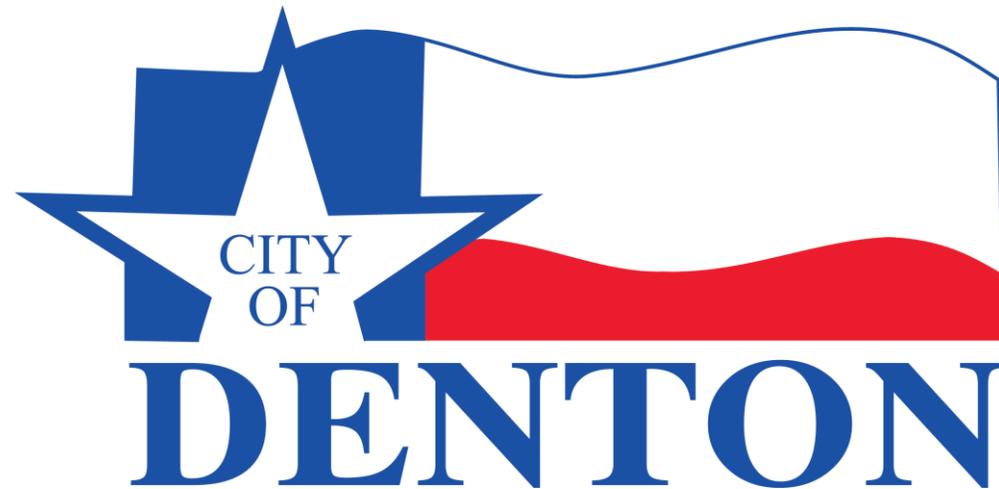


Denton Woman's Club Building Lease



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ID 26-0025

Presentation Summary and Goal

The City of Denton currently holds a 99-year lease agreement with the Denton City Federation of Woman's Clubs. In Fall 2025, the Federation approached the City to express interest in renewing the lease. The City is currently performing due diligence and reviewing proposed lease terms. The goal of today's presentation is to provide background information on the building and site, along with important context from the 2022 work session and the Downtown Master Plan.

Background

- The Woman's Club Building is located within Quakertown Park, a site that was historically a Freedmen's Town before being converted into a city park in the 1920s
- The Denton Woman's Club Building is owned and operated by the Denton City Federation of Women, a nonprofit organization founded in 1913.
- Located within Quakertown Park (28,790 square feet land lease)
- The lease was originally executed in 1927 for a total of \$1.00 for the full term (99 years) and is set to expire in August 2026.
- The Woman's Club Building was constructed by the Federation as a gathering space for civic, cultural, and educational activities.

Background (Prior Discussion on the Building)

- In September 2022, the City Council held a work session following a two-minute pitch on how the City could commemorate former residents of Quakertown. Several ideas were discussed, including:
 - Terry Avenue sidewalk installation
 - Memorial markers
 - Use of the Woman’s Club Building as a museum space
 - A healing or reconciliation garden
 - A “living museum” concept
- At the conclusion of the work session, City Council directed staff to incorporate a memorial into the Downtown Master Plan.

Background (Prior Discussion on the Building)

- The Design Downtown Denton plan, adopted in September 2024, includes a key vision element focused on the redesign of Quakertown Park.
- This vision acknowledges the park's layered history as a Freedmen's Town and included the following in the plan design and was developed in part through consultation with Quakertown descendants.
 - Historical Monument
 - History Walk
 - Terry Avenue Monument
 - White Lilac Monument & Healing Garden
 - Remembrance Monument
- The plan did not include any changes to the Woman's Club Building

Current Building Use / Community Value

- High civic use for Non-profits
 - Trammell Group Footlight Fundraising Series
 - Books, Music & More Lecture Series
 - Festivals: Texas Storytelling & Denton Arts and Jazz Festival
- Available for rental to the public
 - Social events
 - Club meetings
 - Wedding receptions
- Amenities
 - Space up to 120 guests
 - Assembly room with stage
 - Kitchen with entrance for caterers

Next Steps

- Continue due diligence on the site
- Review and negotiate proposed lease terms
- Return to Council with an action item for consideration