

April 2, 2026

d20 Keep

112 W. Oak St., Suite 200

**Kristen Pulido
Main Street Program Manager
Office of Economic Development**

FY 25/26 Downtown Reinvestment Grant Budget Status

FY 25/26 Downtown Reinvestment Grant Pipeline Stage		
Status	Total	Est. Amount Awarded
Application Review	2	\$107,500
Awaiting Application	2	\$200,000
Leads	2	\$50,000
TOTALS	6	\$357,500

Projected 25/26 Tax Increment Reinvestment Zone Number One Grants			
Phase	Owner/Business	Address	Requested Amount
COUNCIL	Fine Arts Theater of Denton, LLC	115-116 N. Elm St.	\$50,000
COUNCIL	West Oak Coffee Bar	114 W. Oak St.	\$50,000
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TIRZ 1	Brakefield Pools	520 S. Elm St.	\$10,000
TIRZ 1	325 W. McKinney St.	325 W. McKinney	\$50,000
TIRZ 1	Ruby Rodeo/Red Italian	122 N. Locust	\$50,000
DEDC	d20 Keep	112 W. Oak St.	\$23,031
		TOTAL	\$283,031
		<i>FY 25/26 Grant Budget</i>	<i>\$200,000</i>
		<i>Est. Fund Balance</i>	<i>(\$83,031)</i>

ALIGNMENT WITH CITY PLANS

- **City's Strategic Plan**
 - Key Focus Area 3: Foster Economic Opportunity and Affordability
 - Grow Denton's Economic Vitality
 - Key Focus Area 4: Strengthen Community and Quality of Life
 - Preserve Community Character and Identity
 - Strengthen Community Amenities
- **Economic Development Strategic Plan**
 - 2D.2 Downtown Development
- **Design Downtown Plan**
 - Community Priority: Retail and Commercial Development

BACKGROUND

- 2022 – Mark Michnevitz opens d20 Tavern
 - A craft beer and boardgame venue.
 - Features 20 local craft beers and over 400 tabletop games

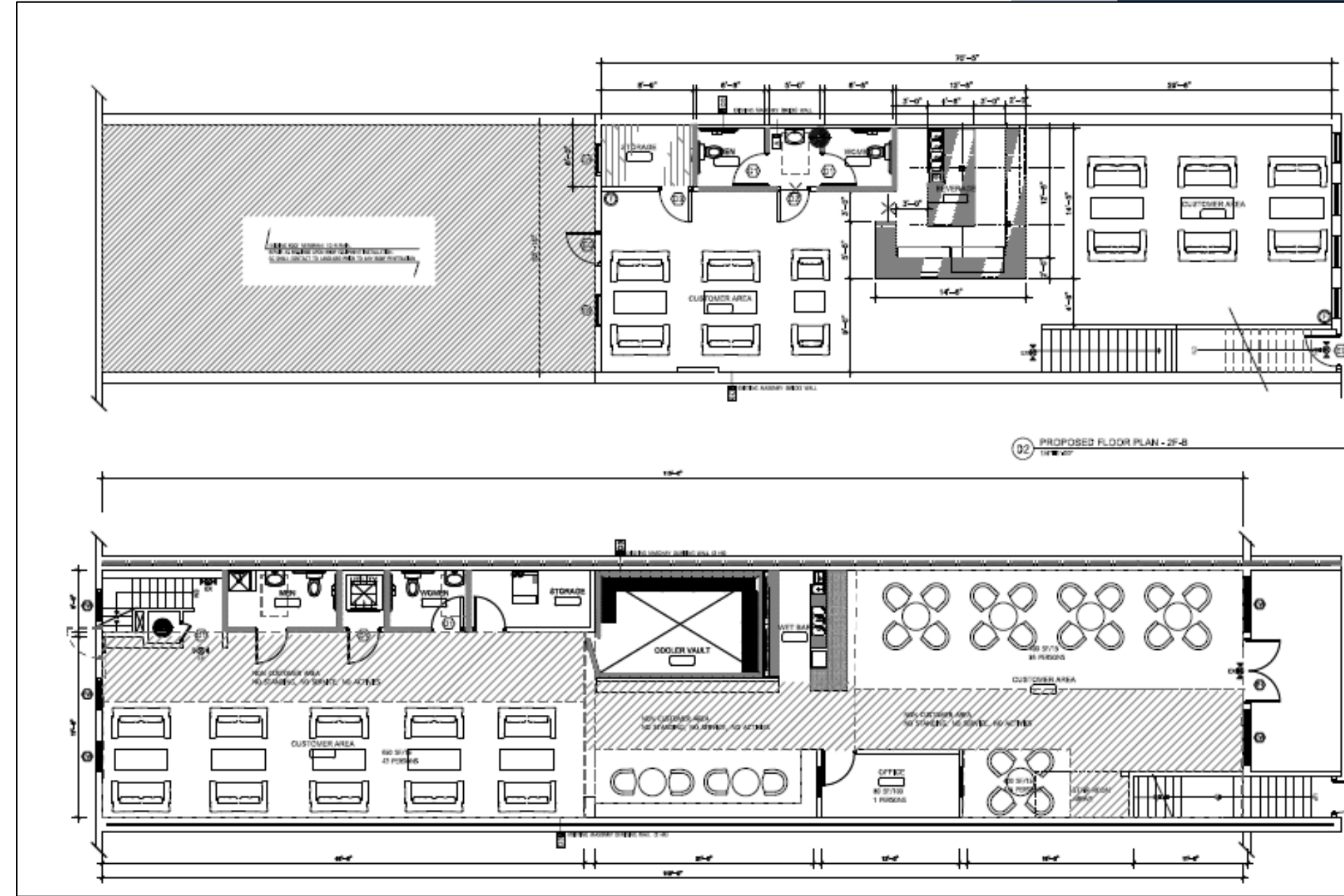
PROJECT

- After more than four years of successful operations, d20 plans to expand into the building's second floor. The new space, branded as "d20 Keep," will offer a similar experience to d20 Tavern.
 - Adds 1760 square feet
 - 29 more occupants
 - Adds a bar and restrooms, as well as completing interior restoration.



UTILITY UPGRADES

- Mechanical
- Electrical
- Plumbing
- **Projected Cost: \$45,242**



INTERIOR/ CODE IMPROVEMENT

- ADA grab bar
- **Projected Cost: \$820.00**

ELIGIBLE EXPENSES

Projected Project Cost: \$46,062

TOTAL Capital Investment: \$99,638

112 W. Oak St. Suite 200, d20 Keep - Grant Application

Project Category	Estimated Cost	Grant Limit
Utility Upgrades	\$45,242	\$22,621
Interior/Code Improvement	\$820.00	\$410.00
Total Project Cost	\$46,062	\$23,031
Total Grant Request:	\$23,031	

SCORING

Downtown Reinvestment Grant Scoring Sheet



<https://forms.office.com/g/2RqhSzTWMc>

NEXT STEPS:

- Recommend approval of the amount determined by the DEDC scoring for submission to the Tax Increment Reinvestment Zone Number One Board.
- Recommend approval of an amount below the DEDC scoring recommendation to the Tax Increment Reinvestment Number One Board.
- Do not recommend approval of grant application.

Questions?

Mark Michnevitz
Owner, d20 Tavern and d20 Keep