**MINUTES**
**CITY OF DENTON**
**DOWNTOWN ECONOMIC DEVELOPMENT COMMITTEE**
**December 4, 2025**

After determining that a quorum was present, the Downtown Economic Development Committee convened on Thursday, December 4, 2025, at 8:35 a.m., in the Development Service Center, Training Rooms 1 and 2, 401 N. Elm Street, Denton, Texas, 76201.

**PRESENT:** Jason Bodor, Jill Herbst, Kristen Kendrick-Bigley (Vice-Chair), Melissa Lenaburg, Brock McKnight, Nick Miller, and Bob Moses

**ABSENT:** Hank Dickenson, Rina Maloney, Krissi Oden, and Clyde Rick Woolfolk (Chair)

**STAFF PRESENT:** Scott Bray, Vanessa Esparza, Clay Parker, Kristen Pulido, Brittany Sotelo, and Matilda Weeden

**1. PRESENTATIONS FROM MEMBERS OF THE PUBLIC**

Citizens may complete one Request to Speak "Public Comment" card per night for the "Presentations from Members of the Public" portion of the meeting and submit it to City Staff. Presentations from Members of the Public time is reserved for citizen comments regarding item not listed on the agenda. No official action can be taken on these items. Presentation from Members of the Public is limited to five speakers per meeting with each speaker allowed a maximum of three (3) minutes.

No presentations from members of the public.

**2. ITEMS FOR CONSIDERATION**

**A. DEDC25-009 Consider approval of the meeting minutes for August 7, 2025.**

Bodor made a motion to approve the meeting minutes for August 7, 2025. Miller seconded the motion. Motion carried (7-0).

AYES (7): Bodor, Herbst, Kendrick-Bigley, Lenaburg, McKnight, Miller, and Moses
NAYS (0): None

**B. DEDC25-010 Receive a report, hold a discussion, and make a recommendation to the Tax Increment Reinvestment Zone Number One Board regarding a Downtown Reinvestment Grant Program Fire Suppression application for 115 - 116 N. Elm Street, Fine Arts Theater of Denton, LLC.**

Bodor made a motion to approve making a recommendation to the Tax Increment Reinvestment Zone Number One (TIRZ 1) Board regarding a Downtown Reinvestment Grant Program Fire Suppression application for 115 - 116 N. Elm Street, Fine Arts Theater of Denton, LLC for $50,000. Miller seconded the motion. Motion carried (7-0).

AYES (7): Bodor, Herbst, Kendrick-Bigley, Lenaburg, McKnight, Miller, and Moses
NAYS (0): None

**C. DEDC25-011 Receive a report, hold a discussion, and make a recommendation to the Tax Increment Reinvestment Zone Number One Board regarding a Downtown Reinvestment Grant Program application for 114 W. Oak Street, West Oak Coffee Bar.**

Application received a score of 33 qualifying the applicant for $50,000 of TIRZ funds.

Moses made a motion to approve making a recommendation to the Tax Increment Reinvestment Zone Number One (TIRZ 1) Board regarding a Downtown Reinvestment Grant Program application for 114 W. Oak Street, West Oak Coffee Bar for $50,000. McKnight seconded the motion. Motion carried (7-0).

AYES (7): Bodor, Herbst, Kendrick-Bigley, Lenaburg, McKnight, Miller, and Moses
NAYS (0): None

**D. DEDC25-012 Receive a report, hold a discussion, and make a recommendation to the Tax Increment Reinvestment Zone Number One Board regarding a Downtown Reinvestment Grant Program Fire Suppression application for 114 W. Oak Street, West Oak Coffee Bar.**

Bodor made a motion to approve making a recommendation to the Tax Increment Reinvestment Zone Number One Board regarding a Downtown Reinvestment Grant Program Fire Suppression application for 114 W. Oak Street, West Oak Coffee Bar for $50,000. Herbst seconded the motion. Motion carried (7-0).

AYES (7): Bodor, Herbst, Kendrick-Bigley, Lenaburg, McKnight, Miller, and Moses
NAYS (0): None

**E. DEDC25-013 Consider approval of the 2026 Meeting Schedule for the Downtown Economic Development Committee.**

Miller made a motion to approve the 2026 Meeting Calendar as presented. Herbst seconded the motion. Motion carried (7-0).

AYES (7): Bodor, Herbst, Kendrick-Bigley, Lenaburg, McKnight, Miller, and Moses
NAYS (0): None

## 3. WORK SESSION

**A. DEDC25-014 Staff Reports:**
**1. Future Agenda Items – Brittany Sotelo**

Staff presented items and discussion followed. No action was taken.

## 4. CONCLUDING ITEMS

With no further business, the meeting adjourned at 9:10 a.m.

Clyde Rick Woolfolk

**Clyde Rick Woolfolk, Chair**
**Downtown Economic Development Committee**

Vanessa Esparza

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

Minutes Approved On: 2/19/2026