



MEMORANDUM

DATE: October 9, 2026
TO: The Honorable Mayor Watts and Council Members
FROM: Cassey Ogden, Interim City Manager
SUBJECT: Friday Staff Report

Upcoming Meetings

1. **CANCELLED** - Development Code Review Committee on **Monday, October 12, 2026**, at **3:00 p.m.** at the Development Service Center.
2. Board of Ethics on **Monday, October 12, 2026**, at **5:30 p.m.** in the City Council Work Session Room.
3. Historic Landmark Commission on **Monday, October 12, 2026**, at **5:30 p.m.** at the Development Service Center.
4. Library Board on **Monday, October 12, 2026**, at **5:30 p.m.** at the South Branch Library.
5. City Council on **Tuesday, October 13, 2026**, at **12:00 p.m.** at the Development Service Center.
6. Work Session of the City Council on **Tuesday, October 13, 2026**, at **2:00 p.m.** in the City Council Work Session Room followed by a Regular Meeting at **6:30 p.m.** in the Council Chambers.
7. Economic Development Partnership Board on **Wednesday, October 14, 2026**, at **11:00 a.m.** at the Development Service Center.
8. Airport Advisory Board on **Wednesday, October 14, 2026**, at **3:00 p.m.** in the Airport Terminal Meeting Room.
9. Board of Ethics on **Thursday, October 15, 2026**, at **5:30 p.m.** in the City Council Work Session Room.

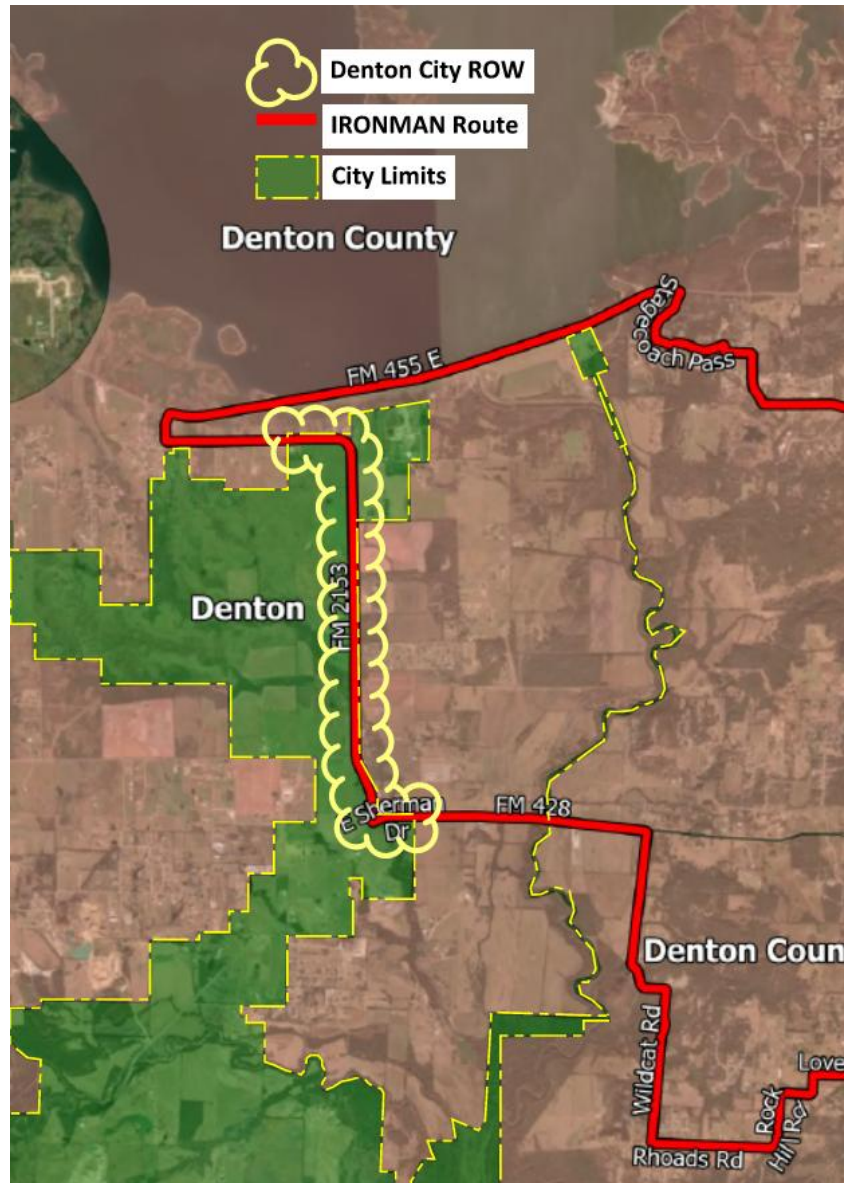
Please check the City of Denton website for final meeting days and times as information is subject to change after the Friday Report is published. [Public Meetings & Agendas | Denton, TX \(civicplus.com\)](https://www.denton-tx.gov/civicplus)

OUR CORE VALUES

Inclusion • Collaboration • Quality Service • Strategic Focus • Fiscal Responsibility

General Information & Status Updates

- A. IRONMAN 70.3 Proposed Route Review – The Town of Little Elm contacted the City regarding the 2027 IRONMAN 70.3 Dallas–Little Elm scheduled for Sunday, March 14, 2027. A bike route has been proposed, which includes a small portion within Denton city limits (FM 2153 and FM 428). Staff will continue coordinating with the Town of Little Elm and will provide more details as they are confirmed and closer to the event. Event organizers will be responsible for notifying any affected residents. A map of the proposed segment is included below. Staff contact: Ziad Kharrat, Parks & Recreation



- B. Permitting Website Planned Outage – The City's permitting software eTRAKiT will be down Friday, Oct. 9, through Sunday, Oct. 11 for system upgrades. Notifications have been sent out to both internal and external users notifying them of this planned outage. This upgrade is for the transition of the software to the Amazon Web Services environment to provide staff and citizens with better security, greater software uptime, and align Denton with the most up-to-date version of the software. Staff contact: Jacob Crocker, Development Services
- C. Stream Clean 2026 – On Saturday, Oct. 3. A total of 242 volunteers participated, collecting more than 1.6 tons of waste from area creeks and waterways. Their efforts resulted in the removal of 320 bags of trash, 30 discarded tires, and numerous large debris items. This annual event improves the health and appearance of our waterways and strengthens community engagement and environmental awareness. Staff contact: Julissa Amador, Environmental Services & Sustainability



Responses to Council Member Requests for Information

- A. Community Development Grant Program – On Sept. 28, Council Member Ferrie inquired about the applications for Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) grants opening, and opportunities for Council engagement. The City's CDBG/HOME/Human Services funding process has several points for Council engagement throughout it. The application is developed by the Community Services Advisory Committee (CSAC) in July, see **Attachment A** below. Staff collect public feedback on the community's priorities for funding through end of summer. Once the application closes in November, the CSAC reviews and develops funding recommendations for the Council in Spring that will then be reviewed at two Council meetings in June and July. A timeline for the 2027 Action Plan is provided below.

Activity	Date
Public Workshop	September 2026
Funding Priorities Survey	September/October 2026
Housing Projects, Public Facilities, and Human Services Applications are released.	October 2026
Staff conducts application training.	October 2026
All applications closed.	November 2026
CSAC reviews and scores submitted applications.	February 2027
CSAC develops a set of funding recommendations	April and May 2027
Staff prepares a draft Action Plan based on the CSAC funding recommendations	May 2027
30-day Comment Period on 2027 Action Plan	May/June 2027
City Council and Public Hearing	June 2027
City Council considers approval of 2027 Action Plan	July 2027
Submission of 2027 Action Plan to HUD	August 2027
Start of 2027-28 Program Year	October 2027

In preparation for the 2028 funding cycle and the upcoming Consolidated Plan, CSAC has been considering reevaluating how the process is conducted and how awards are scored and selected. There will be Council engagement next year on the development of the Consolidated Plan, which will be the basis of the annual action planning process from 2028-2032. Staff contact: Jesse Kent, Community Services

- B. Safe Routes to School Timeline – On Sept. 17, Council Member Rumohr inquired about potential changes to the proposed plan for the Safe Routes to School around Newton Rayzor Elementary. A Community Input Meeting for the Newton Rayzor Elementary Safe Routes to School project is scheduled for October 22 at 6:00 pm at the Development Services Center at 401 North Elm Street. This meeting will provide an overview of the project, including the updated timeline and a walkthrough of the new scope. **Attachment B** is the mailer being sent to roughly 3,500 residents and business owners in the area. This links to the [Newton Rayzor Safe Routes to Schools \(SRTS\) Sidewalk Project Discuss Denton page](#). The Discuss Denton page also has the timeline for the project, starting with the October 22 Community Input Meeting, and planned completion in 2028. Staff contact: Seth Garcia, Capital Projects & Steet Operations

Upcoming Community Events and Public Meetings

Please visit the City of Denton [website](#) for upcoming community events and details.

Attachments

- A. Attachment A – Human Services Housing and Public Facility Projects Application7
- B. Attachment B – Community Meeting Safe Routes to School30

Informal Staff Reports

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Program Overview

No data saved

Case Id: 11409

Name: NBLY TEST - 2026/27

Address: *No Address Assigned

Program Overview

City of Denton 2027-2028 Community Development Funding Application

The City of Denton's Community Development Grant Program funding is evaluated by the Community Services Advisory Committee (CSAC). The primary goal of the CSAC is to support programs, services, and use of public resources to address complex social problems such as economic instability, housing, homelessness, and meeting community service needs. The eligibility criteria for Community Development Grant funding listed below is not ranked in order.

APPLICANT REQUIREMENTS

1. Agency is a 501 © 3 that has operated for at least two years in the City of Denton OR served City of Denton residents for at least two years.
2. Agency is registered with legal name at the Texas Secretary of State website.

Project Requirements

1. Meet one of three National Objective for Community Development
 - a. Benefit to low and moderate-income households
 - b. Elimination of slum or blight
 - c. Meeting an urgent community need
2. Meets a Demonstrated Community Need
 - a. As noted in the current Consolidated Plan for Housing and Community Development
 - b. Community Needs identified through public hearing and community surveys
 - c. City Council stated priorities
3. Meet one of the city's five key strategies that affect a wide range of health, functioning, and quality-of-life and risks. These strategies, outlined below, are a tool to help the City assess and prioritize community well-being more comprehensively.
 - a. Economic Stability
 - b. Education Access and Quality
 - c. Health Care Access and Quality
 - d. Neighborhood and Built Environment
 - e. Social And Community Context
4. Amount requested falls within the allowed range. Agencies can have more than 1 application for grant type, but the combined amount cannot exceed the maximum.
 - a. Human Services: Minimum \$15,000 Maximum \$100,000
 - b. Housing Projects: Minimum \$50,000; Maximum \$400,000

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c. Public Facilities: Minimum \$25,000; Maximum \$400,000

Housing & Public Facilities Projects ONLY

1. Project Must Be 'Shovel-Ready' -A project that is ready to bid out with all planning and zoning items complete, if applicable, a pre-construction meeting scheduled, and a final plat approved by the contract execution in October. Below is the Development Review Process for additional information. Applicants are strongly encouraged to schedule a pre-application conference with Development Services Staff, if appropriate for your project. Additional information is available at Land Development | Denton, TX

2. Feasibility Meeting – Applicants are required to meet with Community Services Staff to review federal requirements and determine project eligibility prior to applying.

3. Pre-Application Requirements - <https://www.cityofdenton.com/256/Land-Development>. Applicants will be required to submit a copy of their submitted request form with their application.

4. Project Completion - The Project must be completed within 1 to 2 years from contract execution, unless otherwise negotiated with staff. For phased projects, HUD funding is recommended in the last phase, so that beneficiary information can be provided within a single grant year.

5. Zoning Compliance and Civil Engineering Plans should be completed by application time, and permits should be completed no later than October 2027.

6. Ownership – public facility must be owned by the City or non-profit and be opened to the public during normal working hours.



CITY OF DENTON PUBLIC FACILITY & HOUSING GRANTS EXPECTATIONS ROADMAP



Applications Will Not Be Considered for the following reasons:

1. Failure to attend a Feasibility Meeting with Community Services (for Housing and Public Facility Projects)
2. Failure to attend Community Development Funding Application Training (ALL Applicants)
3. Failure to complete application by November 13, 2026, by 5 p.m., including any applications lacking required financial documents
4. No verifiable established business formation with the Texas Secretary of State
5. Agency is not a 501 © 3 that has operated for at least two years in the City of Denton OR served City of Denton residents for at least two years
6. Funding requests that include ineligible costs such as fringe benefits and equipment and supplies

Applications submitted will be measured based on basic eligibility, completeness and [CLICK HERE](#) Applicants are encouraged to review the rubric in its entirety prior to submission.

A. Agency Information

No data saved

Case Id: 11409

Name: NBLY TEST - 2026/27

Address: *No Address Assigned

A. Agency Information

Please provide the following information.

PART 1. GENERAL INFORMATION

A.1. Agency Legal Name

A.2. Employer Identification Number

A.3. Physical Address

A.4. Mailing Address

A.5.a. CEO/ED/Commander Contact Information

Name

Phone

Email

A.5.b. How long has the CEO/ED/Commander been with the agency?

A.6. Point of Contact(s) for reporting, draw requests, and questions about your application.

Name

Email

Phone

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Backup Contact - Optional

Name

Email

Phone

A.7. Length of Service- Answer each question (not applicable for City departments)

A.7.a. What year was your organization established by the Texas Secretary of State? (Click link to check and upload proof under the Required Documents section) <https://www.sos.state.tx.us/corp/sosda/index.shtml>

A.7.b. How many years has the organization operated in the City of Denton or served City of Denton residents?

A.8. What is the organization's Mission?

A.9. Please list all programs offered by the agency

A.10. Upload your Organizational chart.



Organizational Chart ***Required**

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B. Objectives

No data saved

Case Id: 11409

Name: NBLY TEST - 2026/27

Address: *No Address Assigned

B. Objectives

Please provide the following information.

PART 2. - MEETING OBJECTIVES

Priority funding areas and target populations are established by HUD and the City of Denton. Please mark all that apply to clients served by the ACTIVITY to be funded.

B.1. Proposed Activity Meets National Objective

- ☐ Providing benefit to low- and moderate-income
- ☐ Preventing or eliminating slums or blight
- ☐ Meets other urgent community development due to a natural disaster

B.2. Eligibility Requirements for Beneficiaries

- ☐ Presumed Benefit (100% of the project serves populations only in One of the Eligible Categories Below)

Homeless

Severely Disabled Adults

Domestic Violence (DV) Victims

Neglected/Abuse Children Services

Migrant Farm Workers

Illiterate Persons

Persons with AIDS

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking

- ☐ Other - Please explain in comment box
- Comment Box

B.3a. Please describe the target population served, and community need met by the proposed activity:

Emergency Services/Crisis Services

Food

Homelessness: Chronic, Veterans, DV

Health Care

Mental Health Care (incl. Substance Abuse)

Emergency Services (utilities, safety)

Other - Explain in Comment Box

N/A

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Preventative/Supportive Services

Preventative/Supportive Services

Housing
Child Care/Early Childhood/Youth Development
Homelessness: Chronic, Veterans, DV
Target Subpopulations: Seniors
Target Subpopulations: Disabled
Target Subpopulations: Domestic Violence
Target Subpopulations: Veterans
Health Care/Mental Health Care
Food Security
Social Services ie. Case Management/Counseling
Recreation/Sports/Community Center Program
Workforce/Employment Income
Services to Other Service Providers Only
Other - Explain in Comment Box

Comment Box

B.3.b. How will services provided by the proposed activity meet community needs?

B.4. Proposed Activity meets key strategies to impact community well-being (select all that apply).

- ☐ Economic Stability
- ☐ Education Access and Quality
- ☐ Health Care Access and Quality
- ☐ Neighborhood and Built Environment
- ☐ Social and Community Context

B.5. Please describe how projects meet the selected key strategies selected

C. Funding Request

No data saved

Case Id: 11409

Name: NBLY TEST - 2026/27

Address: *No Address Assigned

C. Funding Request

Please provide the following information.

PART 3. - FUNDING REQUEST - ACTIVITY, AMOUNT, OUTCOMES

C.1. Proposed activity Name

C.2. Please provide a description of the activity to be funded including how it is implemented. List all resources needed to implement the activity.

C.3. Location(s) of services(s) provided

C.4. Days & Hours of Operation

C.5.a. Funding Amount Requested for the Activity

Human Services: Minimum \$15,000 Maximum \$100,000

Housing Projects: Minimum \$50,000; Maximum \$400,000

Public Facilities: Minimum \$25,000; Maximum \$400,000

\$0.00

C.5.b. Total Cost for the Activity \$0.00

C.6. What are the eligibility requirements for the proposed program/service? Upload eligibility criteria/intake documents or checklists as available.



Eligibility Criteria/Intake Documents or Checklists

***No files uploaded*

C.7. How does the organization collaborate with community partners to maximize resources and reduce duplication of services provided by other organizations? Provide a summary of the organization's participation in local coalitions, collaborations, and partnerships.

Provide information below to help identify what the cost per client/unit is that the grant is funding.

C.8. The table must be completed in its entirety for the proposed activity. How will requested funds be used? (staff salary, portion of service fees, rental assistance, pre-development fees, construction costs, etc.). Note: Employees funded MUST have direct contact with program participants. List each item separately.

Funded Item	Amount Requested	# Clients Served	# Units Delivered	Cost per Client or Service Cost	Total Cost of the Funded Item
	\$0.00	0	0	\$0.00	\$0.00

C.9. Provide a brief description (1-2) sentences for each funded item above. If requesting salary support, explain how that position directly serves program participants.

C.10 How does your organization determine cost reasonableness of the services provided?

Can be removed

C.11. PARTIAL FUNDING- How will the project be carried out if partial or no City funding is awarded? What other funding sources will be utilized or pursued without City funding? What impact will that have on the number of people to be served? Please be specific.

C.12. OUTCOME MEASURES -

The City of Denton Measures impact to quality of life for Denton residents served by Community Development Grant Program activities through common outcome measures. Impact areas associated with common outcomes include Economic Stability, Neighborhood and Physical Environment, Education, Community and Social Context, and Healthcare. Common outcomes focus on improving the quality of life for Denton residents by:

1. Increasing and/or sustaining employment
2. Increasing nutrition for children and adults
3. Increasing housing stability
4. Increasing student academic and behavioral growth
5. Improving social connections and support
6. Improving physical and/or mental health through funding community service providers across the city.

Applicants are **required to identify at least two but no more than four outcomes** to report on for their proposed activity. **At least one of the common outcomes MUST be selected from the list below.**

1. **First, choose at least one of the impact areas listed below in which you will contribute to the quality of life for Denton residents.**
2. **Next, choose at least one common outcome from the list below that you will measure this year.** Unique outcomes are acceptable, but the first outcome MUST be chosen from the list below. All unique outcomes must fit into the framework of impact areas listed above and must be approved by City staff.

3. **Finally, define your metric or method for measuring outcomes** (survey, registration form, student achievement scores, etc.).

Impact Area	Common Outcomes (Choose at least one)	Metric used (survey, registration form, etc.)
Economic Stability (Employment and Financial Need)	How many people became employed? How many people stayed employed? How many people were able to pay for basic needs? How many people increased wages?	
Economic Stability (Food)	Increased Nutrition Reduced food insecurity How many people reduced food insecurity? How many children improved their nutrition? How many adults improved their nutrition? How many people were able to supplement their food budget using support services?	
Neighborhood and Physical Environment	Increased housing stability How many people exited homelessness? How many people were able to stay housed? How many people were able to sustain/obtain affordable rental housing? How many people were able to sustain/obtain affordable home ownership? How many people increased/improved recreational or open space access?	
Education	Increased student academic progress Increased student behavioral progress How many students showed academic growth? How many students promoted successfully? How many students showed growth in behavioral regulation? How many students showed growth in school attendance? How many students increased English Language skills?	
Community and Social Context	How many children experienced a reduction in trauma symptoms? How many adults experienced a reduction in trauma/isolation/depressive symptoms? How many people increased awareness of domestic violence and sexual assault resources? How many people reported an increased sense of security? How many people obtained/maintained a safe living environment?	

Health Care	Improved physical health Improved mental health How many people reduced symptoms of poor health? How many people reported increased mental health wellness? How many people accessed substance use treatment? How many people accessed preventative care? How many children became insured? How many adults became insured?	
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The common outcomes should be presented in the following format and only for City of Denton residents served:

Impact Area	Common Outcome(s) to be measured	3 Target % of all clients achieving the outcome	1 Target # unduplicated clients achieving the outcomes	2 Total estimated # people served by the Activity	Metric used (survey, registration, form, etc.)	How often is the metric performed? If annually, provide month metric takes place
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Target number (1) divided by Total estimated (2) equals to Target % (3).

C.13. How does the organization evaluate the outcomes and impact on the activity for City of Denton Residents only? Provide a summary of your evaluation system(s).

D. Client Information and Experience

No data saved

Case Id: 11409
Name: NBLY TEST - 2026/27
Address: *No Address Assigned

D. Client Information and Experience

Please provide the following information.

D.1.

Unduplicated: Please provide beneficiary numbers for the proposed activity based on individuals OR households proposed to serve. CURRENT and NEXT FY projections are required. City of Denton's FY is October 1-September 30.

a.

Total Clients Served by Program	Last FY Activity	Current FY Activity	Next FY Activity

b. *This should match the totals in C.7, number of clients served

City of Denton Residents	Last FY Activity	Current FY Activity	Next FY Activity

c. Does the proposed activity have or is it anticipated to have a wait list?

D.2. Does the organization currently gather feedback from clients regarding the quality of services provided?

D.5. How does the organization ensure services are provided in the preferred language of applicants/clients?

Income Qualification and Demographics

Qualifying Income Limits for Federally Assisted Programs			
Maximum Income Levels			
Household Size	Moderate Income (MI) 80%-50% AMI	Low Income (LI) 50%-30% AMI	Extremely Low Income (ELI) 30% AMI
1	\$65,700 - \$41,101	\$41,100 - \$24,651	\$24,650 or below
2	\$75,100 - \$46,951	\$46,950 - \$28,201	\$26,500 or below
3	\$84,500 - \$52,801	\$52,800 - \$31,701	\$31,700 or below
4	\$93,850 - \$58,651	\$58,650 - \$35,201	\$35,200 or below
5	\$101,400 - \$63,351	\$63,350 - \$38,051	\$38,050 or below
6	\$108,900 - \$68,051	\$68,050 - \$40,851	\$40,850 or below
7	\$116,400 - \$72,751	\$72,750 - \$43,651	\$43,650 or below
8	\$123,900 - \$77,451	\$77,450 - \$46,501	\$46,500 or below

D.6. Using the chart above, indicate the estimated number of beneficiaries (City of Denton Residents) qualified in each income category for the proposed activity. Current and next FY projections are acceptable. (For presumed benefit, only fill in the presumed benefit line. To claim Presumed Benefit, 100% of clients served must fall within one of these categories: Homeless, Severely Disabled Adults, Domestic Violence (DV) Victims, Neglected/Abuse Children Services, Migrant Farm Workers, Illiterate Persons, Persons with AIDS, Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking.)

Income Category	LAST FY Activity	CURRENT FY Activity	NEXT FY Activity
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D.7. Please provide estimated demographic information for qualified beneficiaries (City of Denton Residents). HUD definitions of race and ethnicity can be found in this form: Race and Ethnic Data Collection Form [27061.pdf](#) CURRENT and NEXT FY projections are acceptable. NOTE: The total number from the Ethnicity table should equal the number in the Race table.

ETHNICITY	LAST FY Activity	CURRENT FY Activity	NEXT FY Activity
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RACE (as defined by HUD)	LAST FY Activity	CURRENT FY Activity	NEXT FY Activity
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D.8. Head of Household (Single-parent households with dependent children only)

	LAST FY Activity	CURRENT FY Activity	NEXT FY Activity
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D.9. ELDERLY (HUD defines elderly as anyone 62 years and older) AND DISABLED

	LAST FY Activity	CURRENT FY Activity	NEXT FY Activity
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E. Revenue and Expenses

No data saved

Case Id: 11409

Name: NBLY TEST - 2026/27

Address: *No Address Assigned

E. Revenue and Expenses

Please provide the following information.

E.1. Please click [HERE](#) to download the Revenue and Expense Spreadsheet. Read carefully and complete the sheet in its entirety including Agency name and Fiscal Year at the top of the spreadsheet and upload below.

☐ **Revenue and Expense Spreadsheet *Required**

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E.2. Does your organization receive more than \$1,000,000 in Federal Funds?

F. Agency and Board Capacity

No data saved

Case Id: 11409

Name: NBLY TEST - 2026/27

Address: *No Address Assigned

F. Agency and Board Capacity

Please provide the following information.

F.1. Does the organization have experience managing local, state, and/or federal grants (\$25,000 or greater)?

F.2. What experience does the organization and staff have in providing the program/service?

F.3. How many people does the agency/organization currently employ?

F.4. How many people are assigned to work with the proposed activity?

F.5.

F.5. How many volunteers does the organization utilize for the proposed activity?

F.6. Briefly describe in-kind donations and if or how they maximize the organization's financial capacity to provide services.

BOARD

F.7. How many board members provide Professional Services in place of Professional staff?

F.8. Does the organization have an active Board of Directors (active board means: present and engaged group that involves strategic and operational planning, and mission-driven work of the organization)? Board Roster should include board member's name, board position, address, occupation/organization affiliation, terms (start and end date), gender, email address and race.

F.9. Please provide explanation for any board members with tenure greater than 6 years.

☐ **F.10. CAPACITY-** By checking this box, you affirm that this organization has adequate staff/volunteer capacity to meet the grant reporting requirements for monthly financial payment request, beneficiary reporting and performance reporting as well as regular reporting of all monitoring items including Board Agendas, Minutes, Board Approved Balance Sheets, Board Approved Profit and Loss Statements and others as requested. **NOT APPLICABLE FOR CITY DEPARTMENTS**

G. Housing Project

No data saved

Case Id: 11383

Name: NBLY TEST - 2026/27

Address: *No Address Assigned

G. Housing Project

Please provide the following information.

G.1. Describe your organization's capacity to implement the housing project. Who will be involved in the project? (In-house employees, contractors, other agency partners, etc.)

G.2. List projects of similar sizes and types that your organization has completed.

ACTIVITY

G.3. Type of Housing Project

G.4. For renovations/rehabs or acquisitions/redevelopments, what year was the Unit built?

G.5. Type of Housing Unit

G.6. Check any specialty populations that will be served:

- ☐ Housing for Seniors
- ☐ Housing for Disabled
- ☐ N/A

G.7. For Rental Projects: What are the operations and maintenance costs associated with this project and how does the organization plan to fund them? Are these funds currently available? If not, when will they be?

G.8. Provide a timeline for the project including milestone

Planning/Development	Bid Out	Start Date	Completion Date
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UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT (URA)

G.9. Does the project require temporary/permanent relocation of occupants?

PERMITS

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ENVIRONMENTAL

G.11. Has the facility been abated for lead paint or asbestos?

G.12. Has a Phase I or Phase II environmental search been completed for the property?

PRIOR EXPENDITURES

G.13. Are there any Community Development prior year grant funds remaining?

MATCH

G.14. List additional funding sources on this project or program that will be used as match by the City of Denton? At least 25% match of the grant request is required for Housing Projects.

Funding Source	Amount
----------------	--------

PROGRAM INCOME

G.15. State the amount of program income expected to be derived from this project/program. List the sources and amounts of income. Describe how the program income will be used.

Expected Program Income	Sources of Income	Amount of Income
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G. Public Improvements

No data saved

Case Id: 11384

Name: NBLY TEST - 2026/27

Address: *No Address Assigned

G. Public Improvements

Please provide the following information.

G.1. Describe the service area of the project

Upload service area map

☐ Service Area Map ***Required**

***No files uploaded*

CENSUS TRACT

G.2. List of Census tracts and block groups in the area. Include a low income percentage for each.

Tract	Low Income %
-------	--------------

FACILITY/PROPERTY INFORMATION

G. 3. Owner of Public Facility or Improvement?

G. 4. Is the Facility open to the public during normal business hours?

G.5. If making improvements to an existing facility, when was the facility built? (Enter N/A if not applicable)

G.46 What type of project is it?

G.7. For Infrastructure Projects, check which type:

- ☐ Drainage improvements
- ☐ Water/Sewer Improvements
- ☐ Street Improvements
- ☐ Street Lighting
- ☐ Sidewalk Improvements
- ☐ Accessibility Improvements
- ☐ Not Applicable

ENVIRONMENTAL

G.8. Has the facility been abated for lead paint or asbestos?

G.9. Has a Phase I or Phase II environmental search been completed for the property?

G.10. List any known hazards (e.g. asbestos, storage tanks -above or below ground)

G.11. Will the project include ground disturbance?

TIMELINE

G.10. Provide a timeline of the project, including a milestone for the following:

Date	Milestone
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PERMITS

G.11. Does the project require the issuance of a permit?

PRIOR EXPENDITURES

G.12. Are there any Community Development prior year grant funds remaining?

G. Required Documents

No data saved

Case Id: 11409

Name: NBLY TEST - 2026/27

Address: *No Address Assigned

G. Required Documents

Please provide the following information: (NOT APPLICABLE TO CITY DEPARTMENTS)

ALL Applicants

Please click [HERE](#) to download Application Certification.

☐ App Certification ***Required**

***No files uploaded*

Are you a City of Denton Department applicant?

☐ Yes

☐ No

NEW APPLICANTS ONLY

☐ Articles of Incorporation

***No files uploaded*

☐ Bylaws

***No files uploaded*

☐ Non-Profit Tax Status Certification (IRS Determination Letter)

***No files uploaded*

Submit

No data saved

Case Id: 11409

Name: NBLY TEST - 2026/27

Address: *No Address Assigned

Submit

Please complete

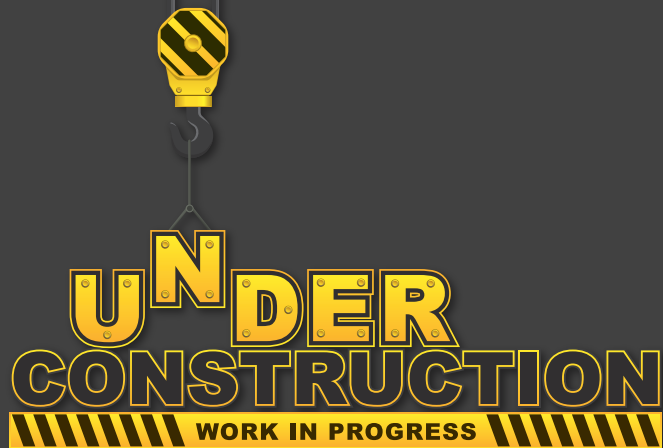
Signature certifies that the City of Denton Community Development Funding Application is:

☐ Completed using accurate organizational information

☐ Approved by the Board of Directors

Applicant's Signature

***Not signed*



Dear Resident or Property Owner:

The City of Denton will hold an in-person community meeting on **Thursday, October 22 at 6 p.m.** In an effort to improve safety and provide better connectivity, the City, with the help of TxDOT and North Central Texas Council of Governments, will be placing sidewalks in areas providing safer access to Newton Rayzor Elementary via the Safe Routes to School Grant Program. This project will also add sidewalk in gap areas in an effort to improve overall pedestrian circulation.

The City will host the in-person community meeting to provide residents as well as property and business owners the opportunity to:

- Receive an overview of project corridors
- Receive an update on project scope, timeline, and expected impacts during construction
- Introduce the City's contractor and project team
- Field questions from community members



**Newton Rayzor
Safe Routes to School
Project Website**



NOTICE OF IN-PERSON COMMUNITY MEETING

October 22 at 6 p.m.

**Development Service Center
(401 N. Elm St.)**



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STAFF CONTACTS



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Capital Projects
401 N. Elm St.
Denton, TX 76201

For additional information about
the City's upcoming community meetings, visit
www.cityofdenton.com/communitymeetings.

**Residents can also stay up to date
at www.improvingdenton.com.**

INFORMAL STAFF REPORT TO MAYOR AND CITY COUNCIL

SUBJECT:

City-funded Construction Projects & Neighborhood 2&6 Capital Project

SUMMARY:

On August 18, Mayor Pro Tem Stevens submitted a two-minute pitch to look at implementing new policies for City-funded construction projects specifically using Neighborhood 2 & 6 as a case study to review what went right, what went wrong, and how we can improve our processes moving forward.

BACKGROUND:**Project History**

On November 5, 2019, the 2019 Bond Election approved \$70 million in funding for roadway reconstruction projects. A commitment was made by the City to expense all funding by the end of 2026. Based on previous City Management and City Council direction, the segments were placed into packages and Capital Projects utilized alternative procurement delivery methods to help with preconstruction and construction activities.

The Neighborhood 2 Project consisted of 76 segments and the Neighborhood 6 Project consisted of 42 segments for a total of 118 roadway segments (the “Project” or “Neighborhood 2&6”). Because of the size and complexity, the construction manager at risk (“CMAR”) project delivery method was chosen to provide contractor input during design, help mitigate risks, provide additional cost certainty and economies of scale, and optimize the schedule of the Project.

On November 1, 2022, the City executed contracts with engineering firm Kimley-Horn and CMAR Sundt Construction Inc. to begin the design phase services for Neighborhood 2&6. During initial design conversations, it was determined that due to its large size, the project would be broken out into three smaller packages or Guaranteed Maximum Prices (“GMPs”). This concept would allow for construction to start sooner and deliver the commitment of overall Project completion by end of 2026. GMP 1 focused on a small group of neighborhood segments that allowed construction crews to adapt to residential work. It also included a street-only segment within the University of North Texas (“UNT”) that took advantage of summer work. GMP 2 added additional UNT and neighborhood work that again was phased around the UNT semester schedule and keeping crews working within the project in the residential areas. GMP 3 added the remaining segments, which had numerous franchise utility relocations, including the replacement and retirement of an Atmos Energy low pressure system.

Neighborhood 2&6 is primarily located on the western quadrant of the city bound to the south by Interstate 35E, west by Bonnie Brae, north by US380 and as far east as Locust. This Project was

identified as high-risk in terms of external stakeholder communications because it included extensive construction within the UNT campus and affected multiple local businesses within the Project limits.

Project Scope

The Neighborhood 2&6 project scope was full depth reconstruction of 118 street segments. The scope included road reconstruction with subgrade stabilization, asphalt paving, concrete curb and gutter, and driveway replacements (limited to driveways that were within the existing right of way). The project adhered to a comprehensive approach aimed at limiting future construction disruptions by replacing other aging public infrastructure within the limits of the Project area. This included replacing existing aging water and sanitary sewer lines, select stormwater infrastructure, limited sidewalk improvements and street lighting.

Project Cost and Quantity Analysis

Neighborhood 2&6 reconstructed over 37 lane miles of roadway, 3.5 miles of sidewalk, replaced 4.75 miles of water line, and 4.5 miles of wastewater line. Additional improvements, including street lighting upgrades and stormwater infrastructure, were completed with this Project. Overall project cost to date including design, construction, inspections, and staff time totals just over \$85 million. All three GMPs are projected to come in under budget with total project savings of just under \$2 million.

Quantity Analysis (Length in Linear Feet):

Street Reconstruction	55,798
Concrete Sidewalk	17,484
Storm Drain	1,547
Water Line	24,933
Sanitary Sewer Lines	23,939

Project estimated valuation at completion:

Design Cost and CMAR Pre-Construction Services	\$5,750,000
Construction Cost	\$79,100,000
Inspections Cost	\$1,150,000
Project Management Time	\$350,000

Total Cost	\$86,350,000
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Timeline for project:

- **Design Phase Completion and Advertised for construction bids:**
 - GMP-1 completed Q3 2023
 - GMP-2 completed Q1 2024
 - GMP-3 completed Q4 2024
- **City Council approval of Construction Phase Contracts:**
 - GMP-1 on November 14, 2023
 - GMP-2 on May 7, 2024
 - GMP-3 on December 17, 2024
- **Notices to Proceed (“NTP”) for Construction Start:**
 - GMP-1 start construction December 15, 2023
 - GMP-2 start construction May 20, 2024
 - GMP-3 start construction January 13, 2025
- **Construction Completion**
 - GMP-1 completed March 20, 2025 (101 days ahead of schedule)
 - GMP-2 estimated final completion October 2026 (on schedule)
 - GMP-3 estimated final completion October 2026 (estimated 39 days ahead of schedule)

DISCUSSION:**Project Communication**

Timely communication through construction plays a critical role in keeping residents, businesses and the general public informed on when, where, and how they may be impacted. The Neighborhood 2&6 project provided valuable opportunities to refine and strengthen the City’s construction notification process. The following outlines the procedures implemented at the start of construction and the improvements made throughout the project to enhance communication and better serve the community.

Original Procedure

1. Preconstruction Public Meeting. Notices sent out to impacted property owners and anyone within a .25-mile radius of an impacted street.
2. Initial forty-eight-hour notice for pre-traffic control, initial mobilization, and general information **per Drawings & Specifications** via door hanger.

3. Forty-eight-hour notice for water outages **per Drawings & Specifications** via door hanger.
4. Forty-eight-hour notice for lime mixing via door hanger.
5. Forty-eight-hour notice for asphalt placement via door hanger.

Updated Notification Process

The notification process was expanded in spring of 2025 to provide residents and businesses with a clearer, step-by-step understanding of construction activities, anticipated impacts, and available project contacts. These notices were provided, via door hangers, 48 hours prior to the activity unless otherwise noted.

1. **First Notice:** Pre-traffic control and initial mobilization for water and/or sewer work.
2. **Second Notice, if applicable:** Water or sewer installation, including scope-specific contacts.
3. **Third Notice:** Service connection activities, including scope-specific contacts.
4. **Fourth Notice:** Water-outage impacts associated with new tie-ins, including scope-specific contacts.
5. **Fifth Notice:** Earthwork mobilization, including scope-specific contacts.
6. **Sixth Notice:** Lime mixing, including scope-specific contacts.
7. **Seventh Notice:** Twenty-four-hour notice for asphalt base placement, including scope-specific contacts.
8. **Eighth Notice:** Concrete mobilization, including scope-specific contacts.
9. **Ninth Notice:** Driveway approach reconstruction, including scope-specific contacts.
10. **Tenth Notice:** Twenty-four-hour notice for asphalt cap placement, including scope-specific contacts.

This expanded approach was intended to help residents and businesses understand the sequence of work, the expected effect on daily access and activities, and who to contact with questions.

Supplemental communication tools included the creation of **SundtDenton.com** and QR codes placed on traffic control devices. The website provided residents with project contacts, progress photographs, and street-closure information. Updates for project progress were also posted to Discuss Denton monthly and bi-weekly during peak construction.

UNT Coordination Activities

- Weekly coordination meetings with Sundt, the City of Denton, UNT stakeholders, and DCTA.
- Began: **December 16, 2024**
- Ended: **August 3, 2026**
- Agenda included: review of current and upcoming construction activities in and around UNT that could affect campus operations and bus service that consisted of frequent onsite coordination walks. Review of maps and schedules for current and future impact areas to support planning and coordination.
- Remote and in-person workshops were held bi-weekly with Sundt, the City of Denton, UNT stakeholders, and DCTA for the reconstruction of Union Circle.
- More than **85 hours** of meeting time, excluding meeting preparation. This doesn't include the many daily or weekly onsite meetings that occurred.

Union Circle Planning

- Approximately **18 months** of planning and more than a dozen meetings.
- The construction schedule was reduced by more than half to accommodate UNT access needs, from **50 weeks to 22 weeks**.

Campus Access and Safety Support

Coordination with UNT supported advance planning for:

- Temporary crosswalks and ADA pathways that could shift as construction progressed.
- Advance notification to students regarding pedestrian-route changes.
- Enhanced pedestrian protection during reconstruction of major campus thoroughfares.
- Additional wayfinding and traffic control measures, including chain-link fencing, No Parking, one-way, and stop signage as needed.

UNT Letter of Appreciation

UNT provided a Letter of Appreciation (Exhibit 2) to acknowledge and thank the City for its collaboration and communication throughout the project.

Project Lessons Learned

The following items were identified during the construction of Neighborhood 2&6 and are intended to support proactive planning and help improve coordination, communication, safety, and constructability in future projects.

Future project initiatives to be implemented from lessons learned during Neighborhood 2&6 include updated communication requirements for contractors, enhanced community outreach via Discuss Denton, and coordination with Marketing and Communications to provide notifications to the broader Denton community. The Capital Projects department is currently working through the reclassification of a position that focuses on communications for projects including project updates and providing responses to public questions and concerns. Updated communication requirements and expectations for contractors will be included in the next updates to the City's general conditions. Other project specific items are listed below.

1. **Conduct street segment-specific stakeholder workshops for high-impact work.** For segments such as Sunset Avenue, consider remote or in-person workshops with representatives from each affected business before construction begins. Workshops should review the construction sequence, access plans for patrons, anticipated water outages, and expected outage durations. The Union Circle workshop model provides a useful example.
2. **Prioritize direct outreach for resident and business communication.** The project website and QR code provided useful supplemental information; however, door-to-door notifications were the most effective method for reaching residents and businesses. Future communication plans should continue to use direct outreach as a primary tool.
3. **Coordinate directly with property managers.** For apartment complexes and other multi-tenant properties, coordinate directly with property managers to help ensure tenants receive timely construction, access, utility-outage, and schedule notifications.
4. **Plan temporary pedestrian and ADA routes in advance.** Temporary crosswalks and ADA pathways may be needed on multiple street segments, particularly near universities, schools, and businesses. These routes should be planned in advance and adjusted as construction progresses, allowing students and other pedestrians to be notified before changes occur.
5. **Provide enhanced protection and wayfinding near universities.** Major thoroughfare construction through university campuses may require measures beyond standard construction fencing. Consider chain-link fencing, additional wayfinding, No Parking signs, one-way signs, stop signs, and other measures appropriate to maintain student and faculty safety.
6. **Prepare for elevated public-facing coordination needs.** High-impact work can result in heightened concerns from residents and businesses. Future planning should include

advance coordination within City departments, clear escalation procedures, and, where appropriate, arrangements for law-enforcement standby support.

7. **Include landscape and irrigation follow-up in project closeout.** After sod installation, notify residents and complete irrigation testing within 14 days so that any needed repairs can be identified and completed promptly.
8. **Provide sufficient notice for road closures.** Road closures require a minimum of two weeks' advance notice for inclusion in the City-produced and distributed Closure Report.
9. **Use a consistent process for vehicles left in work zones.** When vehicles remain in an active work zone, provide written notice at least 72 hours in advance, photograph the vehicle, and post No Parking signage. If the vehicle remains after 48 hours, notify the Denton Police Department of the potential need for towing.
10. **Plan supplemental work-zone speed-management measures.** The Denton Police Department does not provide work-zone speed-limit enforcement. Where conditions warrant, plan for additional signage, protective measures, or truck-mounted attenuators.
11. **Additional advance-coordinated franchise utility relocations.** Items identified in demolition drawings as "Relocated by Others," often involving franchise utilities, should be reviewed well in advance of construction need.
 - a. Atmos Energy had a significant relocation effort associated with this Project that began roughly 12 months prior to the start of construction in overlapping areas. This work took more than two years to complete including a sub-contractor termination mid project. This additional major work led to increased construction fatigue once the City project was mobilized.
12. **Reviewing Street Segment Lengths:** Reviewing individual street segment lengths and breaking the segment up block by block to help reduce the residential impacts from construction.

Neighborhood 2&6 Community Engagement and Support

As part of building relationships within the project team and in the community, personnel from each group took part in volunteering and supporting local Denton businesses and charities. **Local Business and Resident Support by Contractor**

- **Scripture Street / Mr. Chopsticks:** After learning that construction impacts were contributing to reduced business, Sundt brought project crews to Mr. Chopsticks for lunch to support the business.

- **327 Egan / Norman's:** Sundt observed that an elderly resident had difficulty walking from curbside parking to the home. Through the **Sundt Builds with Purpose** program, Sundt constructed a driveway with smoother access.
- **Sunset:** Supported potentially construction-impacted small businesses through more than **\$500** in local purchases, along with numerous crew lunches.
- **Arbor of Denton:** Ordered specialized signs to assist residents entering and exiting the apartment complex.
- **Carriage House Assisted Living:** Provided them with an Edible Arrangement to thank them for their patience. Removed and replaced deteriorated lead walks to improve resident access. Completed irrigation and sod repairs extending beyond construction limits where needed.

UNT Recognition for coordination and support

- Sundt received the **Off-Campus Friend of DSA** award 2025.
- Sundt became a **2026 Company Sponsor** for the UNT Department of Mechanical Engineering.

Volunteer and Community Activities

- **LovePacs:** Capital Projects, Kimley-Horn, and Sundt donated food, supplies, and necessities to families with youth.
- **Keep Denton Warm:** Capital Projects, Sundt, and Kimley-Horn participated in 2023.
- **Our Daily Bread:** Volunteered in December 2023 with Capital Projects, Sundt, and Kimley-Horn.
- **Shiloh Gardens:** Sundt volunteered in 2025.
- **Keep Denton Beautiful:** Sundt participated in 2025 and 2026.
- **Denton County Friends of the Family:** Sundt supported through a back-to-school drive and the 2026 golf tournament.
- **Heart for Homes:** Sundt participated in 2025 Heart for Homes Christmas baskets.

Sundt Foundation and Community Contributions

Quarter	Name of Organization *	City	State	Award Amount
Q1 2023	Denton County Friends of the Family	Denton	TX	\$3,000
Q1 2024	Our Daily Bread Inc.	Denton	TX	\$5,000

Q1 2025	Sleep In Heavenly Peace, Inc.	Denton	TX	\$5,000
Q2 2025	Cumberland Youth & Family Services	Denton	TX	\$6,000
Q4 2025	Hearts & Homes	Denton	TX	\$10,000
Q1 2026	Sleep in Heavenly Peace	Denton	TX	\$5,000
Q2 2026	Giving Grace	Denton	TX	\$10,000
2026 Golf Tournament	Denton County Friends of the Family	Denton	TX	\$150,000
Q3 2026	Cumberland Youth & Family Services	Denton	TX	\$10,000
2023	Denton Turkey Trot 2023	Denton	TX	\$500
2024	Denton Turkey Trot 2024	Denton	TX	\$500
2025	Denton Turkey Trot 2025	Denton	TX	\$500
2026	Denton Turkey Trot 2026	Denton	TX	\$1,000
Total				\$206,500

CONCLUSION:

Neighborhood 2&6 is the largest single roadway and utility project delivered and represents a significant milestone for the Capital Projects Department. Neighborhood 2&6 directly impacted more than 5,000 Denton residents, 6,000 UNT student residents, 4,000 UNT faculty/staff, and countless roadway travelers. While the Project provided valuable insights and lessons learned for future initiatives, it was ultimately a success, completing ahead of schedule and under budget while delivering high-quality infrastructure that will serve the Denton community for years to come.

Upon receipt of the Informal Staff Report, Mayor Pro Tem Stevens may indicate if the information provided satisfies their request. If the response does not satisfy the request, the item will be considered by the Agenda Committee for placement on a future Work Session agenda and/or routing through an appropriate board, commission, or committee.

STAFF CONTACT:

Seth Garcia, PMP,
 Director of Capital Projects & Street Operations
 Seth.Garcia@cityofdenton.com
 (940) 349-8938

REQUESTOR: Mayor Pro Tem Stevens

STAFF TIME TO COMPLETE REPORT: 10 hours

Exhibit 1: Project Map

Exhibit 2: UNT Letter of Appreciation

Dear Seth Garcia,

On behalf of the University of North Texas community, we would like to express our sincere appreciation for the City of Denton's partnership throughout the successful implementation of the Neighborhood 2+6 project.

This work is a testament to the City's ability to coordinate a complex project involving a wide range of stakeholders, including our students and other community members. Throughout the process, your team demonstrated an unwavering commitment to collaboration, communication and service.

We were particularly grateful for the innovative and creative solutions developed to meet project objectives while minimizing disruptions to campus operations. The extensive coordination surrounding Union Circle to maintain Union activities helped ensure activities were able to continue as scheduled. The thoughtful planning along Avenue C to avoid impacts to Dining Services were appreciated – and critical to our campus community, as Clark Bakey is vital to the dining program because it produces baked goods for all of campus.

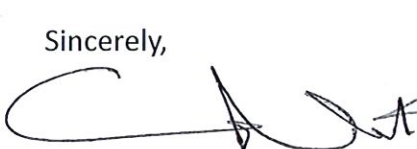
Your team's consistent communication was extremely valuable. From weekly coordination meetings to ad hoc discussions, site visits and focused workshops, the city remained engaged, responsive and committed to addressing concerns as they arose.

We also commend the project team's strong focus on accessibility. Proactive measures and prompt responses to concerns helped ensure our campus remained as accessible as possible throughout construction.

Most importantly, from the earliest planning phases through project completion, the city treated UNT as a true partner. We were included in key discussions, invited to provide input on project design and implementation, and given a meaningful voice throughout the process.

Thank you for your dedication, professionalism, and partnership. We look forward to continuing to strengthen our relationship and working together to serve the Denton community.

Sincerely,



Cassandra Nash
Associate Vice President for
Facilities



Jim Coffey
Executive Director for
Transportation Services



Ramona Washington
Chief of UNT Police
Department

INFORMAL STAFF REPORT TO MAYOR AND CITY COUNCIL

SUBJECT:

Request to review possible amendments to the funding categories for the Downtown Tax Increment Reinvestment Zone Number One (TIRZ 1).

BACKGROUND:

On September 22, 2026, Mayor Watts delivered a two-minute pitch requesting staff to explore TIRZ 1 as a potential funding source for downtown cleaning and maintenance and review the feasibility to amend the Project and Finance Plan funding categories.

TIRZ History

The Mission of the Downtown Tax Increment Reinvestment Zone Number One (TIRZ 1) is to provide a source of funding for public infrastructure improvements to encourage and accelerate necessary development and redevelopment within the Downtown TIRZ district area.

On December 7, 2010, City Council established the Tax Increment Finance Zone Number One (Downtown TIF) to finance all or part of the cost of implementing the “project plan” for the zone as defined in the Tax Increment Financing Act of the Tax Code, Chapter 311. Effective January 1, 2011, the TIRZ was set to terminate on January 1, 2039, or when the budget of \$24.8 million was achieved. The City of Denton is the sole participating jurisdiction.

2010 TIRZ 1 Project and Financing Plan	
Project	Estimated Cost
Parking/Transportation	\$8.0M
Streetscape Projects	\$7.9M
Support for Downtown Projects	\$4.9M
Utility Improvements	\$4.0M
TOTAL	\$24.8M

On September 17, 2024, City Council approved the Design Downtown Master Plan. The plan included several project recommendations for TIRZ funding including “Item 4E Modify and Expand on Economic Development Tools.”

On December 17, 2024, City Council approved an amended Project and Financing Plan to expand the TIRZ 1 boundaries and term, “TIRZ 1A.” The amendment was in response to recommendations listed in the Design Downtown Plan to increase funding and allow additional property redevelopment opportunities. The eligible funding categories were updated to reflect master plan recommendations.

Proposed Project Costs - TIRZ #1		
Water Facilities and Improvements	\$ 1,255,836	2.5%
Sanitary Sewer Facilities and Improvements	\$ 1,255,836	2.5%
Storm Water Facilities and Improvements	\$ 1,255,836	2.5%
Transit/Parking Improvements	\$ 5,023,343	10.0%
Street and Intersection Improvements	\$ 7,535,014	15.0%
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	\$ 7,535,014	15.0%
Economic Development Grants	\$ 25,116,713	50.0%
Administrative Costs	\$ 1,255,836	2.5%
Total	\$ 50,233,426	100.0%

The expanded TIRZ 1 took effect on January 1, 2025, and the term was extended to December 31, 2040, or when the budget of \$50.2 million is collected. The TIRZ is projected to collect \$50,233,426 dependent upon proposed developments expected to increase ad valorem revenue within the district boundaries.

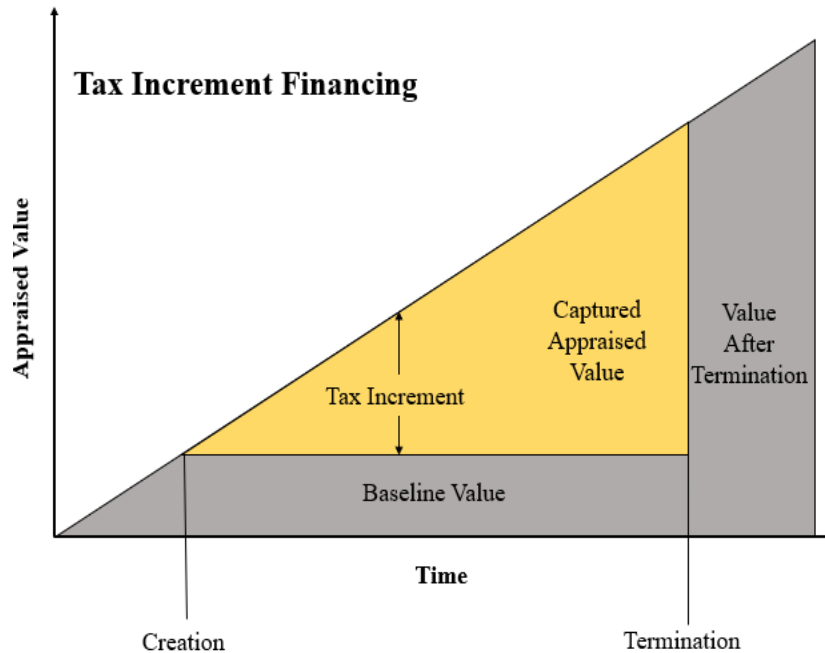
	Square Feet	Units	Projected Completion Date	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
TIRZ #1							
Hotel		130	2028	\$125,000	\$16,250,000		\$0
Retail	15,000		2028	\$250	\$3,750,000	\$200	\$3,000,000
Retail	26,000		2029	\$250	\$6,500,000	\$200	\$5,200,000
Retail	23,958		2028	\$250	\$5,989,500	\$200	\$4,791,600
Multifamily		124	2027	\$200,000	\$24,800,000		\$0
Hotel		225	2030	\$125,000	\$28,125,000		\$0
Multifamily		60	2026	\$200,000	\$12,000,000		\$0
Multifamily		215	2028	\$200,000	\$43,000,000		\$0
Multifamily		210	2030	\$200,000	\$42,000,000		\$0
Theater	11,000		2026	\$150	\$1,650,000	\$200	\$2,200,000
Total					\$184,064,500		\$15,191,600

*Through the Design Downtown Denton process, community members expressed a desire for new amenities, including a hotel and theater. The estimates also included several multifamily developments in progress.

On May 16, 2025, Staff released Informal Staff Report No. 2025-048 detailing attempts to establish a Public Improvement District to fund downtown cleaning after the Ambassador program ended. See Exhibit 1.

DISCUSSION:

A TIRZ is funded through incremental property tax revenue generated by increases in property values within the zone.



TIRZ funds are used to fund development or large infrastructure projects, while annual TIRZ revenue is often used for maintenance and smaller projects in accordance with the Chapter 311 Texas Tax Code and adopted project plan. TIRZ is a mechanism for capturing and reinvesting a portion of the new tax revenue resulting from increased property value within the zone.

TIRZ revenues may be spent on project costs that are necessary or convenient to implement the TIRZ Project and Financing Plans. The current TIRZ 1 Project and Financing Plans describe the purpose of the Downtown TIRZ as providing funds for “public infrastructure,” and they list four categories of eligible projects: (1) parking/transportation, (2) Complete Streets, (3), Support for Downtown Projects, and (4) Utility/Drainage. To amend the Project and Financing Plans to add eligible project categories that would increase total project costs, the proposed amendment must first be adopted by the TIRZ board, then it must be approved by an ordinance of the City Council after a public hearing. Notice of the public hearing must be published in the newspaper no later than the seventh day before the hearing.

TIRZ 1 Balance Sheet: 2025 Calendar year as of May

YEAR	TIRZ CERTIFIED TAX VALUE	INCREMENTAL INCREASE (DECREASE)	CONTRIBUTION	ADJUSTED INCREMENTAL VALUE	TAX RATE	ANNUAL TIRZ AD VALOREM REVENUE	INTEREST	TOTAL TIRZ REVENUE	TOTAL EXPENDITURES	FUND BALANCE
2010	79,356,854	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A
2011	81,657,808	974,196	100%	2,300,954	0.68975%	15,871	17	6,737	-	6,737
2012	89,605,635	13,683,409	100%	10,248,781	0.68975%	70,691	297	94,678	-	94,678
2013	96,287,950	21,095,446	100%	16,931,096	0.68975%	116,782	1,084	146,590	-	146,590
2014	114,885,073	37,412,581	100%	35,528,219	0.68975%	245,056	2,821	260,874	-	260,874
2015	118,440,576	47,847,745	100%	39,083,722	0.68975%	569,580	5,855	335,885	76,000	259,885
2016	136,021,478	70,665,125	95%	53,831,393	0.68334%	367,851	11,439	470,178	76,000	394,178
2017	142,050,751	81,994,361	95%	59,559,202	0.637856%	379,902	6,712	503,568	1,542,845	(1,039,277)
2018	167,000,575	91,321,899	95%	83,261,535	0.620477%	516,619	11,589	549,889	156,000	393,889
2019	210,529,139	130,269,397	95%	124,613,671	0.590454%	735,786	16,930	747,652	139,587	608,065
2020	232,747,807	154,697,509	95%	145,721,405	0.590454%	860,418	10,870	878,617	24,988	853,629
2021	232,894,462	143,474,534	90%	138,183,847	0.565823%	781,876	19,667	750,298	51,507	698,791
2022	249,149,564	169,508,993	90%	152,813,439	0.560682%	856,797	120,323	975,689	129,767	845,923
2023	261,579,433	181,845,165	90%	164,000,321	0.560682%	919,520	235,968	1,153,584	103,695	1,049,889
2024	374,973,832	151,208,633	90%	136,240,592	0.585420%	797,580	212,180	1,008,865	207,148	801,717
2025	271,399,347	47,803,950	90%	43,023,555	0.585420%	256,170	-	1,227,237	-	1,227,237
TOTALS						\$ 7,490,499	\$ 655,752	\$ 9,110,341	\$ 2,507,537	\$6,602,805

TIRZ Expenditure Projections

In 2025, TIRZ 1A became effective, increasing the total annual revenue. In FY25-26, eight downtown reinvestment grants were awarded to businesses including Ruby Rodeo and West Oak Coffee for their expansions over exceeding the annual TIRZ budget for the grant. In Fall 2026, the downtown reinvestment grant will be revised and currently has nine businesses on the waitlist to apply.

Company	FY 2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31
Fine Arts Theater of Denton 2030 (term 2036)	50,000	\$1,342,251	\$143,055	\$79,939	\$55,624	\$0
Downtown Reinvestment Grant Program (284)	\$287,363	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Catalyst Projects (3)			\$2,000,000	\$3,000,000	\$3,000,000	\$3,000,000
Design Downtown Activation Estimates		\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Total TIRZ Expenditures	\$337,363	\$2,142,251	\$2,943,055	\$3,879,939	\$3,855,624	\$3,800,000

Downtown Reinvestment Grants FY 25/26		
Project	Status	TIRZ Investment
Fine Arts Theater of Denton, LLC - Fire Suppression	Approved - Under Construction	\$50,000
West Oak Coffee Bar - Fire Suppression	Approved - Under Construction	\$50,000
West Oak Coffee Bar - Façade/Building Improvements	Approved - Under Construction	\$50,000
Brakefield's Pool Service - Sign & Paint	Approved - PAID after July 2026	\$10,000
Mister Red, LLC	Approved - PAID after July 2026	\$42,051
McKarrroll Partners, LLC	Approved - Under Construction	\$50,000
d20 Keep	Approved - Under Construction	\$23,031
Hicks Squared, LLC	In process - Council Approval	\$4,281.25

CONCLUSION:

Amending the TIRZ 1 Project and Finance plan to provide funding for Downtown cleaning would allow the City to address an immediate and visible Downtown need while using funds that are already available. This would provide a benefit to Downtown businesses, residents, visitors, and property owners and would allow the City to respond to current cleanliness and maintenance concerns.

However, there is also an opportunity cost associated with committing TIRZ 1 funds to Downtown cleaning. The City is currently evaluating three potential catalyst projects that could be eligible for TIRZ 1 incentives. Committing additional TIRZ 1 capacity to Downtown cleaning could reduce the amount of funding available for these projects or limit the City's flexibility to respond if the projects move forward.

Considerations

- Provides funding for an immediate and highly visible downtown need.
- Allows available funds to be put toward downtown cleaning and maintenance.
- Provides a tangible benefit to downtown businesses, property owners, residents, and visitors.
- Demonstrates a proactive response to current downtown conditions.
- Potentially limits the City's ability to provide incentives recommended in the Design Downtown Master Plan and catalyst projects.
- May require the City to prioritize a near-term operational need over projects that could produce longer term economic development benefits.
- TIRZ funding is not a permanent funding source, and any ongoing projects would need a new funding source upon expiration of TIRZ 1.
- Less likely to increase ad valorem tax revenue for the zone than permanent capital improvements—a common goal of tax increment financing.

Upon receipt of the Informal Staff Report, Mayor Watts may indicate if the information provided satisfies their request. If the response does not satisfy the request, the item will be considered by the Agenda Committee for placement on a future Work Session agenda and/or routing through an appropriate board, commission, or committee.

ATTACHMENTS:

1. Informal Staff Report No. 2025-048 PID Overview
2. Original TIRZ 1 Project and Finance Plan
3. Amended TIRZ 1 Project and Finance Plan
4. Texas Tax Code Section 311.002 – Definitions

-
5. FY 24-25 TIRZ 1 Annual Report
 6. Downtown Cleaning – City Comparisons (Attached)

STAFF CONTACT:

Brittany Sotelo
Director of Economic Development
Brittany.Sotelo@cityofdenton.com
(940) 349-7259

Kristen Pulido
Main Street Program Manager
Office of Economic Development
(940) 349-7531

REQUESTOR: City Council Initiated

STAFF TIME TO COMPLETE REPORT: 9hrs

PARTICIPATING DEPARTMENTS: Economic Development

INFORMAL STAFF REPORT TO MAYOR AND CITY COUNCIL

SUBJECT:

Downtown Public Improvement District Update

BACKGROUND:

On November 7, 2023, City Council approved a two-year pilot for the implementation of the Downtown Ambassador Program as part of a multi-pronged approach to develop solutions for a cleaner, safer and more vibrant downtown. The pilot program, aligns with the City's strategic priority of strengthening community and quality of life, began January 2024 and is funded through the City's General Fund at an annual cost of \$703,303. The City contracts with the third party, Block by Block, to administer the program, providing cleaning, safety and hospitality services downtown daily from 7 a.m. to 11 p.m. Ambassadors provide services within a 272-acre boundary running east to west from Carroll Boulevard to Exposition Street, and north to south from Congress Street to Eagle Drive (Attachment 1). An overview of services provided is included below.

- **Cleaning Services:** Cleaning, Power Washing, Trash Removal, Graffiti Removal, Beautification
- **Safety Services:** Referrals to Social Services & Collaboration with Outreach, Discourage Illegal Behavior, Regular Communication with Law Enforcement
- **Hospitality Services:** Hospitality Tasks: Directions, Motorist Assists, Safety & Umbrella Escorts, Business Contacts, Coordination with Parks Downtown Maintenance

Subsequently, on September 17, 2024, City Council adopted the Design Downtown Plan. One of the plan's key recommendations was the establishment of a Downtown Public Improvement District (PID) to serve as a sustainable funding mechanism for initiatives aimed at improving the Downtown experience. The plan identified three core activities that could be supported through PID generated revenue:

1. Ambassador/Safety Program
2. Marketing and events
3. Public realm maintenance

DISCUSSION:

Economic Development and Community Services staff initiated research into the potential formation of a Downtown Public Improvement District. The purpose of a PID is to fund additional services or improvements within the defined geographic area of a city or county. PID's are special assessments paid by the landowners that benefit from the public services and/or improvements.

Downtown Public Improvement District Assessment Rates

Taxable Value	Assessment Rate/\$100 Valuation	City Tax Rate	Annual Assessment Payble	Ad Valorem Payable	Total Payable
\$251,485,023	0.10	0.58542	\$251,486	\$1,472,249	\$1,723,735
\$251,485,023	0.20	0.58542	\$502,972	\$1,472,249	\$1,975,221
\$251,485,023	0.25	0.58542	\$628,715	\$1,472,249	\$2,100,964
\$251,485,023	0.30	0.58542	\$754,458	\$1,472,249	\$2,226,707

*Notes: Boundaries based on the Design Downtown Plan; exempt and residential properties excluded. (Attachment 2)

- 133 Acres
- 355 Parcels
- 219 Downtown Property Owners

Totals	Value
Land Value	\$110,088,677
Improvement Value	\$142,521, 802
Market Value	\$252,610,479
Taxable Value	\$251,485,923

Key Milestones:

- **January 15, 2025:** Staff met with Matt Beard, Director of Public Improvement Districts for the City of Fort Worth, to gain insights into the establishment and long-term sustainability of PID's.
- **January 17, 2025:** Staff hosted an informational session for the Downtown property owners, focusing on the purpose, benefits, and use of PID funds. Twenty property owners attended the session, which included case studies from Downtown Fort Worth, Dallas and San Antonio. Participants engaged in a live poll to provide feedback to staff:
 - The attendees indicated support for:
 - Public Improvements
 - Safety and Security
 - Amenities and Facilities
 - Others requested more information on potential funding opportunities for the PID.

Initial Survey Feedback:

Following the session, staff developed a more comprehensive survey to collect detailed input from Downtown property owners. Survey information was distributed to 202 downtown property owner contacts via USPS and email. Fourteen property owners completed the survey. The 14 respondents own 28 properties, that represents approximately 13% of the identified 219 downtown property owners. Key survey findings include:

- **Willingness to Pay:**
 - 21% (3 out of 14) of respondents indicated a willingness to pay an additional fixed PID assessment; 79% (11 out of 14) opposed

- **Priority Services for PID funding:**
Ranked by importance:
 1. Safety and Security
 2. Cleanliness and Maintenance
 3. Public Improvements
 - Additional services included Administration, Marketing, and Amenities/Facilities
- **Examples of High-Priority Needs:**
 - Addressing homelessness
 - Enhanced street and sidewalk lighting
 - Sidewalk and trash receptacle cleanliness
- **Additional Suggested Improvements:**
 - Parking solutions (e.g. remote lot shuttles, trolley service, 2-hour parking enforcement)
 - Road and sidewalk repairs
- **Support for Downtown Ambassador Program:**
 - 36% (5 out of 14) in favor; 64% (9 out of 14) opposed

Property owners appreciated the opportunity to provide feedback. Staff committed to further engagement, including follow-up meetings and one-on-one discussions to collect additional input.

April 29, 2025: Staff conducted a follow-up meeting to review:

- Survey Results
- Existing City Services (e.g., landscaping and maintenance by Parks and Recreation)
- Potential PID-funded enhancements such as safety, signage, wayfinding, public art, beautification, and pedestrian zone activations.

Staff communicated to property owners that General Fund dollars for the Downtown Ambassador Pilot Program would be fully expended December 2025, and the program will end. Property owners were informed of the anticipated impact to services downtown upon discontinuation of the pilot program, as outlined in the below table (Figure 1).

Service Type		Impact to Services	
		Continued with Some Change	Discontinued
Clean Downtown	Power Washing	Less frequent/slower response anticipated	
	Graffiti Removal	Less frequent/slower response anticipated	
	Litter Removal & Trash Bin	Less frequent/slower response anticipated	
	Hazardous Clean - up	Less frequent/slower response anticipated	
Safe Downtown	Safety Escorts		Discontinued
	Motorist Assistance		Discontinued
	Homeless Referrals	Less frequent/slower response anticipated	
	Daily Business De-escalation Support		Discontinued
More Vibrant Downtown	Greeting Downtown Visitors		Discontinued
	Business Engagement	Continued by Main Street Program Manager	
	Wayfinding & Recommendations	Via signage and by request at Discover Denton	

Figure 1: Anticipated Impact to Services Downtown Beginning January 2026

Eighteen downtown property owners attended the meeting, and ten of the attendees participated in a real-time poll gaging support or opposition to the PID. Final polling from this session showed:

- **Overall PID Support**
 - The majority (9 out of 10) do not currently support establishing a PID.
- **Ambassador Program Support**
 - All ten property owners who voted in the live poll would support the program at a reduced service level and cost through alternate funding sources.

CONCLUSION:

Based on feedback and the general consensus from Downtown property owners, gathered through survey responses and in-person meetings, staff does not recommend moving forward with the establishment of a Downtown Public Improvement District at this time, as the PID must be property owner driven. Without an alternate funding source secured, the Downtown Ambassador Pilot Program will conclude in December 2025.

ATTACHMENTS:

1. Downtown Denton Ambassador Pilot Program Boundary
2. Proposed Downtown Public Improvement Boundary

STAFF CONTACT:

Kristen Pulido
Office of Economic Development
Main Street Program Manager
Kristen.Pulido@cityofdenton.com
(940) 349-7531

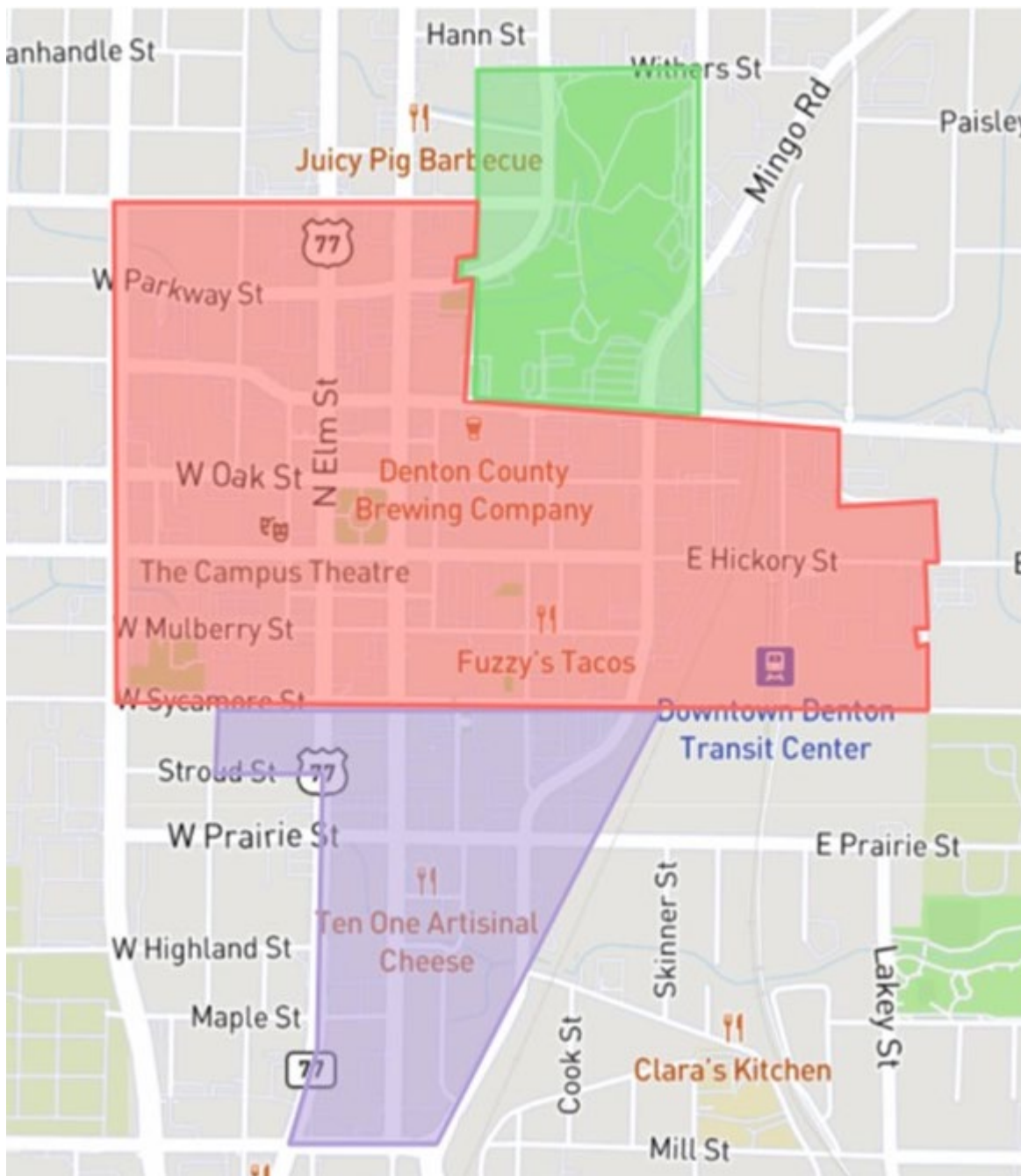
Courtney Douangdara
Deputy Director of Community Services
Courtney.Douangdara@cityofdenton.com
(940) 349-7235

REQUESTOR: Staff Initiated

STAFF TIME TO COMPLETE REPORT: 3hrs

PARTICIPATING DEPARTMENTS: Community Services and Economic Development

Attachment 1
Downtown Denton Ambassador Pilot Program Boundary



MAP LEGEND

— Proposed PID Boundary

Streets shown: University Dr, N Bell Ave, Mingo Rd, Frame St, E Hickory St, E Oak St, E Sycamore St, E Prairie St, Mill St, Dallas Dr, Eagle Dr, Sycamore St, Mulberry St, W Hickory St, Oak St, Greg St, Congress St, Egan St, Panhandle St, Parkway St, Carroll Blvd, Bolivar St, Elm St, Locust St, Oakland St, Pecan Creek, North Pecan Creek, Pecan 4.

Landmarks: TWU, IOOF Cemetery, Oakwood Cemetery, Fred Moore Park, DCTA Rail Trail, DCTA line.

DESIGN DOWNTOWN DENTON 115

FILE REFERENCE FORM

2011-128

- ☒ Additional File Exists
- ☐ Additional File Contains Records Not Public, According to the Public Records Act
- ☐ Other

FILE(S)	Date	Initials
Amendment to the Project Plan – Ordinance No. 2014-221	08/05/14	JR

ORDINANCE NO. 2011-128

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, APPROVING THE PROJECT PLAN FOR THE TAX INCREMENT REINVESTMENT ZONE NUMBER 1 (DOWNTOWN TIF); AND DECLARING AN EFFECTIVE DATE.

WHEREAS, on the 7th day of December, 2010, the City Council of Denton, Texas (the "City") established the Tax Increment Finance Zone Number One (Downtown TIF) (the "Zone") as authorized by Chapter 311 of the Texas Code (the "Act"); and

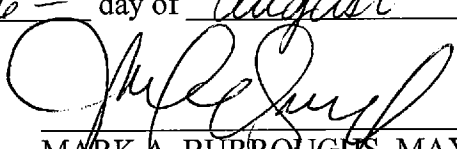
WHEREAS, as authorized by section 311.010 of the Act, on March 25, 2011, the Board of Directors of the Zone voted to approve the Project Plan, which is attached hereto as Exhibit "A" and recommended the Project Plan be approved by the City Council; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

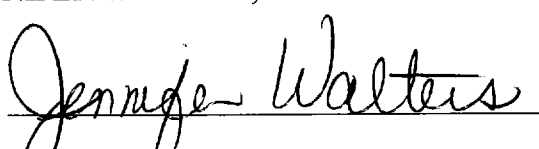
SECTION 1. The City Council of the City of Denton, Texas, hereby approves said Project Plan for the Downtown TIF, which is attached and made a part by reference herein.

SECTION 2. This Ordinance shall become effective immediately upon its passage and approval.

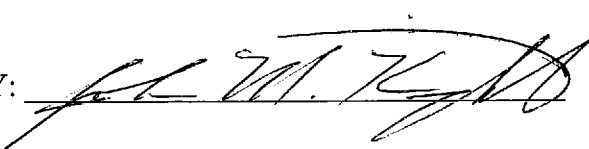
PASSED AND APPROVED this the 16th day of August, 2011.


MARK A. BURROUGHS, MAYOR

ATTEST:
JENNIFER WALTERS, CITY SECRETARY

BY: 

APPROVED AS TO LEGAL FORM:
ANITA BURGESS, CITY ATTORNEY

BY: 

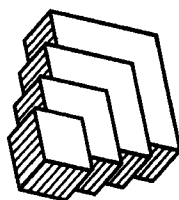
FINAL

PROJECT PLAN

December 2010

Tax Increment Financing Reinvestment Zone No. 1

City of Denton, Texas



SCHRADER & CLINE, LLC

George R. Schrader

Larry D. Cline

4800 Broadway, Ste A Addison, TX 75001
972-661-1973 schcli@swbell.net

PROJECT PLAN – DENTON TIF NO. 1

December 2010

The City of Denton, Texas proposes to establish a Tax Increment Financing Reinvestment Zone (“TIF”) for the purpose of dedicating the increase in tax revenue generated within the TIF to provide funds for public infrastructure to encourage accelerated development and redevelopment in the downtown area of the City. The TIF consists of approximately 225.73 acres and is more fully described in *Project Plan Exhibit A*.

The City is creating this TIF to encourage accelerated development and redevelopment in this area of the City in an effort to stimulate new higher value, higher density development which would benefit and be incentivized from the proposed public infrastructure improvements. It is expected that the TIF will exist for thirty (30) years or the date when all project costs are paid, whichever comes first.

As set forth in Section 311.011 of the Tax Increment Financing Act of the Texas Tax Code Ann., the Project Plan for Tax Increment Financing Reinvestment Zone No. 1, Denton, Texas must and does include the following elements:

1. A map showing existing uses and conditions of real property in the TIF and a map showing proposed improvements to and proposed use of the property.

- The boundaries of the TIF are shown on the map labeled *Project Plan Exhibit: B*;
- *Project Plan Exhibit: C* shows existing land use within the TIF. Currently, the area is generally developed but contains less than ten percent residential.
- *Project Plan Exhibit: D* lists and defines the public improvements being proposed for the TIF;
- *Project Plan Exhibit: E* shows anticipated Future Land Use within the TIF.

PROJECT PLAN – DENTON TIF NO. 1

2. Proposed changes of zoning ordinances, the master plan of the municipality, building codes, and other municipal ordinances.

- Any changes to codes, ordinances, or master plan as a result of the creation of the TIF will be made through the standard process and procedures of the City.

3. A list of estimated non-project costs.

- Non-project costs within the TIF are those development costs not paid for by the TIF. These costs will include, but are not limited to, \$207.5 million, which is comprised of new private development.

4. A statement of a method of relocating persons to be displaced as a result of implementing the plan.

- Although not anticipated, in the process of developing the TIF, any relocation will be made through the standard process and procedures of the City.

Boundary Description

Beginning at the southwest corner of the ROW intersection of Carroll Blvd. and Sycamore, the POINT OF BEGINNING;

THENCE, north along the west ROW of Carroll Blvd. to the northwest corner of the ROW intersection of Carroll Blvd. and W. Parkway Street;

THENCE, east along the north ROW of W. Parkway Street to the northeast corner of the ROW intersection of W. Parkway Street and Locust;

THENCE, south along the east ROW of Locust to the north ROW of McKinney;

THENCE, east along the north ROW of McKinney to a point directly north of the southeast corner of the ROW intersection of McKinney and N. Bradshaw Street;

THENCE, south across McKinney and continuing south along the east ROW of N. Bradshaw Street continuing directly south across E. Hickory Street to the south ROW of E. Hickory Street;

THENCE, west along the south ROW of E. Hickory Street to the northeast corner of a tract in the Fred Hill Addition, Block A, Lot 1;

THENCE, south and east following the property line of a tract in the Fred Hill Addition, Block A, Lot 1 to the northwest corner of a 1.406 acre tract, A1184A H. Cisco, Tract 14;

THENCE, south along the west property line of a 1.406 acre tract, A1184A H. Cisco, Tract 14 to its intersection with the north property line of a 1.694 acre tract A1184A H. Cisco, Tract 15;

THENCE, west and south along the north and west property line of a 1.694 acre tract A1184A H. Cisco, Tract 15 to the northwest corner of a 0.16 acre tract, A1184A H. Cisco, Tract 20;

THENCE, south along the west property line of a 0.16 acre tract, A1184A H. Cisco, Tract 20 to the north ROW of Sycamore;

THENCE, directly south across Sycamore to the south ROW of Sycamore;

THENCE, west along the south ROW of Sycamore to the northwest corner of the Oakwood Cemetery;

THENCE, south along the west property line of the Oakwood Cemetery to the north ROW of Prairie;

THENCE, directly south across Prairie to the south ROW of Prairie;

THENCE, west along the south ROW of Prairie to the southwest corner of the ROW intersection of Prairie and Elm;

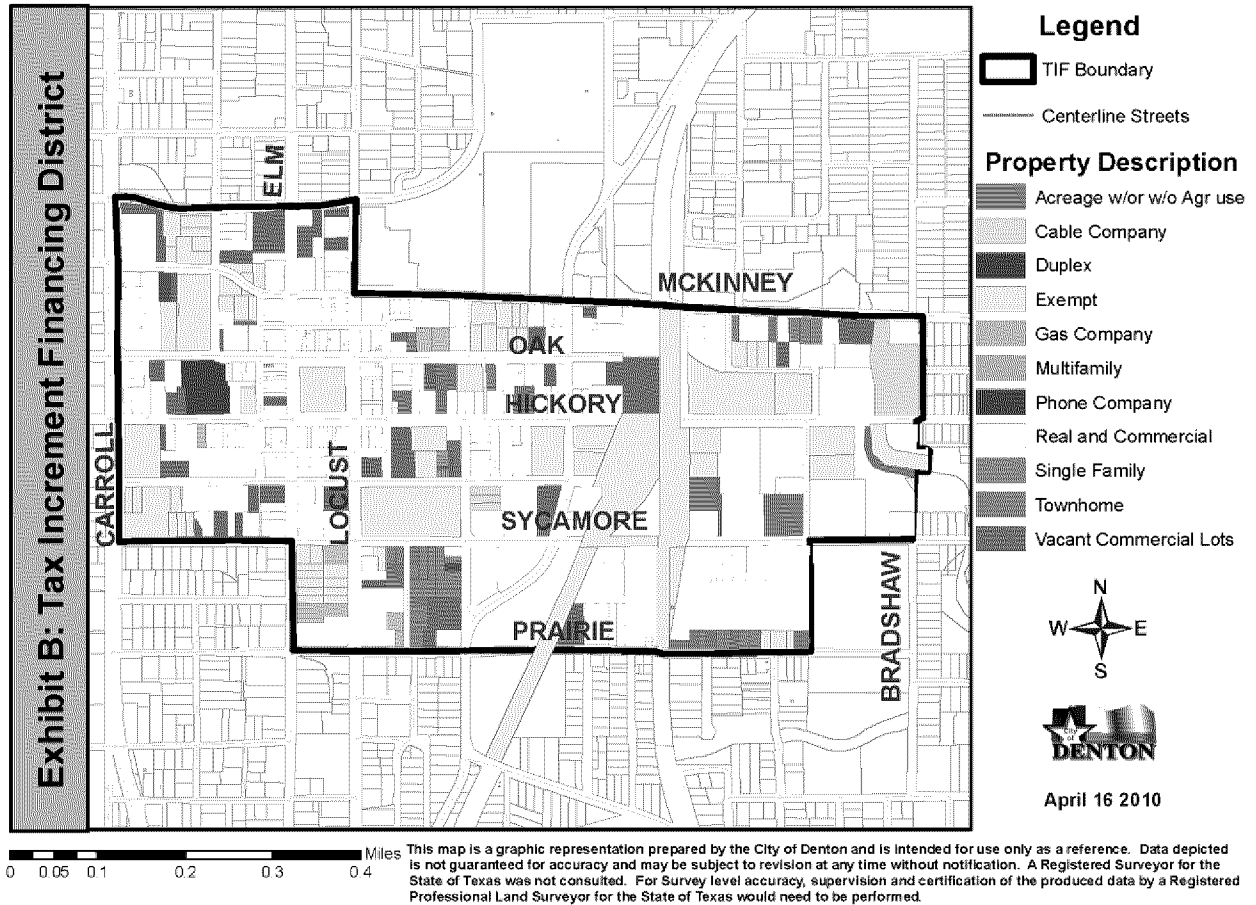
PROJECT PLAN – DENTON TIF NO. 1

Boundary Description

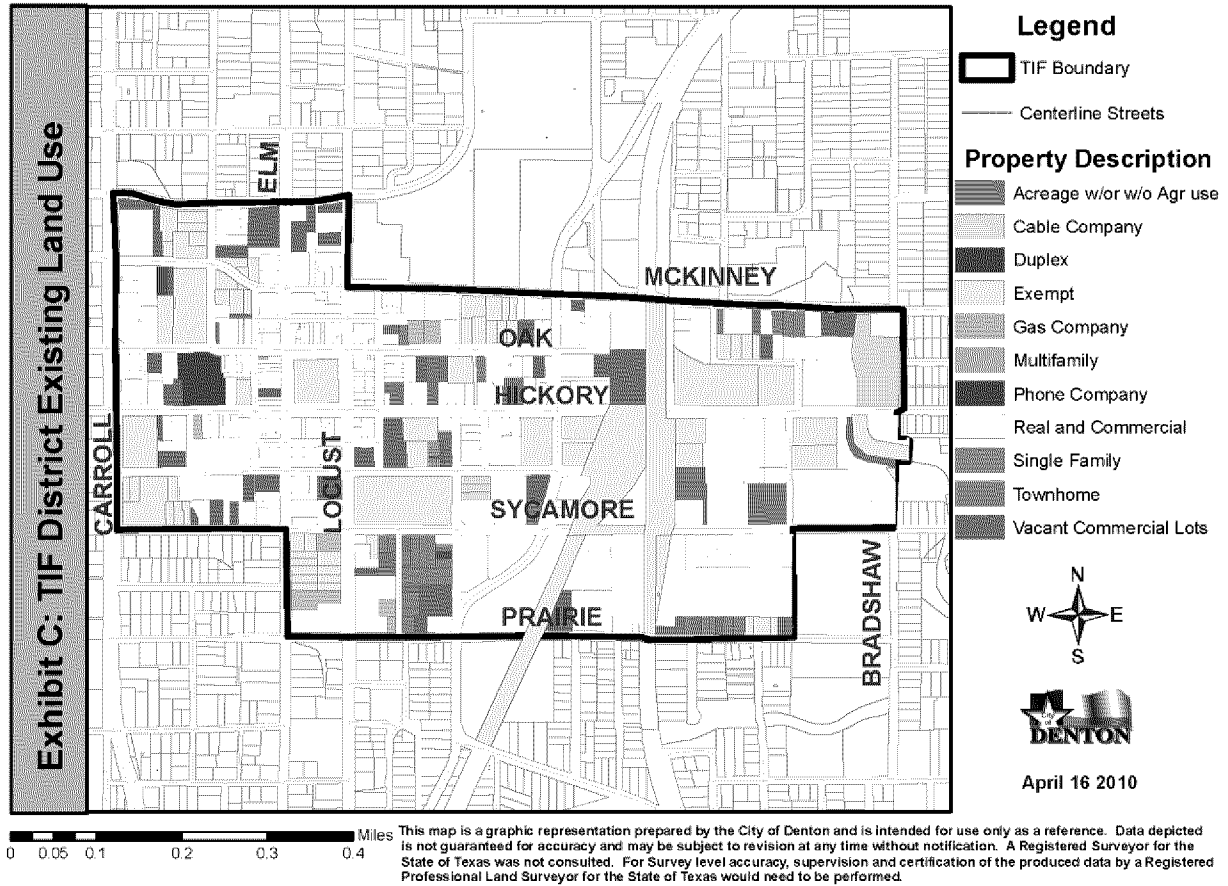
THENCE, north along the west ROW of Elm to the south ROW of Sycamore;

THENCE, west along the south ROW of Sycamore to the southwest corner of the ROW intersection of Sycamore and Carroll Blvd. and the POINT OF BEGINNING, and containing a total area of approximately 225.73 acres.

TIF Boundary



Existing Land Use



Project Plan

<u>PROJECT</u>	<u>ESTIMATED COST, \$M</u>
Parking / Transportation	8.0
Complete Streets	7.9
Support for Downtown Projects	4.9
Utility / Drainage Improvements	4.0
TOTAL	24.8

Project Definitions

Parking/Transportation: Parking includes, but is not limited to, parking garages; surface parking; parking lighting; and parking signage and wayfinding. This project category was designed to provide adequate public facilities for transportation and to foster Transit Oriented Development (TOD) that will occur as a result of the planned transit station that will link Denton with passenger rail service to the City of Carrollton, where riders can transfer to the Dallas Area Rapid Transit (DART) system into the Dallas/ Fort Worth metroplex. The goal is to create compact, walkable, pedestrian-centered developments to enhance and act as a catalyst to spur additional development and redevelopment in the district.

Complete Streets: are “multi-functional, pedestrian-oriented, aesthetically-pleasing, and safe and inviting for residents and visitors. Redeveloping the existing downtown street network into complete streets will create a pleasing public realm, which in turn supports and encourages a wide variety of new development and investment” according to the Downtown Implementation Plan. Elements of complete streets include the building to building improvements which may encompass: sidewalks, shared travel lanes (e.g. bus and bicycle), parallel and angled parking, pedestrian crosswalks, pedestrian and emergency bulb (American with Disabilities Act (ADA) accessibility), awnings, street improvements, planters, pedestrian street furniture, bike racks and pedestrian lighting.

Downtown Projects: may include grants, loans and services for public and private development. Eligible TIF project costs are not limited to public uses and may also include projects that involve: historic preservation, demolition, environmental remediation and economic development grants. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. The chapter also includes a provision for the use of City employees, facilities and services. An example of a City service may include additional public safety personnel to serve the increased population created by the transit station and the surrounding transit oriented development. Solid

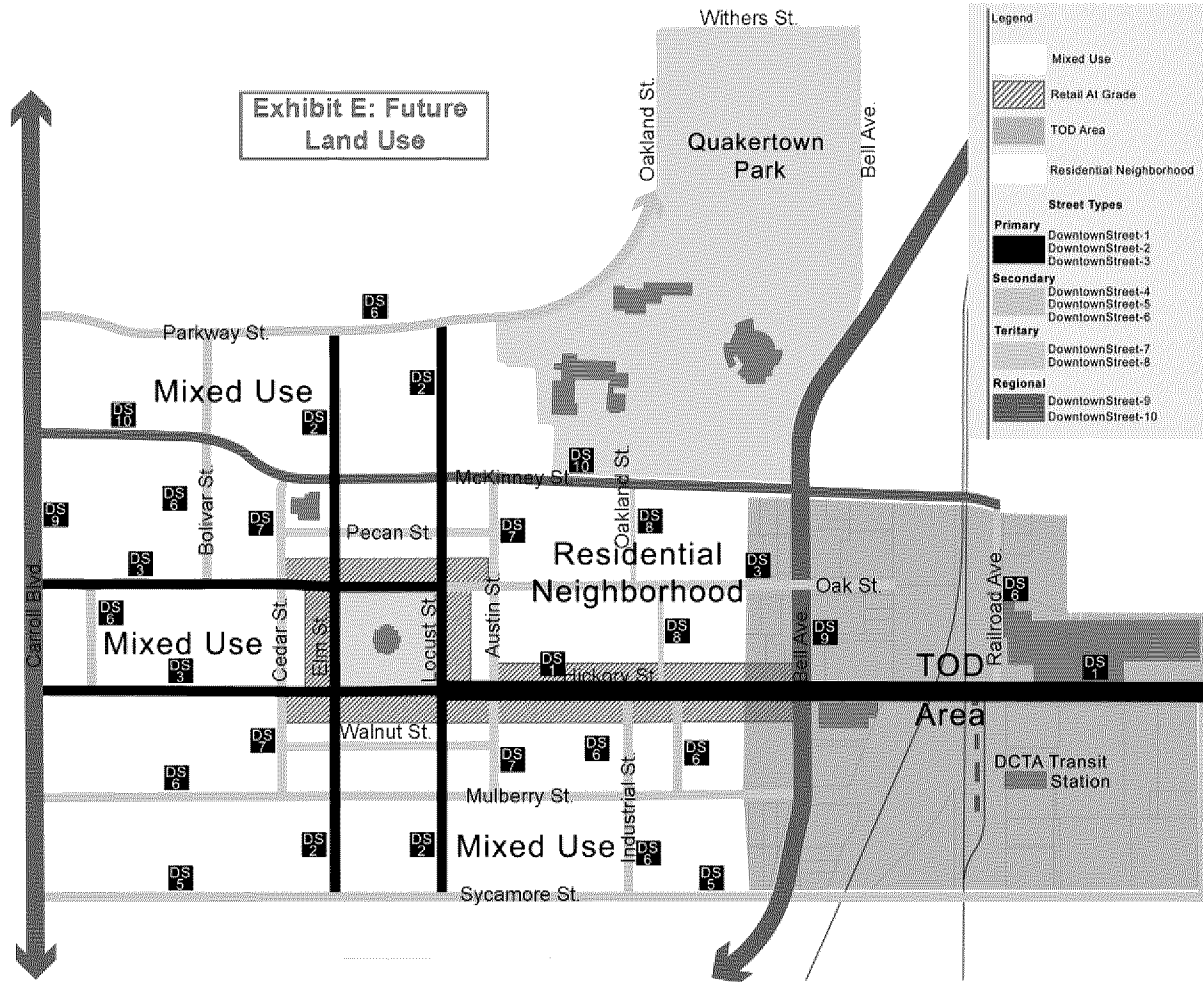
Project Plan

waste and recycling services tailored to serve the downtown area is another example of a public service.

Utility Drainage: The downtown TIF district has an aging infrastructure and a number of properties that are situated in the floodplain making proper utility drainage an important component of the project plan. Utility drainage encompasses the physical provisions to accommodate and regulate stormwater runoff to preclude excessive erosion and sedimentation and to control and regulate the rate of flow. Facilities/systems can include natural features and conduits, channels, ditches, swales, pipes, detention devices or other devices designed or intended to carry, direct, detain or otherwise control stormwater,” according the Denton Development Code.

Projects may include one or more categories that may be leveraged as an incentive for development in the TIF district. An example of such a project, that would include both the parking/transportation and the downtown project categories, is a public private partnership for the construction of a parking garage and mixed use development that includes a public investment for additional parking for the public.

Future Land Use



Tax Increment Reinvestment Zone #1

City of Denton, Texas

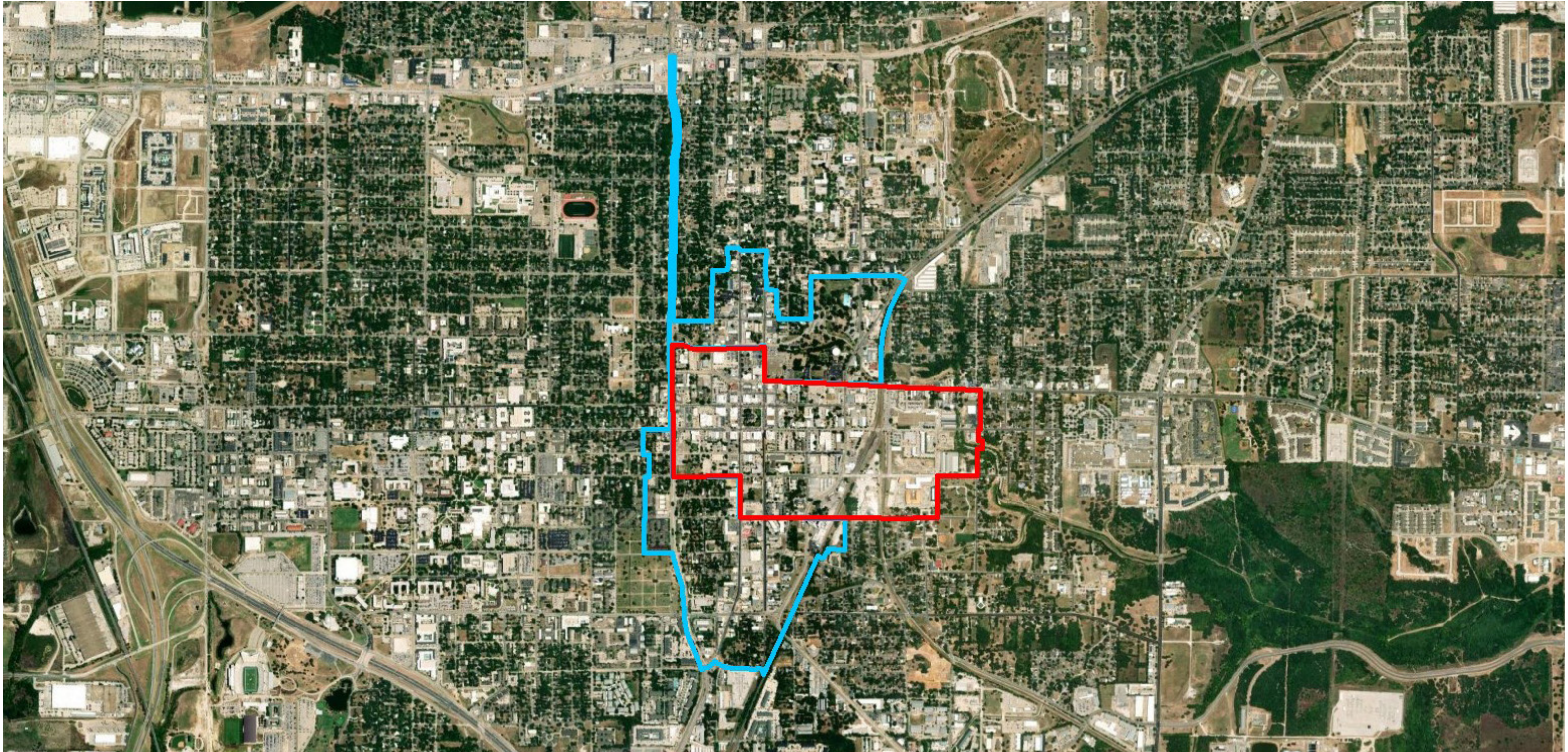


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The City of Denton is the county seat of Denton County and has a 2021 estimated population of 148,146. Denton was established in 1857 at the location where today’s courthouse stands and was incorporated in 1866. Located on the far north end of the Dallas–Fort Worth Metroplex in North Texas on Interstate 35, Denton is known for its active music scene. The North Texas State Fair and Rodeo, Denton Arts and Jazz Festival, and Thin Line Fest attract over 300,000 people to the city each year. Once considered a quiet college town, the City of Denton has grown significantly due in part to investments made in downtown Denton and the Westpark Industrial Park over the past decade. These intentional efforts have put Denton squarely in the path of growth.

The City of Denton is committed to a Downtown that functions as a vital business and civic center, bustling with activity and investment, through its services, new projects, grant programs, and designations for the district.

DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



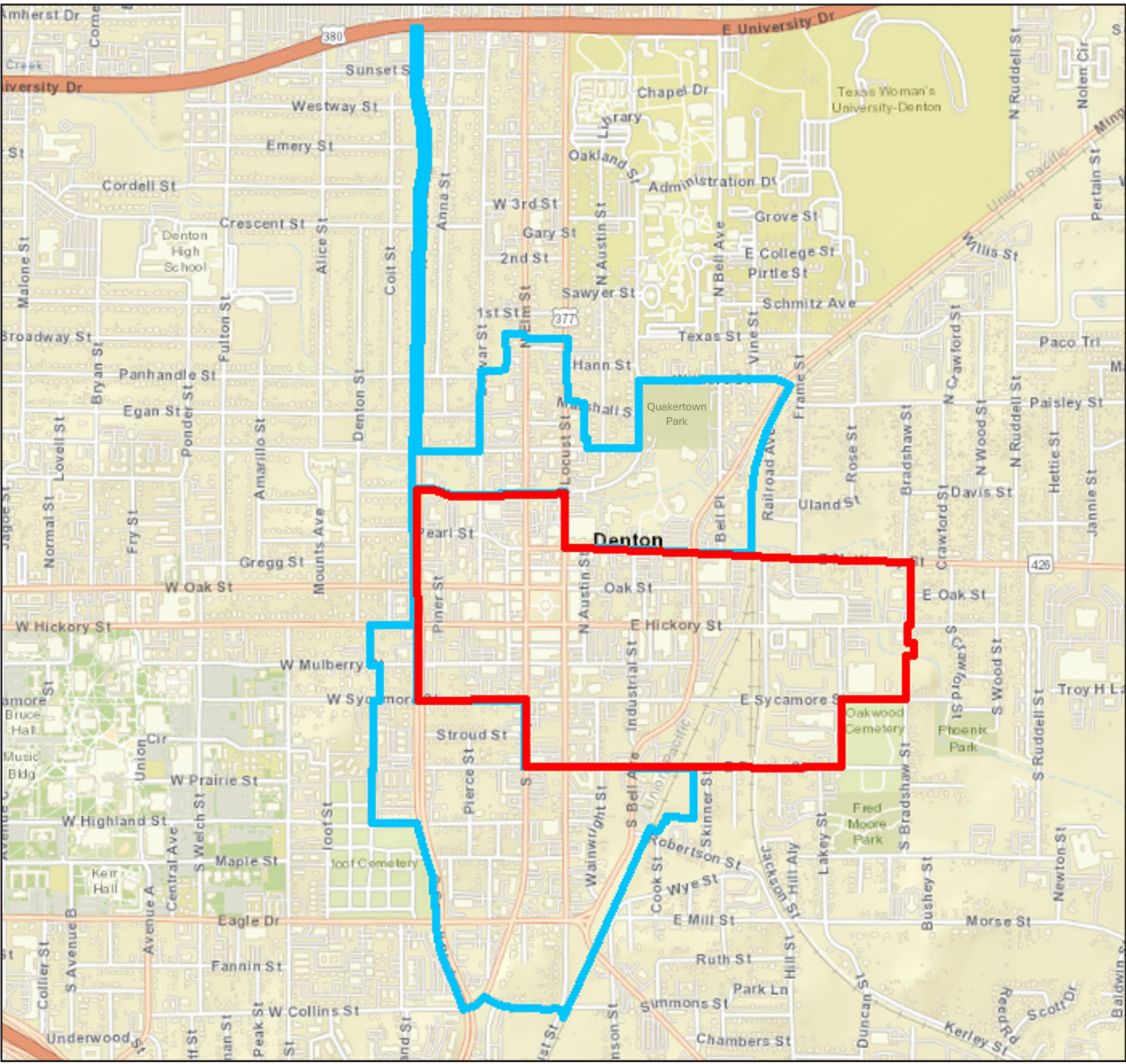
Tax Increment Reinvestment Zone #1, City of Denton

On December 7, 2010, the City Council of the City of Denton, Texas (the “Council”), pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance 2010-316 designating a contiguous geographic area within the City as a Reinvestment Zone Number One, City of Denton, Texas.

The Design Downtown Denton Plan Final Report was adopted by the City Council of the City of Denton on September 17, 2024. The plan recommends that the City of Denton expand economic development opportunities, including expanding the TIRZ. The Downtown Plan includes the expansion of the boundaries of TIRZ #1 as a top priority and notes that this will create a need for a new project plan that identifies eligible projects and allocates funds among different purposes.

On December 3, 2024 the City Council will consider an ordinance expanding the boundaries to include an area to known as TIRZ #1A, and extending the term to December 31, 2040. The goal of Tax Increment Reinvestment Zone #1 (TIRZ #1) is to continue funding the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

This preliminary amended project and financing plan outlines the funding of \$50,233,426 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Denton. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



-  - TIRZ #1 Boundary
-  - TIRZ #1A Boundary

TIRZ Boundary

Boundary Description

TIRZ #1 is located wholly within the city limits of the City of Denton. The legal description for the zone is described in detail below.

Legal Description TIRZ #1 - Original Boundaries

Beginning at the southwest corner of the ROW intersection of Carroll Blvd. and Sycamore, the POINT OF BEGINNING;

THENCE, north along the west ROW of Carroll Blvd. to the northwest corner of the ROW intersection of Carroll Blvd. and W. Parkway Street;

THENCE, east along the north ROW of W. Parkway Street to the northeast corner of the ROW intersection of W. Parkway Street and Locust;

THENCE, south along the east ROW of Locust to the north ROW of McKinney;

THENCE, east along the north ROW of McKinney to a point directly north of the southeast corner of the ROW intersection of McKinney and N. Bradshaw Street;

THENCE, south across McKinney and continuing south along the east ROW of N. Bradshaw Street continuing directly south across E. Hickory Street to the south ROW of E. Hickory Street;

THENCE, west along the south ROW of E. Hickory Street to the northeast corner of a tract in the Fred Hill Addition, Block A, Lot 1;

THENCE, south and east following the property line of a tract in the Fred Hill Addition, Block A, Lot 1 to the northwest corner of a 1.406 acre tract, A1184A H. Cisco, Tract 14;

THENCE, south along the west property line of a 1.406 acre tract, A1184A H. Cisco, Tract 14 to its intersection with the north property line of a 1.694 acre tract A1184A H. Cisco, Tract 15;

THENCE, west and south along the north and west property line of a 1.694 acre tract A1184A H. Cisco, Tract 15 to the northwest corner of a 0.16 acre tract, A1184A H. Cisco, Tract 20;

THENCE, south along the west property line of a 0.16 acre tract, A1184A H. Cisco, Tract 20 to the north ROW of Sycamore;

THENCE, directly south across Sycamore to the south ROW of Sycamore;

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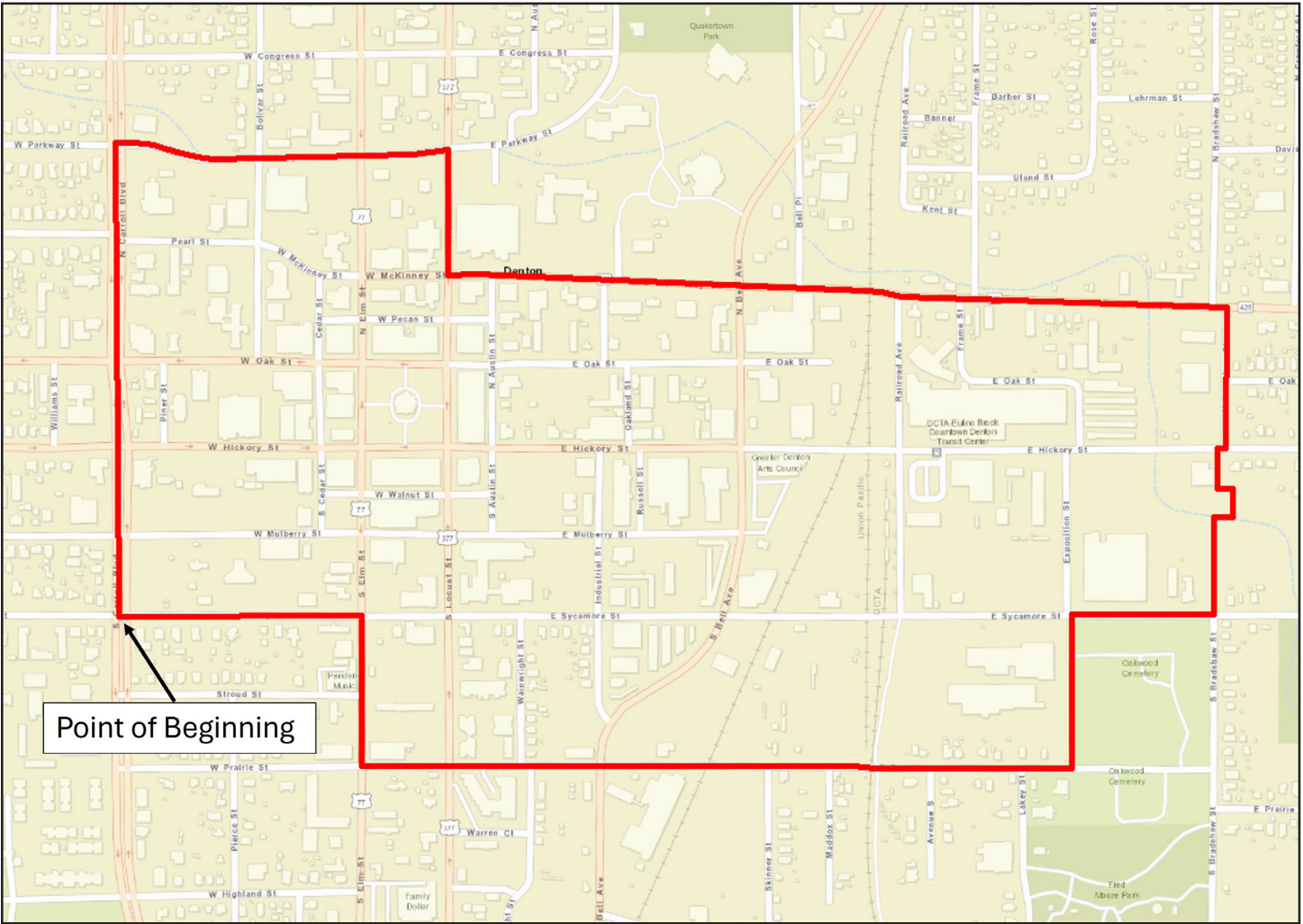
THENCE, south along the west property line of the Oakwood Cemetery to the north ROW of Prairie;

THENCE, directly south across Prairie to the south ROW of Prairie;

THENCE, west along the south ROW of Prairie to the southwest corner of the ROW intersection of Prairie and Elm;

THENCE, north along the west ROW of Elm to the south ROW of Sycamore;

THENCE, west along the south ROW of Sycamore to the southwest corner of the ROW intersection of Sycamore and Carroll Blvd. and the POINT OF BEGINNING, and containing a total area of approximately 225.73 acres.



 - TIRZ #1 Boundary

Legal Description TIRZ #1A - Expanded Boundaries

Beginning at the point where the southern right of way of W Hickory Street meets the northwest corner of Property ID 35600, thence

North across W Hickory Street to the point the northern right of way boundary of W Hickory Street meets the southern boundary of Property ID 30923, thence

East along the northern right of way boundary of W Hickory Street to the point it meets the western right of way boundary S Carroll Boulevard, thence

North along the western right of way boundary S Carroll Boulevard to the point it meets the southern right of way boundary of University Drive, thence

East across University Drive to the eastern right of way boundary of S Carroll Boulevard, thence

South along the eastern right of way boundary of S Carroll Boulevard to the point it meets the northern right of way boundary of Congress Street, thence

East along the northern right of way boundary of Congress Street to the point it meets the western right of way boundary of Bolivar Street, thence

North along the western right of way boundary of Bolivar Street to the point it meets the southeast corner of Property ID 28443, thence

East across Bolivar Street to the northwest corner of Property ID 33996, thence

East across the northern boundary of Property ID 33996 to the point it meets Property ID 33958, thence

East and then north along the boundary of Property ID 33958 to the point it meets the southwest corner of Property ID 33948, thence

North along the western boundary of Property ID 33948 to the point it meets the southwest corner of Property ID 33939, thence

North along the western boundary of Property ID 33939 to the point it meets the southwest corner of Property ID 33926, thence

North along the western boundary of Property ID 33926 to the point it meets the southwest corner of Property ID 107315, thence

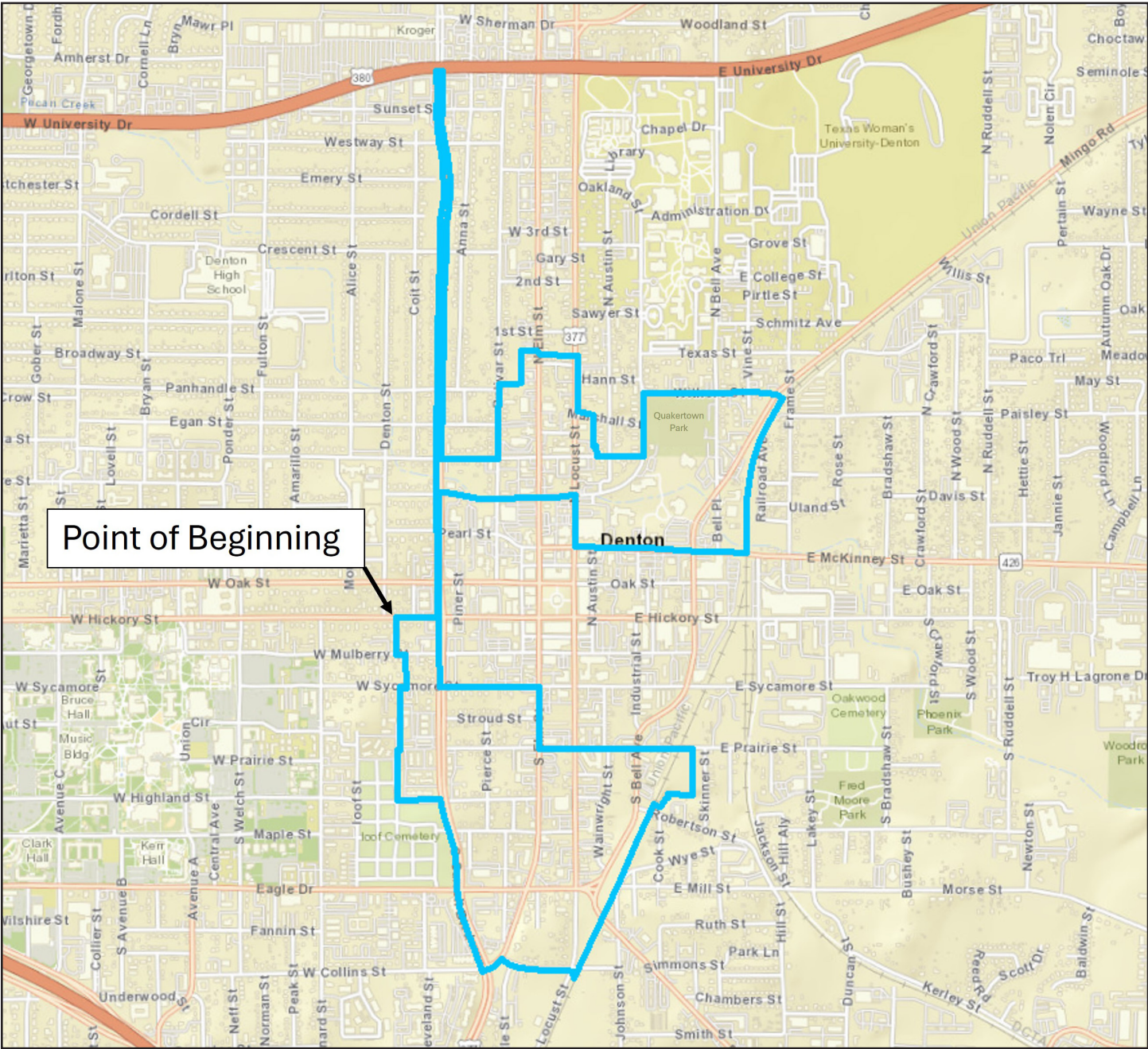
North along the western boundary of Property ID 107315, continuing east along the northern boundary of Property ID 107315 to the point it meets the western right of way boundary of N Elm Street, thence

East across N Elm Street to the northwest corner of Property ID 27048, thence

East along the northern boundary of Property ID 27048 to the point it meets the northwest corner of Property ID 27054, thence

East along the northern boundary of Property ID 27054, continuing east to the northwest corner of Property ID 27056, thence

East along the northern boundary of Property ID 27056 to the point it meets the western right of way boundary of N Locust Street, thence



 - TIRZ #1A Boundary

Legal Description TIRZ #1A - Expanded Boundaries (Continued)

East across N Locust Street to the southwest corner of Property ID 33767, thence

South along the eastern right of way boundary of N Locust Street to the point it meets the northern right of way boundary of Marshall Street, thence

East along the northern right of way boundary of Marshall Street to the point it meets the southeast corner of Property ID 33746, thence

South across Marshall Street to the northeast corner of Property ID 33741, thence

South along the eastern boundary of Property ID 33741, continuing south along the eastern boundaries of Property IDs 33739, 33737, and 33733 to the point the southeast corner of Property ID 33733 meets the northern right of way boundary of E Congress Street, thence

East along the northern right of way boundary of E Congress Street to the point it meets the western right of way boundary of Oakland Street, thence

North along the western right of way boundary of Oakland Street to the point it meets the northern right of way boundary of Withers Street, thence

East along the northern right of way boundary of Withers Street to the point it meets the western right of way boundary of Mingo Road, thence

East across Mingo Road to the point the eastern right of way boundary of Mingo Road meets the western right of way boundary of the Union Pacific railroad, thence

South along the western right of way boundary of the Union Pacific railroad to the point it meets the northern right of way boundary of McKinney Street, thence

West along the northern right of way boundary of McKinney Street to the point it meets the eastern right of way boundary of Locust Street, thence

North along the eastern right of way boundary of Locust Street to the point it meets the northern right of way boundary of Parkway Street, thence

West along the northern right of way boundary of Parkway Street to the point it meets the western right of way boundary of Carroll Boulevard, thence

South along the western right of way boundary of Carroll Boulevard to the point it meets the southern right of way boundary of Sycamore Street, thence

East along the southern right of way boundary of Sycamore Street to the point it meets the western right of way boundary of S Elm Street, thence

South along the western right of way boundary of S Elm Street to the point it meets the southern right of way boundary of Prairie Street, thence

East along the southern right of way boundary of Prairie Street to the point it meets the northeast corner of Property ID 33238, thence

South along the eastern boundary of Property ID 33238, continuing west across the Union Pacific railroad to the point the southern boundary of 33238 meets the western right of way boundary of the Union Pacific railroad, thence

South along the western right of way boundary of the Union Pacific railroad to the point it meets the southern point of Property ID 35771, thence

West across S Locust Street to the point the western right of way boundary of S Locust Street meets the southern right of way boundary of W Collins Street, thence

West along the southern right of way boundary of W Collins Street to the point it meets the eastern right of way of Fort Worth Drive, thence

South along the eastern right of way of Fort Worth Drive to the point it meets the western right of way of S Carroll Boulevard, thence

North across W Collings, continuing north along the western right of way of S Carroll Boulevard to the point it meets the northern right of way boundary of W Highland Street, thence

West along the northern right of way boundary of W Highland Street to the point it meets the southwest corner of Property ID 33655, thence

North along the western boundary of Property ID 33655 to the point it meets the southwest corner of Property ID 33653, thence

North along the western boundary of Property ID 33653 to the point it meets the southwest corner of Property ID 25679, thence

North along the western boundary of Property ID 25679 to the point it meets the southwest corner of Property ID 126455, thence

North along the western boundary of Property ID 126455 to the point it meets the southern right of way boundary of W Sycamore Street, thence

East along the southern right of way boundary of W Sycamore Street, thence

North across W Sycamore Street to the southwest corner of Property ID 729142, thence

North along the western boundary of Property ID 729142 to the point it meets the southwest corner of Property ID 34051, thence

North along the western boundary of Property ID 34051 to the point it meets the southern right of way boundary of W Mulberry Street, thence

West along the southern right of way boundary of W Mulberry Street, thence

North across W Mulberry Street to the southwest corner of Property ID 34023, thence

North along the western boundary of Property ID 34023 to the point it meets the southwest corner of Property ID 161751, thence

North along the western boundary of Property ID 161751 to the point it meets the southwest corner of Property ID 35600, thence

North along the western boundary of Property ID 35600 to the point where the southern right of way of W Hickory Street meets the northwest corner of Property ID 35600, which is the point of beginning.

Current Conditions

Land Use

The land within the zone is developed primarily with commercial uses, many of which are well positioned for redevelopment, as well as vacant land that is well positioned for new development.

Method of Relocating Persons to be Displaced

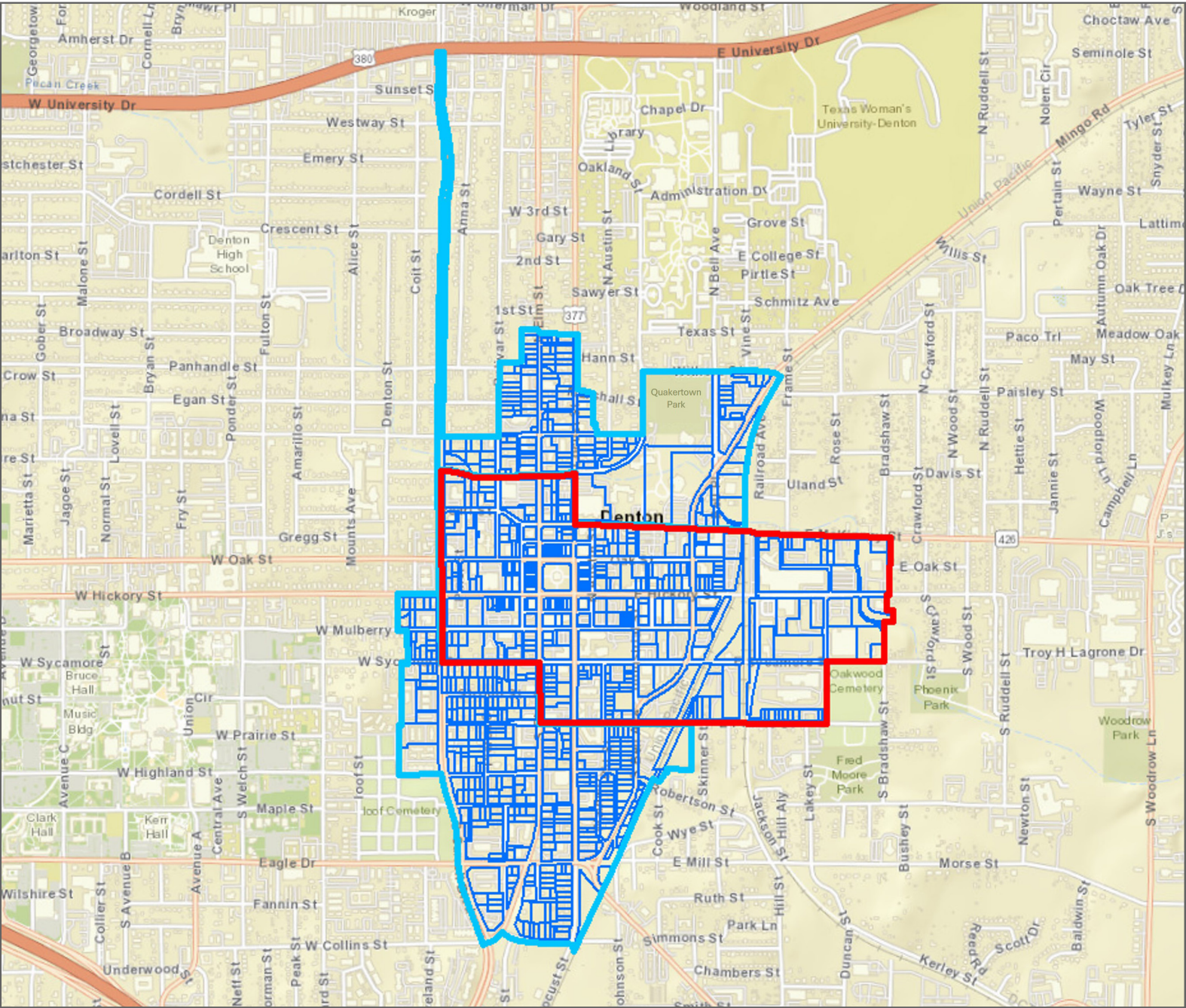
It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.

Current Ownership

There are currently 798 parcels within the original boundaries and proposed expanded area of Tax Increment Reinvestment Zone #1, some of which are tax exempt, including parcels owned by the City of Denton.

The original boundaries of TIRZ #1 have a 2010 base year value of \$79,356,854. The expanded boundaries will have a 2024 tax base. The estimated 2024 taxable value of the property within TIRZ #1A is \$144,238,543. The 2024 taxable base value for TIRZ #1A will need to be verified with the Denton Central Appraisal District.

For further details of parcels included within the expanded boundary of the TIRZ (TIRZ #1A) see **Appendix A.**



-  - TIRZ #1 Boundary
-  - TIRZ #1A Boundary

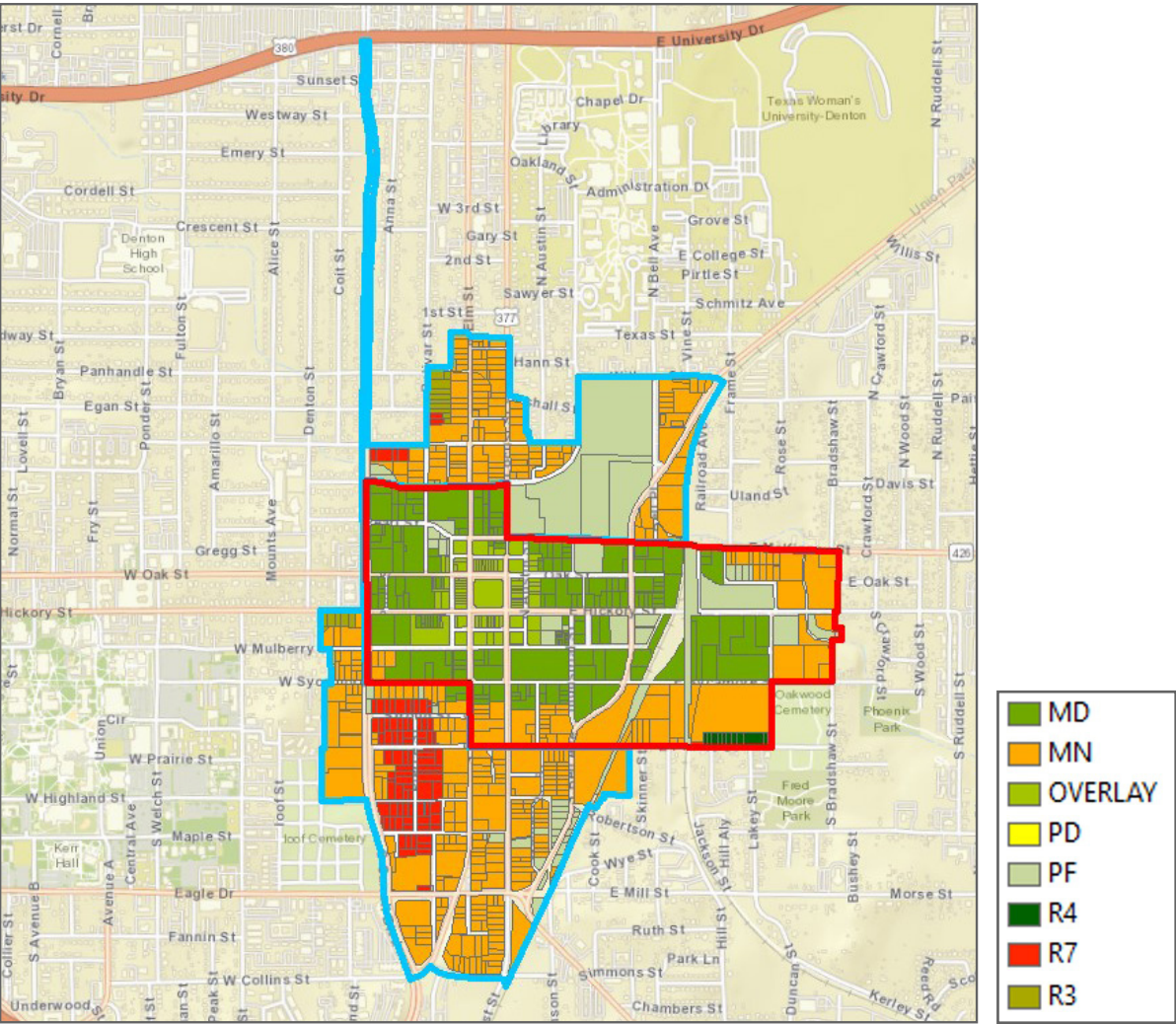
Zoning

The zoning for the property within the TIRZ can be seen in the map below, with the majority of the land within the zone being currently zoned MN: Mixed-Use Neighborhood and MD: Mixed-Use Downtown. The MN district is provided to support compatibility between higher-intensity mixed-use areas and adjacent residential and commercial areas. This district contributes to a vibrant environment for pedestrians and bicyclists and includes varying densities of residential, neighborhood-serving retail, restaurants, commercial, and office uses that are sensitive to the surrounding built and natural context in scale and form. The MD district is provided to allow for a variety of uses contributing to the economic viability of Downtown Denton. This district allows for moderate and high density residential, commercial, office, entertainment, and other uses tailored to encourage a greater level of activity while protecting the scale and strengthening the character of Downtown and Denton’s historic core. The MD district also contributes to a vibrant environment for pedestrians, bicyclists, and other modes of travel. Portions of the zone are also zoned PF: Public Facilities, intended to provide adequate lands for public and quasi-public community uses and services, including but not limited to fire stations, schools, libraries, community centers, hospitals, civic buildings, open space, parks, utilities, and other public-related facilities.

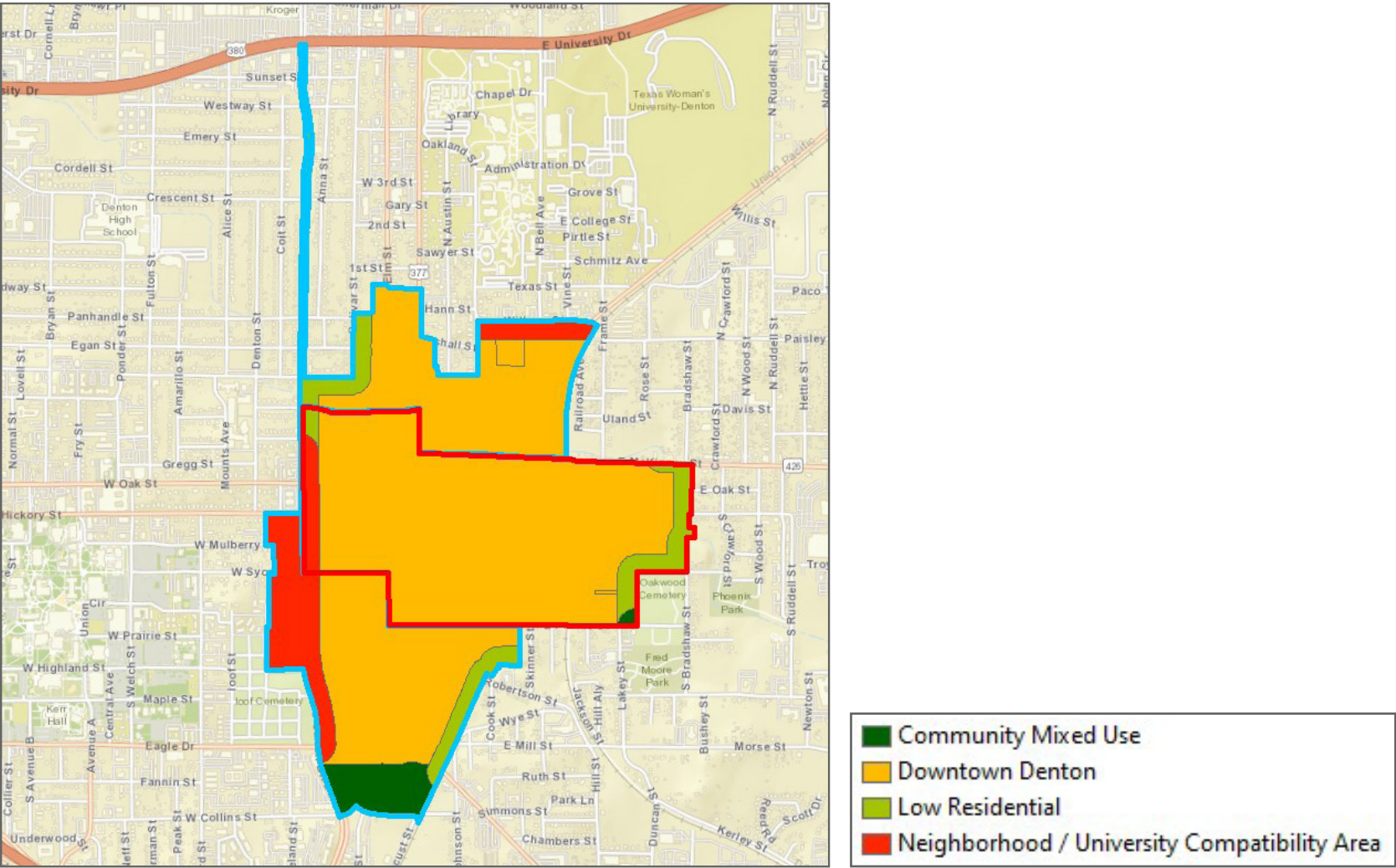
The Design Downtown Denton Final Report includes recommendations regarding future zoning, including examining rezoning the MN parcels south of the square to MD to stimulate development south of Downtown. MD zoning allows higher development and has less required parking, which corresponds with the plan’s goals of encouraging walkable places and shared parking. However, the plan notes that as both MixedUse Districts have identical standards for “Building Height in Transition Areas,” building height restrictions on parcels adjacent to parcels zoned R7 will not be impacted by this change.

The property may need to be rezoned to accommodate any future development. It is not anticipated there will be any changes to the City of Denton zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.

Zoning Map



Future Land Use Map



Proposed Development

Anticipated Development

The table below provides an overview of the scope and timing of potential development that DPED projects could occur during the life of the TIRZ, based on market trends and input from the Development community and City staff and leadership. Through the Design Downtown Denton process, community members expressed a desire for new amenities, including a hotel and theater. The development projections listed below do not represent the potential of the entire TIRZ, and are not meant to limit potential development that could generate revenue for the TIRZ. It is anticipated that the projections will continue to be updated in the future to reflect the then current market trends and taking into account the future performance of any catalyst developments. It is anticipated that the development that occurs within the TIRZ could be financed in part by incremental real property tax generated within the TIRZ.

	Square Feet	Units	Projected Completion Date	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
TIRZ #1							
Hotel		130	2028	\$125,000	\$16,250,000		\$0
Retail	15,000		2028	\$250	\$3,750,000	\$200	\$3,000,000
Retail	26,000		2029	\$250	\$6,500,000	\$200	\$5,200,000
Retail	23,958		2028	\$250	\$5,989,500	\$200	\$4,791,600
Multifamily		124	2027	\$200,000	\$24,800,000		\$0
Hotel		225	2030	\$125,000	\$28,125,000		\$0
Multifamily		60	2026	\$200,000	\$12,000,000		\$0
Multifamily		215	2028	\$200,000	\$43,000,000		\$0
Multifamily		210	2030	\$200,000	\$42,000,000		\$0
Theater	11,000		2026	\$150	\$1,650,000	\$200	\$2,200,000
Total					\$184,064,500		\$15,191,600

Project Costs

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #1 that will be financed in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs - TIRZ #1		
Water Facilities and Improvements	\$ 1,255,836	2.5%
Sanitary Sewer Facilities and Improvements	\$ 1,255,836	2.5%
Storm Water Facilities and Improvements	\$ 1,255,836	2.5%
Transit/Parking Improvements	\$ 5,023,343	10.0%
Street and Intersection Improvements	\$ 7,535,014	15.0%
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	\$ 7,535,014	15.0%
Economic Development Grants	\$ 25,116,713	50.0%
Administrative Costs	\$ 1,255,836	2.5%
Total	\$ 50,233,426	100.0%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The \$50,233,426 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

Economic Development Grants may include grants, loans, and services for public and private development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone.

The categories described in greater detail on the following page are meant to summarize eligible projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. If any eligible item is not mentioned in this plan, Chapter 311, Section 311.002 of the Texas Tax Code shall be the determining factor of eligible TIRZ costs.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

- (1) “Project costs” means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. “Project costs” include:
- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
 - (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
 - (C) real property assembly costs;
 - (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
 - (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
 - (F) relocation costs;
 - (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
 - (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
 - (I) the cost of operating the reinvestment zone and project facilities;
 - (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
 - (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
 - (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Water Facilities and Improvements: This category includes TIRZ eligible expenditures for design, engineering and construction of water facilities and improvements that support the development and redevelopment of the downtown TIRZ.

Sanitary Sewer Facilities and Improvements: This category includes TIRZ eligible expenditures for design, engineering and construction of structures or systems designed for the collection, transmission, treatment, or disposal of sewage, and includes trunk mains, interceptors, treatment plants and disposal systems.

Storm Water Facilities and Improvements: The downtown TIRZ district has an aging infrastructure and a number of properties that are situated in the floodplain making proper utility drainage an important component of the project plan. Utility drainage encompasses the physical provisions to accommodate and regulate stormwater runoff to preclude excessive erosion and sedimentation and to control and regulate the rate of flow. Facilities/systems can include natural features and conduits, channels, ditches, swales, pipes, detention devices or other devices designed or intended to carry, direct, detain or otherwise control stormwater,” according the Denton Development Code.

Transit/Parking Improvements: Parking structures, whether newly constructed or existing, may be utilized to encourage denser development and support public access to commercial, residential, and retail developments at future mixed-use or transit-oriented developments. Parking includes, but is not limited to, parking garages; surface parking; parking lighting; parking signage and wayfinding, parking meters/kiosks and electrical charging stations. This project category was designed to provide adequate public facilities for transportation and to foster Transit Oriented Development (TOD) that will occur as a result of the planned transit station that will link Denton with passenger rail service to the City of Carrollton, where riders can transfer to the Dallas Area Rapid Transit (DART) system into the Dallas/ Fort Worth metroplex. The goal is to create compact, walkable, pedestrian-centered developments to enhance and act as a catalyst to spur additional development and redevelopment in the district.

Street and Intersection Improvements: The TIRZ will encourage the construction of “Complete Streets”, which are “multi-functional, pedestrian-oriented, aesthetically-pleasing, and safe and inviting for residents and visitors. “Improving the use of Downtown Denton’s streets is essential for fostering a safer, more inclusive, and lively city core,” according to the Design Downtown Denton Plan Final Report adopted by the City Council of the City of Denton on September 17, 2024. Elements of complete streets include the building to building improvements which may encompass: sidewalks, shared travel lanes (e.g. bus and bicycle), parallel and angled parking, pedestrian crosswalks, pedestrian and emergency bulb (American with Disabilities Act (ADA) accessibility), awnings, street improvements, planters, pedestrian street furniture, bike racks and pedestrian lighting.

Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements: Public open space is an important amenity in a Downtown area. In accordance with Sec. 311.008(4B), TIRZ funds may be used to acquire, construct, reconstruct, or install public works, facilities, or sites or other public improvements. Costs of design, improvements, and land acquisition are TIRZ eligible expenses and can be funded from this category. City Council adopted the Denton Parks, Recreation, Trails System Master Plan on March 1, 2022. This plan will guide the department over the next ten years. The creation of the Master Plan involved strategically examining the community’s existing services, facilities, and resources and assessing future needs concerning parks, recreation, open space, and greenways. TIRZ funds in this category can be used to support projects that implement the many components the Master Plan in addition to the 2024 Design Downtown Denton Plan Final Report recommendations including activating Quakertown Park, pocket parks, and a southern downtown park. TIRZ funds in this category can be used to support projects that improve the park amenities and enhance the park’s open space.

Economic Development Grants: This may include grants, loans, and services for public and private development. Eligible TIRZ project costs are not limited to public uses and may also include projects that involve: historic preservation, demolition, environmental remediation and economic development grants. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and simulate business and commercial activity in the zone.

In addition, the City may acquire, lease, sell or otherwise transfer property to accomplish the public purpose of economic development. Such projects may include public-private partnerships or the recruitment of specific industries including, but not limited to, hi-tech or emerging technology companies, local start-up businesses, artesian or “maker” industries, the creative sector, bakeries, microbreweries, micro-distilleries, wineries, grocery stores, or other industries that the TIRZ Board and the City Council deem desirable.

To enhance Denton’s reputation as an exceptional place to live, work, shop, play, and learn, TIRZ funds can be used for marketing including a downtown brand, wayfinding and murals to effectively communicate Denton’s unique character to visitors and residents who support downtown businesses under the economic development grants category.

Administrative Costs: Administrative costs, including reasonable charges for the time spent by employees of the City, to assist with implementation within the TIRZ will be eligible for reimbursement as project costs, upon approval by the Board of Directors and in connection with the implementation of the Project and Financing Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures and equipment are included in this category.

Method of Financing

The tax increment base for the original boundaries of the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2010, which is the year in which the Zone was originally designated as a reinvestment zone, as defined by Section 311.0123. The tax increment base for TIRZ 1A, the expanded boundaries of the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2024, which is the year in which the expanded area of the Zone was designated as a reinvestment zone, as defined by Section 311.0123.

To fund the public improvements outlined on the previous page, for the original boundaries and TIRZ 1A, the City of Denton will contribute 90% of the City’s real propery tax increment generated from 2024 to 2030, and 85% of the City’s tax increment generated from 2031 to 2040.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the table below.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax -2024 Rates		Participation
City of Denton	0.58542000	100%, 95% 90%, 85%*
Denton County	0.18786900	0%
Denton ISD	1.15690000	0%
1.93018900		

**TIRZ #1 (Original Boundaries): 100%: 2011-2015, 95%: 2016-2020, 90%: 2021-2030, 85%: 2031-2040*

**TIRZ #1A (Expanded Boundaries): 90%: 2024-2030, 85%: 2031-2040*

Personal Property Tax		Participation
City of Denton	0.58542000	0%
Denton County	0.18786900	0%
Denton ISD	1.15690000	0%
1.93018900		

Sales Tax Rate	
City of Denton	0.0150000
DCTA	0.0050000
0.0200000	

► INPUT

INFLATION RATE	3.50%
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REAL PROPERTY TAX	
City of Denton	0.58542000
Denton County	0.18786900
Denton ISD	1.15690000
	1.93018900

PERSONAL PROPERTY TAX	
City of Denton	0.58542000
Denton County	0.18786900
Denton ISD	1.15690000
	1.93018900

SALES TAX RATE	
City of Denton	0.0150000
DCTA	0.0050000
	0.0200000

TIRZ #1	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Hotel	2028	130	\$ 125,000.00	\$ 16,250,000	\$ -		\$ -	\$ -
Retail	2028	15,000	\$ 250.00	\$ 3,750,000	\$ 15.00	\$ 225,000	\$ 200.00	\$ 3,000,000
Retail	2029	26,000	\$ 250.00	\$ 6,500,000	\$ 15.00	\$ 390,000	\$ 200.00	\$ 5,200,000
Retail	2028	23,958	\$ 250.00	\$ 5,989,500	\$ 15.00	\$ 359,370	\$ 200.00	\$ 4,791,600
Multifamily	2027	124	\$ 200,000.00	\$ 24,800,000	\$ -	\$ -	\$ -	\$ -
Hotel	2030	225	\$ 125,000.00	\$ 28,125,000	\$ -	\$ -	\$ -	\$ -
Multifamily	2026	60	\$ 200,000.00	\$ 12,000,000	\$ -	\$ -	\$ -	\$ -
Multifamily	2028	215	\$ 200,000.00	\$ 43,000,000	\$ -	\$ -	\$ -	\$ -
Multifamily	2030	210	\$ 200,000.00	\$ 42,000,000	\$ -	\$ -	\$ -	\$ -
Theater	2026	11,000	\$ 150.00	\$ 1,650,000	\$ 15.00	\$ 165,000	\$ 200.00	\$ 2,200,000
TOTAL				184,064,500		1,139,370		15,191,600

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Denton	33.9%	\$ 22,045,835	=	\$ 17,996,958	+	\$ 115,144	+	\$ 3,933,733
Denton County	8.9%	\$ 5,812,413	=	\$ 5,775,461	+	\$ 36,951	+	\$ -
Denton ISD	55.1%	\$ 35,792,921	=	\$ 35,565,374	+	\$ 227,547	+	\$ -
DCTA	2.0%	\$ 1,311,244	=	\$ -	+	\$ -	+	\$ 1,311,244
	100.0%	64,962,413		\$ 59,337,794		\$ 379,642		\$ 5,244,977
		100.0%		91.3%		0.6%		8.1%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Denton	100.0%	\$ 15,393,108	=	\$ 15,393,108	+	\$ -	+	\$ -
Denton County	100.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Denton ISD	100.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
DCTA	200.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	15,393,108		\$ 15,393,108		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Denton	13.4%	\$ 6,652,728	=	\$ 2,603,851	+	\$ 115,144	+	\$ 3,933,733
Denton County	11.7%	\$ 5,812,413	=	\$ 5,775,461	+	\$ 36,951	+	\$ -
Denton ISD	72.2%	\$ 35,792,921	=	\$ 35,565,374	+	\$ 227,547	+	\$ -
DCTA	2.6%	\$ 1,311,244	=	\$ -	+	\$ -	+	\$ 1,311,244
	100.0%	49,569,305		\$ 43,944,686		\$ 379,642		\$ 5,244,977
		100.0%		88.7%		0.8%		10.6%

Financial Feasibility Analysis - Anticipated Development

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

[illegible]

Financial Feasibility Analysis - Proposed TIRZ Revenue

TAXABLE BASE YEAR GROWTH			3.50%																																																														
<table><tr><th colspan="3">REAL PROPERTY TAX</th></tr><tr><td>City of Denton</td><td>0.5854200</td><td>0%</td><td>0.0000000</td></tr><tr><td>Denton County</td><td>0.1878690</td><td>0%</td><td>0.0000000</td></tr><tr><td>Denton ISD</td><td>1.1569000</td><td>0%</td><td>0.0000000</td></tr><tr><td colspan="4">1.9301890</td></tr></table>			REAL PROPERTY TAX			City of Denton	0.5854200	0%	0.0000000	Denton County	0.1878690	0%	0.0000000	Denton ISD	1.1569000	0%	0.0000000	1.9301890				<table><tr><th colspan="3">BUSINESS PERSONAL PROPERTY TAX</th></tr><tr><td>City of Denton</td><td>0.5854200</td><td>0%</td><td>0.0000000</td></tr><tr><td>Denton County</td><td>0.1878690</td><td>0%</td><td>0.0000000</td></tr><tr><td>Denton ISD</td><td>1.1569000</td><td>0%</td><td>0.0000000</td></tr><tr><td colspan="4">1.9301890</td></tr></table>			BUSINESS PERSONAL PROPERTY TAX			City of Denton	0.5854200	0%	0.0000000	Denton County	0.1878690	0%	0.0000000	Denton ISD	1.1569000	0%	0.0000000	1.9301890				<table><tr><th colspan="3">SALES TAX</th></tr><tr><td>City of Denton</td><td>0.0150000</td><td>0.00%</td><td>0.0000000</td></tr><tr><td>Denton County</td><td>0.0050000</td><td>0.00%</td><td>0.0000000</td></tr><tr><td>Denton ISD</td><td>0.0200000</td><td>0.00%</td><td>0.0000000</td></tr><tr><td colspan="4">0.0200000</td></tr></table>			SALES TAX			City of Denton	0.0150000	0.00%	0.0000000	Denton County	0.0050000	0.00%	0.0000000	Denton ISD	0.0200000	0.00%	0.0000000	0.0200000			
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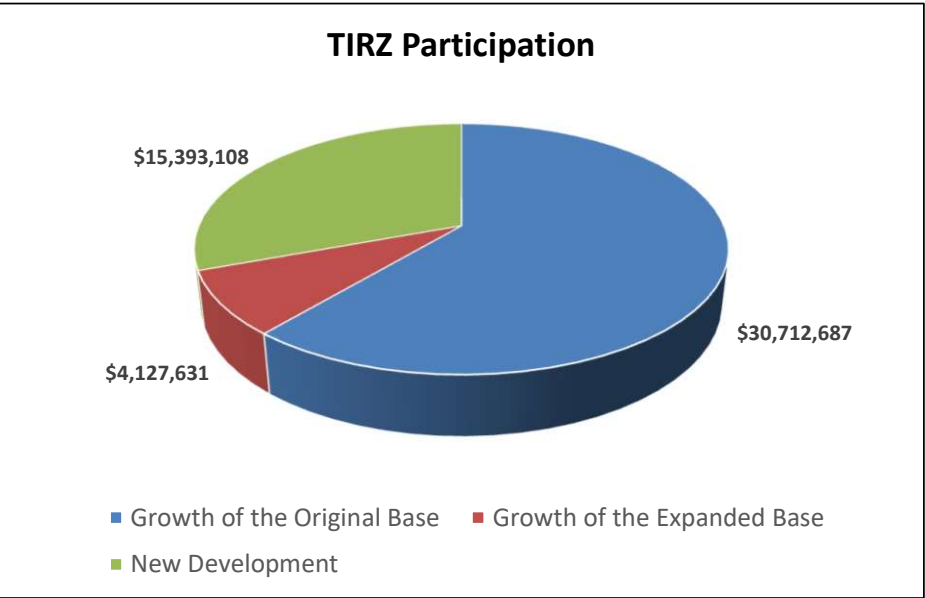
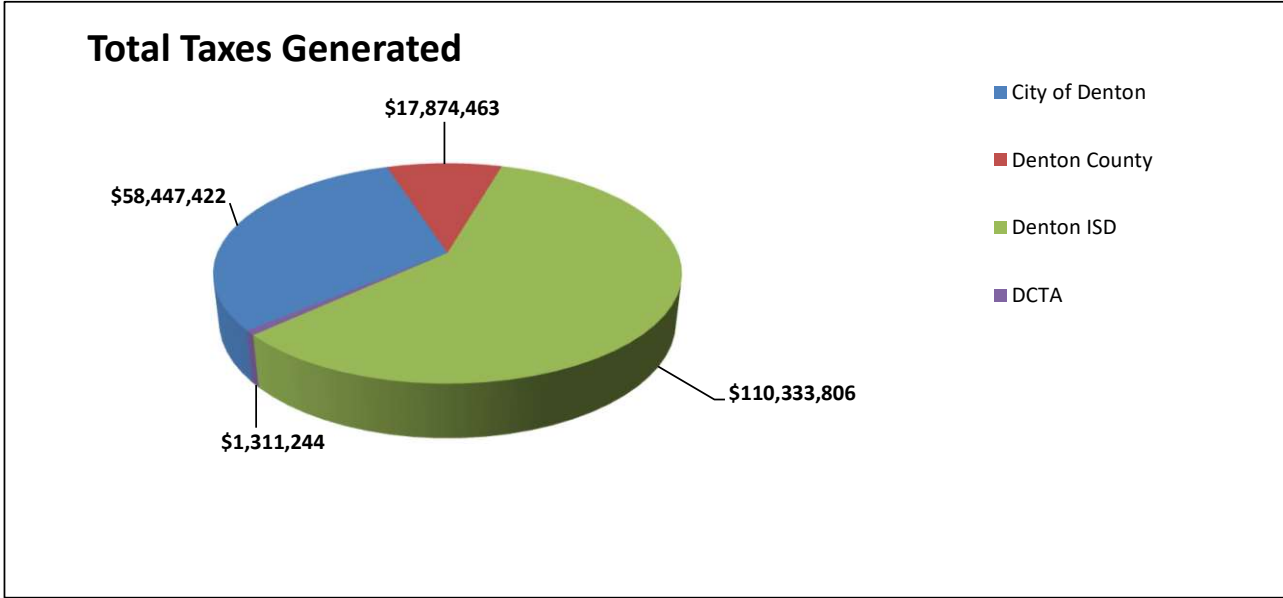
Financial Feasibility Analysis - 100% of Revenue

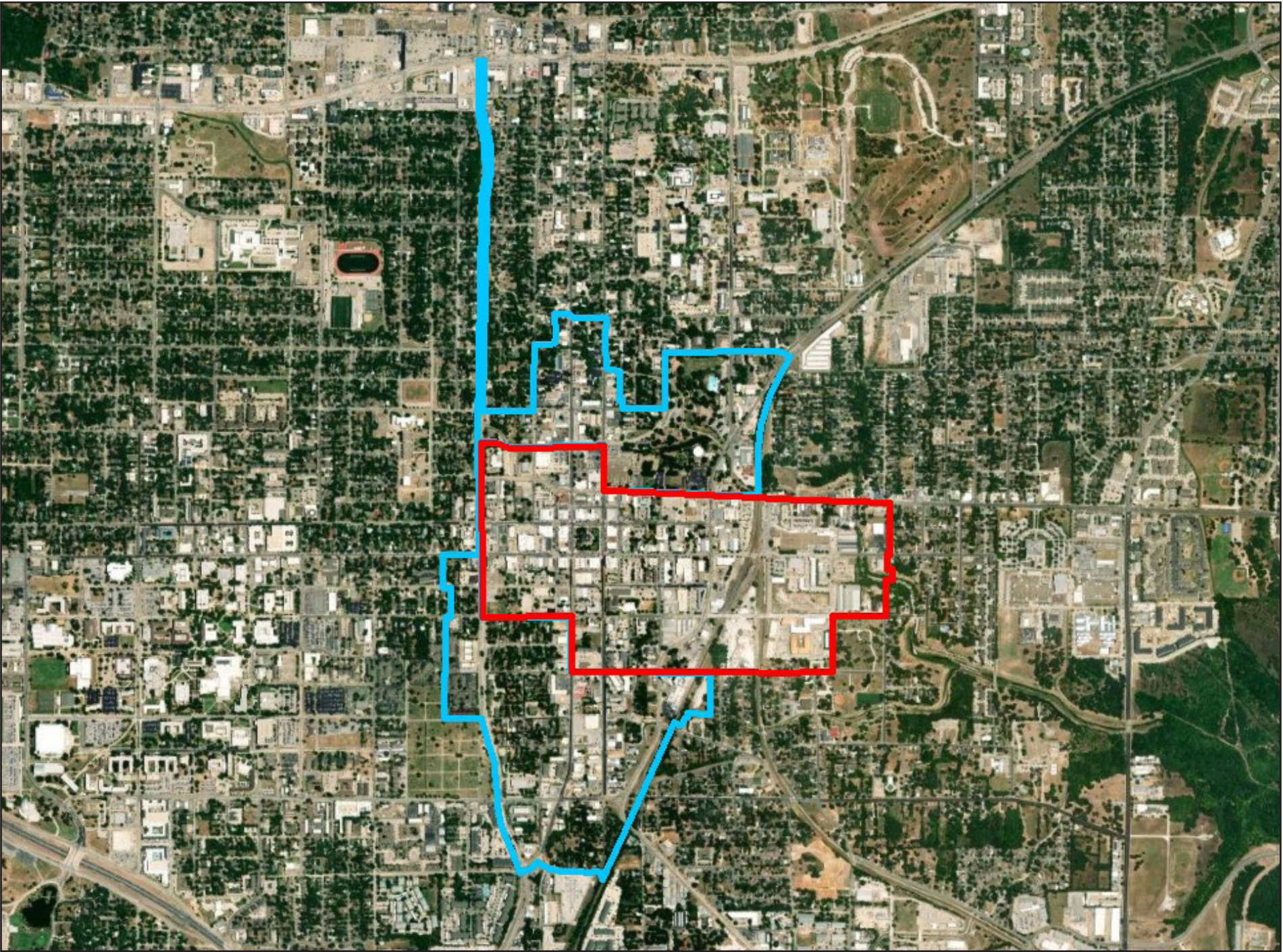
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Taxing Jurisdictions	Total Taxes Generated	TIRZ Participation	Net Benefit
City of Denton	\$58,447,422	\$50,233,426	\$8,213,996
Denton County	\$17,874,463	\$0	\$17,874,463
Denton ISD	\$110,333,806	\$0	\$110,333,806
DCTA	\$1,311,244	\$0	\$1,311,244
Total	\$187,966,935	\$50,233,426	\$136,422,265

Taxing Jurisdictions	Total Taxes Generated	TIRZ Participation
City of Denton	\$58,447,422	\$50,233,426
City of Denton - Real Property	\$54,513,689	\$50,233,426
City of Denton - Sales	\$3,933,733	\$0

City of Denton	Total Taxes Generated	TIRZ Participation	Net Benefit
Growth of the Original Base	\$31,584,264	\$30,712,687	\$871,577
Growth of the Expanded Base	\$4,817,323	\$4,127,631	\$689,692
New Development	\$22,045,835	\$15,393,108	\$6,652,728
Total	\$58,447,422	\$50,233,426	\$8,213,996





 - TIRZ #1 Boundary
 - TIRZ #1A Boundary

Length of TIRZ #1 in Years:

The TIRZ is scheduled to end on December 31, 2040 (with the final year’s tax increment to be collected by September 1, 2041).

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone’s project and financing plan.

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
25667	RAMOS, MICHAEL C	JESTER ADDN LOT A(N STRIP & S STRIP)	0.1446		400-410 S CARROLL BLVD	\$ 50,400
25674	LERU, COSTACHI	A0759A WM LOVING, TR 79, .602 ACRES	0.6020		420 S CARROLL BLVD	\$ 700,000
25679	WESTDALE OAKS OF DENTON LTD	JESTER ADDN LOT A-1 ACRES 1.894	1.8940		416 S CARROLL BLVD	\$ 4,180,055
26788	OSO AGUILA, LLC	LACY ADDN BLK 2 LOT 2	0.1837		515 N LOCUST ST	\$ 43,200
26795	HARRIS, JOYCE FERN	LACY ADDN BLK 2 LOT 3 5/404///BBB&C RR SUR AB 185	0.1607		513 N LOCUST ST	\$ 84,000
26802	HARRIS, JOYCE FERN	LACY ADDN BLK 2 LOT 4 & 20'X50' ALLEY	0.1837		507 N LOCUST ST	\$ 96,089
26808	HARRIS, JOYCE FERN	LACY ADDN BLK 2 LOT 5 & 20X50' ALLEY	0.1607		503 N LOCUST ST	\$ 84,046
26817	NAGANO, KEIICHI	LACY ADDN BLK 2 LOT 6,7 /// (8,9/404///BBB&C RR SUR AB185)	0.3478		500 N ELM ST	\$ 304,206
26827	REDEEMED CHRISTIAN CHURCH OF GOD VOICE OF JESUS, INC	LACY ADDN BLK 2 LOT 8(INCL A185 TR 348) ///10,11/404///BBB&C RR AB185	0.4161	EX-XV	510 N ELM & 514 N ELM ST	\$ -
26833	ANNELLO, THOMAS MICHAEL TR ANNELLO FAMILY LIVING TRUST	LACY ADDN BLK 3 LOT 1(S35'),2 1,2/424///BBB&CRR 185	0.3551		525-531 N ELM ST	\$ 517,500
26843	STEWART-ROSE INVESTMENTS LTD	LACY ADDN BLK 3 LOT 3,4(N25') 6/424///BBB&C RR SURV ABST 185	0.3133		523 N ELM ST	\$ 522,720
26852	PARKWAY & ELM PROPERTIES, LLC & AL MCNATT FAMILY P/S	LACY ADDN BLK 3 LOT 5(S45') 7/424///BBB&C CRR SRUV ABST 185	0.1877		511 N ELM ST	\$ 98,163
26859	PARKWAY & ELM PROPERTIES, LLC & AL MCNATT FAMILY P/S	LACY ADDN BLK 3 LOT 6,7(N1/2) 8/424///BBB&C RR ABST 185	0.3133		511 N ELM ST	\$ 164,435
26867	PARKWAY & ELM PROPERTIES, LLC & AL MCNATT FAMILY P/S	LACY ADDN BLK 3 LOT 7(S1/2),8 9/424///BBB&C CRR SURV ABST 185	0.3258		505 N ELM ST	\$ 172,462
26874	TEXAND CORPORATION	LACY ADDN BLK 3 LOT 9(E54') ACRES .0545	0.0545		222 W PARKWAY ST	\$ 60,714
26883	PARKWAY & ELM PROPERTIES, LLC & AL MCNATT FAMILY P/S	LACY ADDN BLK 3 LOT 10A 10A/424///BBB&C RR SURV ABST 185	0.6801		212 W PARKWAY ST	\$ 356,380
26898	MINASSIAN, ARA	BLOUNT BLK C LOT 4	0.3894		621 S ELM ST	\$ 243,790
26900	ATMOS ENERGY CORPORATION	BLOUNT BLK D LOT 1(W25')	0.0574		MAPLE ST	\$ 15,000
26915	ROTH, JENNIFER	BELL J F BLK 1 LOT 13 13/228///H CISCO AB 1184	0.1515			\$ 39,600
26917	12:34 INVESTMENTS LLC	BLOUNT BLK D LOT 4 (S75')	0.2599		721 S ELM ST	\$ 651,846
26920	12:34 INVESTMENTS LLC	BLOUNT BLK D LOT 5	0.3461		811 S ELM ST	\$ 180,900
26923	BAIRD, SYLVIA A & BAIRD, MARK A	FERGUSON LOT 6(W61.5'),7(S7' OF W61.5')	0.0791		902 N ELM ST	\$ 72,000
26925	CALVERT, L L	BELL J F BLK 1 LOT 4 4/228///H CISCO AB 1184	0.1618		218 E PRAIRIE ST	\$ 67,670
26927	DENTEX OIL COMPANY	BLOUNT BLK D LOT 2(N 1/2) 3/206///AB759	0.2066		706-708 S LOCUST ST	\$ 240,124
26931	524 BELL, LLC	BELL J F BLK 1 LOT 9 9/228///H CISCO AB 1184	0.1515		522 S BELL AVE	\$ 47,520
26932	DENTEX OIL COMPANY	BLOUNT BLK D LOT 2(S 1/2) 4/206///AB759	0.2066		710 S LOCUST ST	\$ 198,000
26935	DENTEX OIL COMPANY	BLOUNT BLK D LOT 3 5/206///AB759	0.4132		720 S LOCUST ST	\$ 216,291
26937	CALVERT, L L	BELL J F BLK 1 LOT 6 /6/228	0.1521		506 S BELL AVE	\$ 63,600
26940	DENTEX OIL COMPANY	BLOUNT BLK D LOT 6 7/206///AB759	0.4178		800 S LOCUST ST	\$ 392,219
26942	CALVERT, LARRY	BELL J F BLK 1 LOT 8	0.1515		518 S BELL AVE	\$ 63,360
26943	DOTSON PROPERTIES LLC	BLOUNT BLK B LOT 1(N50' OF E100')	0.1147		600 WAINWRIGHT ST	\$ 89,161
26946	JONES, JERRY D	BLOUNT BLK B LOT 2(N50' OF E80') 3/218///AB759	0.0918		WAINWRIGHT ST	\$ 43,200
26948	524 BELL LLC	BELL J F BLK 1 LOT 10 10/228///AH CISCO SUR AB 184	0.1515		524 S BELL AVE	\$ 140,000
26949	JENKINS, JOE D	BLOUNT BLK B LOT 7(N50' OF E100') 5/218///AB759	0.1090			\$ 38,000
26951	AL-KHAFAJI, AMINA HAMID IND EXECUTRIX	BLOUNT BLK A LOT 9(PT) & PT OF ALLEY ACRES 0.2048	0.2048		812 WAINWRIGHT ST	\$ 77,077
26952	524 BELL LLC	BELL J F BLK 1 LOT 11	0.1515		530 S BELL AVE	\$ 39,600
26955	WHALEY PROP	BLOUNT BLK B LOT 9(PT),10(PT)	0.3640		813 S LOCUST ST	\$ 292,534
26957	524 BELL LLC	BELL J F BLK 1 LOT 12	0.1515		534 S BELL AVE	\$ 39,600
26960	AL-KHAFAJI, AMINA HAMID IND EXECUTRIX	BLOUNT BLK B LOT 8(S50'),9(W50') 10,11/218/	0.3374		811 S LOCUST ST	\$ 177,400
26962	AL-KHAFAJI, AMINA HAMID IND EXECUTRIX	BLOUNT BLK B LOT 8(N50') 12/218///AB759	0.2295		803 S LOCUST ST	\$ 121,000
26964	ROTH, JENNIFER	BELL J F BLK 1 LOT 14 14/228///H CISCO AB 1184	0.1515		531 WAINWRIGHT ST	\$ 39,600
26968	DOTSON PROPERTIES LLC	BLOUNT BLK B LOT 7(S 1/2)	0.2180		725 S LOCUST ST	\$ 150,000
26970	ROTH, JENNIFER	BELL J F BLK 1 LOT 15 15/228///H CISCO AB 1184	0.1515		527 WAINWRIGHT ST	\$ 39,600
26973	524 BELL LLC	BELL J F BLK 1 LOT 16 16/228///H CISCO AB 1184	0.1515		523 WAINWRIGHT ST	\$ 116,640
26974	JENKINS, JOE D	BLOUNT BLK B LOT 6	0.4362		713 S LOCUST ST	\$ 432,947
26978	DENTON, CITY OF	BLOUNT BLK B LOT 5	0.4591	EX-XV	709 S LOCUST ST	\$ -
26980	KALAHASTI, RAJA K & RAJYALAKSHMI	BELL J F BLK 1 LOT 17	0.1515		519 WAINWRIGHT ST	\$ 116,000
26981	PLM REAL ESTATE LLC	BLOUNT BLK B LOT 2(S 1/2) 19/218///AB759	0.2180		615 S LOCUST ST	\$ 78,201
26983	SALVAGGIO FAMILY LIMITED PARTNERSHIP	BELL J F BLK 1 LOT 18 18/228///H CISCO AB 1184	0.1486		515 WAINWRIGHT ST	\$ 93,000
26989	YOUNG, JOHN W	BELL J F BLK 1 LOT 19 19/228///H CISCO AB 1184	0.1515	HS, OTHER	511 WAINWRIGHT ST	\$ 34,700
26993	DOTSON PROPERTIES LLC	BLOUNT BLK B LOT 1(S50' OF W100')	0.1148		607 S LOCUST ST	\$ 158,000
26994	DOTSON PROPERTIES LLC	BELL J F BLK 1 LOT 1	0.1606		204 E PRAIRIE ST	\$ 185,000
26997	DOTSON PROPERTIES LLC	BLOUNT BLK B LOT 1(N50' OF W100') 22/218///AB759	0.1148		601 S LOCUST ST	\$ 61,620
26998	QUEST IRA, INC fbo MELISSA C LENABURG #1535121	BELL J F BLK 1 LOT 2 2/228///H CISCO AB 1184	0.1606		208 E PRAIRIE ST	\$ 41,976
26999	JONES, JERRY D	BLOUNT BLK B LOT 1(E 80' OF S 50')	0.0918		606 WAINWRIGHT ST	\$ 43,200
27002	CALVERT, L L	BELL J F BLK 1 LOT 3	0.1606		214 E PRAIRIE ST	\$ 67,162
27003	SADEGHIAN, AMY J TR OF KAMY REAL ESTATE TRUST	BLOUNT BLK A LOT 1(E1/2)	0.1420		603 WAINWRIGHT ST	\$ 19,200
27013	DENTON, CITY OF	BLOUNT BLK A LOT 8(PT) & 9(PT) 4/217///AB729&623	0.3336	EX-XV		\$ -
27017	DENTON, CITY OF	BLOUNT BLK A LOT 7,8(PT EACH) 6/217///AB759	0.3352	EX-XV		\$ -
27018	M SQUARE LTD LP ETAL	BLOUNT BLK A LOT 6(S42'),7(N8') 8/217///AB759&623	0.1550		719 WAINWRIGHT ST	\$ 178,500

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
27022	DOTSON PROPERTIES LLC	BLOUNT BLK A LOT 6(S50' OF N58')	0.1721		715 WAINWRIGHT ST	\$ 147,512
27024	CALVERT PROPERTY VENTURES LTD	BLOUNT BLK A LOT 5,6(N8') 10/217///AB759//623	0.1595		711 WAINWRIGHT ST	\$ 50,040
27029	CALVERT, L L	BLOUNT BLK A LOT 5A 12/217///AB759&623	0.2681		705 WAINWRIGHT ST	\$ 220,000
27031	DENTON, CITY OF	BLOUNT BLK A LOT 4	0.2388	EX-XV	627 WAINWRIGHT ST	\$ -
27048	BAIRD, SYLVIA A & BAIRD, MARK A	FERGUSON LOT 7(N50' OF W110')	0.1263		904 N ELM ST	\$ 69,420
27052	BAIRD, SYLVIA A	FERGUSON LOT 6(E48.5' OF W110'),7(S7' OF E48.5' OF W110')	0.0623		120 FERGUSON ST	\$ 122,400
27054	LUX CHIROPRACTIC PC	FERGUSON LOT 6,7(E51' EACH) 7/407///BBB&CRR AB 185	0.1241		116 FERGUSON ST	\$ 201,397
27056	KELSOE TRACTOR CO INC	FERGUSON LOT 4(S45.3'),5 5,6/407///BBB&CRR AB 185	0.3400		913 N LOCUST ST	\$ 451,040
27070	RIVERA, NICHOLAS & MARIA	BLOUNT BLK A LOT 3(N 1/2) 15/217///AB759&623	0.1613	HS, OTHER	617 WAINWRIGHT ST	\$ 135,177
27071	MCADAMS, CHRISTINE H	BLOUNT BLK A LOT 2(S 1/2) 16/217///AB759&623	0.1618		613 WAINWRIGHT ST	\$ 56,400
27073	SADEGHIAN, KHOSROW TRTS OF KAMY REAL PROPERTY TRUST	BLOUNT BLK A LOT 1(S1/2 OF W1/2) 18/217///AB759	0.0689		607 WAINWRIGHT ST	\$ 8,400
27121	W & W COMMERCIAL REAL ESTATE LTD	SAFEWAY ADDN LOT 1	2.3842		100-102 MAPLE ST	\$ 1,500,000
27148	ROGUE REAL ESTATE GROUP LLC	JAGOE & PRESTON BLK 2 LOT 2(W38' OF S64') 5.1/219///	0.0558		535-537 S LOCUST ST	\$ 240,000
27149	DOJO INVESTMENT PROPERTIES LLC	GRADY MCEUIN BLK 1 LOT 1	0.8251		619-701 S LOCUST ST	\$ 762,177
27230	TOMMY'S HI-TECH AUTO, INC	SANGER BROS ADDN BLK 1 LOT 3(PT) 4/208///AB623	0.3731		219 FORT WORTH DR	\$ 386,388
27232	BIGGS, CECIL WILLIAM	SANGER BROS ADDN BLK 1 LOT 2(PT) 2/208///AB623	0.2250	HS, OTHER	211 FORT WORTH DR	\$ 183,051
27234	UNITED THROUGHT H.O.P.E INC	A0971A WM NEILL, TR 1, .2582 ACRES	0.2582	EX-XV	503 BOLIVAR ST	\$ -
27235	CHOPPER SUPPLY CO	SANGER BROS ADDN BLK 1 LOT 2 S40'LT2,N35'LT3	0.1963		215 FORT WORTH DR	\$ 137,959
27240	SCHMITZ REALTY HOLDINGS, LLC	SANGER BROS ADDN BLK 1 LOT 1(PT) 1/208//AB623	0.1558		201 EAGLE DR	\$ 360,000
27246	RUSSELL, BENNY & BARBARA LIVING TRUST	MYRTLE ADDN LOT 1 ACRES .247 6.1/316///AB623	0.2470		1002 MYRTLE ST	\$ 51,105
27248	RUSSELL, BENNY & BARBARA LIVING TRUST	MYRTLE ADDN LOT 2 ACRES 0.223 7/316///AB623	0.2230		1000 MYRTLE ST	\$ 46,142
27896	CALDWELL, ROBERT H III & CALDWELL, ELLEN E &	BELL C C BLK 1 LOT 24(PT)	0.2439		614 WITHERS ST	\$ 116,875
27939	OSBORN, PAUL K & MARGARET O	BELL C C BLK 1 LOT 18(N40' OF E63'),19(E63')	0.2104		608 WITHERS ST	\$ 194,000
27981	FRISBY REVOCABLE LIVING TRUST	BELL C C BLK 1 LOT 2(N 1/2)	0.1722		710 N BELL AVE	\$ 160,000
27982	BEAN HOUSING LLC	BELL C C BLK 1 LOT 3(S1/2)	0.1721		714 N BELL AVE	\$ 130,000
27985	JCJ RENTALS LLC	BELL C C BLK 1 LOT 3(N1/2)	0.1721		802 N BELL AVE	\$ 125,000
27988	HULSEY, LAMITA M	BELL C C BLK 1 LOT 4(S60')	0.2066	HS	806 N BELL AVE	\$ 166,531
28439	SOLIS, RAUL JR & WILSON, LESLIE J TRS SOLIS WILSON LIVING TRUST	PARK ADDN BLK 1 LOT 1 1/105///BBB&CRR 185	0.2185	HS, OTHER	519 N AUSTIN ST	\$ 430,719
28445	LOVETTE, MARGARET L	PARK ADDN BLK 1 LOT 2 2/105///BBB&CRR 185	0.2185		515 N AUSTIN ST	\$ 300,000
28454	CORPANY, CATHERINE & DAN M	PARK ADDN BLK 1 LOT 3	0.2185		507-511 N AUSTIN ST	\$ 310,350
28462	MOFLO FAMILY PROPERTIES LLC	PARK ADDN BLK 2 LOT 2	0.2768		514-516 N AUSTIN ST	\$ 160,000
28477	SCOTT, HALEY	PARK ADDN BLK 2 LOT 3	0.2975	HS	512 N AUSTIN ST	\$ 311,964
28485	MOFLO FAMILY PROPERTIES LLC	PARK ADDN BLK 2 LOT 4(PT),5	0.3160		218-220 E CONGRESS ST	\$ 316,800
28519	DUPRE, MICHAEL & GRONHOLZ, BEATA	PARK ADDN BLK 2 LOT 1(ALL),4(W27.4' OF N72') 1/115///BBB&CRR 185	0.2727	HS	520 N AUSTIN ST	\$ 673,131
29962	DENTON, CITY OF	STROUD ADDN BLK 1 LOT 1(ALL),2(E13.3')	0.2194	EX-XV	301 W SYCAMORE ST	\$ -
29970	WARD, JACKIE	STROUD ADDN BLK 1 LOT 2(W40'),3(E23.3') 8/323///GWM LOVING AB 759	0.2194	HS, OTHER	305 W SYCAMORE ST	\$ 226,095
29977	SANGMU, ANGELA DAWA J	STROUD ADDN BLK 1 LOT 3(W23'),4(E40') 7/323//WM LOVING AB 759	0.2187	HS	315 W SYCAMORE ST	\$ 206,877
29984	MCGEHEE, LARRY D & KIMBERLY	STROUD ADDN BLK 1 LOT 5,6	0.3444		401-403 W SYCAMORE ST	\$ 246,000
29987	SILVA, ANDREA & ESPARZA, DIEGO	STROUD ADDN BLK 1 LOT 7(ALL),8(E 1/2)	0.2583	HS	409 W SYCAMORE ST	\$ 315,000
29995	LONG, SHARON KAY	STROUD ADDN BLK 1 LOT 8(W1/2),9 3/323///WM LOVING AB 759	0.2583		415 W SYCAMORE ST	\$ 381,000
30002	FATH INVESTMENTS INC	STROUD ADDN BLK 1 LOT 10	0.2514		419 W SYCAMORE ST	\$ 286,187
30007	MILAM, GARY N	STROUD ADDN BLK 1 LOT 13	0.1584		428 STROUD ST	\$ 220,000
30015	COTTER, CHRISTOPHER SCOTT & COTTER, SARAH ELIZABETH	STROUD ADDN BLK 1 LOT 14(ALL),15(W1/2) 18/323//WFM LOVING AB 759	0.2582		424 STROUD ST	\$ 192,000
30020	MCGEHEE, LARRY D & KIMBERLY	STROUD ADDN BLK 1 LOT 17 16/323//WM LOVING AB 759	0.1722		416 STROUD ST	\$ 231,000
30027	MCGEHEE, LARRY D & KIMBERLY	STROUD ADDN BLK 1 LOT 18,19 ///14,15/323///AB759	0.3444		408 STROUD ST	\$ 291,000
30033	KELSOE TRACTOR COMPANY INC	STROUD ADDN BLK 1 LOT 20	0.1721		404 STROUD ST	\$ 194,400
30037	GOODMAN, KYLE C	STROUD ADDN BLK 1 LOT 21 12/323//WM LOVING AB 759	0.1721		400-402 STROUD ST	\$ 270,000
30044	JULES DEVELOPMENT LLC	STROUD ADDN BLK 1 LOT 22	0.1722		316 STROUD ST	\$ 115,000
30048	LIMPEDE, RICHARD D	STROUD ADDN BLK 1 LOT 23 10/323//WM LOVING AB 759	0.1722		312 STROUD ST	\$ 208,800
30149	BIGGS LAW FIRM PLLC	DAVIS-SMITH BLK A LOT 2	0.2066		431 STROUD ST	\$ 260,102
30155	MAYES, JAMES HAROLD	DAVIS-SMITH BLK A LOT 1 3/322//WM LOVING AB 759	0.2307		427 STROUD ST	\$ 187,000
30157	HOWE, LEROY M	DAVIS-SMITH BLK A LOT 4R	0.1538		424 W PRAIRIE ST	\$ 20,100
30161	HOWE, LEROY M	DAVIS-SMITH BLK A LOT 4	0.1022		419 S CARROLL BLVD	\$ 179,762
30223	D & P RESIDENTIAL PROPERTIES, LLC	MYERS ADDN BLK 1 LOT 1 1/306//WM LOVING SUR AB 759	0.1627		317 STROUD ST	\$ 218,000
30228	HARRIS, RAY & BARBARA	MYERS ADDN BLK 1 LOT 2 2/306//WM LOVING SUR AB 759	0.1627		313 STROUD ST	\$ 165,484
30231	SHAW, BARBARA CONSTANCE	MYERS ADDN BLK 1 LOT 3-4 3,4/306//WM LONVING SR 759	0.3099	HS, OTHER	309 STROUD ST	\$ 194,261
30238	ANDERSON, TIMOTHY & KARINA	MYERS ADDN BLK 2 LOT 1 & 2(N 1/2 OF EA) 16/306//WM LOVING SUR 759	0.1588		413/415 PIERCE ST	\$ 217,000
30249	MCGEHEE, LARRY D & KIMBERLY	MYERS ADDN BLK 2 LOT 3	0.1549		308 W PRAIRIE ST	\$ 162,000
30256	HELLAND, ERIC L & PAMELA K	MYERS ADDN BLK 2 LOT 4	0.1549		304 W PRAIRIE ST	\$ 249,513
30334	MARK HICKS INVESTMENTS LLC	BARB ADDN BLK 1 LOT 7 2/431//BEAUMONT AB 31	0.3050		413 CONGRESS ST	\$ 167,886

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
30342	BROERS LLC	BARB ADDN BLK 1 LOT 5	0.5876		401-403-405-409 W CONGRESS ST	\$ 357,000
30347	BURKETT, ADAM C	BARB ADDN BLK 1 LOT 3(W60') 5/431///BEAUMONT AB 31	0.2203		323 CONGRESS ST	\$ 105,600
30352	BURKETT, ADAM C	BARB ADDN BLK 1 LOT 3(E100') 7/431///BEARMONT AB 185	0.3673		315 CONGRESS ST	\$ 315,686
30358	KLINGELE REAL ESTATE GROUP LLC	BARB ADDN BLK 1 LOT 2 9/431///BEAUMONT AB 31	0.5877		529 BOLIVAR ST	\$ 680,000
30361	MCMA VENTURES LLC	BARB ADDN BLK 1 LOT 1(S 1/2) 12/431///BEAUMONT AB 31	0.2480		509 BOLIVAR ST	\$ 266,000
30365	BURKETT, ADAM C	A0971A WM NEILL, TR 2, .1446 ACRES	0.1446		W PARKWAY ST	\$ 24,251
30371	BURKETT, ADAM C	BARB ADDN BLK 1 LOT 4 ///8,16.1/431///NEILL AB971	0.5877		W PARKWAY ST	\$ 113,951
30510	DINAPOLI, ERIKA	BARB ADDN BLK 1 LOT 1(N 1/2) 11/431///BEAUMONT AB 31	0.2938		513 BOLIVAR ST	\$ 242,250
32691	SCHMITZ REALTY HOLDINGS LLC	O T DENTON BLK 32 LOT 1(S84' OF E102'),2(N20.8'	0.2389		514 S LOCUST ST	\$ 39,000
33041	BHETWAL, GIRIRAJ	O T DENTON BLK 32 LOT 1(N103' OF E122')	0.2885		500 S LOCUST ST	\$ 108,000
33046	DOTSON PROPERTIES LLC	O T DENTON BLK 32 LOT 1(S56' OF N159' OF E97')	0.1269		510 S LOCUST ST	\$ 195,000
33049	SCHMITZ REALTY HOLDINGS LLC	O T DENTON BLK 32 LOT 2(S61.7' OF N120' OF E100'	0.1423		522 S LOCUST ST	\$ 170,000
33051	W & W COMMERCIAL REAL ESTATE LTD	O T DENTON BLK 32 LOT 2(S100' OF E160')	0.3673		530 S LOCUST ST	\$ 192,000
33054	W & W COMMERCIAL REAL ESTATE LTD	O T DENTON BLK 32 LOT 2(S120' OF W144') 16/205//	0.3967		535 S ELM ST	\$ 207,360
33057	DOTSON PROPERTIES LLC	O T DENTON BLK 32 LOT 2(S70' OF N104.3' OF W164'	0.2635		525 S ELM ST	\$ 145,777
33061	LUTTRULL, JOEY & WAYLA LYLES	O T DENTON BLK 32 LOT 1(S10.7' OF W164'),2(N34.3' OF W164') 18/205//	0.1694		523 S ELM ST	\$ 143,539
33065	LUTTRULL, JOEY & WAYLA LYLES	O T DENTON BLK 32 LOT 1(N65' OF S75.7' OF W164') /19,19.1/205//	0.2447		519 S ELM ST	\$ 398,092
33069	LUTTRULL, JOEY & WAYLA LYLES	O T DENTON BLK 32 LOT 1(S100' OF N162' OF W164') 20/205//	0.3765		S ELM ST	\$ 177,120
33150	NORTHERN, MELISSA DAWN	A0185A BBB & CRR, TR 306, 0.18 ACRES, OLD DCAD TR 367A(1),272A	0.1800		313 N BELL AVE	\$ 45,000
33154	NORTHERN, MELISSA DAWN	A0185A BBB & CRR, TR 307, .73 ACRES, OLD DCAD TR 272,267A	0.7300		410 N BELL AVE	\$ 320,000
33156	AKS FOOD CORP	A0185A BBB & CRR, TR 303,304, .3054 ACRES, OLD DCAD TR 273,274	0.3054		419 E MCKINNEY ST	\$ 168,898
33159	DENTON, CITY OF	A0185A BBB & CRR, TR 308, 31.65 ACRES, OLD DCAD TR 1-6,118-124,246,255-271,274(P	31.6500	EX-XV	215 E MCKINNEY ST	\$ -
33167	WAREHOUSER OF DENTON LP	A0185A BBB & CRR, TR 302, .4059 ACRES, OLD DCAD TR 379B	0.4059		E MCKINNEY ST	\$ 31,826
33168	320 BELL PLACE LLC	A0185A BBB & CRR, TR 301, 1.325 ACRES, OLD DCAD TR 379A	1.3250		318 BELL PL	\$ 499,027
33169	320 BELL PLACE LLC	A0185A BBB & CRR, TR 300, 1.338 ACRES, OLD DCAD TR 379C	1.3380		320 BELL PL	\$ 610,000
33193	LUTTRULL, JOEY & WAYLA LYLES	O T DENTON BLK 32 LOT 1(NWC) 21/2/5//	0.2590		S ELM ST	\$ 123,067
33238	MORRISON MILLING CO	O T DENTON BLK 30 LOT 1, 2	5.4650		535 S BELL AVE	\$ 3,250,000
33261	SCHMITZ REALTY HOLDINGS, LLC	O T DENTON BLK 26 LOT 1(P	0.1007		S ELM ST	\$ 65,790
33263	SCHMITZ REALTY HOLDINGS, LLC	O T DENTON BLK 26 LOT 1(S75' OF N157' OF E113') 7/305//	0.1946		306-08-10 S ELM ST	\$ 237,300
33265	GORE FAMILY PARTNERS LTD	O T DENTON BLK 26 LOT 1(S43'),2(N100') ///8,9/30	0.6950		314-320 S ELM ST	\$ 760,000
33283	HELLAND, ERIC L & PAMELA K	O T DENTON BLK 26 LOT 3(W66')(INCLUDES AB759 TR5)	0.4811	HS	414 S ELM ST	\$ 344,980
33285	DOWNTOWN RETAIL PARTNERS, LLC	O T DENTON BLK 33 LOT 1 ALSO INCLUDES A759 TR 116	1.3068		508-516 S ELM ST	\$ 1,750,000
33290	USA WHOLESALE TIRES LLC	O T DENTON BLK 33 LOT 2(N72' OF S117' OF E122')	0.2210		534 S ELM ST	\$ 166,508
33293	ELM 538 LLC	O T DENTON BLK 33 LOT 2(S45' OF E135') ALSO INCLUDES A759 TR 127	0.1540		538-540 S ELM ST	\$ 646,000
33299	HERRICK, HAROLD C & KAREN L	O T DENTON BLK 33 LOT 2(S119' OF W50') ALSO INCLUDES A759 TR 125	0.1550		214 W HIGHLAND ST	\$ 221,247
33415	SCHMITZ REALTY HOLDINGS LLC	O T DENTON BLK 32 LOT 2(S37.5' OF N58.3' OF E100') OLD DCAD A759 TR 163	0.0861		520 S LOCUST ST	\$ 45,000
33416	DENTON, CITY OF	BLOUNT BLK D LOT 1(E163') OLD DCAD AB759 TR 164	0.3766	EX-XV	702 S LOCUST ST	\$ -
33418	JOSOEL INC	A0759A WM LOVING, TR 201, .33 ACRES	0.3300		124 EAGLE DR	\$ 709,931
33419	GLOBAL TOWER LLC	ILTEN ADDN BLK A LOT 1 ACRES 0.270 OLD DCAD AB759 TR158	0.2700		813 S ELM ST	\$ 169,256
33420	12:34 INVESTMENTS LLC	BLOUNT BLK D LOT 4(N20') ALSO INCLUDES A0759A TR 199	0.1720		721 S ELM ST	\$ 552,154
33421	TERRELL PAINTING & WALLCOVERING INC	A0759A WM LOVING, TR 198, .15 ACRES	0.1500		711 S ELM ST	\$ 222,346
33422	709 S ELM LLC	A0759A WM LOVING, TR 197, .256 ACRES	0.2560		709 S ELM ST	\$ 500,000
33423	FRONTIER WATERPROOFING INC	A0759A WM LOVING, TR 195, .2015 ACRES	0.2015		701 S ELM ST	\$ 141,120
33426	RODEN, KEVIN & EMILY	A0759A WM LOVING, TR 28, .24 ACRES	0.2400		225 W SYCAMORE ST	\$ 294,722
33427	STOIC INVESTMENT PROPERTY I LLC	A0759A WM LOVING, TR 27, .316 ACRES	0.3160		223 W SYCAMORE ST	\$ 446,180
33428	AWTREY, LUANN	A0759A WM LOVING, TR 22, .196 ACRES	0.1960	HS	210 STROUD ST	\$ 229,520
33429	DENTON, CITY OF	A0759A WM LOVING, TR 23,24, .21 ACRES	0.2100	EX-XV	300 STROUD ST	\$ -
33430	TERRELL, TAMERA LYNN	A0759A WM LOVING, TR 25, .1101 ACRES	0.1101	HS	310 STROUD ST	\$ 260,786
33431	TERRELL, TAMERA LYNN	A0759A WM LOVING, TR 26, .077 ACRES	0.0770	HS	STROUD ST	\$ 32,144
33433	MCGEHEE, LARRY D & KIMBERLY	A0759A WM LOVING, TR 7, .1175 ACRES	0.1175		215 STROUD ST	\$ 124,165
33434	HELLAND, ERIC L & PAMELA K	A0759A WM LOVING, TR 4, .0215 ACRES	0.0215			\$ 337
33435	DOTSON PROPERTIES LLC	A0759A WM LOVING, TR 115,117, .274 ACRES	0.2740		303 / 301 W PRAIRIE ST	\$ 243,000
33436	SIREs, JAMIE MARIE	A0759A WM LOVING, TR 124, .4224 ACRES	0.4224	HS	302 W HIGHLAND ST	\$ 229,406
33438	CAMPBELL, JOHN & KATHLEEN	A0759A WM LOVING, TR 122, .33 ACRES	0.3300	HS, OTHER	523 PIERCE ST	\$ 90,365
33439	GARCIA, MOISES & VLADIMIR M	A0759A WM LOVING, TR 121, .33 ACRES	0.3300	HS	517 PIERCE ST	\$ 160,965
33440	OSO AGUILA, LLC	A0759A WM LOVING, TR 120, .45 ACRES	0.4500		515 PIERCE ST	\$ 199,000
33441	MOSELEY, GEORGE W, JR	A0759A WM LOVING, TR 119, .26 ACRES	0.2600	HS, OTHER	509 PIERCE ST	\$ 111,569
33443	RUSSELL, BENNY & BARBARA LIVING TRUST	A0759A WM LOVING, TR 118, .23 ACRES	0.2300		503 PIERCE ST	\$ 164,000
33445	BROOKS, TOMMY	A0759A WM LOVING, TR 114, .12 ACRES	0.1200		305 W PRAIRIE ST	\$ 47,480
33453	PARSONS, AUDIE & JEWEL	A0759A WM LOVING, TR 135, .195 ACRES	0.1950		624 S ELM ST	\$ 214,583

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
33455	MERIDIAN OF DENTON LLC	A0759A WM LOVING, TR 133, .28 ACRES	0.2800		609 MYRTLE ST	\$ 324,364
33456	MYRTLE ST LLC	A0759A WM LOVING, TR 132, 0.26 ACRES	0.2600		601 MYRTLE ST	\$ 268,534
33458	DEN10 FOUR 702 LLC	A0759A WM LOVING, TR 193, .224 ACRES	0.2240		702 S ELM ST	\$ 265,148
33460	ELM STREET STORAGE LLC	A0759A WM LOVING, TR 194, .37 ACRES	0.3700		710 S ELM ST	\$ 560,000
33463	MERIDIAN OF DENTON LLC	A0759A WM LOVING, TR 189, .2 ACRES	0.2000		219 MAPLE ST	\$ 71,874
33465	WORMY DOG LLC	A0759A WM LOVING, TR 190, .11 ACRES	0.1100		215 MAPLE ST	\$ 212,865
33467	CLARK, RODERICK	A0759A WM LOVING, TR 191,192, .138 ACRES	0.1380	HS, OTHER	211 MAPLE ST	\$ 120,450
33469	MARSAM ENTERPRISES INC	A0759A WM LOVING, TR 183, .17 ACRES	0.1700		220 EAGLE DR	\$ 88,860
33471	MARSAM ENTERPRISES INC	A0759A WM LOVING, TR 184, .098 ACRES	0.0980		807 MYRTLE ST	\$ 51,227
33475	YOUNT, GARY	A0759A WM LOVING, TR 188, .13 ACRES	0.1300		711 MYRTLE ST	\$ 100,000
33477	KELSOE CONSTRUCTION & DEVELOPMENT INC	A0759A WM LOVING, TR 170, .37 ACRES	0.3700		329 MAPLE ST	\$ 129,600
33479	YUHAS, ANDREW T & JULIE P TRUSTEES OF THE YUHAS LIVING TRUST	A0759A WM LOVING, TR 171, .2 ACRES	0.2000		325 MAPLE ST	\$ 204,000
33481	ACKER, DAVID F	A0759A WM LOVING, TR 172, .21 ACRES	0.2100	HS, OTHER	321 MAPLE ST	\$ 88,578
33483	CCI INV LTD	A0759A WM LOVING, TR 173, .201 ACRES	0.2010		700 MYRTLE ST	\$ 195,000
33485	MATHIASCH, ANNIE B LIFE EST, ETAL	A0759A WM LOVING, TR 174, .36 ACRES	0.3600	HS, OTHER	706 MYRTLE ST	\$ 179,488
33487	KELSOE CONSTRUCTION & DEVELOPMENT INC	A0759A WM LOVING, TR 175, .2008 ACRES	0.2008		712 MYRTLE ST	\$ 197,592
33518	KELSOE CONSTRUCTION & DEVELOPMENT INC	A0759A WM LOVING, TR 169, .245 ACRES	0.2450		711 PACIFIC ST	\$ 256,320
33531	DENTON, CITY OF	A0759A WM LOVING, TR 161,162, ACRES .0261	0.0261	EX-XV		\$ -
33533	D & P RESIDENTIAL PROPERTIES, LLC	A0759A WM LOVING, TR 142 (W 10.88'), 143, .32 ACRES	0.3200		317 W HIGHLAND ST	\$ 325,000
33535	LAWSON, ERIC LEE	A0759A WM LOVING, TR 142, .163 ACRES	0.1630		311 W HIGHLAND ST	\$ 247,000
33536	JETER, JAY M	A0759A WM LOVING, TR 141, .37 ACRES	0.3700		305 W HIGHLAND ST	\$ 253,712
33538	PERRIN, DOUGLAS W	A0759A WM LOVING, TR 140, .3 ACRES	0.3000	HS	610 MYRTLE ST	\$ 159,122
33539	MERIDIAN OF DENTON LLC	A0759A WM LOVING, TR 136, .29 ACRES	0.2900		620 MYRTLE ST	\$ 308,294
33542	DAWSON-RIEGER, JOAN N	A0759A WM LOVING, TR 137,138, .215 ACRES	0.2150		617 PIERCE ST	\$ 249,667
33546	TRAN, TOM & LOK-SZE WONG	A0759A WM LOVING, TR 139, .2 ACRES	0.2000		613-615 PIERCE ST	\$ 210,011
33547	GREEN, AMANDA & KUZOV, MICHELLE	A0759A WM LOVING, TR 151, .22 ACRES	0.2200		420 MAPLE ST	\$ 235,000
33550	ROUSH, WENDY A	A0759A WM LOVING, TR 152, .2 ACRES	0.2000	HS	418 MAPLE ST	\$ 189,731
33559	SUSHIBOI INC	A0759A WM LOVING, TR 148-150, .4341 ACRES	0.4341		419 W HIGHLAND ST	\$ 405,219
33568	PEGG, SYLVIA & ERIK	A0759A WM LOVING, TR 147, .2 ACRES	0.2000		415 W HIGHLAND ST	\$ 327,492
33570	HILLMAN, KENT & NICOLE	A0759A WM LOVING, TR 146, .2 ACRES	0.2000		411 W HIGHLAND ST	\$ 148,000
33572	HIGHLAND 407 LLC	A0759A WM LOVING, TR 145, .17 ACRES	0.1700		407 W HIGHLAND ST	\$ 405,000
33574	WOOLAVER, CALVIN	A0759A WM LOVING, TR 144, .22 ACRES	0.2200		403 W HIGHLAND ST	\$ 189,550
33576	ROWE, WILLIAM SCOTT REVOCABLE TRUST	A0759A WM LOVING, TR 154, .19 ACRES	0.1900		612 PIERCE ST	\$ 194,750
33578	MASSEY, CAROL	A0759A WM LOVING, TR 155, .24 ACRES	0.2400		620 PIERCE ST	\$ 164,000
33580	SALT CREEK FAMILY CAPITAL LLC SERIES REGIMENT G	A0759A WM LOVING, TR 153, .2 ACRES	0.2000		330 MAPLE ST	\$ 160,000
33585	BERLANGA, SERGIO A & ERIKA A	A0759A WM LOVING, TR 93, .33 ACRES	0.3300	HS	417 W PRAIRIE ST	\$ 216,648
33586	WINNETTE, JULIE MCKINNON LIFE ESTATE	A0759A WM LOVING, TR 94, .33 ACRES	0.3300	HS, OTHER	411 W PRAIRIE ST	\$ 102,860
33589	PRAIRIE 405 LLC	A0759A WM LOVING, TR 95, .16 ACRES	0.1600		405 W PRAIRIE ST	\$ 258,000
33591	JCJ RENTALS LLC	A0759A WM LOVING, TR 96, .19 ACRES	0.1900		401 W PRAIRIE & 510 PIERCE ST	\$ 176,000
33593	SHUMAKE, RUEBEN	A0759A WM LOVING, TR 97, .27 ACRES	0.2700	HS	514 PIERCE ST	\$ 173,330
33595	SHELTON, JERRY W & CAROL M	A0759A WM LOVING, TR 113, .23 ACRES	0.2300	HS, OTHER	520 PIERCE ST	\$ 84,105
33597	WRIGHT MANAGEMENT LLC	A0759A WM LOVING, TR 112, .23 ACRES	0.2300		524 PIERCE ST	\$ 74,880
33599	MOYER, ERIK	A0759A WM LOVING, TR 111, .15 ACRES	0.1500		528 PIERCE ST	\$ 156,962
33602	H JANK HOLDINGS LLC	A0759A WM LOVING, TR 110, .14 ACRES	0.1400		402 W HIGHLAND ST	\$ 145,962
33604	SBERZA CORP	A0759A WM LOVING, TR 109, .12 ACRES	0.1200		404 W HIGHLAND ST	\$ 145,341
33606	F&S INV LP P/S	A0759A WM LOVING, TR 108, .34 ACRES	0.3400		410 W HIGHLAND ST	\$ 285,000
33610	CCI INV LTD	A0759A WM LOVING, TR 105, .38 ACRES	0.3800		416 W HIGHLAND ST	\$ 232,092
33612	CCI INV LTD	A0759A WM LOVING, TR 104, .38 ACRES	0.3800		525 S CARROLL BLVD	\$ 630,000
33614	CCI INV LTD	A0759A WM LOVING, TR 106, .034 ACRES	0.0340		ELM ST	\$ 7,405
33623	MCGEHEE, LARRY D & KIMBERLY	A0759A WM LOVING, TR 18, .21 ACRES	0.2100		421 STROUD ST	\$ 171,000
33626	MCGEHEE, LARRY D & KIMBERLY	A0759A WM LOVING, TR 15, .21 ACRES	0.2100		415 STROUD ST	\$ 192,000
33627	LIMPEDE, RICHARD	A0759A WM LOVING, TR 14, .196 ACRES	0.1960		411 STROUD ST	\$ 215,971
33629	LIMPEDE, RICHARD	A0759A WM LOVING, TR 10, .163 ACRES	0.1630		403 STROUD ST	\$ 239,728
33630	TAMPRATEEP, NUMCHAI & SIRIJIRAPATANA, RATANA	A0759A WM LOVING, TR 9, .224 ACRES	0.2240		401 STROUD ST	\$ 194,220
33633	MILNE, MELONIE	A0759A WM LOVING, TR 11, .152 ACRES	0.1520		412 PIERCE ST	\$ 253,647
33636	ELDER, STEPHEN L	A0759A WM LOVING, TR 12, .179 ACRES	0.1790	HS, OTHER	418 PIERCE ST	\$ 108,182
33647	CROW, KAYLEIGH DEAN	A0759A WM LOVING, TR 13, .2 ACRES	0.2000		410 W PRAIRIE ST	\$ 192,419
33649	O & C FREEMAN FAMILY LTD	A0759A WM LOVING, TR 16, .209 ACRES	0.2090		414 W PRAIRIE ST	\$ 209,167
33652	MCGEHEE, LARRY D & KIMBERLY	A0759A WM LOVING, TR 17, .24 ACRES	0.2400		418 W PRAIRIE ST	\$ 215,000
33653	GAZEBO APTS LTD	A0759A WM LOVING, TR 89, 3.1309 ACRES	3.1309		508 S CARROLL BLVD	\$ 5,880,000

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
33655	GAZEBO APTS LTD	A0759A WM LOVING, TR 90, 2.2069 ACRES	2.2069		508 S CARROLL BLVD	\$ 3,920,000
33711	GRAVES, JOHN & DONNA	A0185A BBB & CRR, TR 315, .2148 ACRES, OLD DCAD TR 128A	0.2148		103 E PARKWAY ST	\$ 140,355
33712	GRAVES, JOHN & DONNA	A0185A BBB & CRR, TR 314, .1047 ACRES, OLD DCAD TR 127	0.1047		502 N LOCUST ST	\$ 241,603
33714	SHATTERED GLASS CEILING HOLDINGS LLC	A0185A BBB & CRR, TR 316,317, .314 ACRES, OLD DCAD TR 128	0.3140		512 N LOCUST ST	\$ 456,220
33715	DEN 10 THREE 516 LLC	WOOD HOUSE ADDN BLK A LOT 1 OLD DCAD A-185 TR-318	0.2160		516 N LOCUST ST	\$ 395,000
33717	RAGSDALE CO LLC	A0185A BBB & CRR, TR 321, .4151 ACRES, OLD DCAD TR 131	0.4151		526 N LOCUST ST	\$ 579,947
33719	RAGSDALE CO LLC	A0185A BBB & CRR, TR 319,320, .2644 ACRES, OLD DCAD TR 130	0.2644		520 N LOCUST ST	\$ 172,800
33733	MISTYWOOD LLC	NELSON ADDN BLK 1 LOT 1 ACRES 0.706 OLD DCAD A185 TR 345,346	0.7060		600-608 N LOCUST ST	\$ 717,756
33737	LOCUST 700 LLC	A0185A BBB & CRR, TR 338C, .2938 ACRES, OLD DCAD TR 135	0.2938		614 N LOCUST ST	\$ 179,200
33739	LOCUST 700 LLC	A0185A BBB & CRR, TR 338B, .2975 ACRES, OLD DCAD TR 136	0.2975		700 N LOCUST ST	\$ 195,000
33741	DAIRY BAR INVESTMENTS LLC	A0185A BBB & CRR, TR 338A, .2846 ACRES, OLD DCAD TR 136,137A	0.2846		708 N LOCUST ST	\$ 186,100
33834	FOURTEEN FOUR, LLC	A0185A BBB & CRR, TR 349, .425 ACRES, OLD DCAD TR 113,114	0.4250		522-534 N ELM ST	\$ 604,896
33839	DOWNTOWN RETAIL PARTNERS, LLC	A0185A BBB & CRR, TR 352, .4194 ACRES, OLD DCAD TR 111	0.4194		603 N LOCUST ST	\$ 1,175,000
33841	DOWNTOWN RETAIL PARTNERS, LLC	A0185A BBB & CRR, TR 354, .253 ACRES, OLD DCAD TR 106A	0.2530		602 N ELM ST	\$ 260,000
33847	J HAWLEY PROPERTIES LLC	A0185A BBB & CRR, TR 69, .1285 ACRES, OLD DCAD TR 85	0.1285		117 FERGUSON ST	\$ 156,000
33848	BANYAN TREE REAL ESTATE ENTERPRISES LLC	A0185A BBB & CRR, TR 70, .32 ACRES, OLD DCAD TR 103-105	0.3200		829 N LOCUST ST	\$ 400,000
33850	GIUSEPPE ITALIAN RESTAURANT	A0185A BBB & CRR, TR 71, .3254 ACRES, OLD DCAD TR 103A	0.3254		821 N LOCUST ST	\$ 450,226
33860	DEN10 SEVEN 809 LLC	A0185A BBB & CRR, TR 370 & 371, .3442 ACRES, OLD DCAD TR 101	0.3442		809 N LOCUST ST	\$ 350,000
33863	CROUCH, BOBBY A & RUBY N REVOCABLE FAMILY TRUST	A0185A BBB & CRR, TR 369, .4407 ACRES, OLD DCAD TR 90(PT),100	0.4407		721-801 N LOCUST ST	\$ 335,000
33868	BIG MAGNOLIA LLC	A0185A BBB & CRR, TR 364,365, .2238 ACRES, OLD DCAD TR 99A	0.2238		715-717 N LOCUST ST	\$ 179,313
33869	BIG MAGNOLIA LLC	A0185A BBB & CRR, TR 363, .3357 ACRES, OLD DCAD TR 98	0.3357		711-13 N LOCUST ST	\$ 222,417
33872	KELSOE TRACTOR CO INC	A0185A BBB & CRR, TR 298, .5829 ACRES, OLD DCAD TR 379(PT)	0.5829		412 BELL PL	\$ 152,462
33873	BIG MAGNOLIA LLC	A0185A BBB & CRR, TR 357, .4686 ACRES, OLD DCAD TR 97	0.4686		705 N LOCUST ST	\$ 548,500
33874	DOWNTOWN RETAIL PARTNERS, LLC	A0185A BBB & CRR, TR 358, .2 ACRES	0.2000		110 PAULINE ST	\$ 235,000
33876	HAMDOLLAH-ZADEH, MAHIN	A0185A BBB & CRR, TR 299, .684 ACRES, OLD DCAD TR 379,379E	0.6840		406 BELL PL	\$ 284,247
33877	BECK, WINFRED C, JR	A0185A BBB & CRR, TR 359, .11 ACRES, OLD DCAD TR 96	0.1100		702 N ELM ST	\$ 94,371
33878	KELSOE TRACTOR CO INC	A0185A BBB & CRR, TR 297, .497 ACRES, OLD DCAD TR 379D	0.4970			\$ 90,000
33881	BECK, WINFRED C, JR	A0185A BBB & CRR, TR 360,361, .2024 ACRES, OLD DCAD TR 94	0.2024		708 N ELM ST	\$ 307,923
33883	RANKIN FAMILY, LP	A0185A BBB & CRR, TR 362, .1893 ACRES, OLD DCAD TR 93	0.1893		710 N ELM ST	\$ 133,160
33887	RANKIN FAMILY, LP	A0185A BBB & CRR, TR 366,367, .62 ACRES, OLD DCAD TR 91,92	0.6200		718 N ELM ST	\$ 1,111,800
33888	DEN10 FIVE 728 LLC	A0185A BBB & CRR, TR 368, .206 ACRES, OLD DCAD TR 90(W PT)	0.2060		728 N ELM ST	\$ 500,500
33891	DEN10 SEVEN 809 LLC	A0185A BBB & CRR, TR 373, 0.219 ACRES, OLD DCAD TR 89	0.2190		N ELM	\$ 13,355
33893	J HAWLEY PROPERTIES LLC	A0185A BBB & CRR, TR 374, .179 ACRES, OLD DCAD TR 88	0.1790		808 N ELM ST	\$ 169,000
33896	J HAWLEY PROPERTIES LLC	A0185A BBB & CRR, TR 68, .179 ACRES, OLD DCAD TR 87	0.1790		812 N ELM ST	\$ 164,000
33901	J HAWLEY PROPERTIES LLC	A0185A BBB & CRR, TR 67, .23 ACRES, OLD DCAD TR 86	0.2300		820 N ELM ST	\$ 421,259
33926	NOT ELLIE THE CAT LLC	A0185A BBB & CRR, TR 57,58, .368 ACRES, OLD DCAD TR 48,49	0.3680		903 N ELM ST	\$ 662,000
33939	RAMIREZ, GINER P & MITCHIE N	A0185A BBB & CRR, TR 56, .1909 ACRES, OLD DCAD TR 50	0.1909		N ELM ST	\$ 43,200
33948	RAMIREZ, GINER P & MITCHIE N	A0185A BBB & CRR, TR 55, .1626 ACRES, OLD DCAD TR 51	0.1626		821 N ELM ST	\$ 343,810
33951	WOHR LAW PLLC	A0185A BBB & CRR, TR 54, .165 ACRES, OLD DCAD TR 52	0.1650		815 N ELM ST	\$ 223,971
33955	KRUSHA HOLDINGS LLC	A0185A BBB & CRR, TR 375, .1649 ACRES, OLD DCAD TR 53A	0.1649		809 N ELM ST	\$ 262,295
33958	WOHR LAW PLLC	A0185A BBB & CRR, TR 376, .3778 ACRES, OLD DCAD TR #36A, 52A, 53	0.3778		817 N ELM ST	\$ 308,287
33960	CHEW, MARCUS R	A0185A BBB & CRR, TR 377, .3987 ACRES, OLD DCAD TR 54	0.3987		801 N ELM ST	\$ 401,853
33962	DELUSIONAL BY DESIGN LLC	A0185A BBB & CRR, TR 382, .6829 ACRES, OLD DCAD TR 55,56	0.6829		725 N ELM ST	\$ 1,432,811
33964	ST PAUL LUTHERAN CHURCH	A0185A BBB & CRR, TR 383, .25 ACRES, OLD DCAD TR 57	0.2500	EX-XV	715 N ELM ST	\$ -
33965	ST PAUL LUTHERAN CHURCH	A0185A BBB & CRR, TR 386, .225 ACRES, OLD DCAD TR 58	0.2250	EX-XV	709 N ELM ST	\$ -
33966	DENTON INDEPENDENT SCHOOL DISTRICT	A0185A BBB & CRR, TR 394-397,399-401, 1.593 ACRES, OLD DCAD TR BET ELM & BOLIVAR	1.5930	EX-XV	200 W CONGRESS ST	\$ -
33967	O'BRYANS CARPET CLEANING INC	A0185A BBB & CRR, TR 398, .0827 ACRES	0.0827		601 N ELM ST	\$ 147,065
33968	PHILLIPS, JOAN MARIE	A0185A BBB & CRR, TR 393, .275 ACRES, OLD DCAD TR 29	0.2750	HS	616 BOLIVAR ST	\$ 255,857
33969	CASH1 PROPERTIES LLC	A0185A BBB & CRR, TR 389, .194 ACRES, OLD DCAD TR 30	0.1940		620 BOLIVAR ST	\$ 264,000
33970	ST PAUL LUTHERAN CHURCH	A0185A BBB & CRR, TR 388, .251 ACRES, OLD DCAD TR 31	0.2510	EX-XV	622 BOLIVAR ST	\$ -
33971	ST PAUL LUTHERAN CHURCH	A0185A BBB & CRR, TR 385, .251 ACRES, OLD DCAD TR 32	0.2510	EX-XV	700 BOLIVAR ST	\$ -
33992	HENDERSON, AMBER & TRAVIS	A0185A BBB & CRR, TR 384, .25 ACRES, OLD DCAD TR 32A	0.2500		704 BOLIVAR ST	\$ 281,112
33993	STABILE, GLORIA	A0185A BBB & CRR, TR 381, .251 ACRES, OLD DCAD TR 33	0.2510	HS, OTHER	710 BOLIVAR ST	\$ 141,010
33994	WIXSOM, EMMA TRUST	A0185A BBB & CRR, TR 380, .251 ACRES, OLD DCAD TR 34	0.2510		714 BOLIVAR ST	\$ 310,149
33995	WONG, KEITH K CHING	A0185A BBB & CRR, TR 379, .5027 ACRES, OLD DCAD TR 35	0.5027		720-724 BOLIVAR ST	\$ 525,600
33996	DOTY, JEFFERY & BOTELLO, LESANDRA	A0185A BBB & CRR, TR 378, .489 ACRES	0.4890	HS	726 BOLIVAR ST	\$ 327,750
34004	BRACKEN, TANYA LEIGH	A0185A BBB & CRR, TR 402, .085 ACRES, OLD DCAD TR 24	0.0850		221 CONGRESS ST	\$ 141,178
34005	BAILEY FAMILY PARTNERS II, LTD	A0185A BBB & CRR, TR 403, .138 ACRES, OLD DCAD TR 25,25A	0.1380		219 W CONGRESS ST	\$ 176,607
34007	BAILEY FAMILY PARTNERS II, LTD	A0185A BBB & CRR, TR 404, .321 ACRES, OLD DCAD TR 23	0.3210		526 BOLIVAR ST	\$ 310,436
34014	DAVENPORT, W DAVID	A0759A WM LOVING, TR 73, .13 ACRES	0.1300		503 W SYCAMORE ST	\$ 210,000

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
34017	MINASSIAN, ARA A	A0759A WM LOVING, TR 75, .181 ACRES	0.1810		511 W SYCAMORE ST	\$ 220,000
34018	MCGEHEE, LARRY D & KIMBERLY	A0759A WM LOVING, TR 74, .119 ACRES	0.1190		507 W SYCAMORE ST	\$ 181,000
34020	BLANTON, JAMES A & MARILYN	A0759A WM LOVING, TR 77, .29 ACRES	0.2900		316 S CARROLL BLVD	\$ 346,440
34021	AMERICAN NATIONAL BANK	A0759A WM LOVING, TR 37, .94 ACRES	0.9400		120 S CARROLL BLVD	\$ 3,402,776
34022	LONGACRE, STEVEN & STACY	A0759A WM LOVING, TR 38, 39, .23 ACRES, OLD DCAD TR 24B	0.2300		600 W MULBERRY ST	\$ 275,291
34023	STOCKARD, G E	A0759A WM LOVING, TR 40,41, .41 ACRES	0.4100		604-06-08-12-14 W MULBERRY ST	\$ 264,000
34025	TRINITY LLC	A0759A WM LOVING, TR 71, .11 ACRES	0.1100		506 SYCAMORE ST	\$ 225,000
34027	HARRISON, GLEN P	A0759A WM LOVING, TR 66, .29 ACRES	0.2900		512 W SYCAMORE ST	\$ 308,614
34031	STOCKARD, JOSEPH E & MARY F	A0759A WM LOVING, TR 65, .17 ACRES	0.1700		516 W SYCAMORE ST	\$ 142,000
34032	CARRICO, MARLA K TRUST	A0759A WM LOVING, TR 62, .22 ACRES	0.2200		520 W SYCAMORE ST	\$ 246,353
34051	COTTLE, DEBORAH J	A0759A WM LOVING, TR 60, .17 ACRES	0.1700		605 W MULBERRY ST	\$ 159,000
34052	SALE, RICHARD B & MARY	A0759A WM LOVING, TR 63, .15 ACRES	0.1500		601-03 W MULBERRY ST	\$ 157,325
34057	ACKER, CARISSA FALCON	A0759A WM LOVING, TR 68, .24 ACRES	0.2400	HS	204 S CARROLL BLVD	\$ 333,458
34059	PERRY, TREVOR NICHOLAS	A0759A WM LOVING, TR 69, .12 ACRES	0.1200		210 S CARROLL BLVD	\$ 315,400
34061	AI, MEILIN	A0759A WM LOVING, TR 70, .16 ACRES	0.1600		216 S CARROLL BLVD	\$ 155,754
34062	CARROLL EAGLE PARTNERS LTD	A0759A WM LOVING, TR 182(PT), 0.1680 ACRES	0.1680		820 MYRTLE ST	\$ 14,636
35172	PARKS, EVIS RAY & WANDA RUTH REV LIVING TRUST	A0623A A. HILL, TR 37, .2272 ACRES, OLD DCAD TR 27	0.2272		600 S BELL AVE	\$ 110,000
35600	HICKORY STREET DOWNTOWN LLC	A0971A WM NEILL, TR 115, .23 ACRES	0.2300		613 W HICKORY ST	\$ 650,386
35601	STOCKARD, JOSEPH E	A0971A WM NEILL, TR 114(INCLUDES A759 TR 42), ACRES 0.350, OLD, 0.35 ACRES	0.3500		607 W HICKORY ST	\$ 313,920
35602	STOCKARD, JOSEPH E	A0971A WM NEILL, TR 113, .25 ACRES	0.2500		601 W HICKORY ST	\$ 156,000
35603	STOCKARD, JOSEPH E & MARY F	A0971A WM NEILL, TR 112, .26 ACRES	0.2600		515 W HICKORY ST	\$ 260,000
35604	KB DENTON LLC	A0971A WM NEILL, TR 111, .22 ACRES	0.2200		507-509 W HICKORY ST	\$ 287,490
35605	KB DENTON LLC	A0971A WM NEILL, TR 110, .25 ACRES	0.2500		501 W HICKORY ST	\$ 1,315,485
35614	EBRAHIMI, MASSOUD EDADI	A0623A A. HILL, TR 47, .11 ACRES, OLD DCAD TR 173	0.1100		722 INDUSTRIAL ST	\$ 506
35662	DANIEL, NICHOLAS & O'BRIEN, JILL	A0623A A. HILL, TR 197, .282 ACRES, OLD DCAD TR 100A	0.2820		917 S ELM ST	\$ 296,187
35664	REDUS, HUBERT B	A0623A A. HILL, TR 195, .2171 ACRES, OLD DCAD TR 105	0.2171	HS	915 S ELM ST	\$ 135,588
35666	MUNOZ, MIA M	A0623A A. HILL, TR 194, .2171 ACRES, OLD DCAD TR 104	0.2171	HS	913 S ELM ST	\$ 196,121
35667	CELOSIA LLC - SERIES E	A0623A A. HILL, TR 193, .1974 ACRES, OLD DCAD TR 103	0.1974		903 S ELM ST	\$ 200,000
35669	SOLDBYCHRISY INC	A0623A A. HILL, TR 192, .3553 ACRES, OLD DCAD TR 102	0.3553		901 S ELM ST	\$ 313,800
35671	COLLORA, PETER & CHILDS, LESLIE TRS	A0623A A. HILL, TR 188, 0.157 ACRES, OLD DCAD TR 101	0.1570		115 EAGLE DR	\$ 287,636
35673	BARTA, THOMAS J & KATHLEEN J	A0623A A. HILL, TR 190,191, .1799 ACRES, OLD DCAD TR 101A,101B(PT)	0.1799		117 EAGLE DR	\$ 195,704
35676	BLACK, STEVEN & BETTY	A0623A A. HILL, TR 187, .2842 ACRES, OLD DCAD TR 100(15)	0.2842		908 S LOCUST ST	\$ 122,694
35678	COLLORA, PETER & CHILDS, LESLIE TRS	A0623A A. HILL, TR 189, .09 ACRES, OLD DCAD TR 101B(PT)	0.0900			\$ 39,200
35682	GONZALEZ, EMILIO LOPEZ & GUADALUPE TRS POPO & LUPE GONZALEZ LIV TRUST	A0623A A. HILL, TR 184, .236 ACRES, OLD DCAD TR 100(8)	0.2360		924 S LOCUST ST	\$ 194,505
35684	BROWN, DAVID E	A0623A A. HILL, TR 183, .2211 ACRES, OLD DCAD TR 100(7)	0.2211		926 S LOCUST ST	\$ 173,000
35688	BROWN, DAVID E	A0623A A. HILL, TR 182, .2961 ACRES, OLD DCAD TR 100(6)	0.2961		928.5 S LOCUST ST	\$ 350,000
35690	GMSS INC	A0623A A. HILL, TR 181, .2961 ACRES, OLD DCAD TR 100(5)	0.2961		930 S LOCUST ST	\$ 85,523
35694	GMSS INC	A0623A A. HILL, TR 180, .1974 ACRES, OLD DCAD TR 100(4)	0.1974		1006 S LOCUST ST	\$ 174,500
35696	GMSS INC	A0623A A. HILL, TR 178,179, .4 ACRES	0.4000		1014 S LOCUST ST	\$ 230,000
35698	MCGREGOR, JOEL N	A0623A A. HILL, TR 176, .28 ACRES, OLD DCAD TR 98	0.2800		1024 S LOCUST ST	\$ 20,000
35700	BLACK, STEVEN & BETTY	A0623A A. HILL, TR 177, .22 ACRES, OLD DCAD TR 98C	0.2200		1020 S LOCUST ST	\$ 188,830
35702	MCGREGOR, JOEL N	A0623A A. HILL, TR 175, .14 ACRES, OLD DCAD TR 98(8)	0.1400		110 COLLINS ST	\$ 28,800
35704	GMSS INC	A0623A A. HILL, TR 174, .241 ACRES, OLD DCAD TR 100(3)	0.2410		120 COLLINS ST	\$ 190,000
35705	GMSS, INC	A0623A A. HILL, TR 173, .241 ACRES, OLD DCAD TR 100(2)	0.2410		126 W COLLINS ST	\$ 51,900
35706	ZAMBRANO, TIMOTHY J	A0623A A. HILL, TR 172, .2376 ACRES, OLD DCAD TR 100(11)	0.2376	HS	200 W COLLINS ST	\$ 175,678
35707	CAUSLEY APARTMENTS LLC	A0623A A. HILL, TR 171, .188 ACRES, OLD DCAD TR 100(12)	0.1880		206 W COLLINS ST	\$ 170,000
35708	SECOND STATE HOLDINGS LLC - SERIES E	A0623A A. HILL, TR 170, .216 ACRES, OLD DCAD TR 100(16)	0.2160		208 W COLLINS ST	\$ 244,000
35709	POPO & LUPE'S LLC	A0623A A. HILL, TR 169, .2208 ACRES, OLD DCAD TR 100(1)	0.2208		216 W COLLINS ST	\$ 96,181
35710	GMSS INC	A0623A A. HILL, TR 200, .8964 ACRES, OLD DCAD TR 100	0.8964		930 S ELM ST	\$ 100,000
35711	POPO & LUPE'S LLC	A0623A A. HILL, TR 201, .6592 ACRES, OLD DCAD TR 100(13)	0.6592		927 S ELM ST	\$ 287,148
35712	GMSS INC	A0623A A. HILL, TR 199, .3099 ACRES, OLD DCAD TR 100(14)	0.3099		932 S ELM ST	\$ 30,528
35713	ANDERSON, MARY ADRIAN	A0623A A. HILL, TR 198, .32 ACRES, OLD DCAD TR 99	0.3200		934 S ELM ST	\$ 239,183
35714	ANDERSON, MARY ADRIAN	A0623A A. HILL, TR 196, .1515 ACRES, OLD DCAD TR 100D	0.1515		919 S ELM ST	\$ 72,600
35771	WHITMORE DENTON ONE LLC	A0623A A. HILL, TR 126, 1.61 ACRES, OLD DCAD TR 97	1.6100		901 S LOCUST ST	\$ 336,632
36264	206 FORT WORTH LLC	A0623A A. HILL, TR 203, .13 ACRES, OLD DCAD TR 110	0.1300		206 FORT WORTH DR	\$ 196,280
36267	CALVERT, JOHN ALAN	A0623A A. HILL, TR 204, .1515 ACRES, OLD DCAD TR 111	0.1515		227 EAGLE DR	\$ 109,368
36268	CARMONA, VALENTIN	A0623A A. HILL, TR 205, .1865 ACRES, OLD DCAD TR 108	0.1865		212 FORT WORTH DR	\$ 179,558
36270	QUEVEDO, IRMA LUCRECIA	A0623A A. HILL, TR 206, .11 ACRES, OLD DCAD TR 100B	0.1100		214-216 FORT WORTH DR	\$ 47,920
36272	QUEVEDO, IRMA LUCRECIA	A0623A A. HILL, TR 207, .191 ACRES, OLD DCAD TR 100C	0.1910		220 FORT WORTH DR	\$ 112,106
36312	RUSSELL, BENNY & BARBARA LIVING TRUST	A0623A A. HILL, TR 212, .212 ACRES, OLD DCAD TR 115B	0.2120		926 MYRTLE ST	\$ 43,865

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
36805	BROWN, DAVID E	A0623A A. HILL, TR 185, .2369 ACRES, OLD DCAD TR 100(9)	0.2369		922 S LOCUST ST	\$ 403,000
39359	HELLAND, ERIC L & PAMELA K	O T DENTON BLK 26 LOT 3(E156')	0.4691		416 S ELM ST	\$ 985,271
40078	CALVERT, L L	BELL J F BLK 1 LOT 5 5/228///H CISCO AB 1184	0.1612		502 S BELL AVE	\$ 130,000
40198	ROGUE REAL ESTATE GROUP LLC	JAGOE & PRESTON BLK 2 LOT 1,2(N42' AND E62'),3,4,5,6	1.2490		525 S LOCUST ST	\$ 1,500,000
75239	GRUNDEN WEALTH MANAGEMENT LLC	OFFENBACKER ADDN BLK 1 LOT 1 ACRES 0.259	0.2590		515 S CARROLL BLVD	\$ 575,482
75535	MCGEHEE, LARRY D & KIMBERLY	STROUD ADDN BLK 1 LOT 15(E1/2),16	0.2583		418-420 STROUD ST	\$ 301,000
75537	DENTON, CITY OF	STROUD ADDN BLK 1 LOT 11,12	0.2877	EX-XV		\$ -
76167	USA CORP OF ENGINEERS	A0185A BBB & CRR, TR 310-313, 3.079 ACRES, OLD DCAD TR 117,118A,125,126	3.0790	EX-XV	101 E MCKINNEY ST	\$ -
76175	LUTHERAN CHURCH	A0185A BBB & CRR, TR 387, .28 ACRES, OLD DCAD TR 59	0.2800	EX-XV	703 N ELM ST	\$ -
76176	LUTHERAN CHURCH	A0185A BBB & CRR, TR 391, .23 ACRES, OLD DCAD TR 60	0.2300	EX-XV		\$ -
76394	DENTON, CITY OF	A0759A WM LOVING, TR 196, .0494 ACRES	0.0494	EX-XV	MAPLE ST	\$ -
76417	SIMMONS, G KIRK	A0185A BBB & CRR, TR 353, .1641 ACRES, OLD DCAD TR 106	0.1641		118 W CONGRESS ST	\$ 210,000
77531	DENTON MASONIC MUSEUM & LIBRARY, INC	A0759A WM LOVING, TR 123, .79 ACRES	0.7900	EX-XV	316 W HIGHLAND ST	\$ -
78032	FRISBY, JUDSON SCOTT & RASHEL NOEL TRS FRISBY REVOCABLE LIVING TRUST	A0759A WM LOVING, TR 135A, .2788 ACRES	0.2788		216 MAPLE ST	\$ 259,200
78176	DENTON, CITY OF	A1184A H. SISCO, TR 134, 10.257 ACRES, OLD DCAD TR 114	10.2570	EX-XV	500 E HICKORY ST	\$ -
82575	COURT APPOINTED SPECIAL ADVOCATES OF DENTON COUNTY INC	BELL PLACE LOT 5	0.1515	CH	604-610 N BELL AVE	\$ 430,000
82576	COURT APPOINTED SPECIAL ADVOCATES OF DENTON COUNTY INC	BELL PLACE LOT 6	0.1191	EX-XV	612-616 N BELL AVE	\$ -
104364	DANIEL K PEUGH LLC	HICKMAN ADDN BLK 1 LOT 1	0.2790		229 SYCAMORE ST	\$ 246,000
105791	KREGEL, CHARLES F	WATLEY ADDN BLK 1 LOT 1	0.1147		721 S LOCUST ST	\$ 132,180
106197	BALAS, GLENDA R	CANTON ADDN BLK 1 LOT 1	0.2980		516 BOLIVAR ST	\$ 256,496
106213	RUSSELL, BENNY & BARBARA LIVING TRUST	CARROLL POINT BLK 1 LOT 1	0.3850		919 S CARROLL BLVD	\$ 500,000
107315	T-BIRD VENTURES LLC	MARSH ADDN LOT 2A	0.2830		909 N ELM ST	\$ 554,000
114294	WHALEY PROP	BLOUNT BLK A LOT 9(PT)&PT OF ALLEY	0.0100		S BELL ST & LOCUST ST	\$ 5,220
114855	KELSOE CONSTRUCTION AND DEVELOPMENT INC	KELSOE ADDN BLK 1 LOT 1 ACRES 1.409	1.4090		500-600 N BELL AVE	\$ 1,225,000
115232	STRATTON INVESTMENT GROUP LLC	M & W ADDN BLK 1 LOT 1	0.2296		916 S LOCUST ST	\$ 289,200
115548	HILL, SCOTT & OVESON, LESLIE HILL	O T DENTON BLK 26 LOT 2A ACRES 0.451	0.4510		400 S ELM ST	\$ 425,000
115549	HILL, T SCOTT	O T DENTON BLK 26 LOT 2B ACRES 0.181	0.1810		209 STROUD ST	\$ 180,000
115550	PALPANT, LESLIE H	O T DENTON BLK 26 LOT 2C ACRES 0.204	0.2040		211 STROUD ST	\$ 231,365
117139	MARSAM ENTERPRISES INC	SANGER BROS ADDN BLK 2 LOT 1A ACRES .4465	0.4465		816 S ELM ST	\$ 468,000
121322	AKS FOOD CORP	GARDNER-FIKES BLK A LOT 1	0.3600		300 N BELL AVE	\$ 653,981
121465	ST PAUL LUTHERAN CHURCH	A0185A BBB & CRR, TR 390, .0574 ACRES, OLD DCAD TR 30A	0.0574	EX-XV		\$ -
121634	CHEW, MARCUS R	A0185A BBB & CRR, TR 377A, .103 ACRES, OLD DCAD TR 36B	0.1030		801 N ELM ST	\$ 13,461
121777	ST PAUL LUTHERAN CHURCH	A0185A BBB & CRR, TR 392, .042 ACRES, OLD DCAD TR 29A	0.0420	EX-XV		\$ -
126362	COURT APPOINTED SPECIAL ADVOCATES OF DENTON COUNTY INC	BELL PLACE BLK A LOT 3R	0.7940	EX-XV	604-616 N BELL AVE	\$ -
126455	WESTIN PLACE LTD & CHARLOTTE MARIE INVESTMENT PARTNERS LLC	HAYWOOD ADDN BLK 1 LOT 1	0.9260		521 W SYCAMORE ST	\$ 2,918,453
128283	RAMOS, MIKE & JIM BLANTON	CARROLL BLVD ADDN BLK A LOT 1	0.2920		310 S CARROLL BLVD	\$ 287,322
130611	CARROLL PARK PL LTD	FRED MOORE ADDN BLK 1 LOT 1 ACRES 0.4035	0.4035		501 S CARROLL BLVD	\$ 550,000
131476	SETTLES INVESTMENTS LLC	O T DENTON BLK 33 LOT 2A ACRES 0.619	0.6190		520 S ELM ST	\$ 510,223
131495	MCNATT, AL FAMILY P/S LT ETAL	LACY ADDN BLK 3 LOT 4(S1/2),5(N5')	0.1264		517 N ELM ST	\$ 172,674
149065	BLANTON, JAMES A	JESTER ADDN LOT A(E PT)	1.2627		400-412 S CARROLL BLVD	\$ 975,000
149142	CALVERT, L L	BELL J F BLK 1 LOT 7 7/228	0.1521		510 S BELL AVE	\$ 63,600
154989	TEXAND CORPORATION	LACY ADDN BLK 3 LOT 9(W64') ACRES 0.0717	0.0717		222 W PARKWAY ST	\$ 70,077
155867	CARROLL PARK PL LTD	OFFENBACKER ADDN BLK 1 LOT 3	0.4110		519 S CARROLL BLVD	\$ 245,000
156153	JOHN BAINES REALTY, LLC	GOSSETT ENTERPRISES ADDN BLK A LOT 1	0.6260		600 S ELM ST	\$ 550,147
156998	DENTON, CITY OF	STROUD ADDN BLK 1 LOT 12	0.2531	EX-XV		\$ -
160644	DENTON, CITY OF	A0971A WM NEILL, TR 3, .34 ACRES	0.3400	EX-XV		\$ -
160645	MARK HICKS INVESTMENTS LLC	BARB ADDN BLK 1 LOT 6(PT),8	0.7504		414 W PARKWAY ST	\$ 825,000
161490	DENTON, CITY OF	A0623A A. HILL, TR 38, .26 ACRES	0.2600	EX-XV		\$ -
161492	DENTON, CITY OF	A0623A A. HILL, TR 39, .51 ACRES	0.5100	EX-XV		\$ -
161493	DENTON, CITY OF	A0623A A. HILL, TR 41, .44 ACRES	0.4400	EX-XV		\$ -
161494	DENTON, CITY OF	A0623A A. HILL, TR 42, .77 ACRES	0.7700	EX-XV		\$ -
161495	DENTON, CITY OF	A0623A A. HILL, TR 43, .31 ACRES	0.3100	EX-XV		\$ -
161496	DENTON, CITY OF	A0623A A. HILL, TR 44, .31 ACRES	0.3100	EX-XV		\$ -
161497	DENTON, CITY OF	A0623A A. HILL, TR 45, .43 ACRES	0.4300	EX-XV		\$ -
161498	DENTON, CITY OF	A0623A A. HILL, TR 46, .19 ACRES	0.1900	EX-XV		\$ -
161499	DENTON, CITY OF	A0623A A. HILL, TR 125, .3 ACRES	0.3000	EX-XV		\$ -
161751	HICKORY STREET DOWNTOWN LLC	A0759A WM LOVING, TR 43, .1 ACRES	0.1000			\$ 26,136
163052	MAI, KATHARINE W & CUONG N	A0185A BBB & CRR, TR 372, .2604 ACRES, OLD DCAD TR #102	0.2604		815 N LOCUST ST	\$ 640,257
165078	ROHMER DENTON PROPERTIES LTD	BELL PLACE BLK A LOT 1R	0.7305		816 N BELL AVE	\$ 1,606,481
166875	CARROLL PARK PL LTD	CARROLL PARK PL TWO BLK A LOT 1	0.3699		701 S CARROLL BLVD	\$ 541,701

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
168343	CARROLL PARK PL LTD	OFFENBACKER ADDN BLK 1 LOT 2R	0.3990		509 S CARROLL BLVD	\$ 482,948
178310	MARK HICKS INVESTMENTS LLC	BARB ADDN BLK 1 LOT 6(PT)	0.0781	EX-XL	W PARKWAY ST	\$ -
179414	RIDGE, GORDON N	BLOUNT BLK A LOT 2(N 1/2)	0.1715		609 WAINWRIGHT ST	\$ 29,880
182805	525 NORTH LOCUST, LLC	CONGRESS STREET ADDN BLK 1 LOT 1	0.7980		521-531 N LOCUST ST	\$ 965,722
185236	DBC INV LTD	MULBERRY PLACE ADDN BLK A LOT 1	0.3530		515 W MULBERRY ST	\$ 1,106,149
208324	HOWE, LEROY M	A0759A WM LOVING, TR 20, .0812 ACRES	0.0812		419 CARROLL ST	\$ 21,228
210793	KLEMENT KARL PROP INC	CARROLL POINT BLK 1 LOT 2R	1.0400		923 S CARROLL BLVD	\$ 790,000
212102	HI-LO AUTO SUPPLY LP	BLOUNT BLK D LOT 7R	0.8350		100 W EAGLE DR	\$ 895,327
219104	DENTON, CITY OF	DE HALL PROPERTY LOT 1-43	6.1500	EX-XV	E MCKINNEY ST	\$ -
234196	CRUZ, HUGO R & EMMA A	BLOUNT BLK B LOT 2R1	0.1380		611 S LOCUST ST	\$ 89,146
241765	GRUNDEN WEALTH MANAGEMENT LLC	A0759A WM LOVING, TR 106A & 107, .121 ACRES	0.1210		CARROLL BLVD	\$ 6,640
251163	QT DENTON EAGLE DRIVE LLC	Q T 905 ADDN BLK 1 LOT 1	2.1749		321 W EAGLE DR	\$ 1,900,000
254153	SCHMITZ REALTY HOLDINGS LLC	O T DENTON BLK 26 LOT 1 (N PT)	0.5100		201 W SYCAMORE ST	\$ 625,000
611612	518 ACME LTD	ACCESS FIRST CAPITAL ADDN BLK A LOT 1A	3.2210		320 EAGLE DR	\$ 7,214,364
611744	ACCESS BANK TEXAS	CARROLL PARK PLACE TWO PH TWO BLK A LOT 2	0.2590		711 CARROLL BLVD	\$ 126,050
674431	DOWNTOWN RETAIL PARTNERS, LLC	SARATAN ADDITION BLK A LOT 1	0.1100		614 N ELM ST	\$ 75,368
675286	EAGLE ELM PARTNERS	ELM STREET APARTMENTS BLK A LOT 1	1.4800		712 S ELM ST	\$ 8,000,000
675756	ASHRAM, KUNDALINI YOGA	ASHRAM BLK A LOT 1R	0.7900	EX-XV	611 N LOCUST ST	\$ -
679882	DEN10 FIVE 728 LLC	A0185A BBB & CRR, TR 373A, 0.139 ACRES	0.1390		N ELM ST	\$ 68,117
729142	CORUM, AARON SCOTT	CORUM ADDITION BLK A LOT 1	0.2100		600-604 W SYCAMORE ST	\$ 417,000
731590	DENTON, CITY OF	A0759A WM LOVING, TR 182(PT)(ROW), 0.062 ACRES	0.0620	EX-XV		\$ -
957885	CALDERON, YOLANDA	CALDERON ADDITION BLK A LOT 1-A	0.4280		600 WITHERS ST	\$ 281,089

TAX CODE

TITLE 3. LOCAL TAXATION

SUBTITLE B. SPECIAL PROPERTY TAX PROVISIONS

CHAPTER 311. TAX INCREMENT FINANCING ACT

Sec. 311.001. SHORT TITLE. This chapter may be cited as the Tax Increment Financing Act.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Sec. 311.002. DEFINITIONS. In this chapter:

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

(2) "Project plan" means the project plan for the development or redevelopment of a reinvestment zone approved under this chapter, including all amendments of the plan approved as provided by this chapter.

(3) "Reinvestment zone financing plan" means the financing plan for a reinvestment zone described by this chapter.

(4) "Taxing unit" has the meaning assigned by Section



Tax Increment Reinvestment Zone Number One

2024 - 2025 ANNUAL REPORT

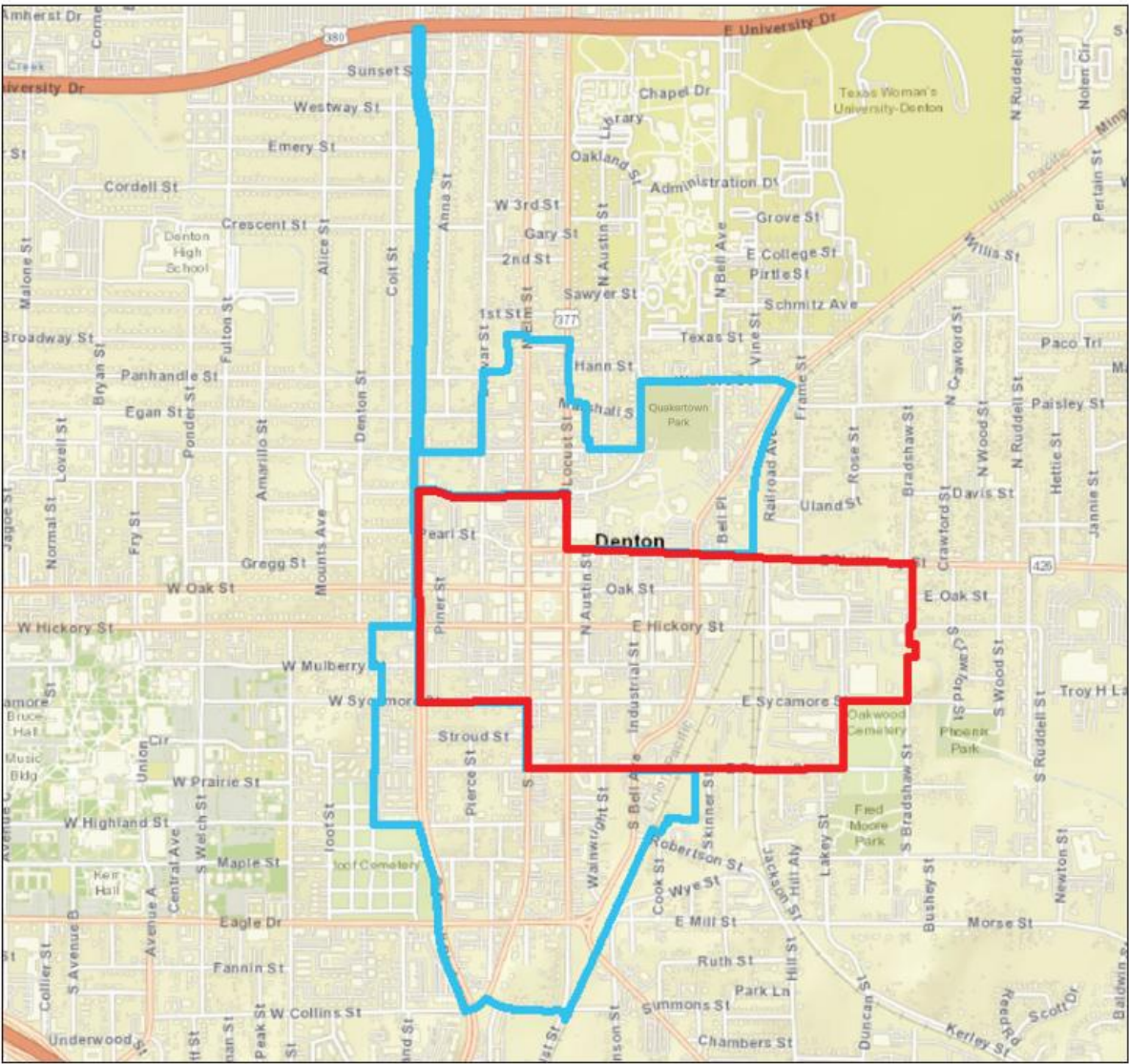
Reporting Period: Oct. 1, 2024, to Sep. 30, 2025

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Tax Increment Reinvestment Zone Number One

DISTRICT MAP



-  - TIRZ #1 Boundary
-  - TIRZ #1A Boundary

Mission Statement

The Mission of the Downtown Tax Increment Reinvestment Zone Number One (Downtown TIRZ 1) is to provide a source of funding for public infrastructure improvements to encourage and accelerate necessary development and redevelopment within the Downtown TIRZ 1 District Area.

Downtown TIRZ 1 took effect on January 1, 2011, with an initial termination date of December 31, 2039, or when the budget of \$24.8 million has been collected.

TIRZ 1A took effect on January 1, 2025, and the life of both Downtown TIRZ 1 and 1A was extended to December 31, 2040, or when the budget of \$ 50,233,426 has been collected.

The City of Denton is the sole participating jurisdiction. The City's participation is as follows:

Year	Participation
1-5	100%
6- 10	95%
11 - 20	90%
21 -30	85%

District Accomplishments

This report represents October 1, 2024, through September 30, 2025 (FY 2024-25). During FY 2024-25, \$796,685 was collected after the end of the supplemental period determined by the City of Denton. An additional \$212,180 in interest brings the total contribution in FY 2023-24 to \$1,008,865.

Downtown saw increased investment with the Downtown TIRZ 1 area in FY 2024-2025. Identified below are private/public partnership projects supported by the Downtown TIRZ 1 and public investment projects that will support future development within the district.

On December 4, 2024, the TIRZ Board approved the Amended Project and Financing Plan to amend the TIRZ boundaries and extend the term.

On December 17, 2024, City Council approved the expansion of the Downtown TIRZ 1 boundary.

Development Within the District

Project Descriptions: Private/Public Investment

Project Name	Location	Project	Status	Total Investment	TIRZ Investment
Little d Property	104-106 W. Oak	Fire	Reimbursed 2025	\$115,000	\$50,000
Green Eggs and Ham	116 W. Oak	Façade/Building Rehab	Reimbursed 2025	\$138,529	\$50,000
Eagle Surveying	212 W. Sycamore	Façade/Building Rehab	Reimbursed 2025	\$1,465,727	\$50,000
The Plot Twist	227 W. Oak	Utility Upgrades, Interior/Code Improvements, and Signage	Reimbursed 2025	\$49,605	\$27,148.96
Fine Arts Theater of Denton, LLC	113-115 N. Elm	Capital Incentive	In Progress	\$9,119,622	\$1,076,366.00
Fine Arts Theater of Denton, LLC	113-115 N. Elm	Operating Incentive	In Progress	\$9,119,622	\$544,503.00
Fine Arts Theater of Denton, LLC	113-115 N. Elm	Fire Suppression	In Progress	\$118,447.13	\$50,000
West Oak Coffee Bar	114 W. Oak	Fire Suppression	In Progress	\$171,751.16	\$50,000
West Oak Coffee Bar	114. Oak	Façade/Building Rehab, Impact Fees, Utility Upgrades, Interior Code Improvements	In Progress	\$362,132	\$50,000
Brakefield's Pool Service	520 S. Elm	Façade (paint only) and Sign	In Progress	\$32,833.65	\$10,000
Mister Red, LLC	122 N. Locust	Façade/Building Rehab, Impact Fees, Utility Upgrades	In Progress	\$102,137.27	\$50,000
McKarroll Partners, LLC	325 W. McKinney	Façade/Building Rehab & Utility Upgrades	In Progress	\$542,247	\$50,000

Project Descriptions: Public Investment

Project	Location	Status	Investment
Oak & Austin St. Crosswalk improvement	Oak and Austin Streets	Complete*	\$100,000

*Not Funded by the TIRZ

Summary of Downtown TIRZ 1 Board Activity

Board Member list and attendance

Downtown Tax Increment Reinvestment Zone #1									
PLACE NO.	MEMBER NAME		MEETING DATE PERIOD COVERED IS OCTOBER 2024 THROUGH SEPTEMBER 2025						
	Last	First	11/7/2024 CANCELED	12/4/2024	1/22/2025	3/26/2025	5/28/2025	7/23/2025 CANCELLED	9/24/2025
1	Reinke Doyle	Marybeth		P	P	P	P		P
2	Stoltzfus	Tim		P	P	P	P		P
3	Byrd	Vicki		P	P	P	P		P
4	Johnson	Suzanne		P	NQ-NS	P	P		A-NA
5	Beck	Brian		P	P	P	P		P
6	Abasolo	Daniel		P	NQ-NS	P	A-NA		P
7	Brakefield	Taylor		A-NA	P	P	NQ-NS		P
TOTAL				6	5	7	5		6

Members serve a two-year term, which begins in October and ends in September each year, depending on their current position.

FY 2024 – 2025 Activity of the Downtown TIRZ 1 Board

The TIRZ 1 Board recommended two items for City Council approval:

- Approved the 2023 – 2024 Downtown Tax Increment Reinvestment Zone Number One Annual Report
- Approved a Downtown Reinvestment Grant application for the following project:
 - 227 W. Oak St., Utility Upgrades, Interior/Code Improvements, and Signage, in an amount not to exceed \$35,000

Downtown Reinvestment Grant Program

In FY 2024-25, the Grant Program's beginning budget was \$200,000, funded by TIRZ 1. Four projects reached completion, creating expenditures of \$177,148.96.

Grant Project Activity

Completed Grant Projects

- A Downtown Reinvestment Grant for Façade/Building Rehab and Interior/Code Improvements in the amount of \$50,000 was paid to the property located at 212 W. Sycamore St. for Eagle Surveying, LLC.
- A Downtown Reinvestment Grant for Fire Suppression in the amount of \$50,000 was paid to the property located at 104-106 W. Oak St. for Little d Property, LLC.
- A Downtown Reinvestment Grant for Façade/Building Rehab in the amount of \$50,000 was paid to the property of 116 W. Oak St. for Green Eggs and Ham, LLC.
- A Downtown Reinvestment Grant for Utility Upgrades, Interior/Code Improvements and Signage in the amount of \$27,148.96 was paid to the property located at 227 W. Oak St. for The Plot Twist, LLC.

Approved Grant Project in progress at the end of FY 2024-2025.

- 113 – 115 N. Elm St., \$1,620.869, Fine Arts Theater of Denton LLC. Pending reimbursement. (Approved FY 2023-2024)

Approved Grant Projects in progress for FY 2025-2026.

- 113-115 N. Elm St., \$50,000, Fine Arts Theater of Denton LLC. (Fire Suppression) Pending reimbursement. (Approved FY 2025-2026)
- 114 W. Oak St., \$50,000, West Oak Coffee Bar GP, LLC. (Façade/Building Rehab, Impact Fees, Utility Upgrades, Interior/Code Improvements) Pending reimbursement. (Approved FY 2025-2026)
- 114 W. Oak St., \$50,000, West Oak Coffee Bar GP, LLC. (Fire Suppression) Pending reimbursement. (Approved FY 2025-2026)
- 520 S. Elm St., \$10,000, Brakefield's Pool Service, LLC. (Façade, Paint Only & Sign) Pending reimbursement. (Approved FY 2025-2026)
- 122 N. Locust St., \$50,000, Mister Red, LLC. (Façade/Building Rehab, Impact Fees, & Utility Upgrades) Pending reimbursement. (Approved FY 2025-2026)
- 325 W. McKinney St., \$50,000, McKarroll Partners, LLC. (Façade/Building Rehab and Utility Upgrades) Pending Reimbursement. (Approved FY 2025-2026)

Expense Summary

During FY 2024-25, expenses for Downtown TIRZ 1 totaled \$207,147.96.

Value and Increment Summary

According to Denton Central Appraisal District Certified figures, the FY 2024-2025 total appraised valuation of taxable and real property Downtown TIRZ 1 and 1A was \$230,565,487 and \$144,238,543.

For the original Downtown TIRZ 1 boundary, this represents a \$30,636,532 decrease from the previous supplement tax value of \$261,202,019.

Since its inception, the final value for FY 2024-2025, with supplements of the Downtown TIRZ 1 has increased by an estimated \$151,208,633.

Certified and Supplement Summary

YEAR	FISCAL YEAR AS OF 9/30	TIRZ CERTIFIED TAX VALUE	SUPPLEMENTAL TIRZ TAX VALUE	INCREMENTAL INCREASE (DECREASE)	SUPPLEMENTAL CONTRIBUTION TO TIRZ	INTEREST	TOTAL TIRZ REVENUE
2010	2010-2011	79,356,854	79,356,854	N/A	N/A	N/A	N/A
2011	2011-2012	81,657,808	80,331,050	974,196	6,720	17	6,737
2012	2012-2013	89,605,635	93,040,263	13,683,409	94,381	297	94,678
2013	2013-2014	96,287,950	100,452,300	21,095,446	145,506	1,084	146,590
2014	2014-2015	114,885,073	116,769,435	37,412,581	258,053	2,821	260,874
2015	2015-2016	118,440,576	127,204,599	47,847,745	330,030	5,855	335,885
2016	2016-2017	136,021,478	150,021,979	70,665,125	458,739	11,439	470,178
2017	2017-2018	142,050,751	161,351,215	81,994,361	496,856	6,712	503,568
2018	2018-2019	167,000,575	170,678,753	91,321,899	538,300	11,589	549,889
2019	2019-2020	210,529,139	209,626,251	130,269,397	730,722	16,930	747,652
2020	2020-2021	232,747,807	234,054,363	154,697,509	867,747	10,870	878,617
2021	2021-2022	232,894,462	222,831,388	143,474,534	730,631	19,667	750,298
2022	2022-2023	249,149,564	248,865,847	169,508,993	855,366	120,323	975,689
2023	2023-2024	261,579,433	261,202,019	181,845,165	917,616	235,968	1,153,584
2024	2024-2025	230,735,289	230,565,487	151,208,633	796,685	212,180	1,008,865
TOTALS					\$7,227,352.00	\$655,752.00	\$7,883,104.00

Fund Balance as of 9/30/25 is \$5,375,568

TIRZ 1A Certified Tax Value

2024-2025: \$144,238,543

Appendix A:

TIRZ One Balance Sheet

City of Denton Tax Increment Financing Reinvestment Zone (TIRZ 1)

FISCAL YEAR AS OF 9/30	SUPPLEMENTAL TIRZ TAX VALUE	INCREMENTAL INCREASE (DECREASE)	CONTRIBUTION	ADJUSTED INCREMENTAL VALUE	TAX RATE	ANNUAL TIRZ AD VALOREM REVENUE	INTEREST	TOTAL TIRZ REVENUE	TOTAL EXPENDITURE S	FUND BALANCE
2010-2011	79,356,854	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A
2011-2012	80,331,050	974,196	100%	2,300,954	0.68975%	6,720	17	6,737	-	6,737
2012-2013	93,040,263	13,683,409	100%	10,248,781	0.68975%	94,381	297	94,678	-	94,678
2013-2014	100,452,300	21,095,446	100%	16,931,096	0.68975%	145,506	1,084	146,590	-	146,590
2014-2015	116,769,435	37,412,581	100%	35,528,219	0.68975%	258,053	2,821	260,874	-	260,874
2015-2016	127,204,599	47,847,745	100%	39,083,722	0.68975%	330,030	5,855	335,885	76,000	259,885
2016-2017	150,021,979	70,665,125	95%	53,831,393	0.68334%	458,739	11,439	470,178	76,000	394,178
2017-2018	161,351,215	81,994,361	95%	59,559,202	0.637856%	496,856	6,712	503,568	1,542,845	(1,039,277)
2018-2019	170,678,753	91,321,899	95%	83,261,535	0.620477%	538,300	11,589	549,889	156,000	393,889
2019-2020	209,626,251	130,269,397	95%	124,613,671	0.590454%	730,722	16,930	747,652	139,587	608,065
2020-2021	234,054,363	154,697,509	95%	145,721,405	0.590454%	867,747	10,870	878,617	24,988	853,629
2021-2022	222,831,388	143,474,534	90%	138,183,847	0.565823%	730,631	19,667	750,298	51,507	698,791
2022-2023	248,865,847	169,508,993	90%	152,813,439	0.560682%	855,366	120,323	975,689	129,767	845,923
2023-2024	261,202,019	181,845,165	90%	163,660,649	0.560682%	917,616	235,968	1,153,584	103,695	1,049,889
2024-2025	230,565,487	151,208,633	90%	136,087,770	0.585420%	796,685	212,180	1,008,865	207,148	801,717
TOTALS						\$ 7,227,352	\$ 655,753	\$7,883,104	\$ 2,507,537	\$ 5,375,568

REPORT CREATED BY:

City of Denton, Office of Economic Development
401 N. Elm Denton, TX 76201
940.349.7776
www.cityofdenton.com

Attachment 6

Downtown Cleaning – City Comparisons

How other cities fund Downtown Cleaning:

- **Huntsville, TX:**
 - Downtown maintenance and cleaning are funded through the General Fund and managed across multiple city departments. However, one employee is specifically dedicated to downtown maintenance and cleaning, and their position is funded through the Parks and Recreation Department.
- **San Marcos, TX:**
 - Downtown maintenance and cleaning have been supported by the “Clean Team” since 2023, funded through a combination of General Fund dollars and Downtown TIRZ 5 resources. Funding categories and annual revenues differ from Denton’s TIRZ 1.
 - The Downtown San Marcos Clean Team consists of three employees who provide services seven days a week:
 - Ground Crew Leader – funded by the General Fund
 - Grounds Specialist 1 – funded by TIRZ 5 and ARPA (*transitioning to the General Fund in 2027*)
 - Grounds Specialist 2 – funded by TIRZ 5, full-time temporary, no benefits
- As previously noted in the ISR No.2025-048 PID Overview, San Antonio, Dallas, and Fort Worth fund their downtown cleaning and maintenance through Public Improvement Districts, with San Antonio also utilizing HOT funds.

Friday Report - Council Requests FY 26-27

	Summary of Request or Item	Council Member Requestor	Date Received	Staff Assigned	Department	Comments	Action
1	Traffic light malfunction at Carroll and Oak Street	Mayor Pro Tem Stevens	09/27/26	Farhan Butt	Development Services	Response sent.	Complete
2	CDBG and HOME Policy Recommendations	Council Member Ferrie	09/28/26	Jesse Kent	Community Services	Response sent.	Complete
3	Cross Traffic Sign at Montecito & El Paseo	Council Member Holland	09/30/26	Farhan Butt	Development Services	Response sent.	Complete
4	Art Wall Installation Considerations	Council Member Ferrie	10/05/26	Charlie Rosendahl, Jen Basham	Development Services Parks	Response sent.	Complete
5	Electrical Service Transfer	Mayor Watts	10/03/26	Antonio Puente	DME	Response sent	Complete
6	Safe Routes to School Timeline and Engagement	Council Member Rumohr	09/17/26	Farhan Butt, Seth Garcia	Capital Projects/Engineering/Public Works Development Services	Response sent.	Complete
7	Michelin Guide	Mayor Pro Tem Stevens	09/30/26	Brittany Sotelo	Economic Development	Referred to staff.	In Progress
8	Go Zone Service Area	Council Member Holland	10/02/26	Farhan Butt	Development Services	Referred to staff.	In Progress
9	Amarillo Street Follow Up	Mayor Pro Tem Stevens	10/05/26	Seth Garcia	Capital Projects/Engineering/Public Works	Referred to staff.	In Progress
10	Property Construction Concerns	Council Member Rumohr	10/06/26	Charlie Rosendahl	Development Services	Referred to staff.	In Progress
11	Overnight shelter	Council Member Ferrie	10/05/26	Jesse Kent, Matthew Hamilton	Community Services Finance	Referred to staff.	In Progress
12	PlacerAI Tool Usage	Council Member Ferrie	10/05/26	Brittany Sotelo	Economic Development	Referred to staff.	In Progress
13	Jail Bond Requirements	Council Member Ferrie	10/05/26	Jamie Lindsay	Municipal Court	Referred to staff.	In Progress
14	Sundown Ranch Construction	Mayor Watts	10/07/26	Seth Garcia	Capital Projects/Engineering/Public Works	Referred to staff.	In Progress
15	Green Ribbon Project	Council Member Rumohr	10/08/26	Jen Basham	Parks	Referred to staff.	In Progress
16	Sherman Pond Litter	Mayor Pro Tem Stevens	10/09/26	Jesse Kent	Community Services	Referred to staff.	In Progress
17	Pedestrian traffic at Bronco Way	Council Member Rumohr	09/28/26	Farhan Butt	Development Services	Audit scheduled October 14. Findings October 20	Scheduled



City of Denton

Meeting Calendar

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Criteria : Begin Date: 10/12/2026, End Date: 1/15/2027

Date	Time	Meeting Body	Meeting Location
<u>October 2026</u>			
10/12/2026	3:00 PM	Development Code Review Committee	Cancelled
10/12/2026	5:30 PM	Historic Landmark Commission	Development Service Center
10/12/2026	5:30 PM	Library Board	South Branch Library
10/13/2026	12:00 PM	City Council	Development Services
10/13/2026	2:00 PM	City Council	Council Work Session Room & Council Chambers
10/14/2026	11:00 AM	Economic Development Partnership Board	Development Service Center
10/14/2026	3:00 PM	Airport Advisory Board	Airport Terminal Meeting Room
10/15/2026	5:30 PM	Board of Ethics	Council Work Session Room
10/19/2026	9:00 AM	Public Utilities Board	Council Work Session Room
10/21/2026	12:00 PM	Tax Increment Reinvestment Zone Number One Board	Development Service Center
10/21/2026	5:00 PM	Planning and Zoning Commission	Council Work Session Room & Council Chambers
10/23/2026	9:00 AM	Community Partnership Committee	Council Work Session Room
10/26/2026	3:00 PM	Development Code Review Committee	Development Services Center
10/26/2026	5:30 PM	Zoning Board of Adjustment	Development Service Center
10/27/2026	2:00 PM	City Council	Council Work Session Room & Council Chambers
10/28/2026	10:00 AM	Mobility Committee	Cancelled
10/28/2026	1:00 PM	Civil Service Commission	City Hall East Human Resources Training Room
10/28/2026	1:00 PM	Sustainability Framework Advisory Committee	City Council Work Session Room

November 2026

Meeting Calendar continued...

Date	Time	Meeting Body	Meeting Location
11/2/2026	6:00 PM	Parks, Recreation and Beautification Board	Civic Center Community Room
11/4/2026	11:00 AM	Economic Development Partnership Board	Development Service Center
11/5/2026	8:00 AM	Agenda Committee	Council Work Session Room
11/5/2026	12:00 PM	Bond Oversight Committee	Council Work Session Room
11/5/2026	6:00 PM	Denton Police Department Chief of Police Advisory Board	Public Safety Training Center 719 E. Hickory Street Denton, Texas 76205
11/9/2026	9:00 AM	Public Utilities Board	Council Work Session Room
11/9/2026	5:30 PM	Historic Landmark Commission	Development Service Center
11/9/2026	5:30 PM	Library Board	Emily Fowler Central Library
11/11/2026	3:00 PM	Airport Advisory Board	Airport Terminal Meeting Room
11/12/2026	9:00 AM	Main Street Board	Development Service Center
11/12/2026	3:00 PM	Health & Building Standards Commission	Development Service Center
11/13/2026	10:00 AM	Community Services Advisory Committee	Development Service Center
11/16/2026	3:00 PM	Development Code Review Committee	Development Services Center
11/16/2026	5:30 PM	Zoning Board of Adjustment	Development Service Center
11/17/2026	12:00 PM	Denton City Public Facility Corporation	Council Work Session Room
11/17/2026	2:00 PM	City Council	Council Work Session Room & Council Chambers
11/18/2026	10:00 AM	Mobility Committee	Council Work Session Room
11/18/2026	12:00 PM	Tax Increment Reinvestment Zone Number One Board	Development Service Center
11/18/2026	5:00 PM	Planning and Zoning Commission	Council Work Session Room & Council Chambers
11/19/2026	3:00 PM	Committee on Persons with Disabilities	Development Service Center
11/20/2026	9:00 AM	Community Partnership Committee	Council Work Session Room
11/25/2026	1:00 PM	Civil Service Commission	City Hall East Human Resources Training Room

December 2026

12/1/2026	2:00 PM	City Council	Council Work Session Room & Council Chambers
12/3/2026	8:00 AM	Agenda Committee	Council Work Session Room

Meeting Calendar continued...

Date	Time	Meeting Body	Meeting Location
12/3/2026	8:30 AM	Downtown Economic Development Committee	Development Service Center
12/3/2026	4:00 PM	Public Art Committee	Civic Center Community Room
12/7/2026	9:00 AM	Public Utilities Board	Council Work Session Room
12/7/2026	6:00 PM	Parks, Recreation and Beautification Board	Civic Center Community Room
12/9/2026	11:00 AM	Economic Development Partnership Board	Development Service Center
12/9/2026	1:00 PM	Sustainability Framework Advisory Committee	City Council Work Session Room
12/9/2026	3:00 PM	Airport Advisory Board	Airport Terminal Meeting Room
12/10/2026	3:00 PM	Health & Building Standards Commission	Development Service Center
12/11/2026	9:00 AM	Community Partnership Committee	Council Work Session Room
12/14/2026		Public Utilities Board	Council Work Session Room
12/14/2026	5:30 PM	Board of Ethics	Council Work Session Room
12/14/2026	5:30 PM	Library Board	North Branch Library
12/14/2026	5:30 PM	Zoning Board of Adjustment	Development Service Center
12/15/2026	2:00 PM	City Council	Council Work Session Room & Council Chambers
12/16/2026	10:00 AM	Mobility Committee	Council Work Session Room
12/16/2026	5:00 PM	Planning and Zoning Commission	Council Work Session Room & Council Chambers
12/23/2026	1:00 PM	Civil Service Commission	City Hall East Human Resources Training Room
12/31/2026		City Council	Council Chambers

Tentative Work Session Topics and Meeting Information
Updated: October 1, 2026

Meeting Date	Item	Legistar ID	Departments Involved	Type	Estimated Time
October 13 Joint Meeting with Denton ISD (@12:00 p.m.)	A. City of Denton Legislative Program	26-1621	City Manager's Office	City Business	0:15
	B. Denton ISD Legislative Program	26-1668	Denton ISD	DISD Business	0:15
	B. City of Denton Capital Projects Update	26-1616	Capital Projects	City Business	0:15
	C. City of Denton/DISD Parks/Borman Update	26-1615	Parks and Recreation	City Business	0:15
	Closed Meeting Item(s):		Legal (if any)	City Business	0:00
				Total Est. Time:	1:00
	Other Major Items for Meeting:				
October 13 Work Session (@2:00 p.m.) Special Called Meeting (Upon conclusion of the WS)	A. Data Center Moratorium Findings	26-1604	Development Services	City Business	0:30
	B. Community Forever Village	26-2429	Development Services	City Business	0:45
	C. Energy Portfolio Mgmt. Audit Follow-Up	26-1187	Internal Audit	City Business	0:15
	D. Public Safety Communications Audit Follow-Up	26-1188	Internal Audit	City Business	0:15
	E. Wastewater System Operations Audit Follow-Up	26-1189	Internal Audit	City Business	0:15
	X. Two Minute Pitch:	26-0634	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
				Total Est. Time:	3:00
	Other Major Items for Meeting:				
October 27 Work Session (@2:00 p.m.) Special Called Meeting (Upon conclusion of the WS)	A. Federal Legislative Update	26-0972	City Manager's Office	City Business	0:30
	B. Structural Changes to Ethics Ordinance	26-1704	Internal Audit	Council Request	1:00
	C. Denton Renewable Resource Plan Updates	26-1354	DME	City Business	1:00
	D. DME Electric Fund Balance	26-1705	Finance	City Business	0:30
	E. New South Branch Library and Active Adult Center	26-1706	Capital Projects	City Business	0:30
	X. Two Minute Pitch:	26-0635	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s): Federal Grants Discussion		Legal (if any)	City Business	0:30
				Total Est. Time:	4:30
	Other Major Items for Meeting:				
November 17 Work Session (@1:00 p.m.) Special Called Meeting (Upon conclusion of the WS)	A. Council Priority Update (Affordable Housing)	TBD	Community Services	City Business	1:00
	B. Franchise Fee Collections Audit Follow-Up	26-1191	Internal Audit	City Business	0:15
	C. Network Management Audit Follow-Up	26-1190	Internal Audit	City Business	0:15
	E. Financial Planning Audit	25-2153	Internal Audit	City Business	0:15
	F. Tree and Landscape Code	26-1608	Development Services	City Business	0:30
	G. Multifamily Moratorium	26-1395	Development Services	City Business	0:45
	X. Two Minute Pitch:	26-0636	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s): Review City Manager applicant pool with SGR.		Legal (if any)	City Business	1:15
				Total Est. Time:	4:45
	Other Major Items for Meeting:				
December 1 Work Session (@2:00 p.m.) Regular Meeting (@ 6:30 p.m.)	A. Citizens' Committee of Art and Culture	TBD	City Manager's Office	Council Request	0:30
	B. Minimum Parking Reduction Pilot Program	26-1607	Development Services	City Business	0:45
	C. MUD Policy	26-1611	Development Services	City Business	0:45
	D. Boards and Commissions Update		City Secretary's Office	Council Request	0:30
	X. Two Minute Pitch:	26-0637	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s): Review candidates and determine semifinalists for in-person interviews.		Legal (if any)	City Business	2:00
				Total Est. Time:	5:00
	Other Major Items for Meeting:				
December 15 Work Session (@2:00 p.m.) Regular Meeting (@ 6:30 p.m.)	A. Hold for City Manager Interviews	TBD			0:00
	B.				0:00
	C.				0:00
	X. Two Minute Pitch:	26-0638	City Manager's Office	Council Request	0:00
	Closed Meeting Item(s): Interviews		Legal (if any)	City Business	4:15
				Total Est. Time:	4:15
	Other Major Items for Meeting:				
~ 2 0 2 7 ~					
January 12 Work Session (@2:00 p.m.) Special Called Meeting (Upon conclusion of the WS)	A. Monthly Financial Update	TBD	Finance	City Business	0:30
	A. Parks Update	TBD	Parks	City Business	0:45
	B. ED Catalyst Projects	TBD	Economic Development	City Business	1:00
	X. Two Minute Pitch:	TBD	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
				Total Est. Time:	3:15
	Other Major Items for Meeting:				
2nd Meeting in January Work Session (@2:00 p.m.) Regular Meeting (@ 6:30 p.m.)	A.	TBD		City Business	0:00
	B.	TBD		City Business	0:00
	X. Two Minute Pitch:	TBD	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
				Total Est. Time:	1:00
	Other Major Items for Meeting:				
1st Meeting in February Work Session (@2:00 p.m.) Regular Meeting (@ 6:30 p.m.)	A. Monthly Financial Update	TBD	Finance	City Business	0:30
	B.	TBD		City Business	0:00
	X. Two Minute Pitch:	TBD	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
				Total Est. Time:	1:30
	Other Major Items for Meeting:				
2nd Meeting in February Work Session (@2:00 p.m.) Regular Meeting (@ 6:30 p.m.)	A. Quakertown Memorial Fund	TBD		City Business	0:30
	B. City-Wide Fiscal Impact Analysis	TBD		City Business	0:30
	C.	TBD		City Business	0:00
	X. Two Minute Pitch:	TBD	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
				Total Est. Time:	2:00
	Other Major Items for Meeting:				
Council Priorities and Significant Work Plan Items to be Scheduled	Affordable Housing Update	TBD	Community Services	City Business	
	Denton Housing Authority	26-1002	Community Services	City Business	0:45
	Economic Development Programming	TBD	Economic Development	City Business	
	Alternative Work Schedules Pilot Program	TBD	City Manager's Office	City Business	
	City Sponsorship Criteria, Rubric, and Scoring Process	TBD	City Manager's Office	City Business	
	City Manager Recruitment	TBD	Human Resources	City Business	
	HOT Funds & Sponsorship Allocation Process	TBD	City Manager's Office	City Business	
	City Hall West	TBD	City Manager's Office	City Business	

1 Street Closure Report: Upcoming Closures



SCR Oct 12th - 18th

	Street/ Intersection	From	To	Closure Start Date	Closure End Date	Description	Department	Department Contact	Closure Type
1	Carroll Blvd S	Pearl St	Mulberry St W	10/12/26	11/09/26	Driver Pipeline will use the TCP during their gas main line relocation ahead of City of Denton CIP (PEC4)	Public Works Inspections	Zabdiel Mota	Lane Closure
2	Fishtrap Rd	5501 Fishtrap Rd (Fishtrap Business Center)	Greenleaf Cir	10/12/26	12/07/26	Fink Construction extending waterline on Fishtrap for Riviera Mobile Home Park.	Public Works Inspections	Eder Talamantes	Lane Closure

2 Street Closure Report: Current Closures

	Street/ Intersection	From	To	Closure Start Date	Closure End Date	Description	Department	Department Contact	Closure Type
1	Bonnie Brae St	University Dr (US 380)	Carril Al Lago Dr	07/13/26	10/10/26	Contractor is to demo existing southbound lanes of Bonnie Brae	Engineering	Jesus Perez	Lane Closure
2	Bonnie Brae St	University Dr (US 380)	Elm St (US77)	05/11/26	10/10/26	Contractor will continue to demolish and install infrastructure along the whole length of the project. At times Contractor will need the use of an additional lane.	Engineering	Jesus Perez	Rolling Closure
3	Bonnie Brae St	Riney Rd / Bronco Way	Elm St (US77)	05/22/26	10/10/26	Contractor to construct the new concrete southbound lanes.	Engineering	Jesus Perez	Full Closure
4	Carril Al Lago Dr	Aurora Ln	Bonnie Brae St	05/25/26	10/10/26	Contractor will be demolishing the street intersection and median to the new right of way line.	Engineering	Jesus Perez	Full Closure
5	Carroll Blvd	Prairie St	Hickory St	08/24/26	10/16/26	Driver to perform gas work at the SE corner of intersection of Carroll/Mulberry Street.	Atmos Public Works Inspections	Zabdiel Mota	Lane Closure
6	Carroll Blvd	Oak St	Sycamore St	09/28/26	10/30/26	Driver Pipeline to use TCP set to retire gas service along the southside of Carroll Boulevard.	Atmos	Zabdiel Mota	Lane Closure
7	Hickory Creek Rd	Riverpass Dr	Country Club Rd (FM 1830)	03/13/23	12/31/26	Bridge Installation	Engineering	Tracy Beck	Full Closure
8	McKinney St	Loop 288	500' east of Loop 288	09/30/26	10/14/26	Demo existing curb-gutter and install new D/W approach	Public Works Inspections	Jacob O'Briant	Lane Closure
9	Oak St	Carroll Blvd	Fry St	05/08/26	10/16/26	A&D completing restoration for gas work	Public Works Inspections	Stephany Trammell	Rolling Closure
10	Oak St	Welch St	Ave C	05/08/26	10/16/26	A&D completing restoration for gas work	Public Works Inspections	Stephany Trammell	Rolling Closure
11	Quail Creek Dr	Stockbridge Rd	Berry Down Ln	05/04/26	10/23/26	Replacing water lines	Private Development Public Works Inspections	Alexander Cervantes	Full Closure
12	Redstone Rd	Hercules Ln	Neptune Dr	05/05/25	10/31/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
13	Robson Ranch Rd	I-35W	Gibbs Road/Ed Robson Blvd	08/10/26	02/06/27	Roadway widening from Sagehawk Drive to I-35W and at the Gibbs Road/Ed Robson Blvd intersection	Engineering	Megan Davidson	Lane Closure
14	Stockbridge Dr	Hudsonwood Dr	Quail Creek Dr	03/30/26	10/23/26	Contractor replacing water lines for Providence Place Project	Private Development Public Works Inspections	Alexander Cervantes	
15	Stuart Rd	Sun Valley Dr	Imperial Dr	05/15/26	10/23/26	Utility Work	Public Works Inspections	Armando Beltran	Lane Closure
16	Windsor Dr	Bonnie Brae St	Westgate Dr	03/26/26	10/23/26	Water Tap and Tie in. Closure will be active from 9am-3pm	Public Works Inspections	Armando Beltran	Lane Closure
17	Yellowstone Pl	Imperial Dr	Sun Valley Dr	05/15/26	10/23/26	Utility Work	Public Works Inspections	Armando Beltran	Lane Closure

3 Street Closure Report: Completed Closures

	Street/ Intersection	From	To	Closure Start Date	Closure End Date	Description	Department	Department Contact	Closure Type
1	Frame St (722)	Mingo Rd	Frame St (710)	09/08/26	09/10/26	BaseFailure	Streets	Jesse Rodriguez	Lane Closure
2	Highland St W	Welch St	Bernard St	08/03/26	10/05/26	Reconstruct on W Highland	Streets	Jesse Rodriguez	Full Closure
3	Jupiter Dr	Redstone Rd	Selene Dr	02/02/26	09/11/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
4	Micro Surfacing Program	Multiple Streets and Days	https://www.cityofdenton.com/m/newsflash/home/detail/1338	09/09/26	09/29/26	A city contractor will be performing an annual preventative maintenance treatment to various road surfaces throughout the city. Please visit https://www.cityofdenton.com/m/newsflash/home/detail/1338 for more details.	Streets	Jesse Rodriguez	Rolling Closure
5	Neptune Dr	Redstone Rd	Selene Dr	11/24/25	09/11/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
6	Pershing Dr	Atlas Dr	Stuart Rd	09/01/26	09/11/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
7	Pershing Dr	Atlas Dr	Stuart Rd	05/08/25	09/11/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
8	Royal Acres Dr	Hercules Ln	Sherman Dr	02/16/26	09/11/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
9	Snowhill Ct	Argle Ln	Cul de Sac	09/01/26	09/08/26	BaseFailure	Streets	Jesus Rodriguez	Lane Closure
10	Stuart Rd	Selene Dr	Juno Ln	09/08/26	09/11/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
11	Vintage Blvd (4301)	Edge Way	Hidden Meadows Trail	09/21/26	09/25/26	The right lane on vintage blvd will be closed due to a storm inlet demo. Traffic will be directed into the left lane, contractor on needs one week to finish demo.	Private Development	Michael Collins	Lane Closure
12	Windsor Dr	Northway	Parkside Dr	04/22/26	10/01/26	The Contractor will be demolishing the asphalt roadway that form the (2) west bound lanes West of the Windsor/Bonnie Brae intersection.	Engineering	Jesus Perez	Lane Closure
13	Windsor Dr	Northway	Bonnie Brae St	07/20/26	10/01/26	Contractor will be installing concrete pavement on the eastbound lanes west of the street intersection of Windsor & Bonnie Brae	Engineering	Jesus Perez	Lane Closure