

## EXHIBIT 1 - MINUTES

MINUTES  
CITY OF DENTON  
ECONOMIC DEVELOPMENT PARTNERSHIP BOARD  
March 8, 2017

After determining that a quorum was present, the Economic Development Partnership Board convened on Wednesday, March 8, 2017, at 11:21 a.m. The meeting was held at the Denton Chamber of Commerce, 414 W. Parkway, Denton, TX, Denton, 76201.

**PRESENT:** Joey Hawkins, Larry Parker, Cleve Breedlove, Carrell Ann Simmons, Jim Fykes, Steve Edgar, and Tom McCoy

**ABSENT:** Neal Smatresk, Carine Feyten, John Baines, Greg Johnson, and Jimmy Mejia

**EX-OFFICIO:** Present: Chuck Carpenter                      Absent: Jamie Wilson

**STAFF PRESENT:** Julie Glover, Michelle Cunningham, Bryan Langley, Erica Sullivan, Adam Gawarecki, Jennifer DeCurtis, Christina Davis, and Michelle Coughlin

**GUESTS:** Scott Wagner, Red Development; Gar Herring, MG Herring Group; Kim Fredenburg, Weitzman, Kevin Bankhead, Allegiance; and Brad Bundt

### 1. WORK SESSION

- A. EDP17-007**      **Receive a report, hold a discussion, and make a recommendation to City Council regarding a fourth amendment to the economic development program grant agreement with (now Allegiance GL LLC, DB Denton II LLC, and Rayzor Ranch 380 Associates, LLC) for the Rayzor Ranch development.**

Sullivan gave a summary of the Development Program Grant Agreement, walked the Board through the history of the project, and brought the Board up to speed to the current request from Allegiance for fourth amendment to the agreement. Wagner, speaking on behalf of the project at Rayzor Ranch, noted that currently 225,000 square feet (approximately 75%) of the retail improvements have received a Certificate of Occupancy, or are under construction on the south side of Highway 380. Wagner also mentioned that there is an approximate 11 month construction schedule.

Gar Herring with The MG Herring group spoke on behalf of Golden Triangle Mall in opposition to the granting of the extension request. Herring mentioned that previously his group had come before the Board to ask for an extension, and their request had been denied. Herring's opposition centered on the concern for the potential that Golden Triangle Mall will lose an anchor tenant if the request for extension is granted.

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Hawkins inquired as to why there had been a delay of construction. Wagner answered there had been a delay as result of an economic downturn, delays on the tenant side, and challenges during the planning and development stage.

Sullivan relayed to the Board, if the Fourth Amendment is granted, this would be the final amendment, and also conveyed the City would not consider another amendment related to deadline extension or thresholds.

Breedlove clarified the task for the EDP Board is to decide whether the item before the EDP Board today should be recommended or not, versus going back over prior recommendations.

Breedlove made a motion to recommend to City Council regarding a fourth amendment to the economic development program grant agreement with Allegiance Hillview, LP (now Allegiance GL LLC, DB Denton II LLC, and Rayzor Ranch 380 Associates, LLC) for the Rayzor Ranch development. Simmons seconded the motion. The motion was approved unanimously with a vote of (7-0).

### **B. EDP17-008 Receive a report, hold a discussion, and appoint or reappoint Downtown Task Force members.**

Glover spoke about the Downtown Task Force (DTF), which was formed in 2004 as a subcommittee of the EDP Board, to serve as an advisory group on Downtown development and redevelopment. Glover mentioned that DTF deals with topics such as development of the Downtown Implementation Plan, parking, landscaping, traffic lights, and overseeing the Downtown Reinvestment Grant Program.

Glover explained that the EDP Board appoints and reappoints members to DTF, and the DTF members select a chair. Glover presented the 2017 proposed slate of members, and mentioned that Marty Rivers will be moving off the Downtown Task Force, which means a new chair will need to be elected at its next meeting.

Hawkins made a motion to accept the proposed slate of members as presented. Parker seconded the motion. The motion was approved unanimously with a vote of (7-0).

## **1. CLOSED MEETING**

### **A. EDP17-014 NO CLOSED MEETING**

## **1. REGULAR MEETING**

### **A. EDP17-010 Consider approval of the minutes of the October 14, 2016, meeting**

Hawkins made a motion to approve the minutes as presented. Parker seconded the motion. The minutes were approved unanimously with a vote of (7-0).

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### B. EDP17-012 Consider approval of the minutes of the December 14, 2016 meeting.

Parker made a motion to approve the minutes as presented. Simmons seconded the motion. The minutes were approved unanimously with a vote of (7-0).

### C. EDP17-009 Staff Reports:

#### 1. Chamber of Commerce March 2017 EDP Activity Report.

Gawarecki gave an overview of the March 2017 Economic Development program activity, among the varied list of marketing efforts that was presented, he noted hosting two site visits, and attending Denton County Days along with Caroline Booth, at which they had the opportunity to meet with the Governor's Office of Economic Development.

**The Meeting adjourned at 12:08p.m.**