

MINUTES
CITY OF DENTON
DENTON TAX INCREMENT FINANCE ZONE NO. 1 BOARD

November 17, 2017

After determining that a quorum was present, the Denton Tax Increment Finance Zone No. 1 Board convened on Friday, November 17, 2017, at 12:14 p.m. in the City Hall Work Session Room, 215 E. McKinney, Denton, Texas.

PRESENT: Virgil Strange, Hank Dickenson, Sara Bagheri, Ben Esely, and Paul Meltzer

ABSENT: Gerard Hudspeth, Melissa Lenaburg

STAFF PRESENT: Bryan Langley, Julie Glover, Christina Davis, and Michelle Coughlin

1. REGULAR MEETING

A. TIF17-007 Consider approval of the minutes of the July 21, 2017, meeting.

Strange made a motion to approve the minutes as presented. Bagheri seconded the motion was approved (3-1). Meltzer opposed.

B. TIRZ17-005 Receive a report, hold a discussion, and make a recommendation to City Council for a Chairperson for the Tax Increment Zone No. 1 (Downtown TIF) Board of Directors.

Bagheri motioned to recommend Melissa Lenaburg to the City Council as Chairperson for the Tax Increment Zone No. 1. (Downtown TIF) Board of Directors. Meltzer seconded the motion. The motion was approved unanimously with a vote of (4-0).

C. TIRZ17-006 Receive a report, hold a discussion, and elect a Vice-Chair of the Tax Increment Reinvestment Zone No. 1 (Downtown TIF) Board of Directors.

Esely motioned to recommend Paul Meltzer as Vice-Chair of the Tax Increment Reinvestment Zone No. 1 (Downtown TIF) Board. Bagheri seconded the motion. The motion was approved unanimously with a vote of (3-0).

D. TIF17-008 Receive a report, hold a discussion, and make recommendations to City Council to fill three seats on the Tax Increment Reinvestment Zone No. 1 (Downtown TIF) Board.

Bagheri made a motion to recommend to City Council; Alex Payne, John Lenz, and Melissa Lenaburg to fill three seats on the Tax Increment Reinvestment Zone No. 1 (Downtown TIF) Board. Meltzer seconded the motion. The motion was approved unanimously with a vote of (4-0).

E. TIF17-009

Receive a report and hold a discussion regarding quarterly Downtown Tax Increment Reinvestment Zone No. 1 (Downtown TIF) meeting dates for 2018.

Bagheri motioned to schedule Downtown Tax Increment Reinvestment Zone No. 1 (Downtown TIF) lunch meetings every other month, on the fourth Wednesday, at 12:00 p.m. Meltzer seconded the motion. The motion was approved unanimously (4-0).

Dickenson Arrived.

F. TIF17-010

Receive a report, hold a discussion, and make recommendation to City Council regarding Capital Improvement Projects in Tax Increment Financing Zone No. 1 (Downtown TIF).

The Board chose to recommend to City Council, regarding Capital Improvement Projects in the Tax Increment Financing Zone No. 1 (Downtown TIF), the funding for the following projects (Numbers 2-5 on item F, back-up information).

- North Locust, north of the Square: sidewalks on both sides, ADA Ramps, and Pedestrian-scale lighting to McKinney.
- North Elm, north of the Square: sidewalks on both sides, ADA ramps, and pedestrian –scale lighting to Parkway.
- Pedestrian scale lighting on W. Oak Street, west of the Square, from the 200 block to the east side of Carroll Blvd.
- Pedestrian scaled lighting on W. Hickory Street, west of the Square, from the 200 block to the east side of Carroll Blvd.

The dollar amounts in the back-up information are estimates, not to exceed 33% of the fund at year end projections.

Bagheri motioned to recommend to City Council, regarding Capital Improvement projects in the Tax Increment Financing Zone No. 1, projects listed as 2-5 on the back-up information and outlined above. Metzler seconded the motion. The motion was approved unanimously (5-0).

G. TIF17-011

Receive a report, hold a discussion, and give staff direction regarding changes to the Downtown Reinvestment Grant Program, funding source, policy, and procedure.

The Board decided they have time to make a decision and they chose to postpone this item to another meeting.

The meeting adjourned at 1:45 p.m.