

MINUTES
CITY OF DENTON
ECONOMIC DEVELOPMENT PARTNERSHIP BOARD
February 13, 2019

After determining that a quorum was present, the Economic Development Partnership Board convened on Wednesday, February 13, 2019, at 11:17 a.m. The meeting was held in the City Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas, 76201.

PRESENT: Steve Edgar, Bob Eames, Chris Davis, John Baines, Keely G. Briggs, Marty Rivers, Pamela Padilla, Jill Jester, and Jimmy Mejia

ABSENT: Tony Clark, Jason Tomlinson, and Gerard Hudspeth

EX-OFFICIO: Present: Pam Maruffo Absent: Jamie Wilson, Todd Hileman

STAFF PRESENT: Bryan Langley, Caroline Booth, Julie Glover, Erica Sullivan, Mack Reinwand, Christina Davis, Michelle Coughlin, Dana Lodge, Karen Boenker, and Adam Gawarecki

1. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. EDP19-009 Receive a report, hold a discussion, and make a recommendation to the City Council regarding an ordinance on the expenditures of the fund balance of the General Fund account related to the Downtown Reinvestment Grant Program.**

Booth reported that this item pertains to housekeeping related to spending down the remaining funds in the General Fund for the Downtown Reinvestment Grant Program. Booth said that in September of 2018 the City Council approved changing the funding source for the Downtown Reinvestment Grant program from the Downtown mixed beverage fund to the Downtown TIF Fund and at the same time updated the grant review process so the expenditures for the program are reviewed by the Downtown TIF Board. Booth said that at the same time the City Council gave staff direction to spend down the funds in the General Fund down to zero. Booth said an ordinance is needed in order to outline a process for spending the remaining funds. Booth said this makes this item straightforward in that the Ordinance up for the Economic Development Partnership Board's consideration would establish the process. Booth said the amount in the fund is approximately \$108,000. Booth said the grants will first be reviewed by the Downtown Task Force, then the Economic Development Partnership Board, and then ultimately subject to final approval by the City Council.

Booth said once the funds are spent down to zero, the grant approval process will be in this order: Downtown Task Force, Downtown TIF Board, and final approval by City Council.

Exhibit 1

There were a couple of questions from the Economic Development Partnership Board members regarding changes that would be made as the process changes from one process to the other.

Briggs made a motion of approval for recommendation to the City Council regarding the Ordinance. Eames seconded the motion. The motion was approved unanimously by a vote of 8-0.

Jester joined the meeting.

B. EDP19-001 Receive a report, hold a discussion, and make a recommendation to the City Council regarding a Downtown Reinvestment Grant Request for 106 N. Locust Street (Jupiter House).

Glover gave a report regarding the request for a \$25,000 Downtown Reinvestment Grant for 106 N. Locust Street (Jupiter House). Joey Hawkins, owner of the Jupiter House, was present to speak with the Economic Development Partnership Board and to answer any questions they may have regarding the grant request.

Briggs made a motion to approve the \$25,000 Downtown Reinvestment Grant request for 106 N. Locust Street (Jupiter House). Baines seconded the motion. The motion was approved unanimously by a vote of 9-0.

C. EDP19-010 Receive a report, hold a discussion, and make a recommendation to the City Council regarding a Downtown Reinvestment Grant request for 115 S. Elm Street (Sweetwater Grill and Tavern).

Glover gave a report regarding the Downtown Reinvestment Grant request for 115 S. Elm Street (Sweetwater Grill and Tavern).

Jester made a motion to approve a Downtown Reinvestment Grant in the amount of \$5,000 for 115 S. Elm Street (Sweetwater Grill and Tavern). Eames seconded the motion. The motion was approved unanimously by a vote of 9-0.

D. EDP19-008 Receive a report, hold a discussion, and make a recommendation to the City Council regarding a Downtown Reinvestment Grant request for 119 W. Hickory Street (The Loophole Gastropub and Ale House).

Glover gave a report regarding the Downtown Reinvestment Grant request for 119 W. Hickory Street (The Loophole Gastropub and Ale House). Cliff Tender, General Contractor for the project, was present at the meeting to speak with the Economic Development Partnership Board about the grant request and answer any questions on behalf of the business owner.

Briggs made a motion to approve a Downtown Reinvestment Grant in the amount of \$5,000 for 119 W. Hickory Street (The Loophole Gastropub and Ale House). Jester seconded the motion. The motion was approved unanimously by a vote of 9-0.

- E. EDP19-002 Receive a report, hold a discussion, and give staff direction regarding the 2017 Economic Development Incentivized Projects Net Revenue Report for the City of Denton.**

Sullivan gave a report regarding the 2017 Economic Development Incentivized Projects Net Revenue Report for the City of Denton.

- F. EDP19-003 Receive a report, hold a discussion, and give staff direction regarding the development of the Cole Ranch and Hunter Ranch master planned communities in southwest Denton.**

Booth gave an overview of both the Cole Ranch and the Hunter Ranch master planned communities. Booth mentioned the overview of information was primarily for informational purposes only and did not require action by the Economic Development Partnership Board.

- G. EDP 19-004 Consider approval of the minutes of the November 14, 2018 meeting.**

Jester made a motion to approve the minutes as presented. Briggs seconded the motion. The motion was approved unanimously by a vote of 9-0.

- H. EDP19-005 Staff Reports**

Rivers suggested that in the interest of time, as the Economic Development Partnership Board meeting was scheduled to be followed by the TIRZ Number 2 Board meeting, the Board would forgo individual presentations regarding the Staff Reports. Rivers thanked staff for their diligent efforts to prepare the reports.

1. City ED Strategic Performance Report
2. December 2018 STaND Report
3. February 2019 Chamber Activity Report

The meeting adjourned at 12:15 p.m.