



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda

### Tax Increment Reinvestment Zone Number Two Board

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Wednesday, June 25, 2025

12:30 PM

Development Service Center

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#### SPECIAL CALLED

After determining that a quorum is present, the Tax Increment Reinvestment Zone Number Two Board of the City of Denton, Texas, will convene in a Special Called Meeting on Wednesday, June 25, 2025, at 12:30 p.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. [TIRZ25-005](#) Consider approval of the minutes of the May 14, 2025, Tax Increment Reinvestment Zone Number Two Board.

Attachments: [May 14, 2025 TIRZ 2 Meeting Minutes - DRAFT](#)

- B. [TIRZ25-004](#) Consider verification of project costs described in a reimbursement request submitted by Westray Group, LP and approval of payment of Verified Project Costs to Westray Group, LP for improvements in Tax Increment Reinvestment Zone Number Two, City of Denton, Texas, in an amount not to exceed \$3,280,285.75.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Reimbursement Agreement 2014-142](#)  
[Exhibit 3 - First Amendment 2015-169](#)  
[Exhibit 4 - Westray Reimbursement Spreadsheet and Attachment Summary](#)  
[Exhibit 5 - Confirmation of Verified Costs Form](#)  
[Exhibit 6 - Presentation](#)

#### 3. WORK SESSION

- A. [TIRZ25-006](#) Receive a report, hold a discussion regarding the performance of the Tax Increment Reinvestment Zone Number Two and how that relates to the Finance Plan.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Westpark TIRZ Finance Plan and Feasibility Analysis](#)  
[Exhibit 3 - Presentation](#)

#### 4. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Tax Increment Reinvestment Zone Number Two 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 Tax Increment Reinvestment Zone Number Two 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 June 18, 2025, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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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.