



# 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 One Board

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Wednesday, February 28, 2024

12:00 PM

Development Service Center

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#### Special Called Meeting

After determining that a quorum is present, the Tax Increment Financing Reinvestment Zone Number One Board of the City of Denton, Texas, will convene in a Special Called Meeting on Wednesday, February 28, 2024, at 12:00 p.m. in the Development Service Center Training Rooms 1 and 2 at 401 N. Elm Street, Denton, Texas at which the following items will be considered:

#### 1. ITEMS FOR CONSIDERATION

- A. [TIF24-007](#) Receive nominations and make a recommendation to City Council for a chair of the Tax Increment Reinvestment Zone Number One Board.  
*Attachments:* [Exhibit 1 - Agenda Information Sheet](#)
- B. [TIF24-001](#) Receive nominations and elect a vice chair of the Tax Increment Reinvestment Zone Number One Board.  
*Attachments:* [Exhibit 1 - Agenda Information Sheet](#)
- C. [TIF24-002](#) Consider approval of the minutes of the September 13, 2023 Tax Increment Reinvestment Zone Number One Board.  
*Attachments:* [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Draft Minutes of September 13, 2023](#)
- D. [TIF24-003](#) Receive a report, hold a discussion, and consider approval of an annual meeting schedule.  
*Attachments:* [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Meeting Schedule](#)
- E. [TIF24-004](#) Receive a report, hold a discussion, and make recommendations to the City Council regarding an application for a fire suppression grant in an amount not to exceed \$50,000 from TIRZ funds and a rehabilitation grant in an amount not to exceed \$50,000 from TIRZ funds for 116 W. Oak St. by Green Eggs & Ham, LLC., as part of the Downtown Reinvestment Grant Program.  
*Attachments:* [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Grant Applications](#)  
[Exhibit 3 - Amended HPO Review](#)  
[Exhibit 4 - Presentation](#)
- F. [TIF24-005](#) Receive a report, hold a discussion, and make a recommendation to City Council regarding an economic development incentive request for 113-115 N. Elm Street by the

Fine Arts Theater of Denton, LLC.

- Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Project Concept](#)  
[Exhibit 3 - Incentive Evaluation Matrix](#)  
[Exhibit 4 - Underwriting Report](#)  
[Exhibit 5 - Project Impact](#)  
[Exhibit 6 - Presentation](#)

- G. [TIF24-006](#)      Staff Reports:
1. Economic Development Director Hiring Update - Christine Taylor
  2. Main Street Program Update - Kristen Pulido
  3. Downtown Master Plan Update - Cameron Robertson and Sean Jacobson

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

## 2. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Tax Increment Financing Reinvestment Zone Number One 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 Financing Reinvestment Zone Number One 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 February 23, 2024, 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.

