



# City of Denton

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

## Meeting Agenda

### Tax Increment Reinvestment Zone Number One Board

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Wednesday, March 27, 2024

12:00 PM

Development Service Center

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After determining that a quorum is present, the Tax Increment Reinvestment Zone Number One Board of the City of Denton, Texas, will convene in a Regular Meeting on Wednesday, March 27, 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. [TIF24-008](#) Consider approval of the minutes of February 28, 2024.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Draft Minutes of February 28, 2024](#)

- B. [TIF24-014](#) Receive nominations and make a recommendation to the City Council to appoint a new member to fill the vacant seat of Property Owner for the Tax Increment Reinvestment Zone Number One Board.

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

- C. [TIF24-010](#) Receive a report, hold a discussion, and make a recommendation to City Council regarding a Downtown Reinvestment Grant Program application for 104-106 W. Oak St. by Little D Property Group, LLC.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Grant Application](#)  
[Exhibit 3 - Presentation](#)

- D. [TIF24-009](#) Receive a report, hold a discussion, and make a recommendation to City Council regarding a Downtown Reinvestment Grant Program application for 212 W. Sycamore St. by Eagle Surveying, LLC.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Grant Application](#)  
[Exhibit 3 - HPO Review](#)  
[Exhibit 4 - Presentation](#)

#### 2. WORK SESSION

- A. [TIF24-012](#) Receive training and hold a discussion regarding a Tax Increment Reinvestment Zone Number One Board member orientation.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Board Orientation Presentation](#)

- B. [TIF24-013](#) Staff Reports:
1. Main Street Program Update - Kristen Pulido
  2. Future Agenda Items - Kristen Pulido

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2- Future Agenda Items](#)

### 3. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Tax Increment 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 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 March 22, 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.