



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

DCM: David Gaines

DATE: August 16, 2022

SUBJECT

Consider adoption of an ordinance of The City of Denton approving a grant to Steve's Wine Bar, LLC., located at 111 Industrial St. from the Downtown Reinvestment Grant Program in an amount not to exceed \$20,000.00; and providing for an effective date. The Downtown Denton Tax Increment Reinvestment Zone No.1 Board recommends approval (5-0).

BACKGROUND

Steve's Wine bar opened in August 2016 on E. Hickory and relocated to Industrial Street in May of 2019, filling the vacancy left by Senior in Motion. The building was constructed in 1950 as a grocery store with cement floors and limited amenities. The space needed many updates to meet code requirements and convert the open space into a comfortable setting for drinks and live music. Before opening, many updates were made, including installing new walls, utility upgrades, and plumbing for new restrooms and bar area. Later that year, a covered patio was added on the Russell Street side of the building, providing additional space for customers to enjoy the weather. During the COVID shutdown, a mural was commissioned on the building facade on Industrial Street. The mural provides color and interest to the otherwise non-descript building.

The proposed improvements will create a new deck/patio at the business's main entrance on Industrial St. The new addition will be a wood deck with built-in planters filling the vacant space between the parking bumpers and the existing raised sidewalk. The design will create a safety barrier for pedestrians from vehicles and address the 12-inch rise between the asphalt and sidewalk. By activating this unused space for outdoor seating, it will add seating for up to 30 people; provide additional ADA seating; provide a safe transition from the parking spaces to the sidewalk; and beautify the street by adding shade through the planting of small trees, shrubs, and flowers in the planter boxes of the patio. Additionally, three of the five businesses on this block use front patio areas for their customers.

Proposed Improvements includes: Façade/Building Rehab

Project Submitted Expenses: \$40,000

Grant Request: \$20,000

Applicable Policy Limits:

- *Façade/Building Rehab:* Grants are limited to a 50% match of the eligible project's costs, with a cap of \$50,000 per grant for facade, roof and foundation work. Roof and foundation repair may constitute no more than half of the request and shall only be considered for funding if included as a portion of a larger project. Paint-only grants are limited to a 50% match with a cap of \$7,500 per grant.

PRIOR ACTION/REVIEW

July 7, 2022 – Downtown Economic Development Committee (DEDC) reviewed and scored the application. The application received an average score of 25 points, making it eligible for a recommendation of up to \$35,000. The grant application request and DEDC recommendation is for \$20,000. This score supports the recommendation to approve the application as requested.

July 27, 2022 – Downtown Denton Tax Increment Reinvestment Zone No.1 (Downtown TIRZ #1) Board reviewed the application and voted to recommend City Council approve the Downtown Reinvestment Grant Program application in the amount of \$20,000, as recommended by the DEDC for Steve's Wine Bar, LLC. located at 111 Industrial St.

EXHIBITS

1. Agenda Information Sheet
2. Ordinance
3. Agreement
4. LLC Information

Respectfully submitted:
Christina Davis
Business Development Administrator