

MINUTES  
CITY OF DENTON  
DENTON TAX INCREMENT FINANCE ZONE NO. 1 BOARD  
May 23, 2018

After determining that a quorum was present, the Denton Tax Increment Finance Zone No. 1 Board convened on Wednesday, May 23, 2018 at 12:09 p.m. in the City Hall Work Session Room, 215 E. McKinney, Denton, Texas.

**PRESENT:** Melissa Lenaburg, John Lenz, Paul Meltzer, Gerard Hudspeth, and Alex Payne

**ABSENT:** Ben Eseley

**STAFF PRESENT:** Caroline Booth, Julie Glover, and Christina Davis

**1. WORK SESSION**

**A. TIF18-010**

Receive a report, hold a discussion and give staff direction regarding changes to the Downtown Reinvestment Grant Program's funding source, policy, and procedures.

Glover gave a presentation regarding the recommended changes to the application that were recommended by the Downtown Task Force to the TIF (TIRZ Number 1) Board.

The following is a list of the suggested changes that were presented.

- Fund the grant through monies collected by Downtown TIRZ Number One, beginning in Fiscal Year 2018-2019, October 1, 2018 – September 30, 2019, and in future years for the life of the TIRZ. We are now in year six of the 30 year TIRZ
- Add a category for interior or code improvements, which will include asbestos, mold abatement, and fire suppression systems
- Take out the "location" category, by State law monies can only be spent within the district
- Add the language "including" but not limited to
- Added "longevity", discussed defining longevity, chose not define the number of years that would constitute longevity
- There were changes to the scoring system *only*, no changes were made to the categories.
- 0-14 points would equal no funding  
15-19 points would allow for a recommendation of up to \$5000

Exhibit 1

20-24 points would allow for a recommendation of up to \$10,000  
25-35 points would allow for a recommendation of up to \$25,000

**D. TIF18-005**

**STAFF ACTIVITY REPORTS**

**A. Openings:** Armadillo Ale, Downtown Event Center (Monroe-Pearson), Denton Trading Company, Shop the Barn (pop up store), Susie's Scrumptious Snacks, The Denton Grille, The Cave Art Gallery, Cowhide Western Furniture

**B. Coming Soon:** Q Café, Ambro's Tacos y mas

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

**D. Upcoming Events:** Thursday Twilight Tunes, May 24 and 31  
June 16-17, Juneteenth Celebration

**1. REGULAR MEETING**

**A. TIF17-008**

**Consider approval of the minutes of the January 24, 2018 TIF Board meeting.**

Meltzer made a motion to approve the minutes as presented. Lenz seconded the motion. The motion was approved unanimously by a vote of (5-0).

**B. TIF18-011**

**Make a recommendation to City Council regarding changes to the Downtown Reinvestment Grant Program's funding source, policy, and procedures.**

Meltzer made a motion to recommend to the City Council continuance of the grant program under the TIRZ, approval of the changes recommended by the Downtown Task Force, along with approval for the TIF Board to amend the grant guidelines in the future. Payne seconded the motion. The motion was approved unanimously by a vote of (5-0).

**CONCLUDING ITEMS**

- Meltzer mentioned the PEC 4 project, whereby 140 lots will be coming out of the flood plain. There is a work session scheduled for June 5, 2018.
- The next TIF Board meeting date is July 25, 2018

Exhibit 1

**The meeting adjourned at 1:43pm**