



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

ACM: Christine Taylor

DATE: December 4, 2025

SUBJECT

Receive a report, hold a discussion, and make a recommendation to the Tax Increment Reinvestment Zone Number One Board regarding a Downtown Reinvestment Grant Program Fire Suppression application for 115 – 116 N. Elm Street, Fine Arts Theater of Denton, LLC.

BACKGROUND

The Fine Arts Theater was built in 1934 and has been the centerpiece of the Denton Square for over 80 years. However, its entertainment roots date back further to the Graham Opera House, established in 1877. By 1935, after the opera house's era ended, the building was transformed into the Texas Theatre, joining the vibrant "Theatre Row" of Denton alongside names like the Majestic and the Dreamland. The theater landscape evolved, and by 1957, the Texas Theatre was renamed The Fine Arts Theater. Although it faced challenges, including a closure in 1981 and a fire in 1982, its legacy has persisted as an icon and landmark of the Downtown Denton Square.

The Theater was purchased by Fine Arts Theater of Denton, LLC in 2018. Since acquiring the property, the owners have made strides in the predevelopment and planning phases:

- Engaged Architexas, a Dallas-based historic preservation architectural firm, to assist in the development of renovation plans.
- Remediate asbestos and mold, ensuring the structure meets health and safety standards.
- Completed demolition of the interior in readiness for a renovation and expansion.
- Completed construction of a new roof.
- Partnership with local contractor Tim Beaty Builders to value-engineer and formulate a comprehensive renovation budget.
- Completed renovation plans and specifications and received a city permit.
- Parts 1 and 2 of the historic tax credit applications are approved by the National Park Service and Texas Historical Commission. Part 3 will be completed and the final award of the tax credits is done at the completion of the project.

Project

The Fine Arts Texas Theatre renovation is a significant undertaking, representing a capital investment of \$9,119,623. Once completed, the theater will offer a variety of spaces tailored to diverse audience sizes and needs:

- A 200-seat main theater
- A 30-seat VIP Mezzanine
- A 50-seat private theater

In addition to the viewing areas, the theater will house a concession and bar area. The theater's functionality extends beyond just film screenings. It is envisioned as a multi-use venue, capable of hosting film festivals, concerts, live performances, and private event rentals. This improvement will support the increase in property value for the Tax Increment Reinvestment Zone Number One and provide improvements to health and safety.

Projected Improvements include: Fire Suppression System

Project Submitted Expenses: \$118,447.13

Grant Request: \$50,000.00

Applicable Policy Limits:

- *Fire Suppression Systems:* Installation of a new fire suppression system or necessary updates to an existing fire suppression system in accordance with the International Fire Code (IFC) and International Building Code Chapter 9, currently followed by the City of Denton. Grant limits: Fire Suppression System grants are limited to a 50% match with a cap of \$50,000 per grant.

PRIOR ACTION/REVIEW

On April 2, 2024, City Council approved Ordinance 24-415 approving an Economic Development agreement under Chapter 380 of the Local Government Code to promote economic development, increase foot traffic, stimulate business activity and economic growth of the City of Denton between the City of Denton and Fine Arts Theater of Denton, LLC for an amount not to exceed \$1,620,869 of Tax Increment Reinvestment Zone Number One funds.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Grant Application

Exhibit 3 – Presentation

Respectfully submitted:

Kristen Pulido

Main Street Program Manager

Office of Economic Development