MINUTES
CITY OF DENTON
ECONOMIC DEVELOPMENT PARTNERSHIP BOARD
November 13, 2024

After determining that a quorum was present, the Economic Development Partnership Board convened in a Regular Meeting on Wednesday, November 13, 2024, at 11:03 a.m. in Training Rooms 3, 4, and 5 at the City of Denton Development Services Center, 401 N Elm St, Denton, Texas, 76201 at which the following items were considered:

PRESENT: Steven Edgar (Chair), Erin Carter (ex-officio), Brian Danhof, Jeremy Fykes, Kerry Goree, Paul Meltzer, Lee Ramsey, Aaron Roberts, Jason Tomlinson, and Clyde Rick Woolfolk

ABSENT: Tony Clark (Vice-Chair), Sara Hensley (ex-officio), Gerard Hudspeth, Susannah O'Bara (ex-officio)

STAFF: Carly Blondin, Scott Bray, Christina Davis, Vanessa Esparza, Clay Parker, Kristen Pulido, Brittany Sotelo, Erica Sullivan, and Christine Taylor

1. ITEMS FOR CONSIDERATION

A. EDP24-079 Consider approval of the meeting minutes for September 11, 2024.

Meltzer made a motion to approve the minutes of September 11, 2024. Roberts seconded the motion. Motion carried (8-0-1).

AYES (8): Danhof, Edgar, Goree, Meltzer, Ramsey, Roberts, Tomlinson, Woolfolk
NAYS (0): None
ABSENT (1): Fykes

Fykes arrived at 11:05 a.m.

B. EDP24-083 Receive a report, hold a discussion, and give staff direction regarding the meeting dates and times for calendar year 2025.

Vanessa Esparza presented the item and discussion followed. The 2025 EDPB Meeting Schedule was approved unanimously with the exception of cancelling the July 2025 meeting.

C. EDP24-081 Receive a report, hold a discussion, and make a recommendation to City Council regarding an incentive agreement for Enginetech North America Corporation for a performance-based ad valorem tax rebate of 50% for five-years on Business Personal Property, a headquarters grant, and jobs-based grant

including a Denton resident bonus; total incentive amount not to exceed $339,545. The Chair recognizes staff to present this item.

Staff presented the item and discussion followed. Ramsey made a motion to approve recommendation to City Council regarding an incentive agreement for Enginetech North America Corporation for a performance-based ad valorem tax rebate of 50% for five-years on Business Personal Property, a headquarters grant, and jobs-based grant including a Denton resident bonus; total incentive amount not to exceed $339,545. Tomlinson seconded the motion. Motion carried (9-0).

AYES (9): Danhof, Edgar, Fykes, Goree, Meltzer, Ramsey, Roberts, Tomlinson, Woolfolk
NAYS (0): None

D. **EDP24-082 Receive a report, hold a discussion, and make a recommendation to City Council regarding a Chp. 380 incentive for Bloomfield Homes, L.P. for 10 years authorizing the expenditure of funds through sales tax rebates associated with the Texas Direct Pay Permit program. The Chair recognizes staff to present this item.**

Clay Parker presented the item and discussion followed. Woolfolk made a motion to approve recommendation to City Council regarding a Chp. 380 incentive for Bloomfield Homes, L.P. for 10 years authorizing the expenditure of funds through sales tax rebates associated with the Texas Direct Pay Permit program. Danhof seconded the motion. Motion carried (8-0-1).

AYES (8): Danhof, Edgar, Fykes, Goree, Ramsey, Roberts, Tomlinson, Woolfolk
NAYS (0): None
ABSTAIN (1): Meltzer

2. WORK SESSION

A. **EDP24-080 Staff Reports:**
   1. **Downtown Economic Development Committee Update - Jeremy Fykes**
   2. **Director's Report - Brittany Sotelo**
   3. **EDPB Partnership Update - Jamie Adams**
   4. **Future Agenda Items - Christine Taylor**

Staff presented each item and discussion followed.

3. CONCLUDING ITEMS

With no further business, the meeting adjourned at 12:13 p.m.

Steven Edgar, Chair
Economic Development Partnership Board

Vanessa Esparza

Vanessa Esparza
Administrative Assistant

Minutes Approved On: 12/11/2024