



City of Denton

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

Meeting Agenda

Economic Development Partnership Board

Wednesday, May 14, 2025

11:00 AM

Development Service Center

After determining that a quorum is present, the Economic Development Partnership Board of the City of Denton, Texas, will convene in a Regular Meeting on Wednesday, May 14, 2025, at 11:00 a.m. in the Development Service Center Training Rooms 3, 4, and 5 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. [EDP25-009](#) Receive nominations and elect a Chair to the Economic Development Partnership Board.

Attachments: [Exhibit 1 - Agenda Information Sheet.pdf](#)

- B. [EDP25-010](#) Receive nominations and elect a Vice-Chair to the Economic Development Partnership Board.

Attachments: [Exhibit 1 - Agenda Information Sheet.pdf](#)

- C. [EDP25-011](#) Consider approval of the meeting minutes for April 9, 2025.

Attachments: [April 9, 2025 EDPB Meeting Minutes - DRAFT](#)

- D. [EDP25-012](#) Consider making a recommendation to City Council for approval of an incentive agreement for US Cold Storage, LP for a 60% property tax rebate for eight years and 75% sales tax rebate for the construction and equipping of the expanded facility under Chapter 380 of the Local Government Code; for an amount not to exceed \$1,067,871.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Incentive Evaluation Matrix](#)
[Exhibit 3 - Economic Impact Summary](#)
[Exhibit 4 - Presentation](#)

- E. [EDP25-013](#) Consider making a recommendation to City Council for approval of an incentive agreement for Mayday Manufacturing Co. for a 60% property tax rebate for ten years and an expansion grant under Chapter 380 of the Local Government Code; for an amount not to exceed \$577,944.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Incentive Evaluation Matrix](#)
 [Exhibit 3 - Economic Impact Summary](#)
 [Exhibit 4 - Presentation](#)

3. WORK SESSION

- A. [EDP25-015](#) Staff Reports:
1. Stoke Update - Heather Gregory
 2. DEDC Update - Rick Woolfolk
 3. Director Report - Brittany Sotelo
 4. Economic Trends Report - Matilda Weeden
 5. Future Agenda Items - Brittany Sotelo

Attachments: [Exhibit 1 - Agenda Information Sheet.pdf](#)
 [Exhibit 2 - Stoke Update Presentation.pdf](#)
 [Exhibit 3 - Director's Report Presentation.pdf](#)
 [Exhibit 4 - Economic Trends Report.pdf](#)
 [Exhibit 5 - Future Agenda Items.pdf](#)

4. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Economic Development Partnership 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 Economic Development Partnership 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 May 9, 2025, in advance of the 72-hour 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 48 HOURS 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.