

**MINUTES**  
**CITY OF DENTON**  
**ECONOMIC DEVELOPMENT PARTNERSHIP BOARD**  
April 10, 2019

After determining that a quorum was present, the Economic Development Partnership Board convened on Wednesday, April 10, 2019, at 11:05 a.m. The meeting was held in the City Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas, 76201.

**PRESENT:** Jill Jester, Steve Edgar, Bob Eames, Chris Davis, Keely G. Briggs, Jason Tomlinson, Marty Rivers, Pamela Padilla, Jimmy Mejia, Tony Clark, and Gerard Hudspeth

**ABSENT:** John Baines

**EX-OFFICIO:** Present: Erica Pangburn and Todd Hileman                      Absent: Jamie Wilson

**STAFF PRESENT:** Tony Puente, Mack Reinwand, Julie Glover, Michelle Cunningham, Erica Sullivan, Dana Lodge, Christina Davis, Karen Boenker, and Michelle Coughlin

Prior to the start of the Regular Meeting, Rivers welcomed Erica Pangburn to the Economic Development Partnership Board. Pangburn is the new President of the Denton Chamber of Commerce. Pangburn thanked Rivers and the Economic Development Partnership Board (EDPB) for the opportunity to participate in the work the EDPB is doing.

**1. ITEMS FOR INDIVIDUAL CONSIDERATION**

**A. EDP19-014      Consider approval of the minutes of the February 13, 2019, meeting.**

Jester made a motion to approve the minutes as presented. Briggs seconded the motion. The motion was approved unanimously by a vote of 10-0.

**B. EDP19-015      Staff Reports:**

1. City ED Strategic Performance Report March
2. February STaND Report
3. April 2019 Chamber Activity Report

\*Due to the lengthy meeting agenda, the EDPB chose to forgo receiving individual staff reports.

**C. EDP19-011 Receive a report, hold a discussion, and give staff direction regarding the Economic Development Partnership business awards nomination and selection process.**

Cunningham conveyed that each year the EDPB recognizes a local business for its contribution to the economic growth and prosperity of the Denton community, with a focus on public private partnership investment in the City of Denton.

Cunningham said that at the time the EDP Board established its business award criteria, the focus was on the larger-scale capital investment, tax contributions and job numbers provided by Denton's major employers. Cunningham also presented a list of past award recipients.

Cunningham continued and said that previously at the August 8, 2018, EDPB meeting, the EDPB members expressed interest in developing criteria for a Small Business award. For many years the Denton Chamber has selected and recognized a small business at its annual membership event. The EDPB members believe their small business award eligibility and selection criteria will be sufficiently different from the Chamber's.

There was discussion among the board members regarding the consideration that adding a small business award might dilute the award for a large company. In contrast, there was also discussion about there being so many great small companies that members of the board would like to nominate and recognize. This award being in addition to the Chamber of Commerce' small business award recognition because the Chamber's criteria stipulates that in order for a company recognized it must be a Denton Chamber member.

The board came to a consensus and asked staff to come back to the board with action items for next months' EDPB meeting. The action items will pertain to two topics; voting for a large company award recipient and establishing the criteria for recognizing a small business (a small business would be indicated by having 100 employees or less).

**D. EDP19-016 Receive a report, hold a discussion, and give staff direction regarding a Downtown Reinvestment Grant for 111 Industrial Street (Steve's Wine Bar). The Downtown Task Force (DTTF) recommends a grant in the amount of \$10,000, which was approved unanimously by a vote of 11-0.**

Glover gave a report regarding a Downtown Reinvestment Grant for Steve's Wine Bar, located at 111 Industrial Street. Glover prepared a PowerPoint presentation which indicated plans for the renovation at 111 Industrial Street. A copy of the presentation was also provided within the agenda packet, along with a copy of the scoring sheet the DTTF uses to evaluate each grant request application. Glover indicated that eligible expenses total \$25,000.00 and based on the scoring system, the DTTF recommends a grant amount up to \$10,000.00 max. If the EDPB approves the recommended grant amount, the next step will include recommending the amount to the City Council.

Steve Severance and Roger were on hand to talk about the project and answer any questions the EDPB members had regarding the project and/or the grant application.

Briggs made motion to approve the recommended Downtown Reinvestment Grant amount of \$10,000. Jester seconded the motion. The motion was approved unanimously by a vote of 10-0.

- E. EDP19-017** Receive a report, hold a discussion, and make a recommendation to City Council regarding a Downtown Reinvestment Grant for 101 W. Hickory (former Abbey Inn). The Downtown Task Force recommended a grant in the amount of \$25,000, approved unanimously by a vote of 7-0.

Glover gave a PowerPoint presentation regarding the renovation project at 101 W. Hickory Street. Glover said that as of the application date the eligible expenses total \$159,169.00 and the project is eligible (based on the DTF score) for a total grant amount of \$25,000.

Alex Payne was on hand to answer any questions the EDPB members had regarding the grant application.

Clark made a motion to approve the recommended Downtown Reinvestment Grant amount of \$25,000. Jester seconded the motion. The motion was approved unanimously by a vote of 10-0.

- F. EDP19-012** Receive a report, hold a discussion, and give staff direction regarding the Denton Development Code (DDC) Update and Draft Zoning Map.

Ron Menguita, Principal Planner with the City's Development Department, gave a presentation regarding the Denton Development Code (DDC) Update and Draft Zoning Map. Menguita spoke about the various meetings that have taken place in order to give the Citizens of Denton the opportunity to share their input regarding the proposed changes. Menguita mentioned that the goal of the updates is to implement the previously approved Denton 2030 Plan.

Menguita gave a high level overview of the Key Changes to the DDC update. There were several questions from the EDPB members.

**2. CONCLUDING ITEMS** – There were no concluding items.

**3. CLOSED MEETING** – Began at 12:14 p.m.

- A. EDP19-018** **Deliberations regarding Economic Development Negotiations - Under Texas Government Code Section 551.087.**

**The Closed Meeting concluded at 12:57 p.m.**

Exhibit – 1

**The meeting adjourned at 12:57 p.m.**