MINUTES
CITY OF DENTON
DENTON TAX INCREMENT FINANCE ZONE NO.1 BOARD
September 30, 2011

After determining that a quorum was present, the Denton Tax Increment Finance Zone No.1 Board convened on Friday, September 30, 2011 at 12:12 p.m. in the City Hall Work Session Room, 215 E. McKinney, Denton, Texas.

PRESENT: Marty Rivers, Virgil Strange, Bob Moses, Harold Strong, and Hank Dickenson

ABSENT: Pete Kamp and James King

STAFF PRESENT: Jon Fortune, Linda Ratliff, Julie Glover, Erica Sullivan, Christina Davis and Aaron Leal

GUESTS: Ron Menguita, City of Denton Planning Department

REGULAR SESSION

1. Considered approval of the minutes of the June 29, 2011 Tax Increment Finance Zone No.1 Board meeting
   Hank Dickenson motioned approval of the June 29, 2011 Tax Increment Finance Zone No.1 Board meeting as presented. The motion was seconded by Virgil Strange and carried unanimously (5-0).

2. Received a report, held a discussion regarding the Form Based Code
   Ron Menguita introduced himself and presented background information on the Downtown Implementation Plan (DTIP) and how the Form Based Code (FBC) is part of the DTIP. The DTIP is made up of six chapters with action items and is available on the City’s website. Several items have been completed; micro-sealing Hickory Street and adding angle parking to increase the amount of available parking, the TIF was adopted, the transit center opened, a solid waste program focusing on recycling was implemented, a downtown traffic study was completed. Currently the Downtown Mobility Plan is being developed. Ongoing are improvements to Hickory Street (Courthouse to Courthouse) and the Form Based Code. Way Finding will be a three phase project with Phase I being the way finding in downtown.

   In open discussion Rivers and Strong requested additional information specifically on the FBC once the draft is ready for review. There was some discussion regarding enhancements to the sidewalks on the square by adding trees. Menguita will make another presentation to the TIF Board when the FBC is ready for review and input.

3. Received a report and held a discussion regarding property tax revenue for 2011 TIF Zone No. 1
   Julie Glover presented the preliminary property tax revenue as $16,000 (subject to change; some properties may contest estimated tax). The TIF consultant had estimated tax revenue at 2%, but revenue had actually increase 2.8%. Staff expects a greater increase next year with several new projects in the downtown area being completed this year.

4. Received staff activity report
   a. Ratliff met with a developer from Dallas who was interested in catalyst projects in the downtown area. Ratliff took the developer on a tour and introduced him to key people with those projects.
   b. Ratliff distributed the current board contact sheet to the members and asked them to make corrections to the sheet. The information listed will be posted on the City’s website for public access.

5. The next meeting is scheduled for January 27, 2012

6. Meeting adjourned at 12:50 p.m.