MINUTES
CITY OF DENTON
DOWNTOWN ECONOMIC DEVELOPMENT COMMITTEE
SPECIAL CALLED MEETING
February 19, 2025

After determining that a quorum was present, the Downtown Economic Development Committee convened for a Special Called Meeting on Thursday, February 19, 2025, at 8:33 a.m., in the Development Service Center, Training Rooms 1 and 2, 401 N. Elm Street, Denton, Texas, 76201. In the absence of Chair Woolfolk, Vice-Chair Kendrick-Bigley was acting Chair.

PRESENT: Jason Bodor, Hank Dickenson, Jill Herbst, Kristen Kendrick-Bigley (Vice-Chair), Melissa Lenaburg, Rina Maloney, Brock McKnight, Nick Miller, Krissi Oden, and Clyde Rick Woolfolk (Chair)

ABSENT: Bob Moses

STAFF PRESENT: Scott Bray, Vanessa Esparza, Clay Parker, Kristen Pulido, 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. DEDC26-001 Consider approval of the minutes of the December 4, 2025 Downtown Economic Development Committee Regular Meeting.

Miller made a motion to approve the meeting minutes for December 4, 2025. Dickenson seconded the motion. Motion carried (9-0-1).

AYES (9): Bodor, Dickenson, Herbst, Kendrick-Bigley, Lenaburg, Maloney, McKnight, Miller, and Oden
NAYS (0): None
ABSENT (1): Woolfolk

B. DEDC26-002 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 520 S. Elm St, Brakefield's Pool Service, LLC.

Application received a score of 27 qualifying the applicant for a maximum amount of $10,000 of TIRZ 1 funds.

Miller made a motion to approve making a recommendation to the Tax Increment Reinvestment Zone Number One Board regarding a Downtown Reinvestment Grant Program application for 520 S. Elm St, Brakefield's Pool Service, LLC for a maximum of $10,000. Dickenson seconded the motion. Motion carried (9-0-1).

AYES (9): Bodor, Dickenson, Herbst, Kendrick-Bigley, Lenaburg, Maloney, McKnight, Miller, and Oden
NAYS (0): None
ABSENT (1): Woolfolk

Woolfolk joined at 8:43 a.m.

C. DEDC26-003 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 122 N. Locust St., Mister Red, LLC.

Application received a score of 32 qualifying the applicant for a maximum amount of $50,000 of TIRZ 1 funds.

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 application for 122 N. Locust St., Mister Red, LLC for a maximum of $50,000. Kendrick-Bigley seconded the motion. Motion carried (10-0).

AYES (10): Bodor, Dickenson, Herbst, Kendrick-Bigley, Lenaburg, Maloney, McKnight, Miller, Oden, and Woolfolk
NAYS (0): None

D. DEDC26-004 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 325 W. McKinney Street.

Application received a score of 31 qualifying the applicant for a maximum amount of $50,000 of TIRZ 1 funds.

Miller 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 regarding a Downtown Reinvestment Grant Program application for 325 W. McKinney Street for a maximum of $50,000. Dickenson seconded the motion. Motion carried (10-0).

AYES (10): Bodor, Dickenson, Herbst, Kendrick-Bigley, Lenaburg, Maloney, McKnight, Miller, Oden, and Woolfolk
NAYS (0): None

3. WORK SESSION

A. DEDC26-005 Receive a report and hold a discussion regarding amending the Tax Increment Reinvestment Zone Number One Creation Ordinance and the Project and Financing Plan.

Kristen Pulido presented item and discussion followed. No action was taken.

McKnight left at 9:22 a.m.

B. DEDC26-006 Staff Reports:
1. Future Agenda Items – Kristen Pulido

Kristen Pulido presented the item and discussion followed. No action was taken.

4. CONCLUDING ITEMS

With no further business, the meeting adjourned at 9:31 a.m.

Clyde Rick Woolfolk

Clyde Rick Woolfolk, Chair
Downtown Economic Development Committee

Vanessa Esparza

Vanessa Esparza
Administrative Assistant

Minutes Approved On: 4/2/2026