After determining that a quorum was present, the Denton Tax Increment Finance Zone No.1 Board convened on Friday, January 16, 2015 at 12:10 p.m. in the City Hall Work Session Room, 215 E. McKinney, Denton, Texas.

PRESENT: Hank Dickerson, Bob Moses, Marty Rivers, Virgil Strange, Chris Watts, Kevin Roden

ABSENT: Harold Strong

STAFF PRESENT: George Campbell, Ron Menguita, Julie Glover, Christina Davis, Karen Boenker, Michelle Coughlin

GUESTS: Lee Ramsey, Brandon Martino

REGULAR SESSION

1. Consider approval of the minutes of the December 3, 2015 Tax Increment Finance Zone No.1 Board meeting.

Moses motioned approval of the December 3, 2015 Tax Increment Finance Zone No.1 Board meeting as presented. The motion was seconded by Strange and carried unanimously (5-0).

2. Receive a report, hold a discussion and give staff direction regarding appointment of board members for Tax Increment Financing Zone Number One (Downtown TIF).

Three TIF Board positions are currently eligible for reappointment: Kevin Roden, Virgil Strange and Harold Strong. Roden and Strange have expressed an interest in serving another term. The “Qualified Voter” position, most recently held by Harold Strong, University of North Texas, needs to be filled.

After a discussion, Dickenson made a motion to re-appointment Virgil Strange and Roden. Moses seconded. The motion passed unanimously (6-0).

Dickenson made a motion to nominate Melissa Lenaberg. Moses seconded. The motion passed unanimously (6-0).

3. Receive a report, hold a discussion and give staff direction regarding improvements to property located at 608 E. Hickory.

Glover reviewed the TIF project plan with regard to parking ($8 million), streets ($7.9 million), downtown projects (4.9 million), and utility drainage ($4 million). She told the Board that the Martino Group has built an underground conduit to change the overhead utilities to underground. The City and Charter have moved their operations into the underground conduit. Verizon wants to charge the Martino Group $22,059.29 to move their overhead operations and remove the wooden poles in front of 608 E. Hickory.
4. Receive a report, hold a discussion and give staff direction regarding paying for the building outline lights maintenance out of TIF #1 funds.

Glover gave a brief history of the building light program and how it is funded. She said that Councilman Greg Johnson requested that this item be placed on the agenda.

BOARD WENT INTO CLOSED SESSION AT 12:56 p.m.

BOARD RETURNED TO OPEN SESSION AT 1:03 p.m.

5. Receive Staff Activity Reports
   a. Businesses Closed: Muddy Jakes
   c. Coming soon: Juice Lab: Organic Juice Bar and Bakery and Taps & Caps

6. Received a report, hold a discussion, and give staff direction regarding appointment of board members for Tax Increment Financing Zone Number One (Downtown TIF). (This item was resolved in open session.)

7. Received a report, hold a discussion and give staff direction regarding improvements to property located at 608 E. Hickory.

Roden motioned not to fund the $22,059.29 request from The Railyard and Dickenson seconded.

8. Received a report, held a discussion and gave staff direction regarding paying for the building outline lights maintenance out of TIF #1 funds.

Roden motioned not to use TIF for downtown lights and Dickenson seconded.

Under Section 551-0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

The Board discussed items for the next meeting—they need to review a draft of the Annual Report and would like to see preliminary 2015 numbers on tax collected within the zone. A meeting date was set for February 26, at noon.

9. Meeting adjourned at 1:11 p.m.