The Tax Increment Finance Zone No.1 Board for the City of Denton convened on Friday, January 3, 2014 at 12:00 pm, in the City Hall Work session Room, 215 E. McKinney, Denton, Texas.

Present: Hank Dickenson, Bob Moses, Marty Rivers, Virgil Strange, Harold Strong
Absent: Pete Kamp, James King
Staff Present: Aimee Bissett, Karen Boenker, John Cabrales, Julie Glover, Erica Sullivan
Guests:

1. **Considered approval of the minutes of the June 14, 2013 Tax Increment Finance Zone No.1 Board meeting.** A motion was made by Strong and seconded by Moses to approve the minutes as written.

2. **Received a report and hold a discussion regarding the annual ad valorem revenue of Downtown TIF Number One (Erica Sullivan)** Sullivan presented the ad valorem numbers. Rivers had questions about the way the base year and subsequent years were calculated. Each year should be calculated from the base year ($79,356,854); the table presented used the previous year and calculated the difference each year. Rivers said that there should be more money in the fund, based on the methodology of using the base year figures each time. Economic Development Staff will meet with the Finance department and determine the methodology. Rivers asked that the TIF Board meet again in September to review the numbers. It was determined that we would meet on Friday, January 24th, at noon.

3. **Receive a report, hold a discussion and give staff direction regarding the 2013 Annual Report for Downtown TIF Number One (Julie Glover)** This item was tabled, since the ad valorem numbers used in the report may not be accurate.

4. **Received a report and hold a discussion regarding E. Hickory Capital Improvements (Julie Glover)** Glover reported that water, wastewater and Denton Municipal Electric (DME) operations have begun on E. Hickory. Wastewater Collection began lining and extending the existing sewer lines in December. The Water Department and DME will start work the second week of January. Water is expected to complete their work by the end of March, and DME in April. While these departments are completing construction, the Hickory Street Grand project will be advertised for bids and the construction contract will be completed. Street construction will start as soon as DME has completed their work.
5. **Reviewed TIF Board Members and discuss reappointments (Julie Glover)** Glover said that four TIF Board members terms will expire and all are eligible for another term, if the City Council desires to reappointment them. Glover will email James King, Virgil Strange, Hank Dickenson and Harold Strong to see if they would like to serve another term. Glover will prepare the City Council back up item for appointments, and place it on their agenda as soon as possible.

6. **Received Staff Activity Reports**
   a. Businesses Closed: Gerhard’s German Restaurant, Siam Off the Square, The Boyd Girls, Cellar 22, Burguesa, Siam Off the Square, NV Cupcakes (plans to open in March on W. Hickory Street, near Natalie’s Lounge)
   b. Businesses Opened: Rusty Taco, Vigne (moved to 219 E. Hickory), Gold Mine Barbeque, Subway, Mulberry Street Cantina, Lone Star Attitude, Last Drop Tavern, Twisted Body Pilates, Irish Boozer, Shop the Barn, Shift Coffee, East Side Social Club

7. **Adjourned at 1 pm**

   The next meeting will be Friday, January 24th, at noon, in the City Council Work Session Room, 215 E. McKinney Street, Denton, Texas.