### City of Denton



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

### **Meeting Agenda**

### **Downtown Denton Tax Increment Financing Zone No. 1 Board**

Wednesday, May 24, 2023	8:30 AM	Development Service Center Training Rooms

#### CANCELLED - MAY 24, 2023 @ 8:46 A.M. DUE TO LACK OF QUORUM

After determining that a quorum is present, the Downtown Denton Tax Increment Financing Reinvestment Zone No. 1 Board of the City of Denton, Texas, will convene in a Regular Meeting on Wednesday, May 24, 2023, at 8:30 a.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. <u>TIF23-004</u> Consider approval of the minutes of April 12, 2023.

<u>Attachments:</u>	Exhibit 1. Agenda Information Sheet
	Exhibit 2. April 12 2023 TIRZ #1 Minutes Draft

- **B.** <u>TIF23-007</u> Receive a report, hold a discussion, and make a recommendation to the City Council regarding a Downtown Reinvestment Grant Program application for 108 W. McKinney St. by Bullseve Investments & Holdings LLC.
  - Attachments:
     Exhibit 1. Agenda Information Sheet

     Exhibit 2. Grant Application

     Exhibit 3. HPO Review

     Exhibit 4. Presentation
- C. <u>TIF23-009</u> Staff Reports:
  - 1. Update on Downtown TIRZ #1 boundary expansion.
  - 2. Update on Downtown Reinvestment Grant Program activity.

#### 2. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Downtown Denton Tax Increment Financing Reinvestment Zone No. 1 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.

020

NOTE: The Downtown Denton Tax Increment Financing Reinvestment Zone No. 1 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

Ι certify that the above notice of meeting the official website was posted on (https://tx-denton.civicplus.com/242/Public-Meetings-Agendas) and bulletin at City Hall, 215 E. board McKinney Street, Denton, Texas, on May 18, 2023, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

#### OFFICE OF THE CITY SECRETARY

DENTON'S DESIGNATED NOTE: THE CITY OF 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.



Legislation Text

#### File #: TIF23-004, Version: 1

AGENDA CAPTION Consider approval of the minutes of April 12, 2023.

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### **City of Denton**

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

#### AGENDA INFORMATION SHEET DOWNTOWN DENTON TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1

**DEPARTMENT:** Economic Development

ACM: Christine Taylor

DATE: May 24, 2023

### **SUBJECT**

Consider approval of the minutes of April 12, 2023.

#### **BACKGROUND**

The draft minutes of the April 12, 2023 meeting are attached for the Board's review and consideration.

### **EXHIBITS**

- 1. Agenda Information Sheet
- 2. Draft Minutes of April 12, 2023

Respectfully submitted: Matilda Weeden Economic Development Specialist

#### MINUTES CITY OF DENTON TAX INCREMENT REINVESTMENT ZONE NO. 1 BOARD April 12, 2023

After determining that a quorum is present, the Downtown Denton Tax Increment Financing Reinvestment Zone No. 1 Board of the City of Denton, Texas, will convene in a Special Called Meeting on Wednesday, April 12, 2023, at 12:07 p.m. in the Development Service Center, Training Rooms 4 and 5 at 401 N. Elm Street, Denton, Texas at which the following items will be considered:

- **PRESENT:** Melissa Lenaburg (Chair), Daniel Abasolo, Vicki Byrd, Marybeth Reinke Doyle, Ben Esely, Suzanne Johnson, and Chris Watts
- **ABSENT:** None
- **STAFF**: Scott Bray, Lacy Brummett, Christina Davis, Wayne Emerson, Erica Sullivan, and Matilda Weeden

#### 1. ITEMS FOR CONSIDERATION

#### A. <u>TIF23-002</u> Consider approval of the minutes of November 16, 2022.

V. Byrd made a motion to approve the minutes of November 16, 2022. B. Esely seconded the motion. Motion carried (7-0).

AYES (7): Abasolo, Byrd, Doyle, Esely, Johnson, Lenaburg, and Watts NAYS (0): None

### B. <u>TIF23-003</u> Receive a report, hold a discussion, and consider approval of an annual meeting schedule.

S. Johnson made a motion to approve the calendar as presented. C. Watts seconded the motion. Motion carried (7-0).

AYES (7): Abasolo, Byrd, Doyle, Esely, Johnson, Lenaburg, and Watts NAYS (0): None

### C. <u>TIF23-001</u> Receive a report, hold a discussion, and make a recommendation to City Council regarding the 2021-2022 Downtown Tax Increment Reinvestment Zone No. 1 Annual Report.

Staff presented the item to the board and a discussion followed.

V. Byrd made a motion to recommend approval of the TIRZ #1 Annual report to Council. M. Doyle seconded the motion. Motion carried (7-0).

AYES (7): Abasolo, Byrd, Doyle, Esely, Johnson, Lenaburg, and Watts NAYS (0): None

### D. <u>TIF23-005</u> Receive a report and hold a discussion regarding the Downtown Denton Tax Increment Financing Zone No. 1 Project and Finance Plans.

Consultants presented the item and a discussion followed.

### 2. CONCLUDING ITEMS

With no further business, the meeting adjourned at 1:08 p.m.

Melissa Lenaburg, Chair Downtown TIRZ No. 1 Lacy Brummett Administrative Assistant

Minutes Approved On: \_\_\_\_\_

Legislation Text

### File #: TIF23-007, Version: 1

### AGENDA CAPTION

Receive a report, hold a discussion, and make a recommendation to the City Council regarding a Downtown Reinvestment Grant Program application for 108 W. McKinney St. by Bullseye Investments & Holdings LLC.

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**City of Denton** 

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

#### AGENDA INFORMATION SHEET DOWNTOWN ECONOMIC DEVELOPMENT COMMITTEE

**DEPARTMENT:** Economic Development

ACM: Christine Taylor

DATE: May 24, 2023

### **SUBJECT**

Receive a report, hold a discussion, and make a recommendation to the City Council regarding a Downtown Reinvestment Grant Program application for 108 W. McKinney St. by Bullseye Investments & Holdings LLC.

### BACKGROUND

Bullseye Bike Shop, a well-established business in Denton with a 14-year history, has experienced significant growth and success, leading to the need for expansion. Bullseye Bike owner Kevin Marshall, and Dallas preservationist Michaella Ramier teamed up to purchase 109 W. McKinney, formerly home to Walt's Garage. The 2,800 square feet historic building location will house Bullseye Bike Shop as the anchor tenant, while also providing space for various local small businesses and creative pursuits, further contributing to Denton's vibrant community atmosphere.

The building dates back to an early 1900's build and is currently in a state of disrepair with a deteriorating roof and empty interior. Extensive rehabilitation is planned, including the installation of a new roof, upgrading the mechanical systems, electrical wiring, plumbing, and HVAC. These improvements will ensure structural integrity and provide a safe, comfortable environment for customers and employees.

The owner is also committed to preserving the building's historical charm, restoring the original windows, repairing rotting wood, and maintaining exposed brick on both the interior and exterior. The plan is to add historically sensitive storefront signage, millwork colors, and exterior lighting, enhancing the building's appearance while maintaining its historical context within the community. The existing sliding wood doors will be renovated for improved functionality while preserving their original character.

In addition to housing Bullseye Bike Shop, the building at 109 W. McKinney has the potential to accommodate various uses, such as an artists' makerspace, micro retail, gym, yoga studio, office space, live/work retail, or a barber shop. By offering a mix of these potential uses, the building could become a thriving hub of activity for the Denton community, providing valuable services and resources to Downtown residents and contributing to the ongoing preservation and revitalization of the area's unique charm and heritage.

Projected Improvements includes: Façade/Building Rehab, Awnings, Utility Upgrades, Interior/Code Improvements Project Submitted Expenses: \$142,800 Grant Request: \$50,000 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.
- o Utility Upgrades: Grants are limited to a 50% match with a cap of \$50,000 per grant.
- o Interior/Code Improvements: Grants are limited to a 50% match with a cap of \$50,000 per grant.

### PRIOR ACTION/REVIEW

On May 4, 2023, the Downtown Economic Development Committee (DEDC) reviewed and scored the application. The application received an average score of 31 points, making it eligible for a recommendation of up to \$50,000. This score supports the recommendation to approve the application as requested. The grant application request and DEDC recommendation is for \$50,000.

### EXHIBITS

- 1. Agenda Information Sheet
- 2. Grant Application
- 3. HPO Review
- 4. Presentation

Respectfully submitted: Christina Davis Business Development Administrator

#### **Downtown Reinvestment Grant Program Application**

Please return completed the application with necessary attachments and signatures to the Economic Development Department office at 401 N. Elm St., Denton, Texas. If you have any application questions, please contact the Economic Development Department at 940-349-7776.

Applicant Name Managers Michaella Ramler & Kevin Ma	rshall Date 4/20/2023
Business Name Bullseye Investments & Holding LLC	
Mailing Address	
700 W Hickory Denton	
Contact Phone 214-543-6710	Email Address michaella@stewardingspace.com
Building Owner (if different from applica	nt)
Historical/Current Building Name Walt's Garage	
Project Site/Address	
108 W McKinney	

Type of Work: (check all that apply)

□ Awnings Paint Only Signage □ Impact Fees Utility Upgrades ► Interior/Code Improvements Facade & Building Renovation □ Fire Suppression System

Details of planned improvements relating to grant request (attach additional information if necessary).

Currently Walt's garage is a shell with a deteriorating roof, unprotected from the elements. Building stability if our first line of defense to saving and preserving this historical asset. Demo existing roof and install new, all new mechanicals: electrical, plumbing and HVAC.

Additional preservation details include: restore original windows, rotting wood, clean and keep exposed brick interior and exterior, install historically sensitive storefront signage, millwork colors, exterior lighting, and more demonstrated in presentation packet.

\*will carefully look for original paint colors underneath current layers. Should our findings reveal anything, we will proceed with those in paint selection!

How will this project benefit Downtown?

We plan to move Bullseye Bike Shop to be the anchor tenant of this new space. Bullseye has been an fixture of Denton serving the community for over 14 years. We need to expand our footprint due to increased volume and this building is perfect. If needed, we also plan to lease out some of the 2,800 square feet to another tenant. Bullseye has already renovated a historic commercial building on the corner of W Hickory and Denton Street preserving it's historic aesthetic with period correct renovations and plans to do the same with this space. We love Denton and want to preserve what makes it unique, our amazing history.

Legal Description of the property:

108 W McKinney Denton

LACY ADDN BLK 1 LOT 9(W35') 12/403///BBB&C RR 185

Project Categories	Estimated Costs	Grant Requested
Facade/Building Rehab ROOF	\$70,000	\$25,000
Awnings	\$0	
Signs	TBD	
Impact Fees	\$0	
Utility Upgrades	\$55,200	\$25,000
Interior/Code Improvements	\$17,600	
Fire Suppression System	\$0	
Totals	\$142,800	\$50,000

### TOTAL COST OF PROPOSED PROJECT

SEE PRESENTATION FOR FURTHER BREAKOUT

\$50,000

\$142,800

\$

TOTAL GRANT REQUEST (May not exceed 50% of TOTAL COST up to \$50,000)

Attach all required color samples of paint, awning/canopy, sign design, etc., as well as photographs of building's exterior facade, roof and foundation.

Kevin Marshall

Kevin Marshall & Michaella Ramler 4/20/2023

Applicant's Signature

Date

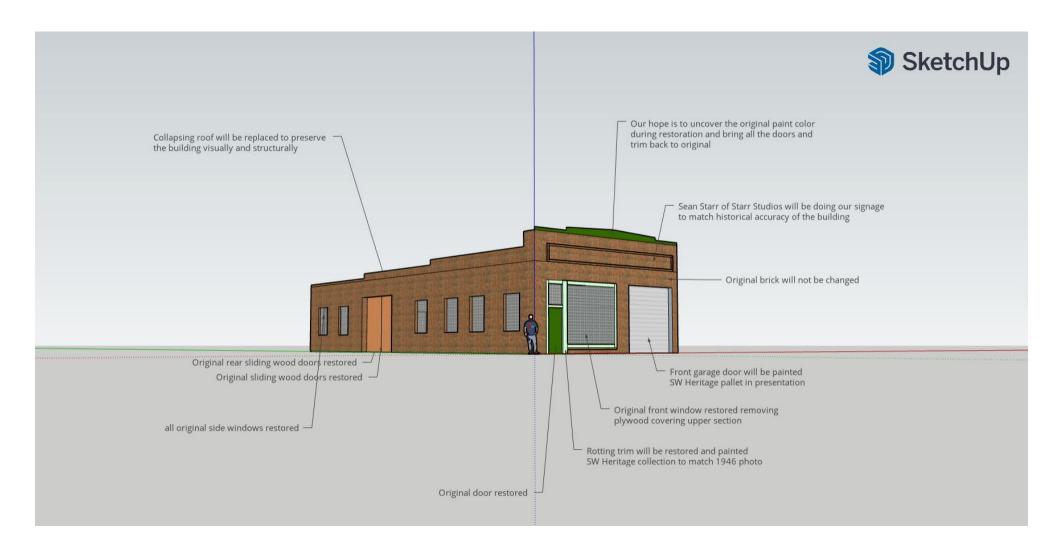
### DOWNTOWN REINVESTMENT GRANT AGREEMENT FORM

Please complete and return with the Downtown Reinvestment Grant Application to the Economic Development office, 401 N. Elm St., Denton, Texas. If you have any questions, please contact the Economic Development Department at 940- 349-7776.

I have met with a representative from the Economic Development Department, and I have read and fully understand the Downtown Reinvestment Grant procedures established by the Denton City Council. I intend to use this grant program for the aforementioned renovation projects to advance the efforts of revitalization and historic preservation of Denton's historic downtown. I have not received, nor will I receive insurance monies for this revitalization project.

I understand that if I am awarded a Downtown Reinvestment Grant by the City of Denton, any deviation from the approved project may result in the partial or total withdrawal of the grant. (If I am awarded a reinvestment grant for facade, awning or sign work and the facade, sign or awning is altered for any reason within **one (1) year** from construction, I may be required to reimburse the City of Denton immediately for the full amount of the grant.)

Business/Organization Name			
Bullseye Investments & Holdings	, LLC		
Applicant's Signature	Printed Name	Date	
Mrshall	Kevin Marshall &	Michaella Ramler	<u>4/2</u> 0/2023
Building Owner's Signature (if differe	nt from applicant) Printed Na	me Date	
This section is to be completed by Eco         Date considered by DEDC       Ref	onomic Development staff.	Staff Signature	v
Date considered by TIRZ #1 Board	Recommendation	Staff Signature	
Date considered by City Council	Approval	Staff Signature	





401 N Elm St., Denton, TX 76201 • (940) 349-8532

April 27, 2023

Michaella Ramler & Kevin Marshall, Managers Bullseye Investments & Holding, LLC 700 W Hickory Street Denton, TX 76201

RE: 108 W McKinney Street - Restoration

Dear Ms. Ramler and Mr. Marshall:

Pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties ("The Standards"),

#### Restoration

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a restoration project.

Standards for Restoration are the following:

- 1. A property will be used as it was historically or be given a new use that interprets the property and its restoration period.
- 2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.
- 3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
- 4. Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.
- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
- 6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
- 7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding

#### OUR CORE VALUES

Integrity • Fiscal Responsibility • Transparency • Outstanding Customer Service

conjectural features, features from other properties, or by combining features that never existed together historically.

- 8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 10. Designs that were never executed historically will not be constructed.

Staff received documents from the applicant on April 24, 2023. Staff's review of the material provided, and per The Standards above, the proposed project is approved for the restoration work below:

- Cleaning and restoration of exterior and interior exposed brick
- Restoration and exposure of original exterior windows on the north, west, and south facades
- Implementation of new electrical and plumbing, including HVAC
- Roof demolition, stabilization, reframing and new installation
- New garage door with walking door entry on the front (south) façade
- Restoration of original sliding wood doors on the north and west facades
- Use of historically accurate paint colors from the 1930s-1940s Sherwin Williams America's Heritage Historical Exterior Colors Pallet
  - Noted that should the original paint colors appear, the applicant will honor those colors and proceed historically in line with findings
- Implementation of historically appropriate exterior electrical fixtures

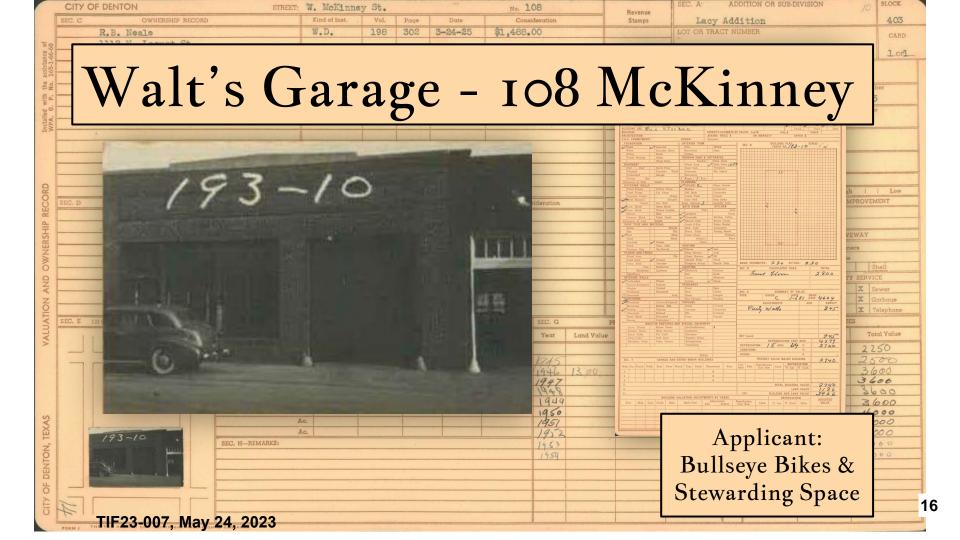
Please note that any work that deviates from the work proposed above should be discussed with staff prior to permitting to keep applicant in substantial conformance with the Downtown Reinvestment Grant Program.

Please use this approval letter as a record of staff's review. If you have any questions or require additional information, please contact me at (940) 349-8532 or via email at cameron.robertson@cityofdenton.com.

Sincerely,

### (aman partson

Cameron Robertson, AICP Historic Preservation Officer



## Bullseye Bike Shop & Founder Kevin Marshall

### Documentary Video



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# 700 Hickory - Storefront Preservation



# 700 Hickory - Millwork, Windows & Doors Restored



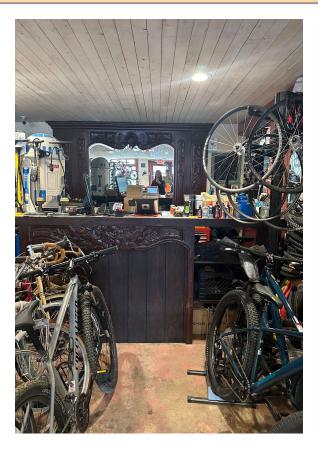
### 700 Hickory - Historically Sensitive Signage



## 700 Hickory - Historically Sensitive Interiors







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### Michaella Ramler - Dallas Preservationist

CandysDirt.com

### Downtown Lancaster Gets a \$600K Shot in The Arm For Revitalization

January 13, 2023 | April Towery | No Comments | What's Developing







For Stewarding Space founder Michaella Ramler, real estate is a mission.

and local businesses.

The Oak Cliff-based development firm recently purchased eight sites in Lancaster's downtown square, totaling 17,000 square feet. Ramler plans to revitalize the space and help bring more attention to the area and local businesses. The deal is expected



### Michaella Ramler - Dallas Preservationist



#### BAD NEWS FOR OLD BUILDINGS

just keeps coming in our neighborhood. Nine-story apartments now rise out of the gound where the old El Fenix and Polar Bear ice cream used to be on Colorado and Zang boulevards.

A whole block of quaint apartment buildings on 8th Street will be demolished soon to make way for four-story apartment buildings in the Bishop Arts District.

A fire damaged the Dallas historic landmark Oak Cliff United Methodist Church, on South Marsalis at East Jef-

18 oakcliff.advocatemag.com MAY 2022

TIF23-007, May 24, 2023

ferson, in January, further endangering a property that's already been found to be under "demolition by neglect" in violation of City of Dallas code.

The battle to preserve old buildings in a rapidly gentrifying neighborhood sees few victories. But one of the winners is Zion Hill Missionary Baptist Church, originally known as Oak Cliff Assembly of God, on Morrell Avenue.

A partnership that includes husband-and-wife real estate pros A.J. and Michaella Ramler purchased the 101-year-old church in March. The Ramlers also saved the Struck House, a West Dallas farmhouse built in 1890, when David Weekley Homes had plans to redevelop the site, which is behind the Belmont Hotel. They bought the house and renovated it, and they now live there with their two kids.

The Struck House won a Preservation Dallas award, which will be presented to the Ramlers this month.

The award is dedicated to all their neighbors who have wished well for the house over the years, Michaella Ramler says.

#### **EVENUS** DIVING MAGAZINE **VENTS** MARKETPLACE **Q f y** Once threatened with demolition, the Struck house survives thanks to Ramler family

**ADVOC**<sup>®</sup>TE



130

2800

4624

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2740

23

### 108 W McKinney - TIRZ Subject - New Bullseye



# 108 W. McKinney - Existing Condition

- Roof collapsing and leaking
- Electrical in disrepair
- Falling interior walls
- Windows broken, painted or covered
- Structurally unsound
- Rotting wood and peeling paint

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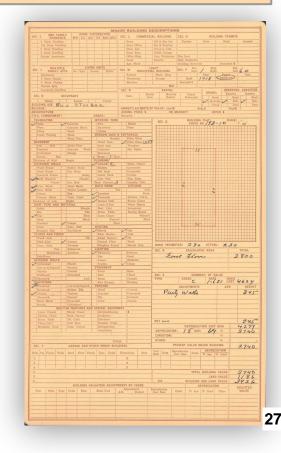
### 108 W. McKinney - Existing Condition



# 108 W. McKinney - Preservation Plan

### Itemized Preservation Overview

- ★ Keep original exterior brick
- ★ Keep interior brick exposed and clean
- ★ Restore all exterior windows to original glory
- ★ Historically accurate paint, dark as shown in black and white original photo
- ★ New Roof
- ★ New Electrical
- ★ New Plumbing
- ★ Try to restore under the paneling in front exterior wall
- ★ Historically appropriate exterior electrical fixtures



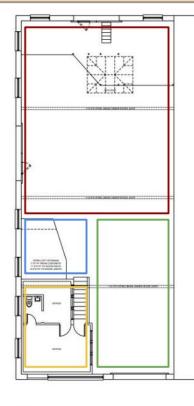
# 108 W. McKinney - Targeted Use

- Local Denton Small Businesses
- Bullseye Bike Shop
- Artists Makerspace
- Micro Retail
- Gym
- Yoga
- Studio
- Office Space
- Live/Work Retail
- Barber

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## 108 W. McKinney - Targeted Use LOD





8 W MCKINNEY ST- AS-BUILT PLAN - LOFT LEVEL



## 108 W. McKinney - Project Budget & Scope

Elyse Design & Build, LLC		
Client: Bullseye Bikeshop, LLC / and or assigns		
108 McKinney - Bullseye Bikes		9 =
Square Feet	3,000	
Project Timeline in Months	6	

Scope	UNIT COST	COST		COST/sqft
Roof stabilize and re frame		\$ 70,000.00	\$	23.33
Electrical		\$ 19,600.00	\$	6.53
Plumbing		\$ 19,600.00	\$	6.53
HVAC 2 commercial spaces	2	\$ 10,000.00	\$	12
HVAC Live Work	1	\$ 6,000.00	\$	5
Sheetrock		\$ 7,000.00	\$	2.33
Paint		\$ 5,600.00	\$	1.87
Garage door with walking door entry		\$ 5,000.00	\$	1 15
Soft Cost		\$ 5,000.00	\$	2
Contingency		\$ 29,560.00		
Sub Total		\$ 177,360.00		
GC Fee		\$ 35,472.00		
Total		\$ 212,832.00	1	

MAJOR BUILDING DESCRIPTIONS OCCUPANCY Units

### Historical Architect - Alicia Quintas General Contractor - Elyse Design & Build

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Client: Michaella Ramler, manager Date: 2/21/2023

Michaella Ramler

## 108 W. McKinney - TIRZ Grant Ask

Scope	UNIT COST	COLT		COST/sqft
Roof demolition, framing and new install		\$ 70,000.00	\$	23.33
Electrical		\$ 19,600.00		6.53
Plumbing		\$ 19,600.00	4	6.53
HVAC 2 commercial spaces	2	\$ 10,000.00	4	-
HVAC Live Work	1	\$ 6,000.00	\$	-

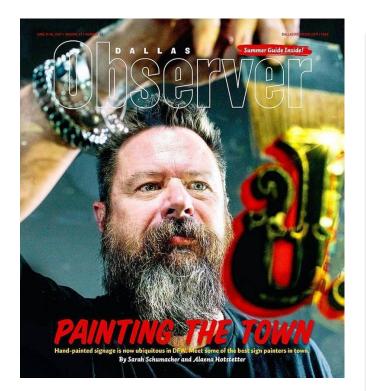
Grant Fund Contributions						
Roof Total	\$70,000					
TIRZ Ask	\$ <u>25,000</u>					
Utility Upgrade Total	\$55,200					
TIRZ Ask	\$ <u>25,000</u>					



### Historical Inspiration in Denton



### 108 W. McKinney - Historical Era Signage, Hand Painted



#### VISUAL ARTIST, DESIGNER, MUSICIAN & SIGN PAINTER SEAN STARR

Over the last 20 years, Visual Artist Sean Starr's original artwork has been displayed in dozens of exhibitions at galleries in New York, San Francisco, Los Angeles, Dallas, Houston, Napa Valley, Philadelphia, Chicago, San Antonio and Ireland.

Blending his background as an artist, sign painter, designer and illustrator, Sean Starr has achieved an international reputation and a wide range of exhibitions while working with other artists such as The Cranberries, Fleetwood Mac's Lindsay Buckingham, The Toadies, Reese Witherspoon, and Gogol Bordello's Eugene Hutz.

Starr was featured in the film and book "Sign Painters" and his work has seen coverage in media such as the Discovery Channel, NBC, Dallas Observer, Juxtapoz and ArtForum magazines as well as dozens of other outlets.



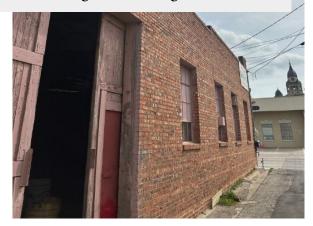
## 108 W. McKinney - Signage Placement

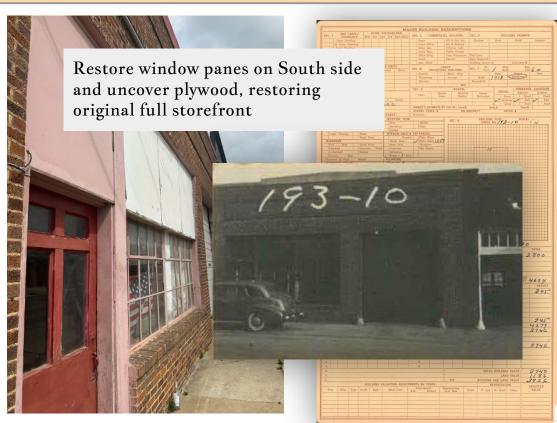


## 108 W. McKinney - South and West Fronts



Restore window panes on West side as well as original sliding doors



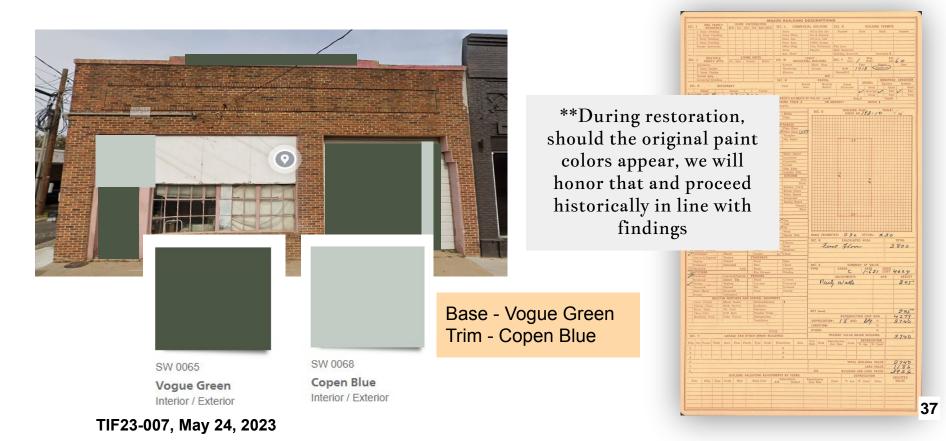


# 108 W. McKinney - Paint Palette

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### 108 W. McKinney - Proposed Paint



### 108 W. McKinney - Exterior Lighting



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### 108 W. McKinney - Historic Preservation - Extra Mile





Legislation Text

### File #: TIF23-009, Version: 1

#### Staff Reports:

### AGENDA CAPTION

- 1. Update on Downtown TIRZ #1 boundary expansion.
- 2. Update on Downtown Reinvestment Grant Program activity.