



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://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.

\_\_\_\_\_  
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.



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## Legislation Text

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**File #:** TIF24-008, **Version:** 1

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### **AGENDA CAPTION**

Consider approval of the minutes of February 28, 2024.



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Economic Development

**ACM:** Christine Taylor, Assistant City Manager

**DATE:** March 27, 2024

### **SUBJECT**

Consider approval of the minutes of February 28, 2024.

### **BACKGROUND**

The draft minutes of the February 28, 2024 meeting are attached for the Board's review and consideration.

### **EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Draft Minutes of February 28, 2024

Respectfully submitted:  
Matilda Weeden  
Economic Development Specialist

**MINUTES  
CITY OF DENTON  
TAX INCREMENT REINVESTMENT ZONE NUMBER ONE BOARD  
February 28, 2024**

After determining that a quorum is present, the Tax Increment Financing Reinvestment Zone Number One Board of the City of Denton, Texas, will convene in a Special Called Meeting on Wednesday, February 28, 2024, at 12:11 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:

**PRESENT:** Daniel Abasolo (Vice-Chair), Vicki Byrd, Ben Esely, Marybeth Reinke Doyle, and Suzanne Johnson

**ABSENT:** Chris Watts

**STAFF:** Scott Bray, Christina Davis, Vanessa Esparza, Sean Jacobson, Kristen Pulido, Cameron Robertson, Erica Sullivan, Christine Taylor, and Matilda Weeden

**1. ITEMS FOR CONSIDERATION**

**A. TIF24-007 Receive nominations and make a recommendation to City Council for a chair of the Tax Increment Reinvestment Zone Number One Board.**

Esely made a motion to approve recommendation to the City Council of Suzanne Johnson as Chair. Doyle seconded the motion. Motion carried (4-0).

AYES (4): Abasolo, Byrd, Doyle, Esely

NAYS (0): None

ABSENT (1): Johnson

**B. TIF24-001 Receive nominations and elect a vice chair of the Tax Increment Reinvestment Zone Number One Board**

Esely made a motion to approve recommendation to the City Council of Daniel Abasolo as Vice-Chair. Johnson seconded the motion. Motion carried (4-0).

AYES (4): Abasolo, Byrd, Doyle, Esely

NAYS (0): None

ABSENT (1): Johnson

**C. TIF24-002 Consider approval of the minutes of the September 13, 2023 Tax Increment Reinvestment Zone Number One Board.**

Doyle made a motion to approve the minutes of September 13, 2023. Byrd seconded the motion. Motion carried (4-0).

AYES (4): Abasolo, Byrd, Doyle, Esely

NAYS (0): None

ABSENT (1): Johnson

**D. TIF24-003 Receive a report, hold a discussion, and consider approval of an annual meeting schedule.**

Johnson joined at 12:15 p.m.

Esely made a motion to approve the 2024 Tax Increment Reinvestment Zone Number One Board meeting schedule with the change of the November 27<sup>th</sup>, 2024 meeting date to December 4<sup>th</sup>, 2024. Doyle seconded the motion. Motion carried (5-0).

AYES (5): Abasolo, Byrd, Doyle, Esely, Johnson

NAYS (0): None

**E. TIF24-004 Receive a report, hold a discussion, and make recommendations to the City Council regarding an application for a fire suppression grant in an amount not to exceed \$50,000 from TIRZ funds and a rehabilitation grant in an amount not to exceed \$50,000 from TIRZ funds for 116 W. Oak St. by Green Eggs & Ham, LLC., as part of the Downtown Reinvestment Grant Program.**

Applicant presented the item. Johnson made a motion to approve recommendation to the City Council regarding an application for a fire suppression grant in an amount not to exceed \$50,000 from TIRZ funds and a rehabilitation grant in an amount not to exceed \$50,000 from TIRZ funds for 116 W. Oak St. by Green Eggs & Ham, LLC., as part of the Downtown Reinvestment Grant Program. Esely seconded the motion. Motion carried (5-0).

AYES (5): Abasolo, Byrd, Doyle, Esely, Johnson

NAYS (0): None

**F. TIF24-005 Receive a report, hold a discussion, and make a recommendation to City Council regarding an economic development incentive request for 113-115 N. Elm Street by the Fine Arts Theater of Denton, LLC.**

Staff presented the item and discussion followed. Doyle made a motion to approve recommendation to the City Council regarding an economic development incentive request for 113-115 N. Elm Street by the Fine Arts Theater of Denton, LLC. Johnson seconded the motion. Motion carried (5-0).

AYES (5): Abasolo, Byrd, Doyle, Esely, Johnson

NAYS (0): None

**G. TIF24-006 Staff Reports:**

Doyle left the meeting at 1:20 p.m.

**1. Economic Development Director Hiring Update - Christine Taylor**

**2. Main Street Program Update - Kristen Pulido**

**3. Downtown Master Plan Update - Cameron Robertson and Sean Jacobson**

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

**2. CONCLUDING ITEMS**

With no further business, the meeting adjourned at 1:27 p.m.

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**Suzanne Johnson, Chair**  
**Tax Increment Reinvestment Zone Number One**

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**Vanessa Esparza**  
**Administrative Assistant**

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



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## Legislation Text

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**File #:** TIF24-014, **Version:** 1

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### **AGENDA CAPTION**

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.



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Economic Development

**ACM:** Christine Taylor, Assistant City Manager

**DATE:** March 27, 2024

### **SUBJECT**

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.

### **BACKGROUND**

The Bylaws of the Tax Increment Reinvestment Zone Number One outline the following for the Board of Directors outlines the following procedure for the Board composition. The Board of Directors shall consist of seven (7) directors who shall be appointed by the City Council of the City. Board membership shall consist of the following:

1. Two members shall be sitting City Council members
2. Two members shall be either property owners of property located within the Tax Increment Reinvestment Zone or residents whose primary residence is located within the Tax Increment Reinvestment Zone
3. Two members shall be either business owners of businesses located within the Tax Increment Reinvestment Zone or a member of the Denton Chamber of Commerce Board of Directors.
4. One member shall be a qualified voter of the City of Denton.

The seat for a property owner located within the Tax Increment Reinvestment Zone or residents whose primary residence is located within the Tax Increment Reinvestment Zone was filled by Melissa Lenaburg. She has served the maximum number of terms on the Board and the seat is now vacant.

Staff has extended invitations to community members who meet the criteria and received a positive response from Taylor Brakefield who is co-owner of the property located at 208 W. Oak Street. Brakefield, who is a Denton business owner and also serves as Advocacy Chair for the Cystic Fibrosis Foundation and Denton Chamber of Commerce board member, would like to be considered for the open seat on the Board.

### **EXHIBIT**

Exhibit 1 – Agenda Information Sheet

Respectfully submitted:  
Christina Davis  
Business Development Administrator



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## Legislation Text

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**File #:** TIF24-010, **Version:** 1

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### **AGENDA CAPTION**

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.



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Economic Development

**ACM:** Christine Taylor, Assistant City Manager

**DATE:** March 22, 2024

### **SUBJECT**

Receive a report, hold a discussion, and make recommendations to the City Council regarding an application for a fire suppression grant in an amount not to exceed \$50,000 from TIRZ funds and a rehabilitation grant in an amount not to exceed \$50,000 from TIRZ funds for 104-106 W. Oak St. by Little D Property Group, LLC., as part of the Downtown Reinvestment Grant Program.

### **BACKGROUND**

Historical documents estimate that the 104-106 West Oak St. building was constructed in the year 1888. Photos show it was used as an undertaker on the main floor and a furniture and wallpaper retailer on the second until about 1925 when a fire broke out in the building on its east side. After the fire, it was leased by the JC Penney Company department store, which occupied the space until about 1965, when it was leased and finally purchased by the McNeill family, who operated a furniture and appliance business for 57 years, closing in the Autumn of 2022. Little D Property Group, LLC, then purchased the building in late 2023.

Currently, demolition and asbestos remediation is taking place, making way for the new fire suppression system that will be installed in the basement, main floor, mezzanine, and second floor. Demo/remediation will include the removal of loose plaster on the walls, all floor coverings to reveal the original wood floors, wall paneling on the first floor, including the cash wrap, lay-in ceiling grid, and tiles. On the second floor, acoustical ceiling tiles, the existing air conditioning system, lighting and power, and a small portion of the first-floor framing and flooring where a merchandise lift will be installed. Wherever possible, items will be saved and reused elsewhere during the restoration.

Exterior demolition will include the much-anticipated removal of the concrete aggregate slipcover on the front of the building and the parapet to the storefront-covered canopy. The storefront is believed to be intact beneath the slipcover, however it will need some restoration work. The slipcover was attached via posts tied to the storefront brick structure. The thin layer of concrete slurry coating the brick will be difficult to remove. The 1925-era double-hung wood sash windows are still beneath the slipcover and must be restored. Installing awnings to reduce solar heat loading will be needed to maintain the original wavy single-pane glass upstairs and in the transom glass about the street-level canopy. On the West and rear-facing façade, the bricks will be repointed or replaced as needed by a mason who is experienced with historic buildings.

The new building owner is committed to historic preservation. All exterior and interior renovations are focused on meeting the Texas Historic Commission requirements for historical recognition of the building and to be approved as a contributing building to the Square's National Historic Registry.

**Projected Improvements include:** Fire Suppression System

**Project Submitted Expenses:** \$100,000

**Grant Request:** \$50,000

**Applicable Policy Limits:**

- *Fire Suppression Systems:* Installation of a new fire suppression system or necessary updates to an existing fire suppression system in accordance with the International Fire Code (IFC) and International Building Code Chapter 9, currently followed by the City of Denton. Grant Limits: Fire Suppression System grants are limited to a 50% match with a cap of \$ 50,000 per grant.

**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.
- *Utility Upgrades:* Grants are limited to a 50% match with a cap of \$50,000 per grant.
- *Interior/Code Improvements:* Grants are limited to a 50% match with a cap of \$50,000 per grant.

### **PRIOR ACTION/REVIEW**

On February 1, 2024, the Downtown Economic Development Committee (DEDC) reviewed and scored the applications. The fire suppression application automatically receives the maximum points, making it eligible for a recommendation of up to \$50,000. The building rehabilitation application received an average score of 35 points, making it eligible for a recommendation of up to \$50,000. These scores support the recommendations to approve the applications as requested. The grant application request and DEDC recommendation are for \$50,000 for both applications.

### **OPTIONS**

1. Recommend approval of both grants as recommended by the DEDC.
2. Recommend approval of one grant as recommended by the DEDC and the other in a different amount.
3. Do not recommend approval of a single or both grant applications.

### **EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Grant Application

Exhibit 3 – Presentation

Respectfully submitted:  
Christina Davis  
Business Development Administrator

Rec'd 12/19/23  
C. Davis

### 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.

use this

Applicant Name	Peter A. Leptuch P.C.	Date	12/17/23
Business Name	Little D Property Group, LLC		
Mailing Address	104-106 West Oak Street Denton, TX 76201		
Contact Phone	940 735-5127	Email Address	pleptuch@yahoo.com
Building Owner (if different from applicant)	Same		
Historical/Current Building Name	McNeill Building		
Project Site/Address	104-106 West Oak Street Denton, TX		

Type of Work: (check all that apply)

- |   |   |
|---|---|
| <input type="checkbox"/> Paint Only                   | <input type="checkbox"/> Awnings                            |
| <input type="checkbox"/> Signage                      | <input type="checkbox"/> Impact Fees                        |
| <input type="checkbox"/> Utility Upgrades             | <input type="checkbox"/> Interior/Code Improvements         |
| <input type="checkbox"/> Facade & Building Renovation | <input checked="" type="checkbox"/> Fire Suppression System |

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

The planned improvement is to install a new fire suppression (sprinkler) system. None is currently installed.

How will this project benefit Downtown?

*This renovation will protect an unprotected portion of the square from fire.*

Legal Description of the property:

Project Categories	Estimated Costs	Grant Requested
Facade/Building Rehab		
Awnings		
Signs		
Impact Fees		
Utility Upgrades		
Interior/Code Improvements		
Fire Suppression System	<del>\$48K</del> \$115K	\$50 K
Totals		

TOTAL COST OF PROPOSED PROJECT

\$ \$115K

TOTAL GRANT REQUEST

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

\$ \$50K

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

*[Signature]*  
Applicant's Signature

*12/17/23*  
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.)

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*Business/Organization Name*

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*Applicant's Signature*

*Printed Name*

*Date*

---

*Building Owner's Signature (if different from applicant)*

*Printed Name*

*Date*

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This section is to be completed by Economic Development staff.

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*Date considered by DEDC*

*Recommendation*

*Staff Signature*

---

*Date considered by TIRZ #1 Board*

*Recommendation*

*Staff Signature*

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*Date considered by City Council*

*Approval*

*Staff Signature*



16

**GOLDEN TRIANGLE FIRE PROTECTION, INC.**  
5000 ENERGY PLACE, BUILDING 300A • DENTON, TX 76207  
PHONE (940) 243-0929 • FAX (940) 380-4029  
**PROPOSAL**

PROPOSAL SUBMITTED TO		DATE
Contractor	Attention	November 8, 2023
Peter Leptuch, P.E.	Peter Leptuch	Job Name
Mailing Address		Old McNeil's Building
		Job Address
Phone: 940-735-5127	Cell:	104-106 W Oak Street, Denton TX
		Email: <a href="mailto:pleptuch@yahoo.com">pleptuch@yahoo.com</a>

We are pleased to submit specifications and estimates for:

**Fire Sprinkler:** Installation of one wet fire sprinkler system throughout McNeils space. Includes fire sprinkler design and permit.  
**Fire Sprinkler Base Bid: \$63,246.08**

**Fire Alarm:** Install one Fire Alarm System in McNeils space. All dedicated circuit electrical wiring is excluded and done by others. Single/multiple station smoke detectors and CO Detectors excluded and done by others. Includes fire alarm design and permit.

**Fire Alarm Base Bid: \$34,130.59**

**Fire Alarm Monitoring:** Fire Alarm Monitoring – Billed Annually – \$680 per panel.

**Fire Alarm Monitoring Base Bid: \$680.00**

**Fire Line Underground:** Labor and Material to install approximately 3' of fire sprinkler underground from property line to inside McNeils space.

**Fire Line Underground Bid: \$15,475.01**

All work to meet City of Denton Fire Marshall's Office and NFPA requirements. Underground excludes tap and waterline outside of property line. Excludes Duct Detectors and voice evacuation. Contractor to provide PDF's and CAD files for design.

**EXCLUSIONS:**

<input checked="" type="checkbox"/> Line voltage-wiring	<input type="checkbox"/> Fire Alarms	<input checked="" type="checkbox"/> Approval, other than City of Denton
<input checked="" type="checkbox"/> Off-site trash and spots removal	<input checked="" type="checkbox"/> Impact fees – water	<input checked="" type="checkbox"/> Bond Fees
<input checked="" type="checkbox"/> Painting of pipe	<input checked="" type="checkbox"/> Adequate water	<input type="checkbox"/> Underground
<input checked="" type="checkbox"/> Concrete work of any nature	<input checked="" type="checkbox"/> Premium time	<input type="checkbox"/> Fire Alarm Monitoring

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurances. Our workers are fully covered by Workmen's Compensation Insurance. It is agreed that in arriving at the above prices for labor and materials it is contemplated by the parties that the same will be paid to the order of GOLDEN TRIANGLE FIRE PROTECTION, INC. at its place of business in Denton, Texas, promptly as provided herein. In the event same is not paid, you agree to pay interest at the highest lawful rate on same amount from its due date. In the event the same is collected through suit or through an Attorney, the Probate Court or Bankruptcy Court, you agree to pay a reasonable attorney's fee thereon.

We hereby propose to furnish labor and materials complete in accordance with the above specifications, for the sum of: see breakout above with payment to be made as follows: 30 days from invoice date.

This proposal is predicated on the following conditions:

1. Ample water is available from city water supply to properly serve this sprinkler system without the use of additional pumps.
2. The structural and mechanical design of the building is addressed to the possibility of freeze damage to sprinklers, and sufficient heat is provided by other than Golden Triangle Fire Protection, Inc. to prevent such freeze damage.
3. That proper and continuing maintenance is provided by owner to insure against freeze damage. Golden Triangle Fire Protection, Inc. will not be responsible for damage to building or contents caused by freeze damage to sprinkler systems.

\$113,532

Performance Bond	<input type="checkbox"/> is	<input checked="" type="checkbox"/> not	included	Building Assumed to be Heated	by Owner	
Underground Supply	<input type="checkbox"/> is	<input checked="" type="checkbox"/> not	included	Pro-Rata Changes	<input type="checkbox"/> Applicable	<input checked="" type="checkbox"/> Not Applicable
Painting of Pipe	<input type="checkbox"/> is	<input checked="" type="checkbox"/> not	included	Spacing per Head	N/A	
City Connection	<input type="checkbox"/> is	<input checked="" type="checkbox"/> not	included	Type of System	<input type="checkbox"/> WET	Storage Height
Approving Authority	Denton County				<input type="checkbox"/> DRY	

Authorized Signature: Stephen M. Nack  
Stephen M. Nack

**NOTE: This proposal may be withdrawn by us if not accepted within 30 days.**  
If the above price and conditions meet with your approval, please execute below and return one copy to this office.

Accepted by: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

## 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	Peter A. Leptuch, P.E.	Date	12/19/23
Business Name	Little D Property Group, LLC		
Mailing Address	616 West Oak Street Denton 76201		
Contact Phone	940 735-5127	Email Address	pleptuch@yahoo.com
Building Owner (if different from applicant)			
Historical/Current Building Name	McNeill Building		
Project Site/Address	104-106 West Oak Street Denton 76201		

Type of Work: (check all that apply)

- |   |   |
|---|---|
| <input type="checkbox"/> Paint Only<br><input type="checkbox"/> Signage<br><input checked="" type="checkbox"/> Utility Upgrades<br><input checked="" type="checkbox"/> Facade & Building Renovation | <input checked="" type="checkbox"/> Awnings<br><input type="checkbox"/> Impact Fees<br><input checked="" type="checkbox"/> Interior/Code Improvements<br><input type="checkbox"/> Fire Suppression System |
|---|---|

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

The planned improvements include upgrades to plumbing, mechanical and electrical systems. Additionally, the buildings exterior is to be restored to become a contributing building to the Denton Courthouse Square Historic District. The exterior rear will be repainted/repared with a close-matching brick by a qualified brickmason. The front facade will be removed. The windows will be kept (restored). The upstairs windows will be provided with awnings, where approved by appropriate parties.

How will this project benefit Downtown?

The 2nd floor of this building was previously used as sales floor for JC Penney Corp from 1925-1964, but has sat vacant since then. This remodel will convert the upper level to an office space for a Denton-based business. The building's new owner is in talks to leasing downstairs to a long-time Denton business (retail/mercantile). All planned work is to be high quality.

Legal Description of the property:

Project Categories	Estimated Costs	Grant Requested
Facade/Building Rehab	\$108,200	\$50,000
Awnings	\$14,500	
Signs	\$15,000	
Impact Fees	\$0	
Utility Upgrades	\$220,000	
Interior/Code Improvements	\$436,000	
Fire Suppression System	(separate)	(separate)
Totals	\$863,000	\$50,000

TOTAL COST OF PROPOSED PROJECT

Tax & Cost Overruns \* 1.25%

TOTAL GRANT REQUEST

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

\$ 1078,269 \*

\$ 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.

\* These numbers are preliminary. Bids will be available from the G.C. in January sometime.

Applicant's Signature

Date

12/19/23

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 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*

Peter A. Leptuch, P.E. 12/19/23

Printed Name \_\_\_\_\_

Date \_\_\_\_\_

Building Owner's Signature (if different from applicant) Printed Name

Date \_\_\_\_\_

Date considered by DEDC

### Recommendation

Staff Signature

*Date considered by TIRZ #1 Board*

### Recommendation

*Staff Signature*

*Date considered by City Council*

### Approval

*Staff Signature*

## McNeill Building Renovation

## Bids &amp; Budget

12/8/2023

	already paid from cashflow.	price (preferred bid) scheduled
Preliminary Meeting with City (estimated permit fees)		
pick up keys 11/16	\$0	\$0
space is vacated by previous tenant 12/02		
TV package - 4 TVs delivered on 12/2. 3 installed on 12/2, one left boxed for upstairs	\$3,200	

Façade / Building Repair		
Demo Permit - City of Denton webiste	\$471	
Rear Repointing / Brick Repair (actual bid)	\$27,300	
Front Demo of Concrete Slipcover - asbestos (demo phase 3)	\$18,000	
New openings for toilet room exhaust lovers, dryer vents and plumbing vents	\$3,000	
demo phase 1 - asbestos, plaster & millwork (bid rec'd)	\$15,850	
brickwork - interior - clean up edges of stucco - guess	\$3,000	
demo phase 2 - asbestos, 1st floor tile - guess was \$16K. Bid Received.	\$17,500	
Storefront Repointing / Brick Repair (estimate based on back of building brick work.	\$20,000	
Historic Denton - Tax Incentive Application Preparation	\$3,000	\$108,121
Awnings - estimate for storefront		\$14,500
Signs - estimate for future tenant		\$15,000
Impact fees - assuming no increases in meter sizes, tbd	\$0	
Utility Upgrades (including M, E and P systems)		
update security system - phase 1	\$4,500	
Architectural design (bid rec'd)	\$16,850	
MEP Engineering bid (including lighting design)	\$18,000	
Structural Engineering (minor)	\$4,000	
update security system - phase 1	\$4,500	
MEP Permit Fee - City of Denton webiste	\$3,024	
Building Permit Fee - City of Denton webiste	\$20,670	

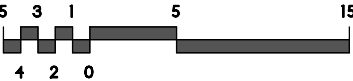
Bid for HVAC Equipment \$88K for gas, \$98K for heat pumps (bid rec'd 12/7).	\$88,000	
HVAC installation	\$45,000	
Tenant vertical life	\$15,000	
IT package - server, routers, wifi, etc.	\$4,000	
IT package - setup \$125/hr. estimated 100 hours per contractor	\$12,500	
CAT 6 drops, \$125 each, 70 drops, per contractor	\$8,750	\$244,794
Interior & Code Improvements		
The portion below by General Contractor		
interior painting - walls and tin ceiling - guess	\$28,000	
1st and second floor - MEP & partition walls, glass, etc. - guess	\$70,000	
1st and second floors - refinish wood floors. - \$4 psf - oak st house was \$3 psf	\$46,000	
clean-up and prep for move-in - 1st floor	\$2,000	
clean-up and prep for move-in - 2nd floor	\$1,000	
window restoration - new glass (reproduction wavy) - estimate based on OSH	\$1,200	
window - re-rope, remove overspray, get operable, patch and repair - guess	\$4,000	
Estimate for new gas piping to RTUs	\$4,000	
Lighting Package - new fixtures	\$80,000	
Electrical Systems - guess / budget #	\$60,000	
Plumbing Systems - guess / budget # (4 new restrooms, kitchenette)	\$45,000	
ADA / Egress / Panic Hardware	\$10,000	
Kitchen - guess / budget #	\$12,000	
tile work - restrooms - guess / budget #	\$28,000	
Tenant vertical life	\$15,000	
Change Orders	\$30,000	\$436,200
GC profit and overhead	\$43,620	
Misc Owner Expenses		
Furniture Package	\$20,000	
Moving Expense	\$4,000	
Termination of lease	\$20,000	\$44,000
sprinkler system (bid rec'd)	\$63,246	
underground fire sprinkler system (bid rec'd)	\$15,475	
fire alarm system - probably not needed (bid rec'd)	\$34,131	

Estimate Subtotal	\$876,735	\$862,615
Remodel Tax (labor) estimated		\$43,131
Cost Overruns	\$172,523	\$172,523
Total		\$1,078,269



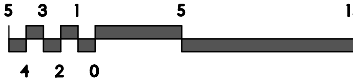
**Front Elevation**

Scale: 1/8" = 1'-0"



**Back Elevation**

Scale: 1/8" = 1'-0"



# Renovations for 104 West Oak Street Denton, TX (North side of Denton Courthouse Square)

Peter A. Leptuch, P.E.

March 27, 2024



# Overview of Renovations

---

Fire Protection (Fire Alarm Permit rec'd)

Fire Sprinklers – In for permit review.

Exterior – Restoration of façade

Asbestos Remediation – loose plaster,  
exterior façade, 9"x9" floor tile (94%  
complete)

New Electrical Systems (60% complete)

New Plumbing Systems (65% complete)

New HVAC systems (5% complete)

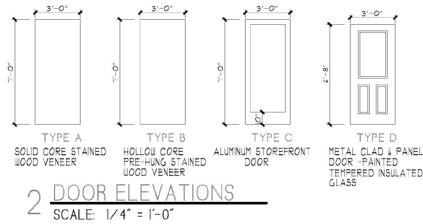
Interior Framing (75% complete)



# Interior Ground Floor Renovations

(BEFORE AND AFTER PHOTOS)

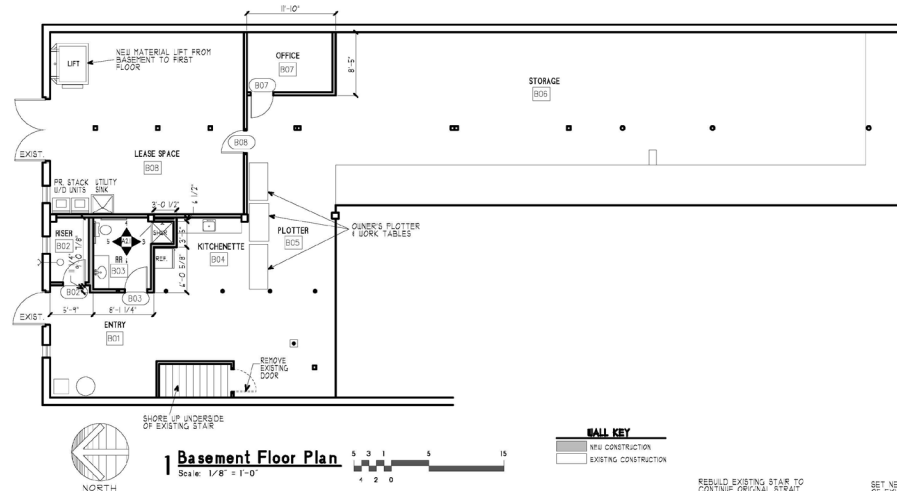




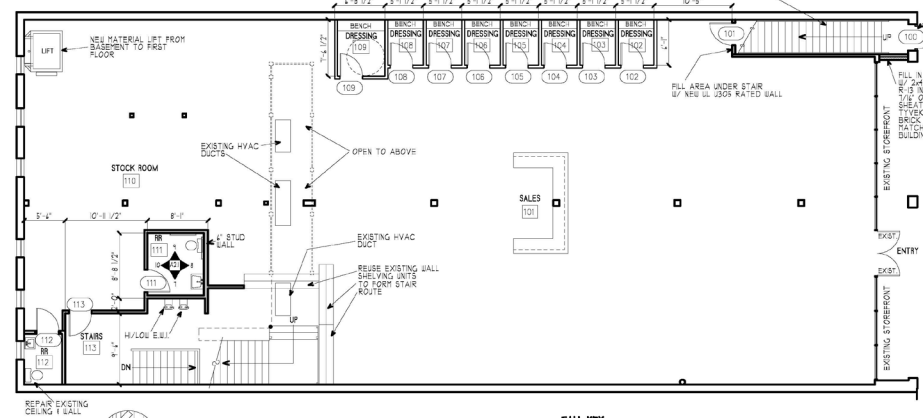
2 DOOR ELEVATIONS  
SCALE: 1/4" = 1'-0"

ROOM SCHEDULE		ROOM SCHEDULE					
LOCATION	NO.	FLOORS	WALLS	BASE	CEILING	HT.	REMARKS
BASEMENT FLOOR	801	CC	GYP. BD.	RUBBER	OPEN	EXISTING	RUBBER BASE AT NEW WALLS
	802	CC	GYP. BD.	RUBBER	OPEN	EXISTING	
	803	CC	TILE	TILE	GYP. BD.	EXISTING	TILE TO 4'-0" A.F.F. PAINT ABOVE
	804	CC	GYP. BD.	RUBBER	OPEN	EXISTING	RUBBER BASE AT NEW WALLS
	805	CC	GYP. BD.	RUBBER	OPEN	EXISTING	RUBBER BASE AT NEW WALLS
	806	CC	EXIST. CONCRETE	OPEN	EXISTING		
FIRST FLOOR	807	CARPET	GYP. BD.	RUBBER	GYP. BD.	EXISTING	RUBBER BASE AT NEW WALLS
	808	CC	GYP. BD.	RUBBER	GYP. BD.	EXISTING	
	101	WOOD	GYP. BD.	RUBBER	OPEN	EXISTING	RUBBER BASE AT NEW WALLS
	102	WOOD	GYP. BD.	RUBBER	OPEN	EXISTING	RUBBER BASE AT NEW WALLS
	103	WOOD	GYP. BD.	RUBBER	OPEN	EXISTING	RUBBER BASE AT NEW WALLS
	104	WOOD	GYP. BD.	RUBBER	OPEN	EXISTING	RUBBER BASE AT NEW WALLS
	105	WOOD	GYP. BD.	RUBBER	OPEN	EXISTING	RUBBER BASE AT NEW WALLS
	106	WOOD	GYP. BD.	RUBBER	OPEN	EXISTING	RUBBER BASE AT NEW WALLS
	107	WOOD	GYP. BD.	RUBBER	OPEN	EXISTING	RUBBER BASE AT NEW WALLS
	108	WOOD	GYP. BD.	RUBBER	OPEN	EXISTING	RUBBER BASE AT NEW WALLS
	109	WOOD	GYP. BD.	RUBBER	OPEN	EXISTING	RUBBER BASE AT NEW WALLS
	110	WOOD	GYP. BD.	RUBBER	METAL	EXISTING	RUBBER BASE AT NEW WALLS
	111	TILE	TILE	TILE	GYP. BD.	EXISTING	TILE TO 4'-0" A.F.F. PAINT ABOVE
	112	TILE	TILE	TILE	GYP. BD.	EXISTING	TILE TO 4'-0" A.F.F. PAINT ABOVE
	113	WOOD	GYP. BD.	RUBBER	METAL	EXISTING	RUBBER BASE AT NEW WALLS

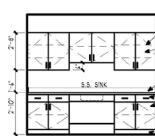
DOOR SCHEDULE		DOOR SCHEDULE					
NO.	DOOR	DOOR SIZE	FRAME	LABEL	REMARKS		
	TYPE	MAT.	SIZE	THICK.	TYPE		
802	A	S.C.WD	3'0" T	1 3/4"	WOOD		LOCK APPROVED BY FIRE MARSHAL
803	A	S.C.WD	3'0" T	1 3/4"	WOOD		PRIVACY LOCK
807	A	S.C.WD	3'0" T	1 3/4"	WOOD		LOCKSET
808	A	EXIST.	3'0" T	1 3/4"	WOOD		PROVIDE LOCKSET
100	D	METAL CLAD	3'0" T	1 3/4"	WOOD		PROVIDE LOCKSET
101	B	H.C.WD	3'0" T	1 1/4"	WOOD		KEYED LOCK
102	B	H.C.WD	3'0" T	1 1/4"	WOOD		PRIVACY LOCK
103	B	H.C.WD	3'0" T	1 1/4"	WOOD		PRIVACY LOCK
104	B	H.C.WD	3'0" T	1 1/4"	WOOD		PRIVACY LOCK
105	B	H.C.WD	3'0" T	1 1/4"	WOOD		PRIVACY LOCK
106	B	H.C.WD	3'0" T	1 1/4"	WOOD		PRIVACY LOCK
108	B	H.C.WD	3'0" T	1 1/4"	WOOD		PRIVACY LOCK
109	B	H.C.WD	3'0" T	1 1/4"	WOOD		PRIVACY LOCK
111	B	H.C.WD	3'0" T	1 1/4"	WOOD		PRIVACY LOCK
112	B	H.C.WD	3'0" T	1 1/4"	WOOD		PRIVACY LOCK
113	A	S.C.WD	3'0" T	1 3/4"	WOOD		PASSAGE SET



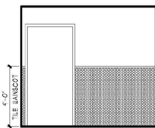
1 Basement Floor Plan  
Scale: 1/8" = 1'-0"



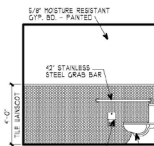
2 1st Floor Plan  
Scale: 1/8" = 1'-0"



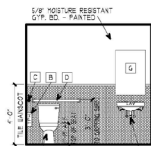
10 B04 KITCHENETTE  
SCALE: 1/4" = 1'-0"



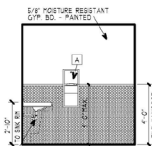
9 III RR. ELEV.  
SCALE: 1/4" = 1'-0"



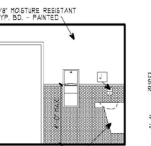
8 III RR. ELEV.  
SCALE: 1/4" = 1'-0"



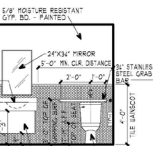
7 III RR. ELEV.  
SCALE: 1/4" = 1'-0"



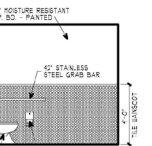
6 B03 RR. ELEV.  
SCALE: 1/4" = 1'-0"



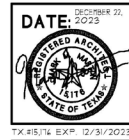
5 B03 RR. ELEV.  
SCALE: 1/4" = 1'-0"



4 B03 RR. ELEV.  
SCALE: 1/4" = 1'-0"



3 B03 RR. ELEV.  
SCALE: 1/4" = 1'-0"



REVISOR ARCHITECTS  
STATE OF TEXAS  
DATE: DECEMBER 27, 2023  
TX 651516 EXP. 12/31/2023  
DENTON MEP  
104 WEST OAK STREET  
DENTON, TEXAS 76201

Mark M. Martin, Architect  
Michael A. Bates, Architect  
2220 San Jacinto Blvd., Ste. 330  
Denton, Texas 76205  
(940) 565-0260  
(940) 387-4881



BMA PROJECT NO.

23-220

REV.  
REV.  
REV.  
REV.

FLOOR PLANS

SHEET  
A2.1  
OF 5

# Second Floor Engineering Office Renovations

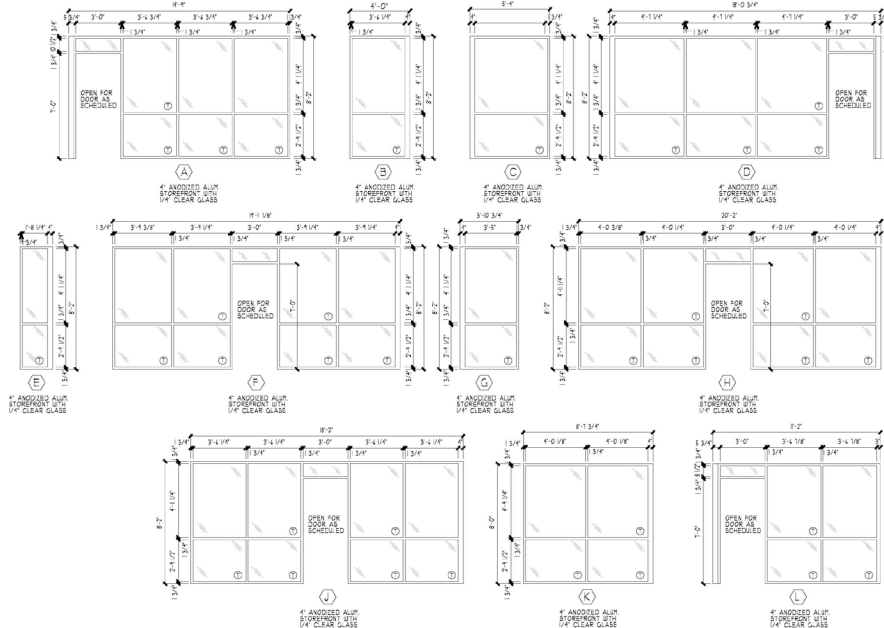
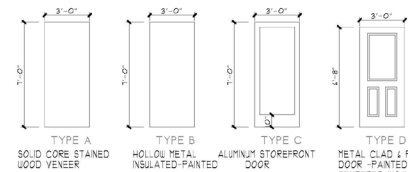
The owner is a Design Engineer with a staff of approximately 25 employees, including several UNT Engineering graduates. His team will be occupying the upstairs space which has been vacant and/or used for storage for 60+ years. The following slide is their proposed layout.

Prior to the lease on Carroll Blvd, his team co-occupied the second floor of the Texas Building (adjacent building to the east) with Bates Martin Architects and GSATi.

The following slide shows the proposed second floor layout.



2 DOOR ELEVATIONS  
SCALE: 1/4" = 1'-0"

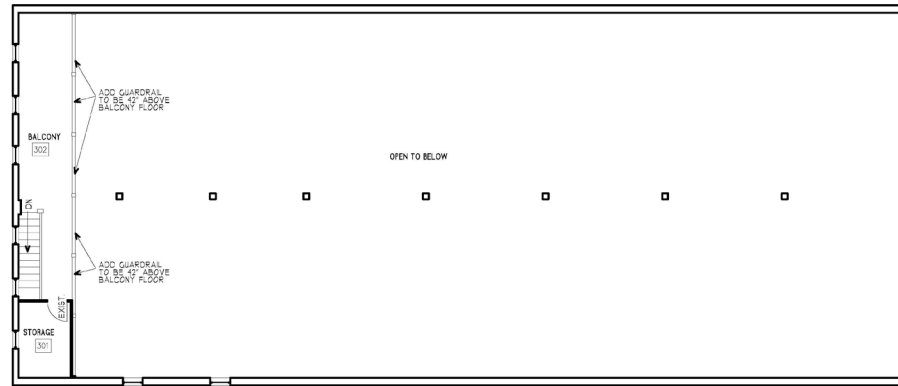
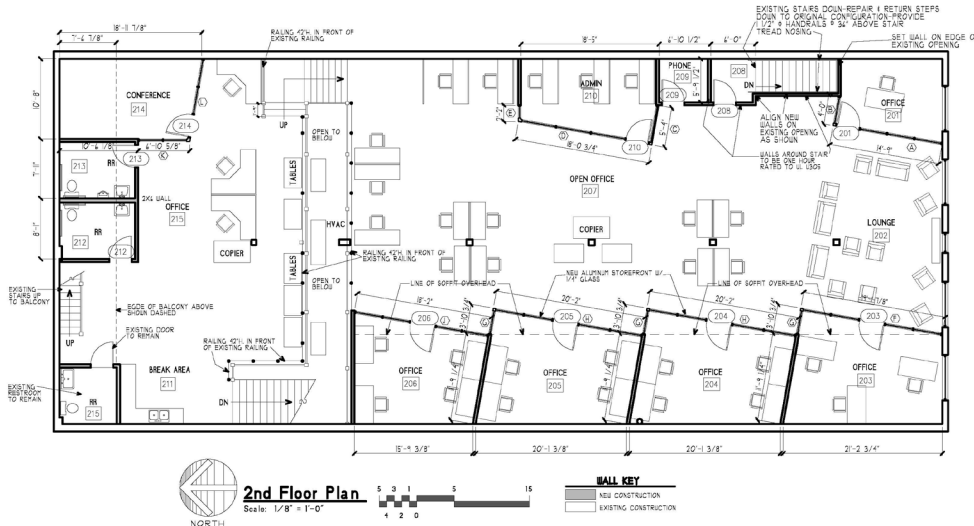


1 STOREFRONT ELEVATIONS  
SCALE: 1/4" = 1'-0"

WINDOW GENERAL NOTES:  
1) ALL GLASS IN CONFERENCE ROOM 28 TO BE LOW E LAMINATED GLASS FOR SOUND  
2) ALL INTERIOR GLASS TO BE 1/4" CLEAR TEMPERED GLASS.

ROOM SCHEDULE									
LOCATION	NO.	FLOORS	WALLS	BASE	CEILING	HT.	REMARKS		
SECOND FLOOR	OFFICE	201	WOOD	GYP. BD.	VINTL	GYP. BD.	9'-0"	RUBBER BASE AT NEW WALLS	
	LOUNGE	202	WOOD	GYP. BD.	VINTL	WOOD	EXISTING	RUBBER BASE AT NEW WALLS	
	OFFICE	203	WOOD	GYP. BD.	VINTL	GYP. BD.	9'-0"	RUBBER BASE AT NEW WALLS	
	OFFICE	204	WOOD	GYP. BD.	VINTL	GYP. BD.	9'-0"	RUBBER BASE AT NEW WALLS	
	OFFICE	205	WOOD	GYP. BD.	VINTL	GYP. BD.	9'-0"	RUBBER BASE AT NEW WALLS	
	OFFICE	206	WOOD	GYP. BD.	VINTL	GYP. BD.	9'-0"	RUBBER BASE AT NEW WALLS	
	OPEN OFFICE	207	WOOD	GYP. BD.	VINTL	WOOD	EXISTING	RUBBER BASE AT NEW WALLS	
	STAIR	208	WOOD	GYP. BD.	VINTL	GYP. BD.	EXISTING	RUBBER BASE AT NEW WALLS	
	PHONE	209	WOOD	GYP. BD.	VINTL	GYP. BD.	9'-0"	RUBBER BASE AT NEW WALLS	
	ADMINISTRATION	210	WOOD	GYP. BD.	VINTL	GYP. BD.	9'-0"	RUBBER BASE AT NEW WALLS	
	BREAK AREA	211	WOOD	GYP. BD.	VINTL	GYP. BD.	EXISTING	RUBBER BASE AT NEW WALLS	
	RESTROOM	212	TILE	TILE	VINTL	GYP. BD.	8'-0"	TILE TO 4'-0" A.F.F. PAINT ABOVE	
	RESTROOM	213	TILE	TILE	VINTL	GYP. BD.	8'-0"	TILE TO 4'-0" A.F.F. PAINT ABOVE	
	CONFERENCE	214	WOOD	GYP. BD.	VINTL	GYP. BD.	8'-0"	RUBBER BASE AT NEW WALLS	
	RESTROOM	215	TILE	TILE	VINTL	GYP. BD.	EXISTING	TILE TO 4'-0" A.F.F. PAINT ABOVE	
BALCONY	BALCONY	301	WOOD	EXISTING	EXISTING	METAL	EXISTING		
	STORAGE	302	WOOD	EXISTING	EXISTING	METAL	EXISTING		

DOOR SCHEDULE						
NO.	DOOR	DOOR SIZE	FRAME	LABEL	REMARKS	
201	C ALUM.	3'-0" TO 3'-4"	ALUM.		LOCK	
203	C ALUM.	3'-0" TO 1'-3/4"	ALUM.		LOCK	
204	C ALUM.	3'-0" TO 1'-3/4"	ALUM.		LOCK	
205	C ALUM.	3'-0" TO 1'-3/4"	ALUM.		LOCK	
206	C ALUM.	3'-0" TO 1'-3/4"	ALUM.		LOCK	
208	A S.C.WD.	3'-0" TO 1'-3/4"	WOOD		LOCK WITH PANG BAR	
209	A S.C.WD.	3'-0" TO 1'-3/4"	WOOD		FREE HUNG WITH PRIVACY LOCK	
210	C ALUM.	3'-0" TO 1'-3/4"	ALUM.		LOCK	
212	A S.C.WD.	3'-0" TO 1'-3/4"	WOOD		PRIVACY LOCK	
213	A S.C.WD.	3'-0" TO 1'-3/4"	WOOD		PRIVACY LOCK	
214	C ALUM.	3'-0" TO 1'-3/4"	ALUM.		LOCK	



REVISED PLANS FOR  
**DENTON MEP**  
DENTON, TEXAS 76201  
104 WEST OAK STREET

Mark M. Martin, Architect  
Michael A. Bates, Architect  
2220 San Jacinto Blvd., Ste 330  
Denton, Texas 76205  
(940) 565-0260  
(940) 387-4881

**B.M.**  
BATES MARTIN  
ARCHITECTS

BMA PROJECT NO.  
**23-220**

REV \_\_\_\_\_  
REV \_\_\_\_\_  
REV \_\_\_\_\_  
REV \_\_\_\_\_

**FLOOR PLANS**

SHEET  
**A2.2**  
OF 5

# Storefront

Before and After



# Storefront Unveiling

BEFORE AND AFTER



# General Condition of the Space

Before and After



# General Condition of the Space

Before and After



# Progress Photos



# Progress Photos





# Thank you!

---

Peter A. Leptuch, P.E.

940-735-5127

Little d Property Group

DentonMEP.com



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Legislation Text

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**File #:** TIF24-009, **Version:** 1

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### **AGENDA CAPTION**

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.



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Economic Development

**ACM:** Christine Taylor, Assistant City Manager

**DATE:** March 27, 2024

### **SUBJECT**

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.

### **BACKGROUND**

The building at 212 W. Sycamore St. was opened in May 1965 as the new location for Denton County Teachers Federal Credit Union (now DATCU). The building was further expanded to its current footprint in 1969. DATCU moved out of the building in 2015 when it relocated its corporate headquarters to Corinth. A plumbing company occupied the building until late last year.

The existing building is approximately 3,510 SF. The architect laid out the space to expand the building sufficiently to accommodate the business's growing needs. As has been done with the other surrounding buildings (222 S. Elm and 212 S. Elm), they intend to add a second floor. The architect worked at preserving the original portion of the building and adding the much-needed space with an overall design that complements each other. The architect and Historical Preservation Officer worked together to ensure the preservation of the original brick, leaving it exposed, and reintroducing the standing seam metal roof, finished in a copper color to pay homage to the original copper roof.

The goal is to make the addition feel as if it was originally intended by using new materials that are compatible with the historic materials, features, size, scale, and proportion. The proposed renovations will significantly upgrade the utilities of the building as well as overall energy efficiency.

The project is located within the Tax Increment Reinvestment Zone Number One and Downtown Square Districts. It has been reviewed by the Historic Preservation Officer for Design Consistency, as outlined in the Denton Development Code Section 4.10.1, and received approval to proceed with the proposed updates to the building façade and interior.

**Projected Improvements include:** Façade/Building Rehab and Interior/Code Improvements

**Project Submitted Expenses:** \$1,465,727.93

**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.

- *Interior/Code Improvements:* Grants are limited to a 50% match with a cap of \$50,000 per grant

### **PRIOR ACTION/REVIEW**

On March 7, 2024, the Downtown Economic Development Committee (DEDC) reviewed and scored the applications. The building renovation application received an average score of 34 points, making it eligible for a recommendation of up to \$50,000. These scores support the recommendations to approve the applications as requested. The grant application request and DEDC recommendation are for \$50,000.

### **OPTIONS**

1. Recommend approval of grant recommended by the DEDC.
2. Recommend a lesser amount than recommended by the DEDC.
3. Do not recommend approval of grant application.

### **EXHIBITS**

Exhibit 1 – Agenda Information Sheet  
Exhibit 2 – Grant Application  
Exhibit 3 – HPO Review  
Exhibit 4 – Presentation

Respectfully submitted:  
Kristen Pulido  
Main Street Program Manager

**EXHIBIT A**



**CITY OF DENTON  
DOWNTOWN REINVESTMENT GRANT PROGRAM APPLICATION**

Department of Economic Development  
401 N. Elm St., Denton, TX 76201  
940-349-7776  
[www.cityofdenton.com](http://www.cityofdenton.com)  
[ED@cityofdenton.com](mailto:ED@cityofdenton.com)

## 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 <i>DAN RICK</i>	Date <i>2/13/24</i>
Business Name <i>EAGLE SURVEYING, LLC</i>	
Mailing Address <i>222 S. Elm St, STE 200 DENTON, TX 76201</i>	
Contact Phone <i>940-600-9004</i>	Email Address <i>DAN@EAGLESURVEYING.COM</i>
Building Owner (if different from applicant)	
Historical/Current Building Name	
Project Site/Address <i>212 W. SYCAMORE ST., DENTON</i>	

Type of Work: (check all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Paint Only                              | <input type="checkbox"/> Awnings                               |
| <input type="checkbox"/> Signage                                 | <input type="checkbox"/> Impact Fees                           |
| <input type="checkbox"/> Utility Upgrades                        | <input checked="" type="checkbox"/> Interior/Code Improvements |
| <input checked="" type="checkbox"/> Facade & Building Renovation | <input type="checkbox"/> Fire Suppression System               |

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

---

*SEE ATTACHED*

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How will this project benefit Downtown?

SEE ATTACHED

Legal Description of the property:

LOT 2, BLOCK 1  
SYCAMORE ADDITION

Project Categories	Estimated Costs	Grant Requested
Facade/Building Rehab	\$879,436.76	
Awnings		
Signs		
Impact Fees		
Utility Upgrades		
Interior/Code Improvements	\$586,291.17	
Fire Suppression System		
Totals	\$1,465,727.93	

TOTAL COST OF PROPOSED PROJECT

\$ 1,465,727.93

TOTAL GRANT REQUEST

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

\$ 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.

Paul Rick  
Applicant's Signature

2/13/24  
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.)

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Business/Organization Name

*EAGLE SURVEYING, LLC*

---

Applicant's Signature

*[Signature]*

Printed Name

*DAN RICK*

Date

*2/13/24*

---

Building Owner's Signature (if different from applicant) Printed Name

Date

This section is to be completed by Economic Development staff.

---

Date considered by DEDC

Recommendation

Staff Signature

---

Date considered by TIRZ #1 Board

Recommendation

Staff Signature

---

Date considered by City Council

Approval

Staff Signature

## REVIEW PROCESS

Total project scores can range from 0 to 35 points.

Recommendations will be based on:

0-9 points	=	No funding
10-14 points	=	Grant recommendation of up to \$7,500
15-19 points	=	Grant recommendation up to \$15,000
20-24 points	=	Grant recommendation up to \$25,000
25-29 points	=	Grant recommendation up to \$35,000
30-40 points	=	Grant recommendation up to \$50,000

All grants will be subject to a recommendation by the Downtown Economic Development Committee, TIRZ #1 Board, and approval by the Denton City Council.

Grant applications will be scored based on:

- **Economic Impact - 0-5 Points**
  - Total investment dollars as provided in the grant application
  - Investment in structure construction or renovation (excluding purchase price)
  - Investment in furniture, fixtures and equipment; estimated taxable sales
- **Historic Accuracy/Design - 0-5 Points**
  - New construction/complements existing buildings
  - Restores building to historic accuracy
  - Renovation of building with historic marker (Local, state or national historic marker)
- **Upgrades to Utilities/Impact Fees - 0-5 Points**
  - Requires upgrades in electrical service
  - Increases existing water/wastewater capacity
  - No existing utilities to structure
  - Extends water/wastewater lines (improves additional properties)
  - Impact fees may be ranked depending upon percentage of fees to eligible expenses
- **Increases Population - 0-5 Points**
  - Increases consumer traffic (day or night)
  - Increases quality residential units
  - Increases walkability or pedestrian activity/accessibility
- **Interior/Code Improvements - 0-5 points**
  - Asbestos and mold abatement
  - Fire suppression systems
  - ADA improvements
- **Other - 0-15 Points**

Including, but not limited to:

  - Partners with other businesses (i.e., shared parking)
  - Project is a "target" business (i.e., grocery, pharmacy, locally owned)
  - Promotes development of Denton arts and entertainment
  - Longevity of business
- **Fire Suppression System – 40 points**
  - Fire Suppression Systems applications automatically receive the maximum score

## **Renovation of 212 W. Sycamore St., Denton**

Eagle Surveying is purchasing the building located at 212 W. Sycamore St. in Denton to be used as our new corporate office. We opened for business in 2016 and leased two rooms at 210 S. Elm St. for our first office. Over the years, as Eagle grew, we leased more space within the 210 S. Elm building until the opportunity to relocate to the newly renovated 222 S. Elm St. building became an option. Eagle has been proud to call that building home for the past several years, but we have once again found ourselves needing more space and flexibility than a leased building would accommodate. We are excited to purchase the building on Sycamore and the plans to expand it to approximately 5,650 SF, nearly doubling the space we currently have.

The building currently located at 212 W. Sycamore St. was opened in May 1965 as the new location for Denton County Teachers Federal Credit Union (now DATCU). The building was further expanded to its current footprint in 1969. DATCU moved out of the building in 2015 when it relocated its corporate headquarters to Corinth. The building was occupied by a plumbing company until late last year. We really like the mid-century modern design and hope to only improve upon it.

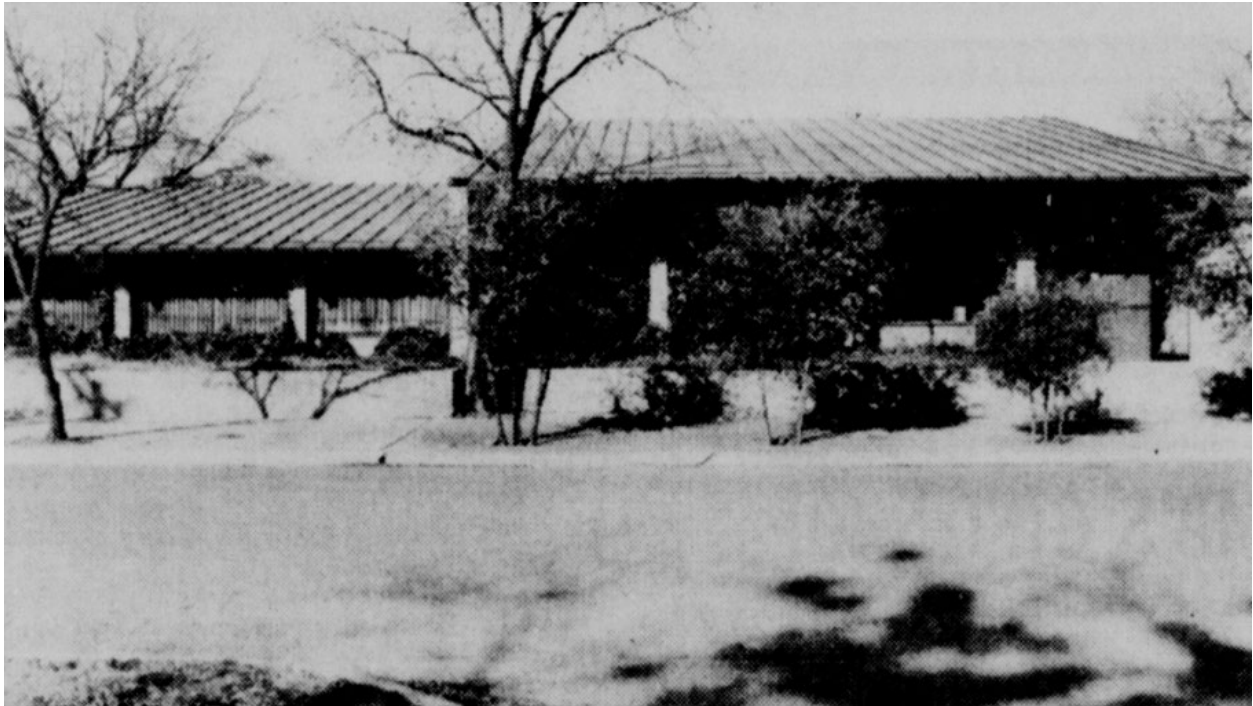
The existing building is approximately 3,510 SF. As we've worked with our architect to lay out the space to sufficiently accommodate our growing needs, we've determined that we need to expand the building. As has been done with the other surrounding buildings (222 S. Elm and 212 S. Elm), we intend to add a second floor to the building. We feel that our architect has done a great job preserving the original portion of the building and adding the much-needed space with an overall design that complements each other. Our goal is to make the addition feel as if it was originally intended. The proposed renovations will significantly upgrade the utilities to the building as well as the overall energy efficiency.

We believe this project will greatly benefit and enhance the southern section of the TIRZ area. Projects like these will likely encourage other improvements and development in this area. This project will facilitate the growth of a Denton-based small business in the downtown area, allowing us to continue offering our services throughout the DFW Metroplex from here. We are excited to better expose this unique part of downtown through these redevelopment efforts.

One of the objectives of this project is to improve the quality of pedestrian traffic within the 200 S. Elm block of businesses. Pedestrian traffic between office buildings is essential and encouraged due to the shared relationships between the current tenants. We also hope to improve the alleyway that connects all the properties along the block with a pedestrian and bicycle-friendly design while maintaining a slow-moving flow of vehicular traffic to the parking areas. We feel that supporting the secondary 'frontage' back entrances for each business can help to enhance property aesthetics and encourage walkability and safety throughout the block.

## Renovation of 212 W. Sycamore St., Denton

Photo of 212 W. Sycamore – circa 1969



Existing photos with some description of intended demo for 212 W. Sycamore St.



EXISTING TO BE DEMOLISHED - NORTHEAST VIEW

## Renovation of 212 W. Sycamore St., Denton



EXISTING TO BE DEMOLISHED - SOUTHWEST VIEW

Elevations of the renovations proposed for 212 W. Sycamore St.



NORTH ELEVATION

## Renovation of 212 W. Sycamore St., Denton



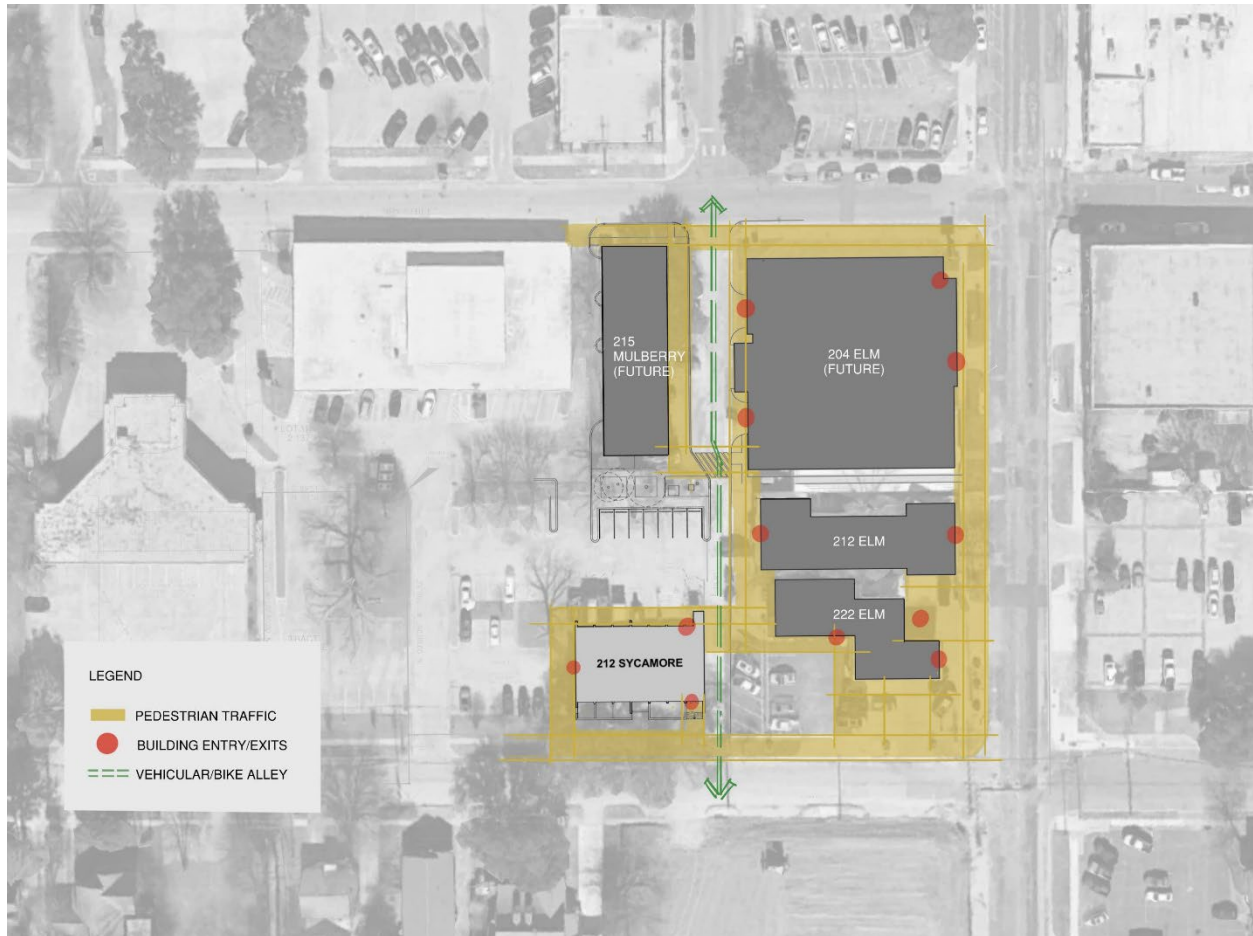
WEST ELEVATION



EAST ELEVATION

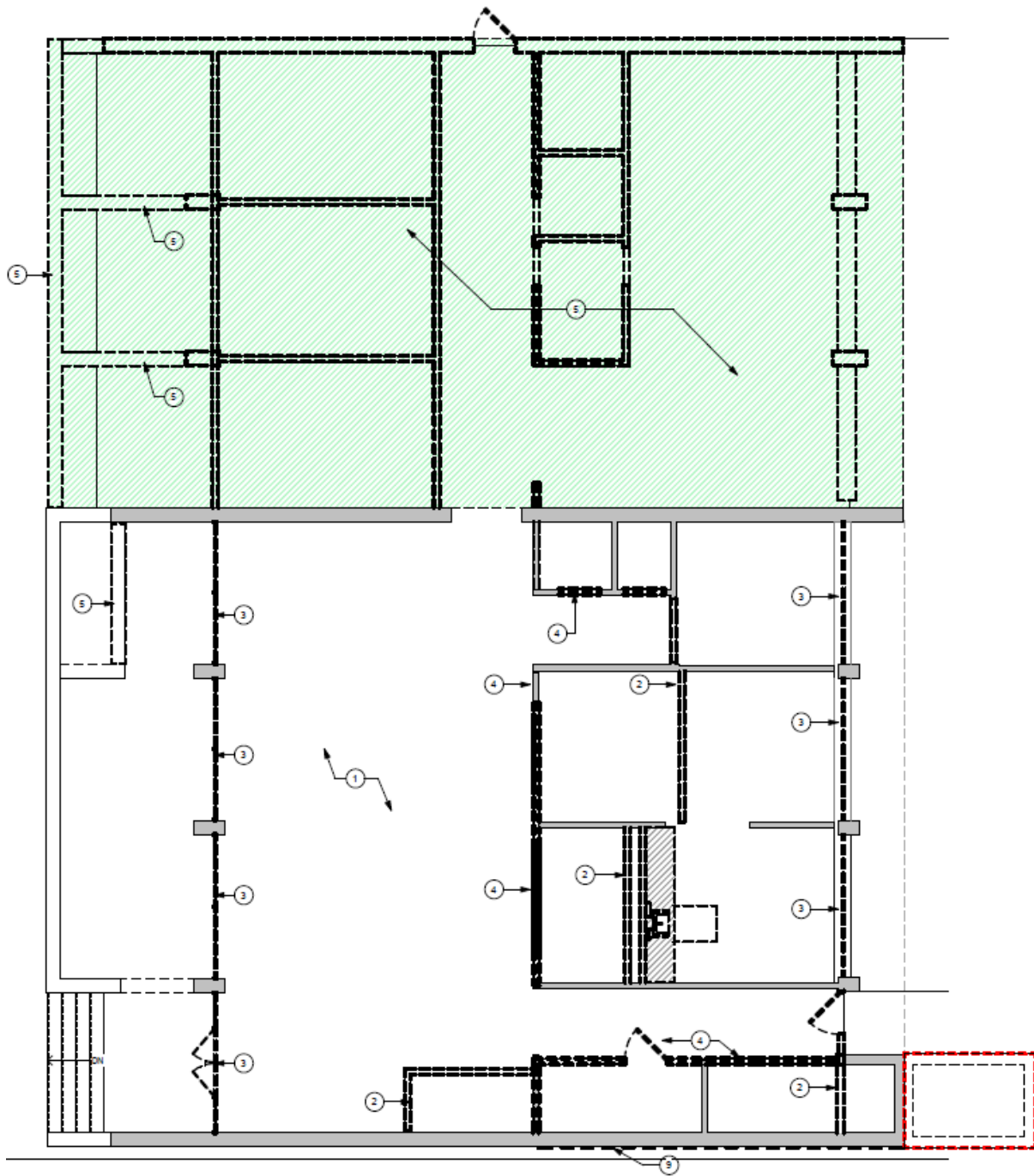
## Renovation of 212 W. Sycamore St., Denton

Improvements to pedestrian traffic



## Renovation of 212 W. Sycamore St., Denton

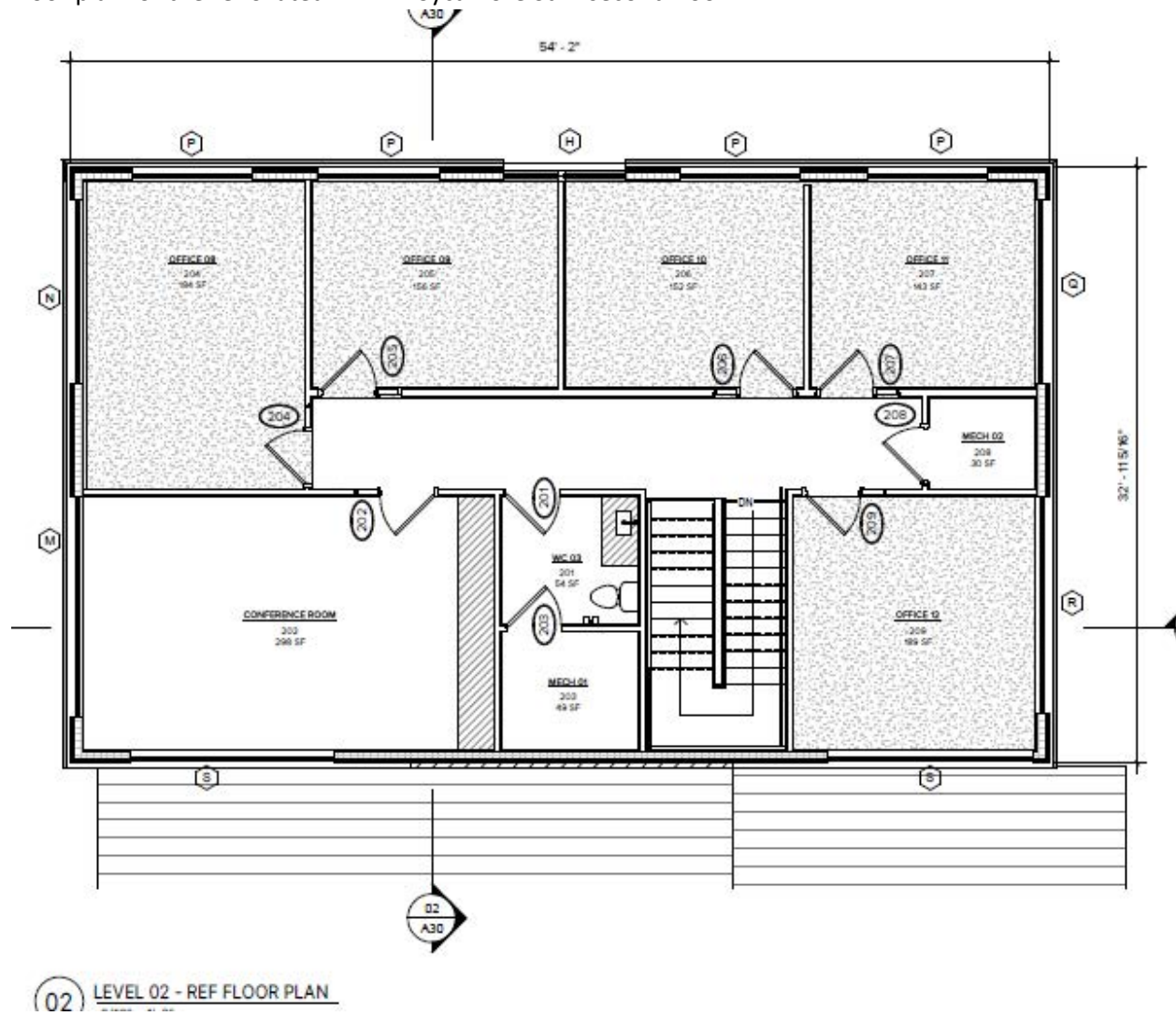
Existing floor plan of 212 W. Sycamore St.





## Renovation of 212 W. Sycamore St., Denton

Floor plan for the renovated 212 W. Sycamore St. – second floor



## Renovation of 212 W. Sycamore St., Denton

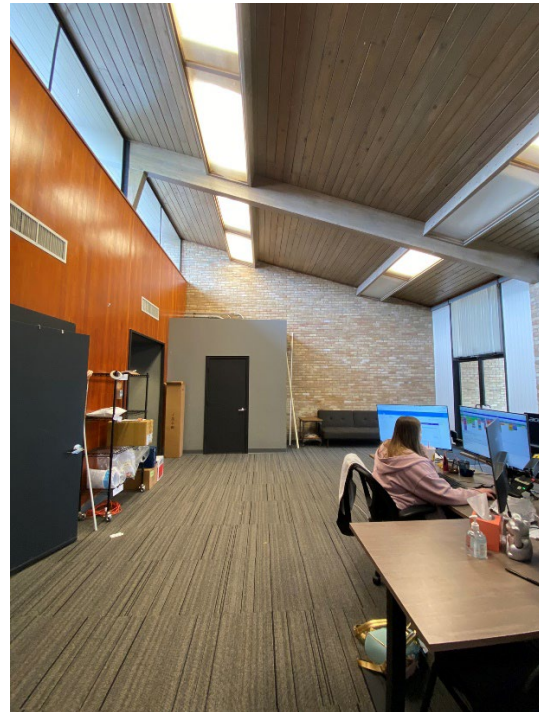
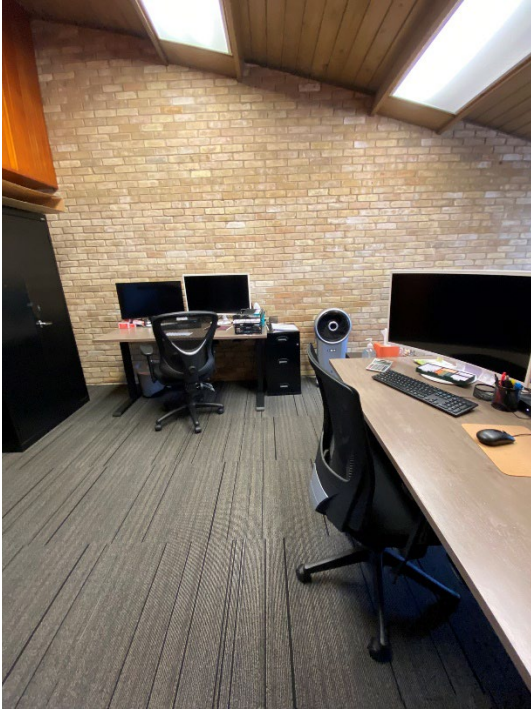
Existing pictures of 212 W. Sycamore St.



## Renovation of 212 W. Sycamore St., Denton



## Renovation of 212 W. Sycamore St., Denton



## PROJECT ESTIMATE

**Project Name:** 212 W Sycamore  
**Project Address:** 212 W Sycamore  
**Contract Type:** GMP  
**New Build / Remodel:** Remodel  
**Total Square Feet:** 5,650  
**Estimated Project Duration (weeks):** 22



Description	Quantity	Unit	Unit Price					Total Cost	Enter %	Comments
Total Construction Cost								\$ 1,258,384.00		
General Contractor OH & Profit (enter %)								\$ 88,086.88	7.00%	
Insurance (enter %)								\$ 7,550.30	0.60%	Builders Risk Policy
								\$ -	0.00%	
Texas Remodel Tax								\$ 111,706.75	8.25%	
<b>Grand Total Project Cost</b>	<b>5650</b>	<b>SF</b>	<b>\$ 259</b>					<b>\$ 1,465,727.93</b>		
								\$1,417,915	\$ 47,812.64	
Description	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	OTHER Amount	Total Cost	% of Total Construction Cost	Name of Subcontractor & Notes
<b>DIVISION 1a: GENERAL CONDITIONS</b>								\$ 119,152.00	9%	
Project Management / On Site Supervision	22	wks	2850	62700				\$ 62,700.00	5%	
City of Denton Permits	5650	ls	1.48	8362	0	0		\$ 8,362.00	1%	
3rd party energy code inspection	0	ls	0	0	0	0	300	\$ 300.00	0%	
printing / reprographics	1	ls	0	0	750	750		\$ 750.00	0%	
small tools / safety / misc	6	mo	0	0	500	3000		\$ 3,000.00	0%	
Boom/Fork lift	2	ls	0	0	2500	5000		\$ 5,000.00	0%	boom lift, scissor lift
scissor lift	3	mo	0	0	500	1500		\$ 1,500.00	0%	boom lift, scissor lift
fork lift	0	mo	0	0	0	0		\$ -	0%	boom lift, scissor lift
temp power	6	mo	0	0	250	1500	1500	\$ 3,000.00	0%	
temp water	6	mon	0	0	150	900		\$ 900.00	0%	
Temporary Bathrooms & wash station	6	mo	0	0	750	4500		\$ 4,500.00	0%	
temp fence	430	mo	0	0	10	4300		\$ 4,300.00	0%	
	0	ls	0	0	0	0		\$ -	0%	
Cleaning & Waste Management	15	ea	0	0	850	12750		\$ 12,750.00	1%	
final power wash parking / sidewalks	1	ea	0	0	0	0	1200	\$ 1,200.00	0%	
temp labor / misc cleaning	6	mo	500	3000	0	0		\$ 3,000.00	0%	
Final Clean	5,650	ea	0.6	3390	0	0		\$ 3,390.00	0%	
Scaffolding Rental	1	ea	0	0	0	0	4500	\$ 4,500.00	0%	
	0	ls	0	0	0	0		\$ -	0%	
<b>DIVISION 1b: GENERAL REQUIREMENTS</b>								\$ 3,995.00	0%	
3rd Party Testing - concrete	1	ea	0	0	0	0	1500	\$ 1,500.00	0%	
3th Party Testing - Soils	1	ea	0	0	0	0	0	\$ -	0%	not required - no compacted fill - will use gravel or flexbase
Asbestos Survey	0	ea	0	0	0	0	995	\$ 995.00	0%	ERI Consulting
soils report	0	ea	0	0	0	0	1500	\$ 1,500.00	0%	GeoScience Engineers
<b>DIVISION 2: EXISTING CONDITIONS</b>								\$ 31,747.00	3%	
building demolition	1500	sf	0	0	0	0	9400	\$ 9,400.00	1%	Tactical Demolition
interior/ext select demo	2000	sf	0	0	0	0	5450	\$ 5,450.00	0%	Tactical Demolition
Electrical demolition - generator, transformer, etc.	1	LS	0	2500	0	0		\$ 2,500.00	0%	
Mechanical Demo - recover refrigerant, demo units	1	LS	0	2500	0	0		\$ 2,500.00	0%	
sawcut & remove approach & drive for new sidewalk	1799	sf	3	5397	0	0		\$ 5,397.00	0%	
sawcut & remove - interior plumbing	0	sf	0	0	0	0	2500	\$ 2,500.00	0%	
additional demo	0	sy	0	0	0	0	4000	\$ 4,000.00	0%	
	0	ls	0	0	0	0		\$ -	0%	
<b>DIVISION 3: CONCRETE</b>								\$ 37,806.00	3%	
Foundation extension - new building	330	SF	0	0	20	6600		\$ 6,600.00	1%	
grade beams w/ flex base fill	90	lf	0	0	75	6750		\$ 6,750.00	1%	
concrete patio	350	Sf	0	0	6	2100		\$ 2,100.00	0%	
curb pour back	20	LF	0	0	10	200		\$ 200.00	0%	
sidewalk	1780	sf	0	0	5	8900		\$ 8,900.00	1%	
ADA ramp	0	LF	0	0	0	0	1500	\$ 1,500.00	0%	
steps	0	LF	0	0	0	0	1000	\$ 1,000.00	0%	
Footer for monument sign	0	SF	0	0	0	0	1000	\$ 1,000.00	0%	
concrete sawcut pourback	0	SF	0	0	0	0	2500	\$ 2,500.00	0%	
gypcrete topper 2nd floor	1814	sf	0	0	4	7256		\$ 7,256.00	1%	
	0	ls	0	0	0	0		\$ -	0%	
<b>DIVISION 4: MASONRY</b>								\$ 46,732.00	4%	
Brick - building	1700	sf	0	0	0	0		\$ -	0%	
brick	6552	ea	1.5	9828	2	13104	1500	\$ 24,432.00	2%	interstate imperial brick
sand/mortar/accessories/etc.	6552	ea	0	0	0	0	10000	\$ 10,000.00	1%	
patio - masonry patio enclosure	95	sf	0	0	40	3800		\$ 3,800.00	0%	
masonry monument sign	1	LS	0	0	1500	1500		\$ 1,500.00	0%	
brick - patch / repair	1	LS	0	0	2500	2500		\$ 2,500.00	0%	
Scaffolding Rental	1	LF	0	0	4500	4500		\$ 4,500.00	0%	
	0	ls	0	0	0	0		\$ -	0%	

Description	Quantity	Unit	LABOR Unit Price	Amount	MATERIAL Unit Price	Amount	OTHER Amount	Total Cost	% of Total Construction Cost	Name of Subcontractor & Notes
<b>DIVISION 5: METALS</b>								\$ 13,150.00	1%	
stair guard/hand rail	35	LF	0	0	150	5250		\$ 5,250.00	0%	
stair hand rail - wall mount	30	LF	0	0	75	2250		\$ 2,250.00	0%	
patio railing	35	Lf	0	0	50	1750		\$ 1,750.00	0%	
	0	LF	0	0	0	0		\$ -	0%	
misc steel reinforcements / lintels / accents	1	LF	1200	1200	1500	1500		\$ 2,700.00	0%	
	0	sf	0	0	0	0		\$ -	0%	
under eave breakmetal wraps	6	ea	50	300	150	900		\$ 1,200.00	0%	
	0	EA	0	0	0	0		\$ -	0%	
		LF		0	0	0		\$ -	0%	
<b>DIVISION 6: WOODS &amp; PLASTICS</b>								\$ 189,167.00	15%	
Wood framing	3510	sf	6.5	22815	0	0		\$ 22,815.00	2%	
lumber package	3510	sf	0	0	20	70200		\$ 70,200.00	6%	
lumber waste	1	ls	0	0	0	0	\$ 10,530.00	\$ 10,530.00	1%	
Simpson tie down package	0	ls	0	0	0	0	5000	\$ 5,000.00	0%	
Exterior siding - WP-1	1000	sf	2	2000	16	16000	2547	\$ 20,547.00	2%	Delta - including sales tax & shipping (higher grade finish - C&Bt - \$21.69/SF, VG - \$23.34/SF) - expecting undetermined price increase in coming month
Exterior siding - WP-2	75	sf	2	150	13	975		\$ 1,125.00	0%	Delta Millworks
soffitn - WP-3	900	sf	6	5400	11	9900	150	\$ 15,450.00	1%	
	0	sf	0	0	0	0		\$ -	0%	
Mill work	82	LF	0	0	450	36900		\$ 36,900.00	3%	
	0	LF	0	0	0	0		\$ -	0%	
	0	ea	0	0	0	0		\$ -	0%	
Stair tread & risers	22	ea	50	1100	250	5500		\$ 6,600.00	1%	assumes wood risers
	0	SF	0	0	0	0		\$ -	0%	
<b>DIVISION 7: THERMAL &amp; MOISTURE PROTECTION</b>								\$ 81,670.00	6%	
window flashing / sealing	0	ls	0	0	0	0	4500	\$ 4,500.00	0%	
Joint Protection (Sealants etc)	1	ls	0	0	0	0	2500	\$ 2,500.00	0%	
envelope insulation	3510	ls	0	0	0	0	11080	\$ 11,080.00	1%	RM Insulation
interior batt insulation	3510	ls	0	0	1	3510		\$ 3,510.00	0%	
standing seam roof	5720	sf	0	0	0	0	56580	\$ 56,580.00	4%	Classic Superroof
metal coping - MT-2	1	ls	0	0	0	0		\$ -	0%	
exterior gutters/downspouts	1	ls	0	0	3500	3500		\$ 3,500.00	0%	
	0	LF	0	0	0	0		\$ -	0%	
<b>DIVISION 8: OPENINGS</b>								\$ 151,475.00	12%	
interior doors	25	ea	175	4375	1000	25000		\$ 29,375.00	2%	P-lam doors - standard laminate
Interior door frames	25	ea	0	0	305	7625		\$ 7,625.00	1%	Raco style pre-finished frame
Interior door hardware	25	ea	0	0	175	4375		\$ 4,375.00	0%	commercial grade 2 lock & hinges
Interior sliding/pocket doors	1	LS	0	0	2000	2000		\$ 2,000.00	0%	
exterior storefront doors - single	2	ea	0	0	2150	4300		\$ 4,300.00	0%	
exterior storefront doors - double	1	ea	0	0	3500	3500		\$ 3,500.00	0%	
	0	ls	0	0	0	0		\$ -	0%	
Exterior storefront windows	1850	ls	0	0	50	92500		\$ 92,500.00	7%	
interior sidelight glass	13	ea	50	650	150	1950		\$ 2,600.00	0%	
interior storefront system for offices	80	sf	0	0	65	5200		\$ 5,200.00	0%	
	0	ls	0	0	0	0		\$ -	0%	
<b>DIVISION 9: FINISHES</b>								\$ 160,580.00	13%	
Gypsum Board	5650	LS	0	0	4	22600		\$ 22,600.00	2%	
tape bed texture	5650	sf	0	0	4	22600		\$ 22,600.00	2%	
	0	SF	0	0	0	0		\$ -	0%	
Ceilings - Acoustic tegular pattern tile	620	SF	0	0	7	4340		\$ 4,340.00	0%	
Ceilings - expanded metal	245	SF	0	0	15	3675		\$ 3,675.00	0%	
Ceilings - drywall	2815	SF	0	0	4	11260		\$ 11,260.00	1%	
Interior painting	5650	sf	0	0	3.5	19775		\$ 19,775.00	2%	
exterior painting	5650	SF	0	0	2	11300		\$ 11,300.00	1%	
	0	SF	0	0	0	0		\$ -	0%	
Quartz/Stone Countertop	157	sf	20	3140	55	8635		\$ 11,775.00	1%	
	0	SF	0	0	0	0		\$ -	0%	
Rubber Base	1250	SF	6	7500	0	0		\$ 7,500.00	1%	
Ceramic Floor Tile	60	SF	10	600	0	0		\$ 600.00	0%	
Wall Ceramic Tile	475	SF	10	4750	0	0	250	\$ 5,000.00	0%	
Stone Floor Tile - corridors, entry, break	1500	SF	18	27000	0	0	1000	\$ 28,000.00	2%	
transitions & schluter	1	ls	0	0	500	500		\$ 500.00	0%	
water proofing / tile base	64	sf	0	0	5	320		\$ 320.00	0%	
Carpet tile - offices	332	yds	0	0	30	9960		\$ 9,960.00	1%	
LVT plank flooring	250	SF	2	500	3.5	875		\$ 1,375.00	0%	
		SF	0	0	0	0		\$ -	0%	
<b>DIVISION 10: SPECIALTIES</b>								\$ 1,545.00	0%	
restroom signage	3	sub	0	0	40	120		\$ 120.00	0%	
restroom mirror - allowance	3	ls	0	0	150	450		\$ 450.00	0%	
grab bars	3	ls	0	0	100	300		\$ 300.00	0%	
TP dispenser	3	ea	0	0	50	150		\$ 150.00	0%	
paper towel dispensers	3	ls	0	0	50	150		\$ 150.00	0%	
fire extinguisher	3	LF		0	125	375		\$ 375.00	0%	assumes wall hung
<b>DIVISION 11: EQUIPMENT</b>								\$ 12,600.00	1%	
dishwasher	1	LF	0	0	1200	1200		\$ 1,200.00	0%	
refrigerator	1	LF	0	0	2500	2500		\$ 2,500.00	0%	
garbage disposal	1	LF	0	0	300	300		\$ 300.00	0%	
undercounter refrigerator	2	LF	0	0	1500	3000		\$ 3,000.00	0%	
micro/oven combo	2	LF	0	0	2800	5600		\$ 5,600.00	0%	
<b>DIVISION 22: PLUMBING</b>								\$ 42,800.00	3%	
Plumbing	1	ea	0	0	40000	40000		\$ 40,000.00	3%	
upgraded restroom sink vanities	2	ls	0	0	1400	2800		\$ 2,800.00	0%	3rd restroom to have stone/granite top

Description	Quantity	Unit	LABOR		MATERIAL		OTHER	Total Cost	% of Total Construction Cost	Name of Subcontractor & Notes
			Unit Price	Amount	Unit Price	Amount				
	0	ls	0	0	0	0		\$ -	0%	
	0	ls	0	0	0	0		\$ -	0%	
<b>DIVISION 23: HEATING, VENTILATING &amp; AIR CONDITIONING (HVAC)</b>								\$ 68,200.00	5%	
HVAC Equipment	14	tons	0	0	4800	67200		\$ 67,200.00	5%	
unit condensate lines - install & tie in	1	ls	0	0	1000	1000		\$ 1,000.00	0%	
	1	ls	0	0	0	0		\$ -	0%	
<b>DIVISION 26: ELECTRICAL</b>								\$ 101,700.00	8%	
Electrical	5650	ls	9	50850	9	50850		\$ 101,700.00	8%	
exterior site lighting	0	ls	0	0	0	0		\$ -	0%	
	0	ls	0	0	0	0		\$ -	0%	
<b>DIVISION 27: TELECOMMUNICATIONS</b>								\$ 9,975.00	1%	
raceways	1	ls	0	0	1500	1500		\$ 1,500.00	0%	
data cabling rough in	5650	ls	0	0	1.5	8475		\$ 8,475.00	1%	
	0	ls	0	0	0	0		\$ -	0%	
<b>DIVISION 31: EARTHWORK</b>								\$ 4,900.00	0%	
foundation/sidewalk soil haul off	1	ls	1200	1200	0	0		\$ 1,200.00	0%	
fine grade / clean up - pre landscape	1	AC	1200	1200	0	0		\$ 1,200.00	0%	
gravel or flex infill for sidewalk & ramp	1	ls	1000	1000	1500	1500		\$ 2,500.00	0%	
<b>DIVISION 32: EXTERIOR IMPROVEMENTS</b>								\$ 83,680.00	7%	
pavement re-stripe and ADA signage	1	LS	0	0	0	0	3500	\$ 3,500.00	0%	
new paving	2000	sf	0	0	6.5	13000		\$ 13,000.00	1%	
01.21.08 Demo & re-pave S. Cedar St	2750	ls	0	0	15	41250		\$ 41,250.00	3%	unknown scope of work - working with city on specifications
new curb & gutter	120	lf	0	0	17	2040		\$ 2,040.00	0%	
Termite Post/Pre-treat	1	LS	0	0	0	0	1200	\$ 1,200.00	0%	
landscaping	1	ls	0	0	0	0	10000	\$ 10,000.00	1%	
Irrigation	1	ls	0	0	0	0	10000	\$ 10,000.00	1%	
planters	4	ea	0	0	300	1200		\$ 1,200.00	0%	
trim trees	5	ea	0	0	300	1500		\$ 1,500.00	0%	
	0	sf	0	0	0	0		\$ -	0%	
	0	ls	0	0	0	0		\$ -	0%	
<b>GC ALLOWANCES and/or OTHER SPECIALTIES</b>								\$ 97,500.00	8%	
01.21.00 Unknowns / Sub Bidding Differences / Contingency	0	ls	0	0	0	0	50000	\$ 50,000.00	4%	
01.21.01	0	ls	0	0	0	0		\$ -	0%	
01.21.02 window tint	1	ls	0	0	5000	5000		\$ 5,000.00	0%	
01.21.03 window treatments	1	ls	0	0	10000	10000		\$ 10,000.00	1%	
01.21.04 internet, Network, VAP's & Data terminations	1	ls	0	0	5000	5000		\$ 5,000.00	0%	
01.21.05 security / door access control	1	ls	0	0	12000	12000		\$ 12,000.00	1%	
01.21.06 cameras	1	ls	0	0	6500	6500		\$ 6,500.00	1%	
01.21.07 audio / visual	1	ls	0	0	9000	9000		\$ 9,000.00	1%	
	0	ls	0	0	0	0		\$ -	0%	

Submitted by: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

# 2210 EAGLE 212

212 W SYCAMORE STREET, DENTON, TX

## DESIGN DEVELOPMENT

01.04.24

OWNER:  
EAGLE SURVEYING  
222 W ELM STREET, SUITE 200, DENTON, TX 76201  
DAN RICK 940.222.3009

ARCHITECT:  
MKOA (Morgan Kennedy Office of Architecture, LLC)  
MORGAN KENNEDY 940.331.5237

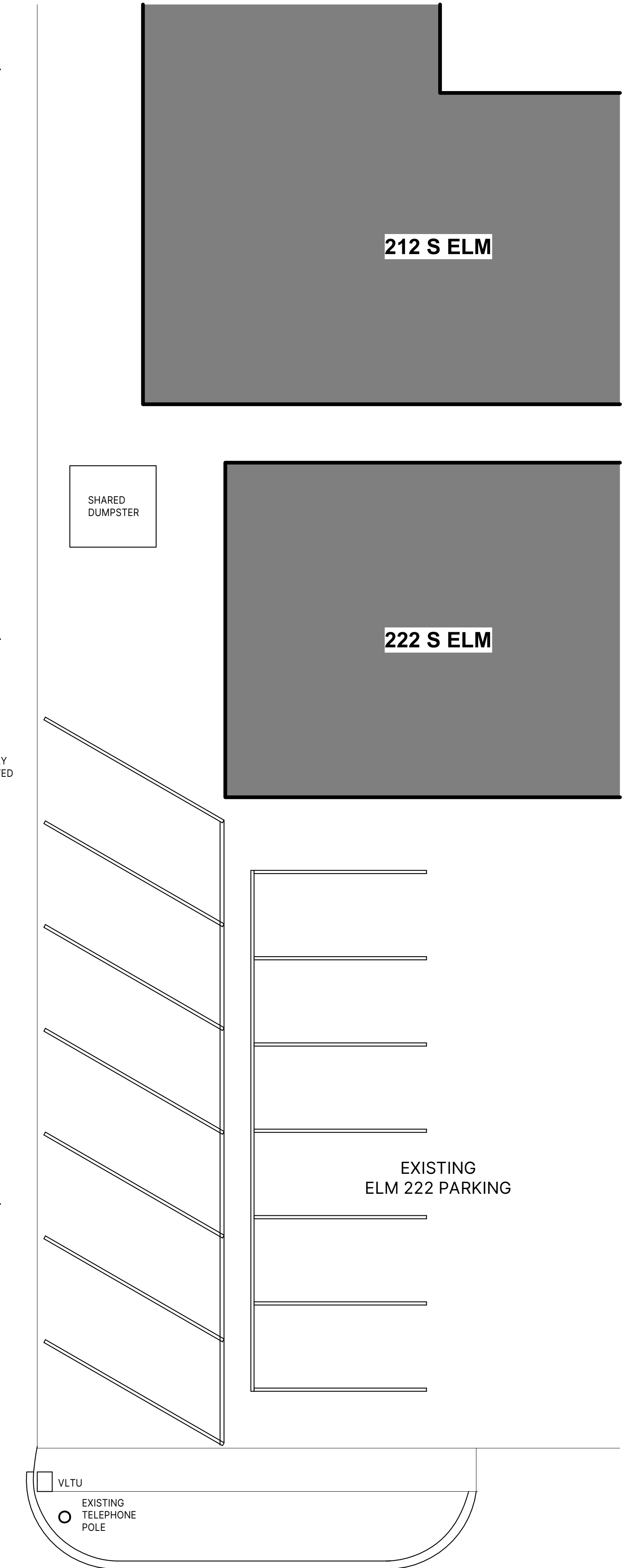
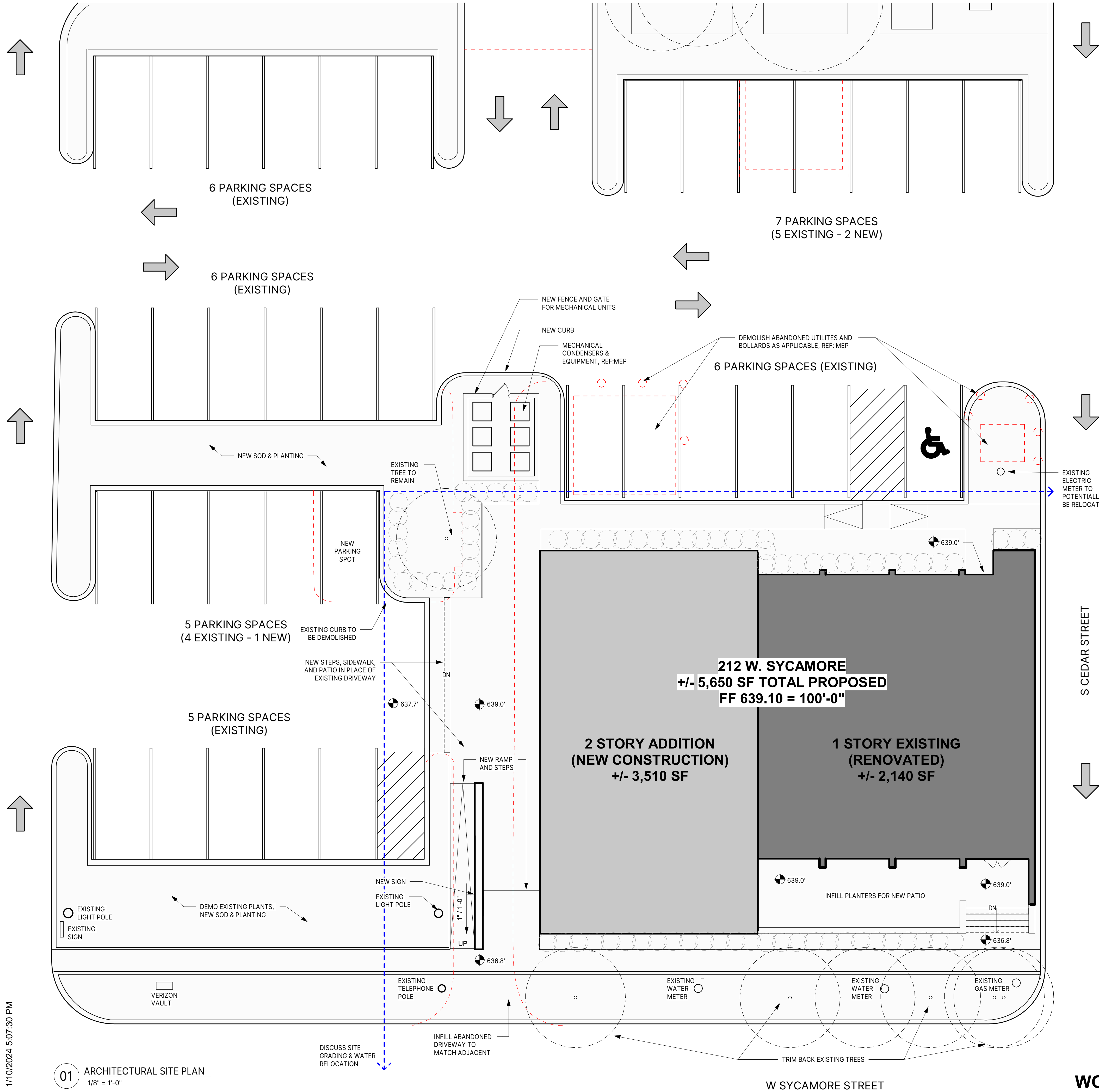
CONTRACTOR:  
ARCHDEN CONSTRUCTION SERVICES, LLC  
JASON ABT 972.971.1577

REVISION SCHEDULE		
No.	Description	Date
00.01	SCHEMATIC	11.20.23
00.02	DEVELOPMENT	01.04.24

### INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME	CURRENT REVISION	ISSUANCE DATE
A07	ARCHITECTURAL SITE PLAN	00.02	01.04.24
A08	DEMOLITION PLANS & ELEVATIONS	00.02	01.04.24
A10	FLOOR PLANS	00.02	01.04.24
A14	REFLECTED CEILING PLANS	00.02	01.04.24
A20	EXTERIOR ELEVATIONS	00.02	01.04.24
A21	EXTERIOR ELEVATIONS	00.02	01.04.24
A91	CONCEPT RENDERINGS	00.01	11.20.23





MKOA  
MORGAN KENNEDY OFFICE OF ARCHITECTURE, LLC

# EAGLE 212

212 W SYCAMORE STREET, DENTON, TX

REV	DESCRIPTION	DATE
00.01	SCHEMATIC	11.20.23
00.02	DEVELOPMENT	01.04.24

PROJECT NUMBER 2210  
STATUSDESIGN DEVELOPMENT  
DATE 01.04.2024

A07  
ARCHITECTURAL SITE PLAN

WORK IN PROGRESS SET - NOT FOR CONSTRUCTION

DEMOLITION KEY NOTES

- 1 REMOVE EXISTING FLOORING AND SUBSTRATE IN ITS ENTIRETY. CLEAN AND PREP FLOORS TO RECEIVE NEW FINISH.

2 REMOVE PORTION OF WALL AND PREP TO RECEIVE NEW FINISH, OPENING, AND/OR WALLS. PATCH AND REPAIR ADJACENT WALLS AFFECTED BY REMOVAL OF WALL.

3 REMOVE GLAZING SYSTEM IN ITS ENTIRETY. PREP ADJACENT WALLS, FLOORS, AND HEADERS TO RECEIVE NEW GLAZING SYSTEM.

4 REMOVE DOOR AND FRAMING IN ITS ENTIRETY. PREP WALL TO RECEIVE NEW DOOR AND/OR WALL INFILL.

5 REMOVE ROOF AND EXTERIOR WALLS, IN AREA SHOWN, IN ITS ENTIRETY, DOWN TO THE SLAB. PREP SLAB, AND ADJACENT WALLS TO REMAIN, FOR NEW CONSTRUCTION.
- 6 REMOVE PLUMBING FIXTURES/CAP DRAINS..... NEED TO PULL THIS INFO FROM AN OLDER PROJECT.

7 ANY DROP CEILINGS TO REMOVED

8 ANY LIGHT FIXTURES TO BE REMOVED? ARE WE KEEPING EXISTING WIRING?

9 REMOVE EXISTING EXTERIOR BRICK CLADDING SYSTEM IN IT ENTIRETY. REFER TO ELEVATIONS FOR EXACT LOCATION. PATCH AND REPAIR ADJACENT EXTERIOR SHEATHING/BARRIER AND PREP TO RECIEVE NEW CLADDING.

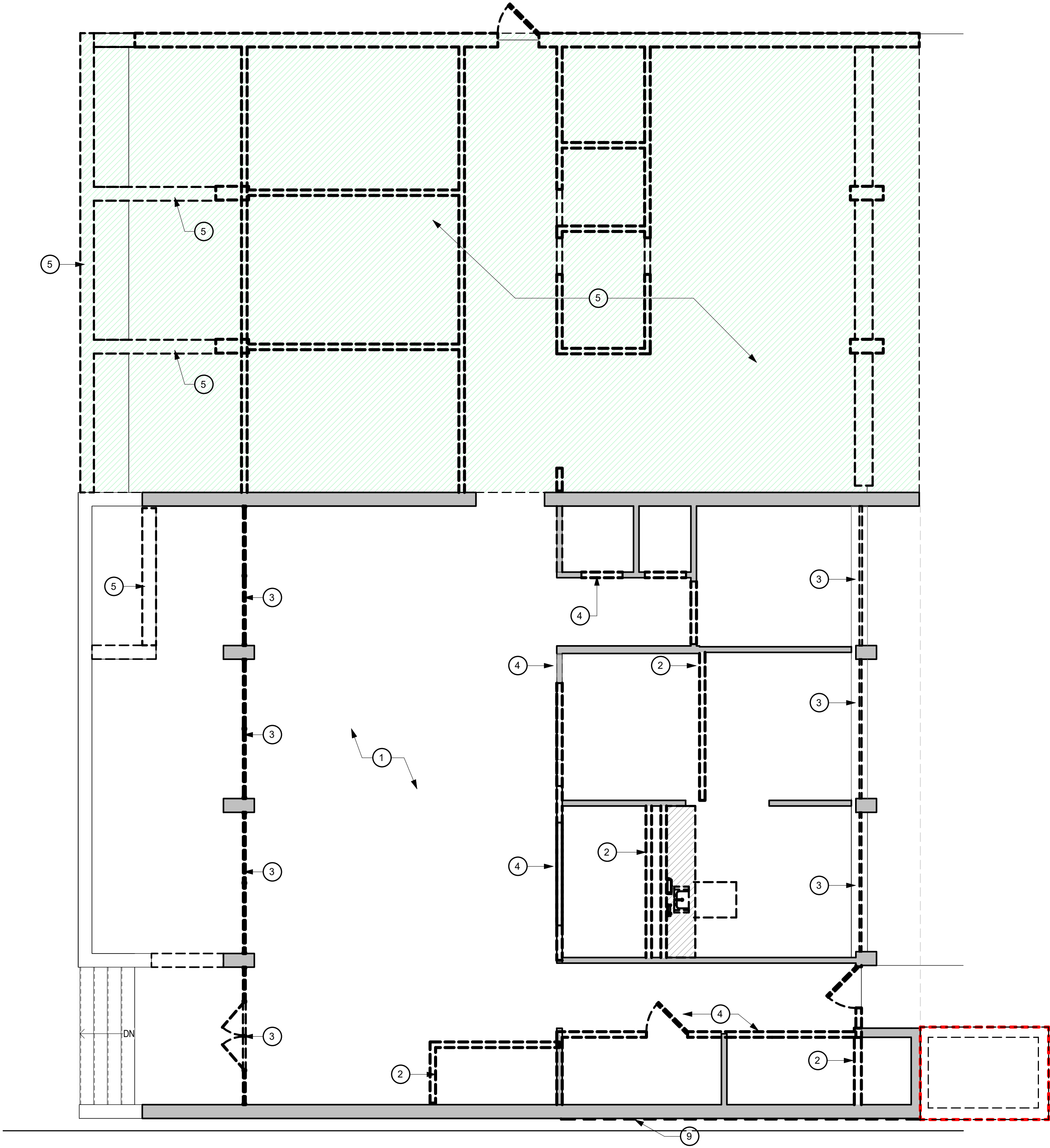
10



EXISTING TO BE DEMOLISHED - NORTHEAST VIEW



EXISTING TO BE DEMOLISHED - SOUTHWEST VIEW



01 DEMOLITION FLOOR PLAN  
3/16" = 1'-0"

WORK IN PROGRESS SET - NOT FOR CONSTRUCTION

MKOA

MORGAN KENNEDY OFFICE OF ARCHITECTURE, LLC

EAGLE 212

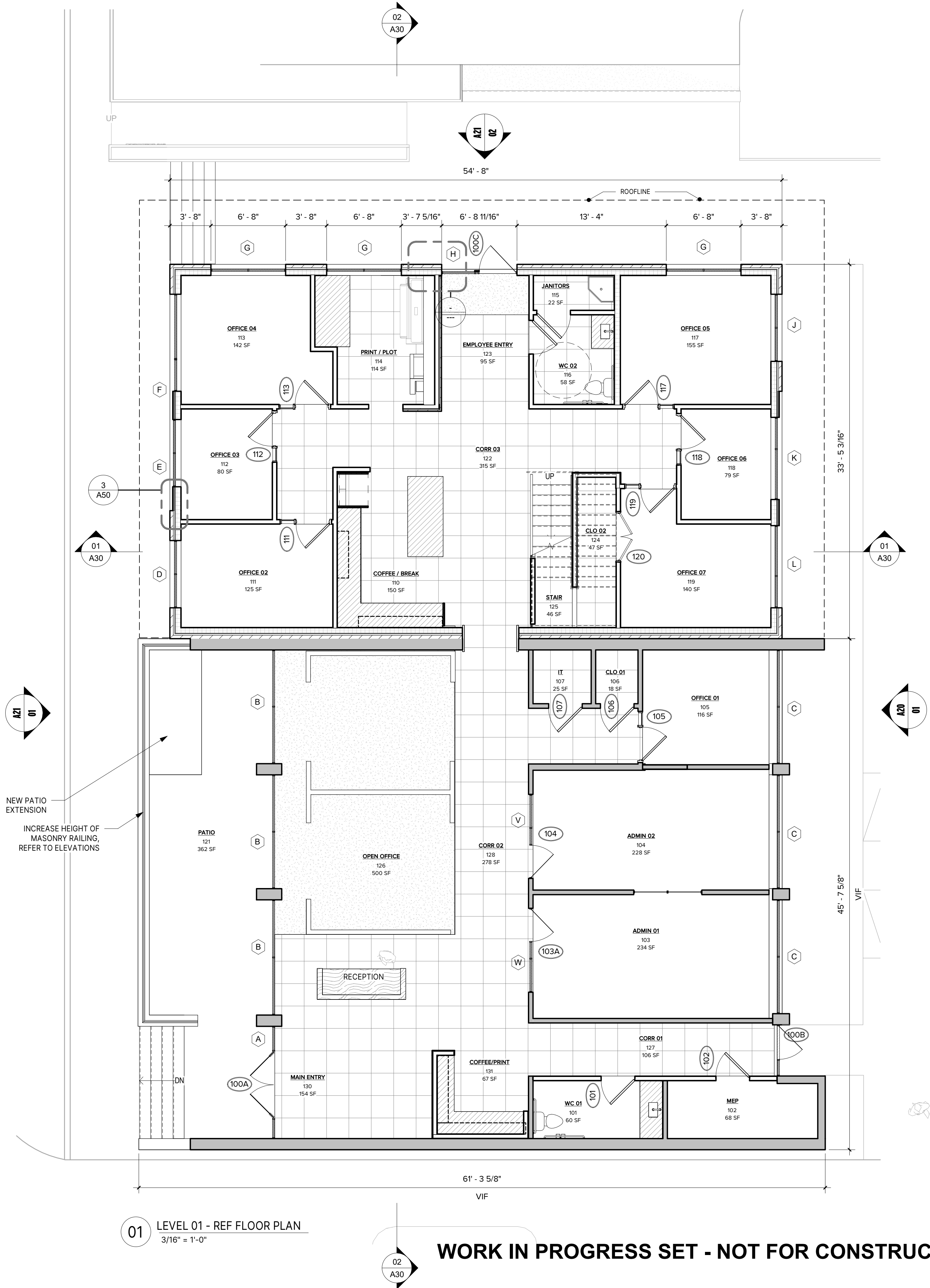
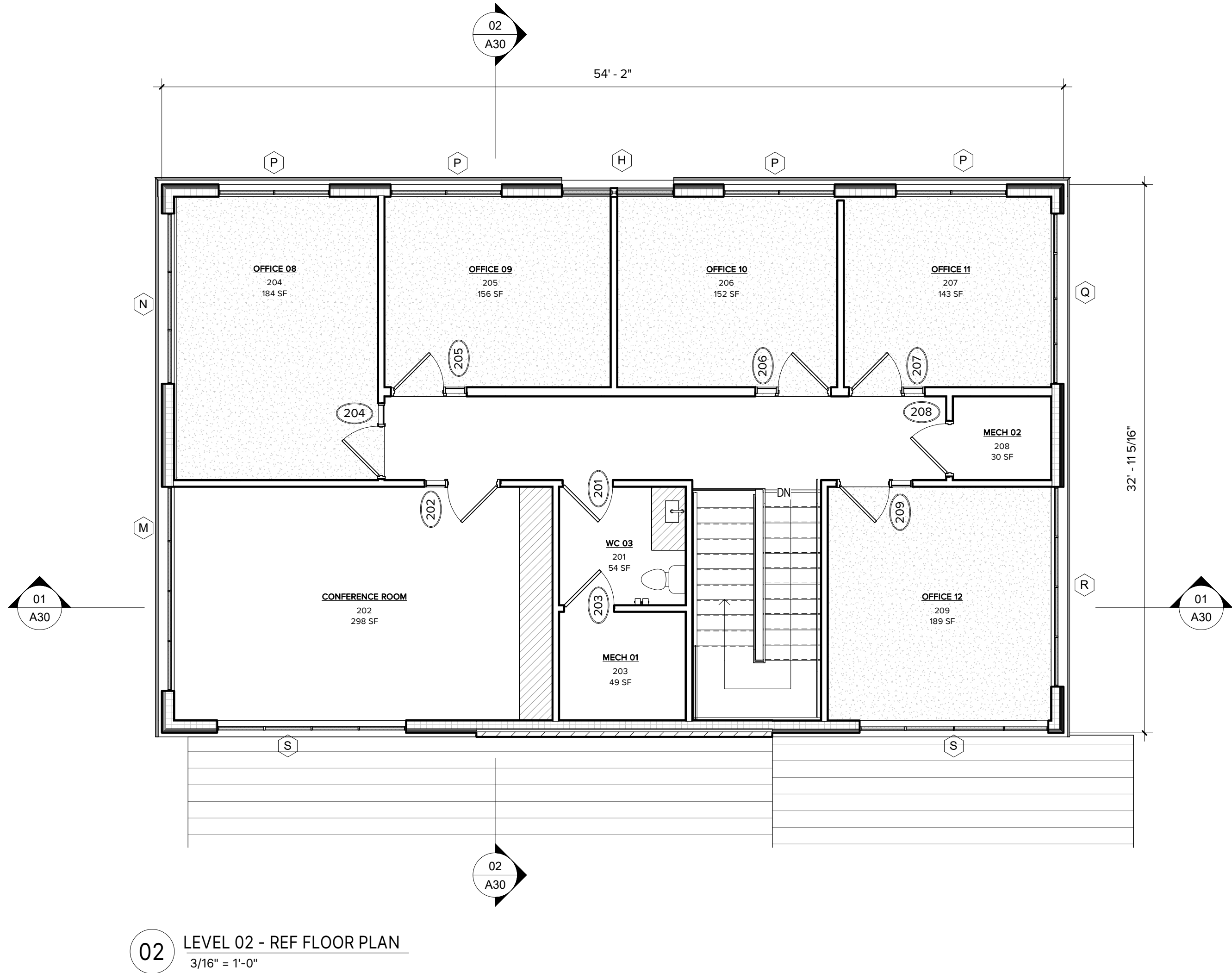
212 W SYCAMORE STREET, DENTON, TX

REV	DESCRIPTION	DATE
00.01	SCHEMATIC	11.20.23
00.02	DEVELOPMENT	01.04.24

PROJECT NUMBER 2210  
STATUSDESIGN DEVELOPMENT  
DATE 01.04.2024

A08

DEMOLITION PLANS & ELEVATIONS



MKOA  
MORGAN KENNEDY OFFICE OF ARCHITECTURE, LLC

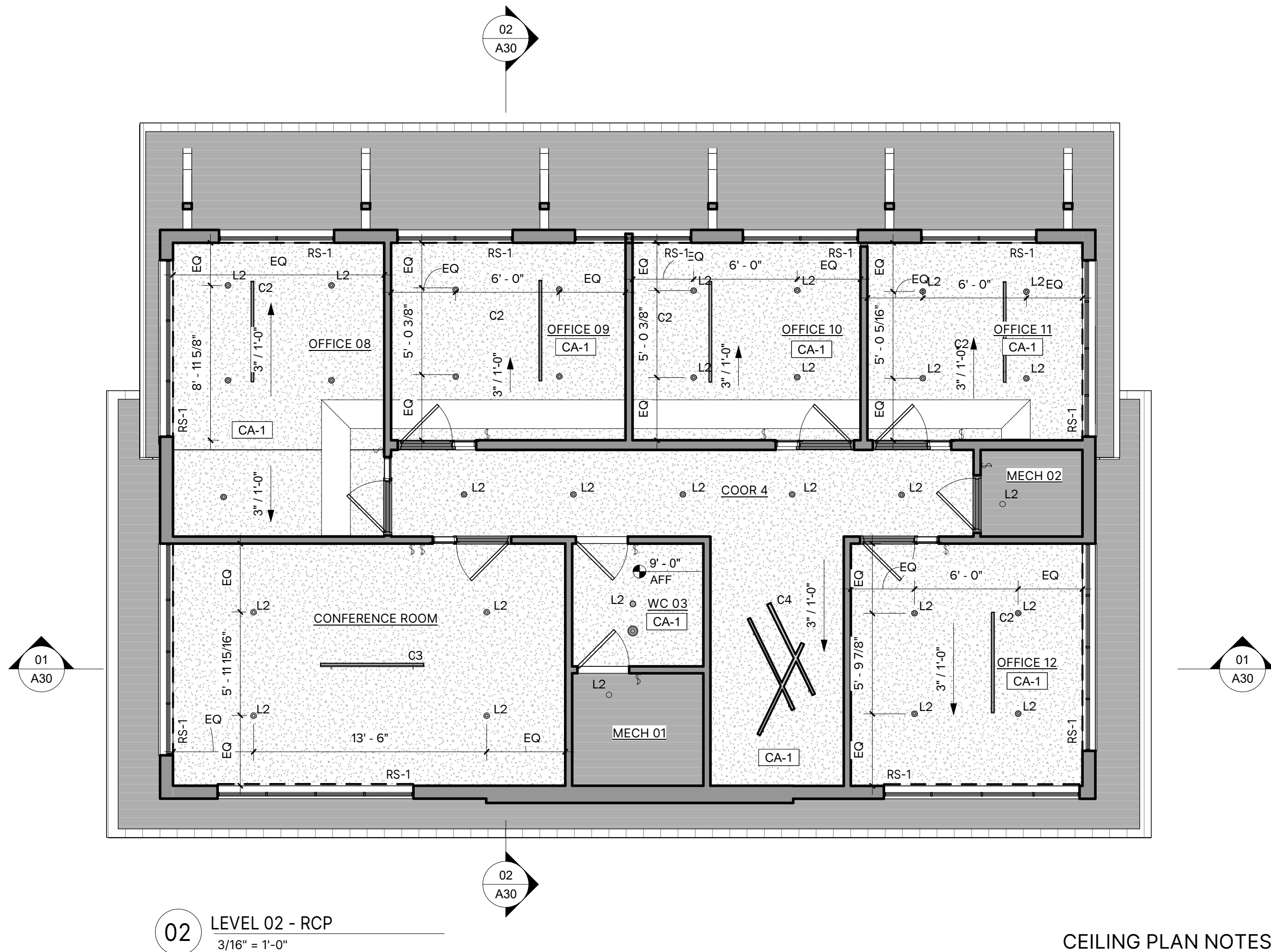
**EAGLE 212**  
212 W SYCAMORE STREET, DENTON, TX

REV	DESCRIPTION	DATE
00.01	SCHEMATIC	11.20.23
00.02	DEVELOPMENT	01.04.24

PROJECT NUMBER 2210  
STATUSDESIGN DEVELOPMENT  
DATE 01.04.2024

**A10**  
FLOOR PLANS

WORK IN PROGRESS SET - NOT FOR CONSTRUCTION



02 LEVEL 02 - RCP  
3/16" = 1'-0"

CEILING PLAN LEGEND

- PAINTED GYP BD CEILING SYSTEM, CA-1, REF FINISH SCHEDULE
- 1x5 ACOUSTICAL CEILING SYSTEM, CA-2A
- 2x2 ACOUSTICAL CEILING SYSTEM, CA-2B
- METAL IN LAY GRID SYSTEM, CA-3
- WOOD VENEER FINISH ON SUBSTRATE, CA-4B
- WOOD VENEER FINISH ON SUBSTRATE, CA-4C
- EXPOSED TO STRUCTURE w/ K-13 ACOUSTICAL (BLACK) SPRAY, CA-6
- EXPOSED TO STRUCTURE w/ K-13 ACOUSTICAL (BLACK) SPRAY & WOOD, MDF, AND ACOUSTICAL PANEL SUSPENDED SYSTEM, CA-7A
- EXPOSED TO STRUCTURE w/ K-13 ACOUSTICAL (BLACK) SPRAY & WOOD, MDF, AND ACOUSTICAL PANEL SUSPENDED SYSTEM, CA-7B
- EXPOSED TO STRUCTURE w/ K-13 ACOUSTICAL (BLACK) SPRAY, WOOD SLAT CEILING SYSTEM, CA-7C
- MOTORIZED ROLLER SHADE, RS-1

\* REFER ELECTRICAL PLANS FOR FIRE SUPPRESSION, PULL STATIONS AND ALARM DESIGN INTENT

LIGHTING LEGEND

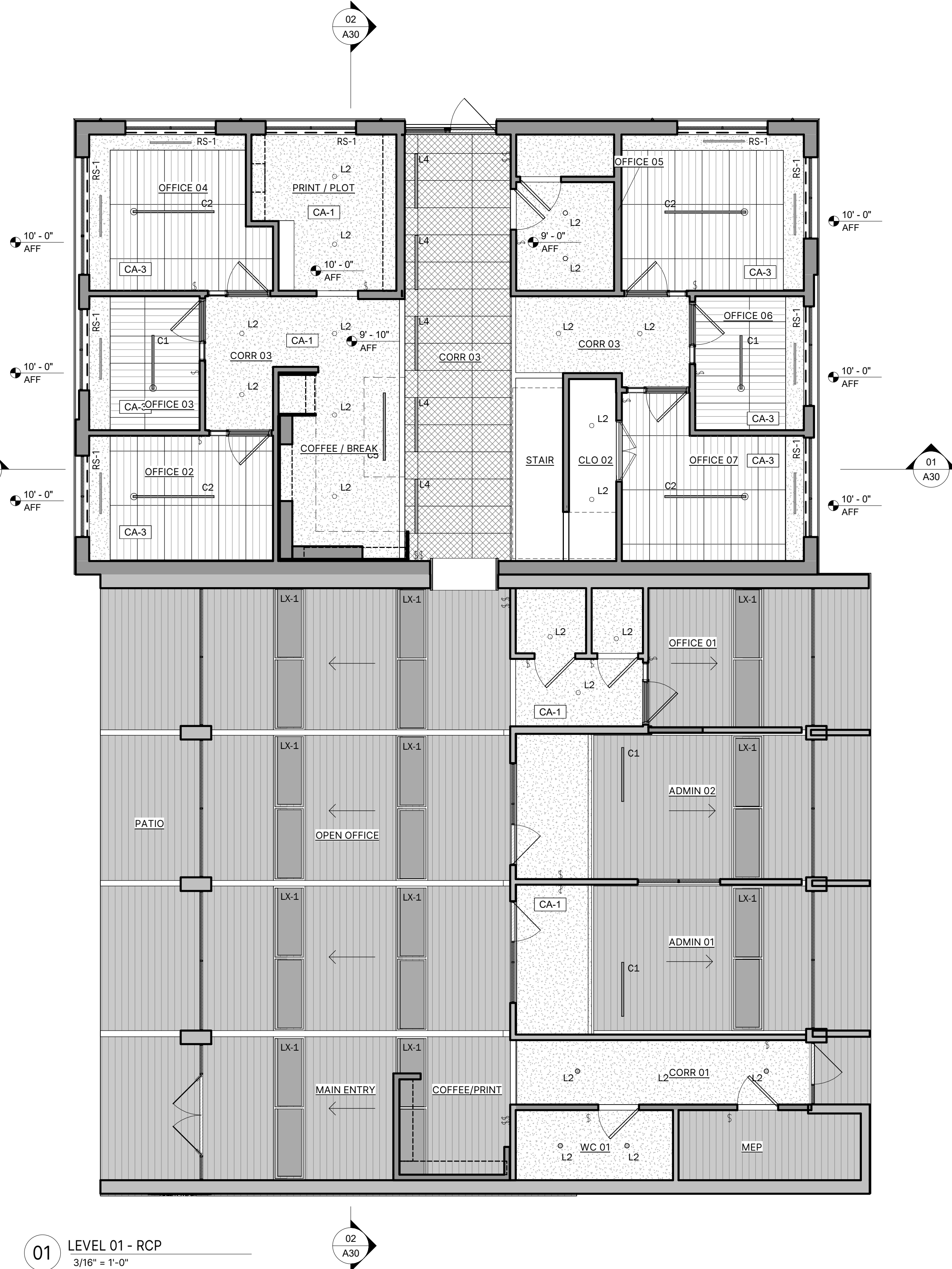
- L1 LED SURFACE MOUNTED CAN LIGHT
- L2 LED RECESSED CAN LIGHT,
- L3 DECORATIVE PENDANT / FLUSHMOUNT
- L4 DECORATIVE LINEAR
- EX EXHAUST FAN
- C1 LED 4FT LINEAR PENDANT
- C2 LED 6FT LINEAR PENDANT
- C3 LED 6FT SPECIALTY PENDANT
- C4 LED FEATURE PENDANT
- EL1 EXTERIOR RECESSED
- EL2 EXTERIOR DECORATIVE WALL SCONCE
- EL3 EXT PATH LIGHT
- EL5 EXTERIOR WALL MTD FLOOD LIGHT
- EL6 EXTERIOR WALL MTD FLOOD (MOTION)
- RS-1 MOTORIZED ROLLER SHADE

CEILING PLAN NOTES

- ALL CEILING DIMENSIONS SHOWN ARE TAKEN FROM FACE OF SUBSTRATE.
- CEILING HEIGHTS LISTED ARE TO BE TAKEN FROM TOP OF SLAB AND SHALL BE CONSISTENT ACROSS THE ENTIRE PROJECT.
- PROVIDE FIRE RATED PARTITIONS, DOORS, AND PENETRATIONS AT WALLS DENOTED TO RECEIVE 1-HR RATED FIRE PROTECTION.
- ALL PENDANT LIGHTING FIXTURES SHALL BE PURCHASED WITH ADDITIONAL LENGTH AND BE POSITIONED TO INTENDED HEIGHT AT DIRECTION OF ARCHITECT UPON INSTALL.
- GYPSUM BOARD CEILING SYSTEMS, CA-1, TO BE PAINTED AS SCHEDULED.
- POSITION ALL MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING, AND ACCESS CONTROL ELEMENTS REQUIRING MAINTENANCE OR OTHER ACCESS PANELS SHALL BE POSITIONED ABOVE ACCESSIBLE CEILING SYSTEMS OR AS APPROVED BY THE ARCHITECT ON SITE.
- ALL REQUIRED ACCESS PANELS IN GYP SHALL BE DRYWALL-FACED, MUD-IN / TRIMLESS FLANGE, SPEC: BEST ACCESS DOORS, BA-F2A, OR EQUAL, SIZE AS NEEDED.
- ALL EXPOSED ELECTRICAL AND DATA CONDUITS SHALL BE RUN TIGHT TO THE CEILING DECKING AND STRUCTURAL MEMBERS. IF AT ALL POSSIBLE, ROUTE CONDUIT ACROSS STRUCTURAL MEMBERS WHERE HIDDEN BY OTHER CEILING ELEMENTS, RATHER THAN EXPOSED CONDITIONS. PAINT CONDUIT TO MATCH DECKING AS SCHEDULED.

LIGHTING NOTES

- PROVIDE UL COMPLIANT BACK BOXES AT ALL RECESSED LIGHTING FIXTURES
- EXTEND PENDANT LIGHTING FIXTURES AS DIRECTED IN FIELD BY DESIGNER OR OWNER, PURCHASE ADJUSTABLE HEIGHT PENDANTS. STANDARD RULE OF THUMB: 7' HEAD HEIGHT AT PENDANTS UNLESS AT FIXED ISLANDS, WHICH ARE TO BE POSITIONED 32" ABOVE COUNTERTOP.
- ALIGN ALL LIGHT FIXTURES AS SHOWN ON LIGHTING AND SWITCHING PLANS BY CENTERLINES.
- COORDINATE w/ OWNER FOR IN-FIELD ADJUSTMENTS OF LIGHTING FIXTURES UPON POSITIONING OF LIGHTING BACK BOXES.
- ALL EXTERIOR LIGHTING FIXTURES AND FIXTURES WITHIN SHOWER AREAS ARE TO BE EXTERIOR MOISTURE RATED PER MANUFACTURER.
- ALL SWITCHES SHALL BE GANGED TOGETHER, GANGS BEYOND 5 SWITCHES SHALL RECEIVE SMART DIGITAL CONTROL PANELS (LUTRON, OR EQUAL).
- ALL CEILING FANS ARE TO BE CENTERED AMONG LIGHTING FIXTURES AND/OR IN THE ROOM AS NOTED.
- ALL SWITCHES SHALL BE MOUNTED AT 48" AFF UNLESS NOTED OTHERWISE.



01 LEVEL 01 - RCP  
3/16" = 1'-0"

WORK IN PROGRESS SET - NOT FOR CONSTRUCTION

MKOA

MORGAN KENNEDY OFFICE OF ARCHITECTURE, LLC

EAGLE 212

212 W SYCAMORE STREET, DENTON, TX

REV	DESCRIPTION	DATE
00.02	DEVELOPMENT	01.04.24

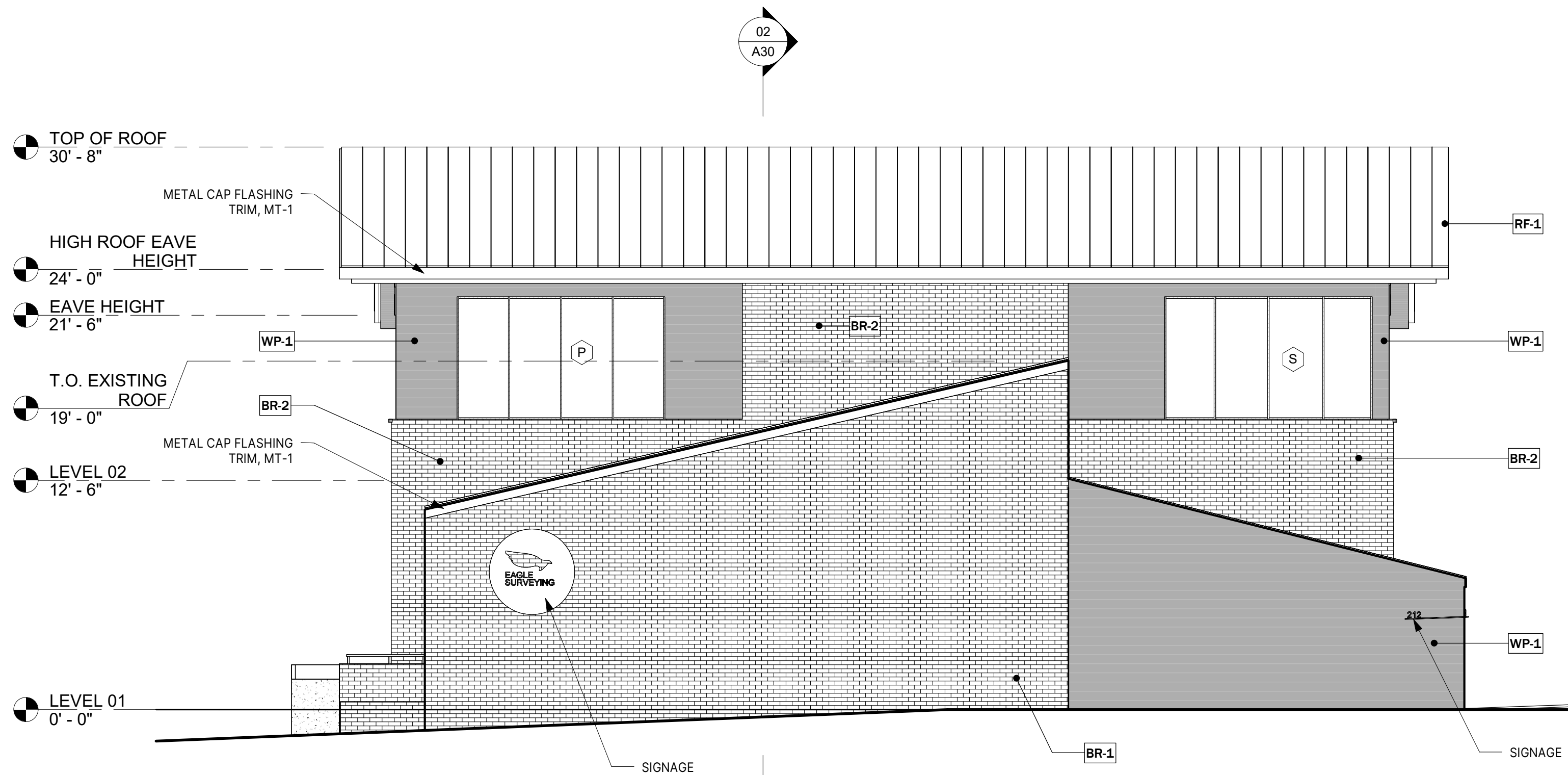
PROJECT NUMBER 2210  
STATUSDESIGN DEVELOPMENT  
DATE 01.04.2024

A14

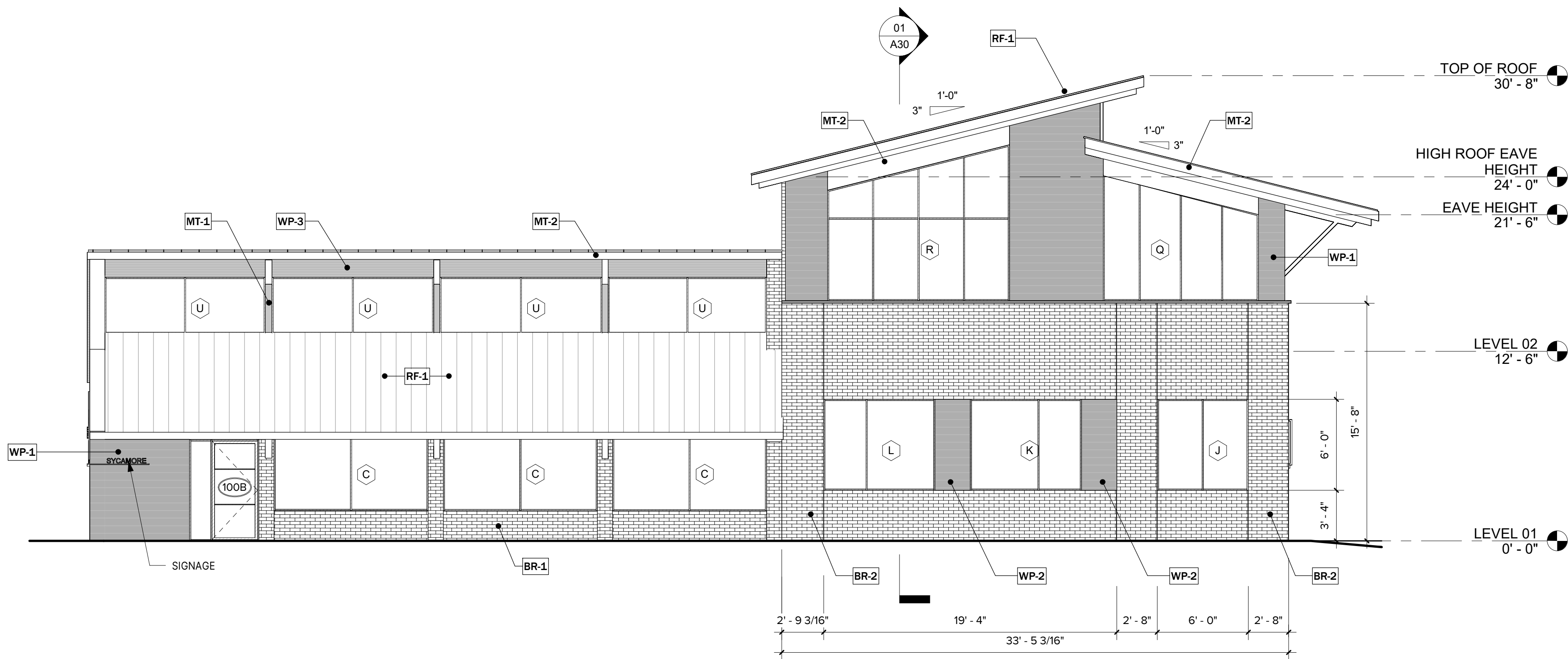
REFLECTED CEILING PLANS

MATERIAL LEGEND

- WP-1 DELTA MILLWORKS OR SIMILAR THERMAL OAK, CLEAR SEALER, 6" WIDE, SSB EDGES, W/ SS FASTENERS, COLOR: DARK, VERT/HORIZ INSTALL PER ELEVATIONS.
- WP-2
- WP-3
- BR-1 STAINED BRICK: WHITE
- BR-2
- MT-1 BREAK METAL WALL PANELS, PROVIDE CONCEALED FASTENERS, MATCH WINDOW COLORS ADJACENT
- RF-1 PRE-FINISHED STANDING SEAM METAL ROOF COLOR: BLACK - MATCH ADJACENT BUILDING



02 CD - EAST ELEVATION  
3/16" = 1'-0"



01 CD - NORTH ELEVATION  
3/16" = 1'-0"

WORK IN PROGRESS SET - NOT FOR CONSTRUCTION

MKOA

MORGAN KENNEDY OFFICE OF ARCHITECTURE, LLC

EAGLE 212

212 W SYCAMORE STREET, DENTON, TX

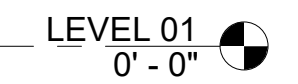
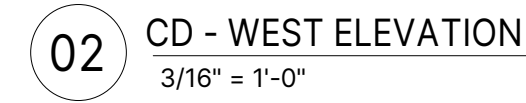
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00.02	DEVELOPMENT	01.04.24

PROJECT NUMBER 2210  
STATUSDESIGN DEVELOPMENT  
DATE 01.04.2024

A20  
EXTERIOR ELEVATIONS

WP-1 DELTA MILLWORKS OR SIMILAR THERMAL OAK, CLEAR  
SEALER, 6" WIDE, SSB EDGES, W/ SS FASTENERS,  
COLOR: DARK, VERT/HORIZ INSTALL PER ELEVATIONS

RF-1 PRE-FINISHED STANDING SEAM METAL ROOF  
COLOR: BLACK - MATCH ADJACENT BUILDING



01 CD - SOUTH ELEVATION  
3/16" = 1'-0"

MORGAN KENNEDY OFFICE OF ARCHITECTURE, LLC

**EAGLE 212**  
212 W SYCAMORE STREET, DENTON, TX

PROJECT NUMBER	2210
STATUS	DESIGN DEVELOPMENT
DATE	01.04.2024

1/10/2024 5:07:33 PM

NOTE:  
CONCEPT RENDERINGS FOR DESIGN INTENT ONLY,  
REFERENCE DRAWING SET FOR FINAL DIRECTION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

MKOA  
MORGAN KENNEDY OFFICE OF ARCHITECTURE, LLC

**EAGLE 212**  
212 W SYCAMORE STREET, DENTON, TX

REV	DESCRIPTION	DATE
00.01	SCHEMATIC	11.20.23

PROJECT NUMBER	2210
STATUS	DESIGN DEVELOPMENT
DATE	01.04.2024

**A91**  
CONCEPT RENDERINGS

WORK IN PROGRESS SET - NOT FOR CONSTRUCTION



February 29, 2024

Dan Rick, Eagle Surveying, LLC  
222 S Elm Street, Ste 200  
Denton, TX 76201

RE: 212 W Sycamore Street – Rehabilitation of Original Structure and New Addition

Dear Mr. Rick:

The proposed project, according to the Downtown Reinvestment Grant Program Ordinance No. 22-2567, is subject to review under the Secretary of the Interior's *Standards for Rehabilitation*. The Standards for Preservation, Restoration, and Reconstruction do not apply. Below are the Secretary of the Interior's Standards for Rehabilitation requirements that apply to the proposed project.

### **Standards for Rehabilitation**

*Definition: Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

*The property at 212 W Sycamore Street, which was formerly used by the Denton County Teachers Federal Credit Union (now DATCU), will be used as it was historically (i.e., office space), but a new addition is proposed to ensure the property can support the growing business. Therefore, the proposed addition will require minimal change to the original building's distinctive materials, features, spaces, and spatial relationships as described elsewhere in this report.*

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

*The historic character of the building at 212 W Sycamore Street will be largely retained and preserved. The portion of the existing building to remain would preserve the original brick, leaving it exposed, and reintroduce the standing seam metal roof, finished in a black color, with the possibility of changing the finish to a copper color to pay homage to the original copper roof. Any deteriorated brick would utilize the brick removed from the western façade and the rear (north) entrance. This brick would be utilized to help extend the existing garden beds to allow for the creation of a patio. Also, the proposed addition will not adversely affect the spatial relationships that characterize the property, maintaining the spacing between the main structure at 212 W Sycamore Street and the*

### **OUR CORE VALUES**

Inclusion • Collaboration • Quality Service • Strategic Focus • Fiscal Responsibility

*neighboring commercial buildings to the north and east. The proposed addition will be constructed to compliment the original, main building.*

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

*The proposed project does not create a false sense of historical development. The proposed two-story addition will be constructed with new materials and utilize architectural features that are complimentary to, but not mimicking the Mid-Century Modern style of the original bank building.*

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

*The circa 1969 addition to the main structure at 212 W Sycamore Street, though historic, does not lend itself to the functionality of the proposed office use. The original structure, which was constructed in 1965, will be retained and preserved.*

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

*The proposed project would retain and bring back some of those distinctive materials, features, finishes, and construction techniques that are unique to the existing building, such as the standing seam metal roof, as supported by photographic documentation. Those examples of craftsmanship will continue to be preserved in the construction of the new addition as well.*

6. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

*The proposed project would rehabilitate the existing building at 212 W Sycamore Street, apart from the circa 1969 addition, and replace the original addition with a new two-story, modern addition. The proposed project would not destroy historic materials except where removed for the construction of the new two-story addition. However, the portion of the existing building to remain would preserve the original brick, leaving it exposed, and reintroduce the standing seam metal roof, finished in a black color, with the possibility of changing the finish to a copper color to pay homage to the original copper roof. Any deteriorated brick would utilize the brick removed from the western façade and the rear (north) entrance. This brick would be utilized to help extend the existing garden beds to allow for the creation of a patio. Additionally, the new addition would be constructed of brick with large single pane windows and utilize a black standing seam metal roof to compliment the 1960s building. Also, the new addition would not negatively affect spatial relationships that characterize the property, largely staying within the existing structure and circa 1969 additions footprint. The new addition will also be differentiated from the old using new materials and architectural features, that would still be compatible with the historic materials, features, size, scale, and proportion, and building placement and massing to protect the integrity of the original building at 212 W Sycamore Street and its surrounding environment.*

7. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*The proposed west addition and alterations to the building at 212 W Sycamore Street would not affect the essential form and integrity of the historic property, nor would the environment be impaired. The existing buildings circa 1969 addition would be removed with the construction of the new addition, the rear entrance reconstructed with new oak boards, as well as the garden beds on the front (south) façade extended and infilled for a new patio use. The patio would utilize the original brick removed from the rear entrance. However, if the addition and patio were to be removed in the future, the original garden beds could be revealed, and a new exterior wall could be constructed to match the original building structure. Additionally, the rear entrance could be reconstructed with brick material, so to match the original.*

Based on the evaluation criteria stated above and an evaluation of the documentation submitted by the applicant, staff believes that the rehabilitation of the original, main building at 212 W Sycamore Street and the construction of a new two-story addition to replace the circa 1969 addition meets the Secretary of the Interior's Standards for Rehabilitation and the intent of the ordinance. The scope of work is further described in Exhibits A and B.

Please note that any work that deviates from the work proposed above and within the exhibits will require additional review by the Historic Preservation Officer (HPO). Additionally, if the applicant has received funding through the Downtown Reinvestment Grant Program, any work deviations should be discussed with staff prior to permitting to keep the applicant in substantial conformance with the 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](mailto:cameron.robertson@cityofdenton.com).

Sincerely,



Cameron Robertson, AICP  
Historic Preservation Officer

**Exhibits**

Exhibit A – Renovation of 212 W Sycamore Street

Exhibit B – Proposed Drawings

# 212 W. Sycamore St. Eagle Surveying, LLC

# Location



● Building Entry/Exits

# About the Project

- ▶ Purchased the old DATCU building which open in May 1965
- ▶ Building footprint was expanded in 1969
- ▶ Active business since 2016 (8 years)
- ▶ Will keep the Mid-Century Modern Design
- ▶ Will add a new two-story addition to the building which will add much-needed space and compliment the original building
- ▶ Increases additional development in the southern TIRZ area
- ▶ Will improve the alleyway for a pedestrian and bicycle-friendly design for all connecting businesses
- ▶ Grant categories
  - ▶ Façade & Building Rehabilitation
  - ▶ Interior/Code Improvements
- ▶ Projected project cost of \$1,465,727.93



# 212 W. Sycamore



1940



1969

# Renovation of 212 W. Sycamore St.



Existing to be demolished-Southwest View



West Elevation

# Renovation of 212 W. Sycamore St.

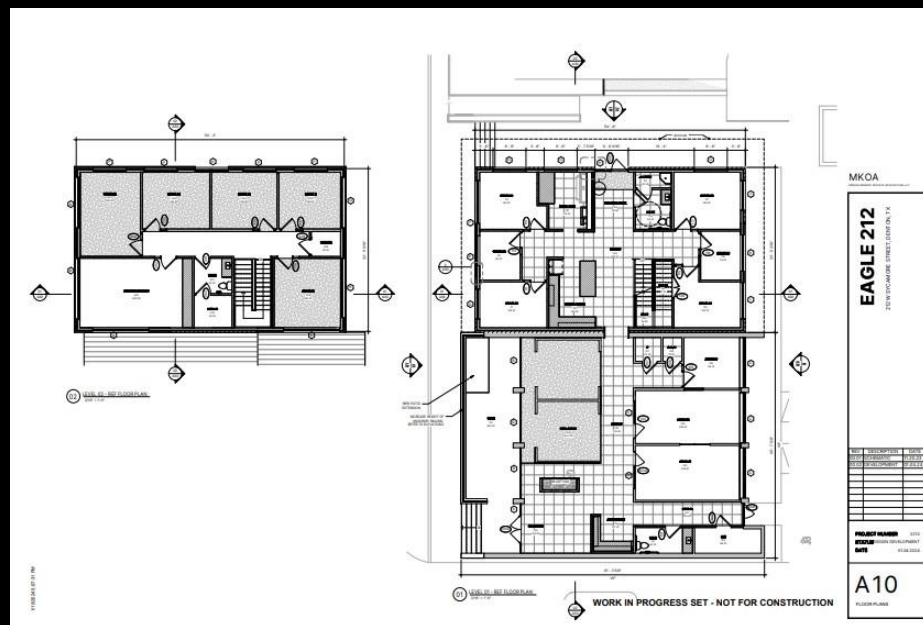


Existing to be demolished-Northeast View



North Elevation

# Interior/Code Improvements



# Eligible Expenses

Project Category	Estimated Cost	Grant Limit
Façade/Building Rehab	\$879,436.76	50% up to \$50,000
Interior/Code Improvements	\$586,291.17	50% up to \$50,000
<b>PROPOSED PROJECT COSTS:</b>	<b>\$1,465,727.93</b>	
<b>TOTAL GRANT REQUEST:</b>	<b>\$50,000</b>	

# 212 S. Elm, *Axis Realty Group*



# 222 S. Elm, *Station 222*



# Application Discussion & Scoring

- ▶ Ask questions from the applicant
- ▶ Additional questions for staff
- ▶ Complete Score Sheets

# Summary and Recommendation

Based on average score of application:

- ▶ Make no recommendation to Downtown TIRZ #1 Board;
- ▶ Make a recommendation to the Downtown TIRZ #1 Board in an amount equal to scoring sheet guidelines.

# Questions?



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Legislation Text

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**File #:** TIF24-012, **Version:** 1

---

### **AGENDA CAPTION**

Receive training and hold a discussion regarding a Tax Increment Reinvestment Zone Number One Board member orientation.



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Economic Development

**ACM:** Christine Taylor, Assistant City Manager

**DATE:** March 27, 2024

### **SUBJECT**

Receive training and hold a discussion regarding a Tax Increment Reinvestment Zone Number One Board member orientation.

### **BACKGROUND**

The Tax Increment Reinvestment Zone Number One Board Orientation is designed to orient new members and act as a refresher training for existing board members.

The orientation will cover the following topics:

- What is Tax Increment Reinvestment Zone
- History and purpose
- Board structure
- Zone boundaries
- Project Plan Overview
- Grants and incentives

### **EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Board Orientation Presentation

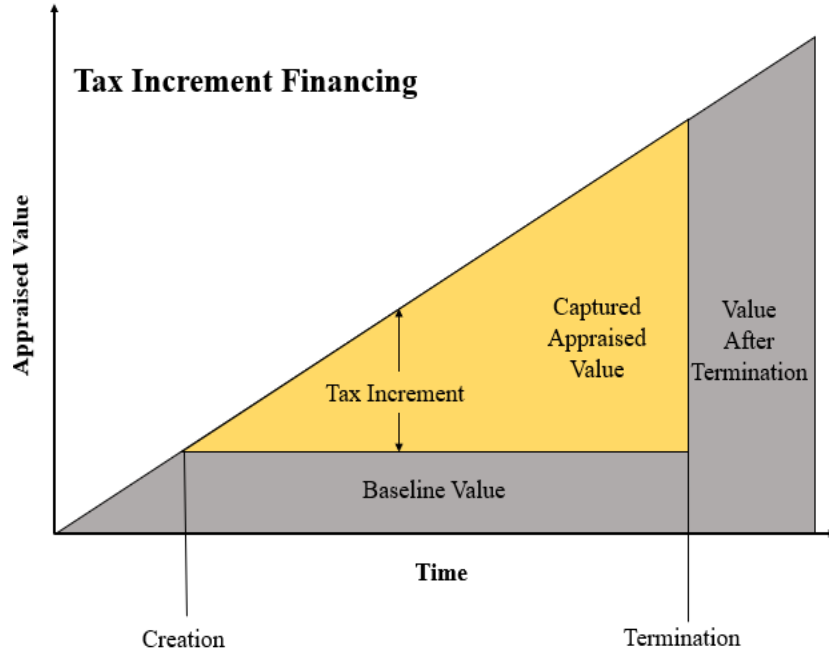
Respectfully submitted:  
Christina Davis  
Business Development Administrator

# **Tax Increment Reinvestment Zone Number One Board Orientation**

**Christina Davis, Secretary**

**Date: March 27, 2024**

# Tax Increment Reinvestment Zone



## Key Elements

- ▶ Can be initiated by petition or directly by a local government
- ▶ Can capture portions of sales or property tax
- ▶ Often used to fund development or large infrastructure projects; pay as you go often used for maintenance and smaller projects
- ▶ TIRZ have their own governing body
- ▶ Requires adoption of project and finance plans
- ▶ Funds must be used in accordance with Ch. 311 and adopted project plan
- ▶ City can adopt its own criteria and terms for creating a TIRZ

# History and Purpose

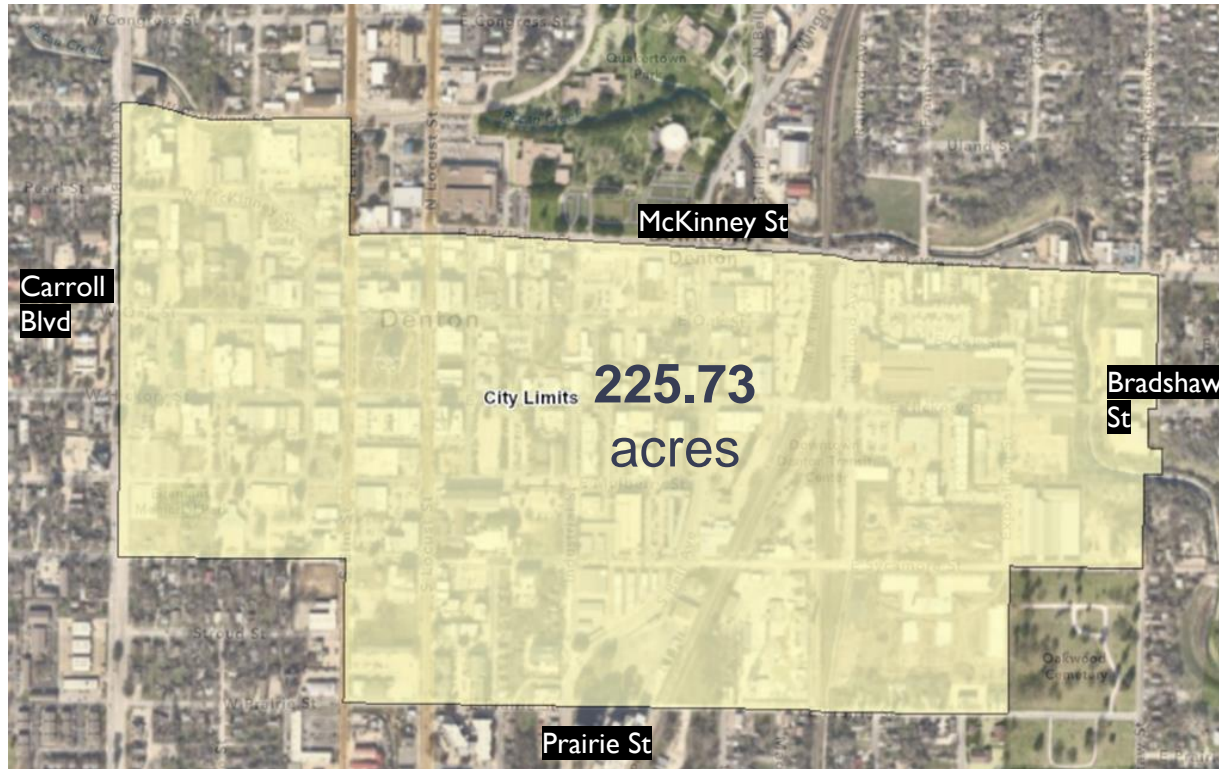
- ❖ Zone was established on December 7, 2010
- ❖ Life of Zone is 30 years or \$24.8M
- ❖ Managed and controlled by the City Council based on the recommendations of the Board of Directors of the Zone
- ❖ The Board implements the Project Plan for the Zone
  - ▶ To encourage accelerated development and redevelopment in this area of the City in an effort to stimulate new higher value, higher density development which would benefit and be incentivized from the proposed public infrastructure improvements.

# Board

- ▶ Consist of seven members, appointed by City Council
- ▶ Two-year term, with a term limit of three consecutive two-year terms
- ▶ A minimum of four members present is a quorum
- ▶ Board meets every-other-month on the 4<sup>th</sup> Wednesday at noon
- ▶ Consider/recommend Board Bylaws, Project/Finance plans, recommend changes, annual report review



# The Zone



- ▶ The Zone took effect on January 1, 2011, and terminates on December 31, 2039, or when the budget of \$24.8M has been collected.
- ▶ The City is the only participating jurisdiction.

Year	Participation
1 – 5	100%
6 – 10	95%
<b>11 – 20</b>	<b>90%</b>
21 – 30	85%

# Project Plan

PROJECT	ESTIMATE COST (in millions)
Parking / Transportation	\$8.0
Complete Streets	\$7.9
Support for Downtown Projects	\$4.9
Utility / Drainage Improvements	\$4.0
<b>TOTAL</b>	<b>\$24.8</b>

There has only been one amendment to the Project Plan. In 2014, Exhibit D, Project Definitions, Downtown Projects, was updated to include City-owned property.

# Grants and Incentives

## Downtown Reinvestment Grant Program

- ▶ Matching grant with \$50,000 maximum limit per property
- ▶ Funding program since FY 19/20
- ▶ Paid to date: \$313,487
- ▶ Grants approved: 8
- ▶ Grants in queue: 3

## Incentives

- ▶ The Railyard - complete
  - ▶ 380 Agreement in 2016
  - ▶ Paid \$76,000/yr. for five years
  - ▶ Total amount: \$380,000
  - ▶ Commercial lease (Stoke)
- ▶ New – Fine Art Project

# TIRZ Fund

Tax Year	Certified Tax Value	Tax Rate	Incremental Value	Incremental Value Contribution	Annual TIRZ Revenue	Interest Income	Cumulative TIRZ Revenue		Total Expenditures	Fund Balance	
			Certified value less base value	Incremental value times contribution rate	Incremental value times tax rate/100		Cumulative total of year revenues				
2010	79,356,854										
2011	80,331,050	0.68975	80,331,050	974,196	6,720	17	6,737				
2012	93,040,263	0.68975	93,040,263	13,683,409	94,381	297	101,415				
2013	100,452,300	0.68975	100,452,300	21,095,446	145,506	1,084	248,005				
2014	116,769,435	0.68975	116,769,435	37,412,581	258,053	2,821	508,879				
2015	127,204,599	0.68975	127,204,599	47,847,745	330,030	5,855	844,764		76,000		
2016	150,021,979	0.68334	150,021,979	67,131,869	458,739	11,439	1,314,942		76,000		
2017	161,351,215	0.637856	161,351,215	77,894,643	496,856	6,712	1,818,509		1,542,845		
2018	170,678,753	0.620477	170,678,753	86,755,804	538,300	11,589	2,368,398		156,000		
2019	209,626,251	0.590454	209,626,251	123,755,927	730,722	16,930	3,116,050		139,587		
2020	234,054,363	0.590454	234,054,363	146,962,634	867,747	10,870	3,994,667		24,988		
2021	232,894,462	0.565823	232,894,462	138,183,847	781,876	19,667	4,796,210		51,507		
2022	248,740,222	0.560682	248,740,222	152,445,031	854,732	82,138	5,733,080	Actual	115,267	3,550,886	
2023	261,579,433	0.560682	261,579,433	164,000,321	919,520		6,483,181	10-Year Forecast			
2024	274,658,405	0.560682	274,658,405	175,771,396	985,519		7,468,699				
2025	288,391,325	0.560682	288,391,325	188,131,024	1,054,817		8,523,516				
2026	302,810,891	0.560682	302,810,891	201,108,633	1,127,580		9,651,096				
2027	317,951,436	0.560682	317,951,436	214,735,124	1,203,981		10,855,077				
2028	333,849,007	0.565682	333,849,007	229,042,938	1,295,655		12,150,732				
2029	350,541,458	0.565682	350,541,458	244,066,143	1,380,638		13,531,370				
2030	368,068,531	0.565682	368,068,531	259,840,509	1,469,871		15,001,241				
2031	386,471,957	0.565682	386,471,957	261,047,838	1,476,701		16,477,942				
2032	405,795,555	0.565682	405,795,555	277,472,896	1,569,614		18,047,556				

- Last supplement of the year used for the recording of value for the TIRZ
- Valuation actuals through 2022
- FY22/23 Fund balance is \$3,500,886

- Growth rate of 5% used for projections
- Cap of \$24.8 M is estimated in 2036, term completed in 2039
- Expenditures total to date 2,182,194

# Questions?

**Christina Davis**  
**Business Development Administrator**  
**Economic Development**



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Legislation Text

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**File #:** TIF24-013, **Version:** 1

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### AGENDA CAPTION

Staff Reports:

1. Main Street Program Update - Kristen Pulido
2. Future Agenda Items - Kristen Pulido



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Economic Development

**ACM:** Christine Taylor, Assistant City Manager

**DATE:** March 27, 2024

**SUBJECT**

Staff Reports:

1. Main Street Program Update – Kristen Pulido

**BACKGROUND**

**Main Street Program Update:**

Hosted first 2024 Retail Roundtable for Downtown Retailers on Tuesday, Feb. 20. Focused on struggles retailers are facing, wins, and Big Ideas. Completed the month long Share the Love Campaign in February to support local businesses and bring awareness to non-profit organizations. Approved for the Imagine the Possibilities tour where we will invite potential investors, developers, entrepreneurs, and residents to view renovated spaces and vacancies ready for redevelopment in May. There has been one new business open and one business closed.

**EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Respectfully submitted:  
Matilda Weeden  
Economic Development Specialist

Meeting Dates	Item	Staff	Time
<b>2/28/2024 SPECIAL CALLED</b>			
	Fine Arts Theatre		
	Minutes		
	Meeting Dates		
	Chair Vice Chair		
	McBrides		
<b>27-Mar-24</b>			
Items for Consideration	Minutes	Chair	2
Items for Consideration	Nominations	Christina D	5
Items for Consideration	McNiells	Christina D/Guest	15
Items for Consideration	DT Grant 212 W Sycamore	Kristen P/ Guest	15
Worksession	Orientation	Christina D	10
Worksession	Staff Reports	Staff	5
<b>22-May-24</b>			
	Downtown Master Plan Update	Cameron Robertson	
	Annual Report		
<b>24-Jul-24</b>			
<b>25-Sep-24</b>			
<b>27-Nov-24</b>			