE / \$100 VALUATION			
	Tax Rate / \$100 Valuation	YEARS 1 - 5	YEARS 6 - 10	YEARS 11 - 20	YEARS 21 - 30
City of Denton	0.68975	0.68975	0.6552625	0.6207750	0.5862875

2010 PFP Projections vs. Actual TIRZ 1 Valuation



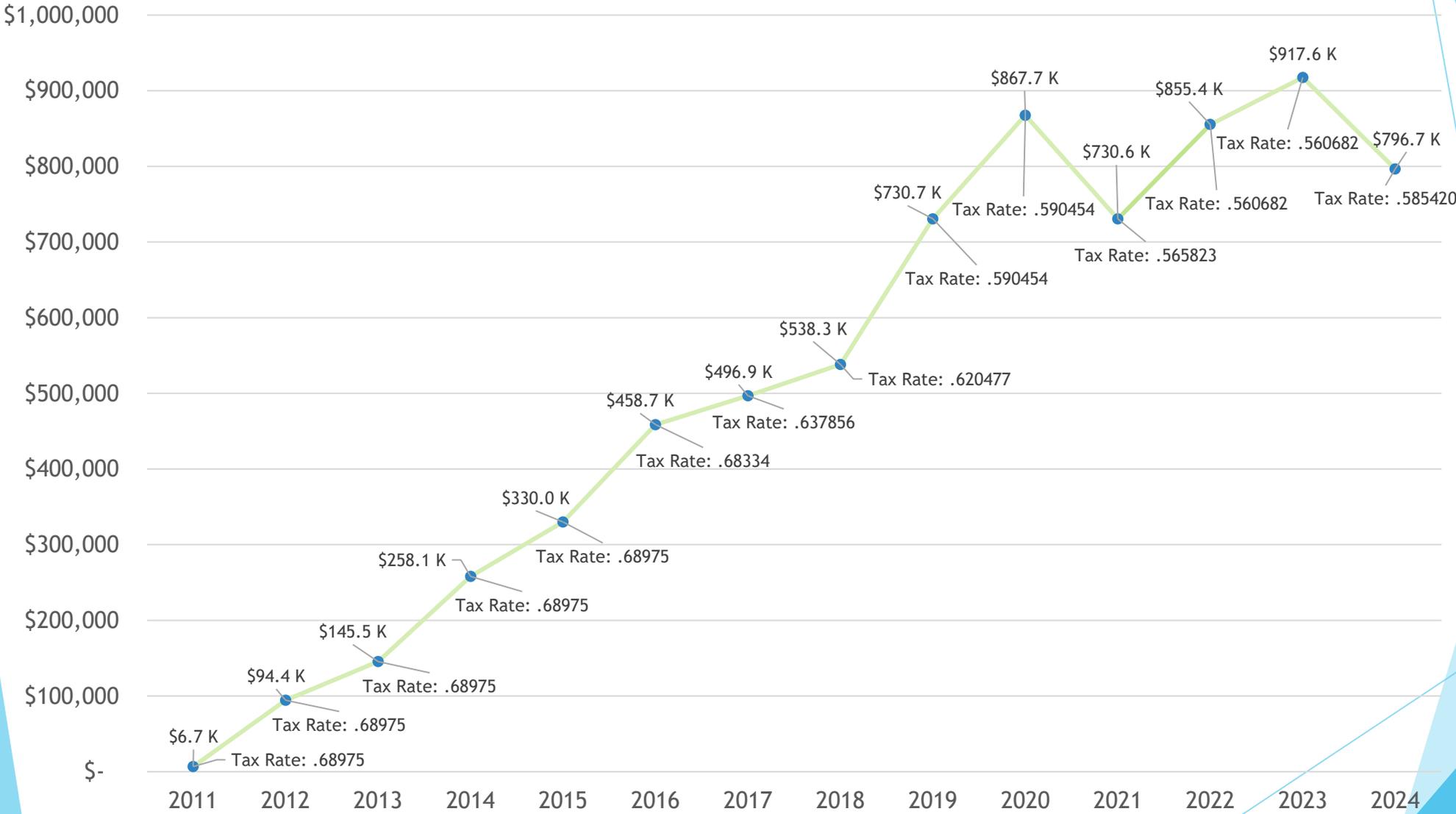
2010 PFP Projected vs. Actual TIRZ 1 Annual Revenue



Projected Plan Versus Actual Comparison of Value and Revenue

Tax Year	Fiscal Year as of 9/30	Valuation					Revenue				
		Finance Plan Projected Valuation in M*	Finance Plan Projected Valuation*	Actual Supplemental Tax Value	Numerical Difference	Percent Difference	Finance Plan Projection Revenue in K	Finance Plan Projected Annual Revenue	Actual Annual TIRZ Ad Valorem Revenue	Numerical Difference	Percent Difference
2010	2010-2011			\$ 79,356,854					N/A		
2011	2011-2012	1.4	81,600,000	80,331,050	-1,268,950	-1.6	0	0	6,720	6,720	N/A
2012	2012-2013	15.3	95,500,000	93,040,263	-2,459,737	-2.6	10	10,000	94,381	84,381	843.81
2013	2013-2014	20.0	100,200,000	100,452,300	252,300	0.3	106	106,000	145,506	39,506	37.27
2014	2014-2015	34.9	115,100,000	116,769,435	1,669,435	1.4	138	138,000	258,053	120,053	86.99
2015	2015-2016	38.7	118,900,000	127,204,599	8,304,599	6.5	241	241,000	330,030	89,030	36.94
2016	2016-2017	57.4	137,600,000	150,021,979	12,421,979	8.3	254	254,000	458,739	204,739	80.61
2017	2017-2018	65.3	145,500,000	161,351,215	15,851,215	9.8	376	376,000	496,856	120,856	32.14
2018	2018-2019	69.1	149,300,000	170,678,753	21,378,753	12.5	428	428,000	538,300	110,300	25.77
2019	2019-2020	82.0	162,200,000	209,626,251	47,426,251	22.6	453	453,000	730,722	277,722	61.31
2020	2020-2021	88.5	168,700,000	234,054,363	65,354,363	27.9	537	537,000	867,747	330,747	61.59
2021	2021-2022	96.9	177,100,000	222,831,388	45,731,388	20.5	549	549,000	730,631	181,631	33.08
2022	2022-2023	111.4	191,600,000	248,865,847	57,265,847	23.0	602	602,000	855,366	253,366	42.09
2023	2023-2024	120.0	200,200,000	261,202,019	61,002,019	23.4	692	692,000	917,616	225,616	32.60
2024	2024-2025	129.6	209,800,000	230,565,487	20,765,487	9.0	745	745,000	796,685	51,685	6.94
Totals								5,131,000.0	\$ 7,227,352	\$2,096,352	

Annual TIRZ 1 Revenue and Local Property Tax Rate



Budget

- ▶ Existing: \$200,000 annually for Downtown Reinvestment Grant

TIRZ One (286) Grant						
Company	2024-25 Budget	FY 2024-25 Estimate	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
Fine Arts Theater of Denton	N/A	N/A	\$1,342,251	\$143,055	\$79,939	\$55,624
Downtown Reinvestment Grant Program	\$200,000	\$185,000	\$200,000	\$200,000	\$200,000	\$200,000
Total TIRZ City Ad Valorem	\$200,000	\$200,000	\$1,542,251	\$343,055	\$279,939	\$255,624

- ▶ Proposed: \$300,000 annual limit for FY25-26

Questions