

MINUTES  
CITY OF DENTON  
DENTON TAX INCREMENT FINANCE ZONE NO. 1 BOARD

January 24, 2018

After determining that a quorum was present, the Denton Tax Increment Finance Zone No. 1 Board convened on Wednesday, January 24, 2018, at 12:14 p.m. in the City Hall Work Session Room, 215 E. McKinney, Denton, Texas.

**PRESENT:** Gerard Hudspeth, Sara Bagheri, Alex Payne, Melissa Lenaberg, Paul Meltzer, Ben Esely, and John Lenz

**STAFF PRESENT:** Bryan Langley, Caroline Booth, Julie Glover, Christina Davis, and Michelle Coughlin

**1. WORK SESSION**

**A. TIF18-001** Receive a report and hold a discussion regarding funds approved by City Council for capital improvement projects.

Glover reported that on December 5, 2017, City Council met, reviewed the projects and gave staff direction to proceed with the following projects.

**Project A:** North Locust, north of the Square: sidewalks on both sides need repair or replacement, ADA ramps, and pedestrian-scale lighting from West Oak to McKinney.

**Project B:** North Elm, north of the Square: sidewalks on both sides need repair or replacement, ADA ramps, and pedestrian scale lighting from West Oak to Parkway.

**Project C:** Pedestrian scale lighting on West Oak Street, west of the Square, from the 200 block to the east side of Carroll Boulevard.

**Project D:** Pedestrian scale lighting on West Hickory Street, west of the Square, Cedar Street to the east side of Carroll B Boulevard.

**Project E:** (This project will be funded out of a contingency fund for the parking lot, not from TIRZ funds). Upgrade seven light poles, from aggregate poles to historic metal poles around the perimeter of the McKinney/Cedar parking lot.

**B. TIF18-003**

**Receive a report and hold a discussion regarding the December 26, 2017, fire on the Square.**

Glover reported that three bids from three different companies have now been received by the owners of the building. The City has agreed to expedite services in order to assist in the clean-up, such as with Dumpsters and demolition permitting. Also, the National Trust for Historic Preservation has offered \$5,000 to be used toward structural engineering costs.

Glover mentioned that the owners plan to demolish the building.

Bagheri asked what will not having the front façade do to the National Register District. Glover said she would check with the City's Historic Preservation Officer, Roman McAllen.

Meltzer asked if Downtown will retain its National Register Status. Glover confirmed the designation has not been lost, that this was a rumor based on social media postings.

Hudspeth inquired as to the timeline for clean-up. Glover reported that no timeline has been set. Glover mentioned that City officials are taking into account the loss that the owners and residents have experienced, along with the need for clean-up and making the sidewalk in front of the building accessible to the public as soon as possible.

**C. TIF18-004**

**Receive a report and hold a discussion regarding the 2017 Downtown TIF Annual Report.**

Glover presented the 2017 Downtown TIF Annual Report.

**D. TIF18-005**

**STAFF ACTIVITY REPORTS**

**A. Openings:** Rock and Roll Sushi, Weinberger's Sandwich Shop, Embassy Suites Hotel and Denton Convention Center.

**B. Coming Soon:** Armadillo Ale, 112 W. Oak, Downtown Event Center (Monroe-Pearson), and Kubos

**C. Closings:** Zig Zag Stripe, The Musician's Hub, Denton Deli

**D. Moved:** The Flower Garden, from S. Locust to 118 W. Congress

**E. Upcoming Events:** Denton Black Film Festival, January 25-28  
Texas Storytelling Festival, March 8-11  
Thin Line Film Festival, April 18-22  
Denton Redbud Festival, April 21  
Thursday Twilight Tunes, April 26  
Denton Arts and Jazz Festival, April 27-29

**F. Next meeting date:** March 28, 2018

## **1. REGULAR MEETING**

**A. TIF17-007** Consider approval of the minutes of the November 17, 2017, meeting.

Bagheri made a motion to approve the minutes as presented. Meltzer seconded the motion. The motion was approved (7-0).

**B. TIF18-007** Make a recommendation to City Council regarding the 2017 Downtown TIF Annual Report.

Bagheri made a motion to recommend to City Council the 2017 Downtown TIF Annual Report. Meltzer seconded the motion. The motion was approved (7-0).

## **2. CONCLUDING ITEMS:**

- Hudspeth provided a copy of DCTA routes
- The Board asked about City façade and design guidelines

**The meeting adjourned at 1:15 p.m.**