



MINUTES OF MEETING
MONDAY, OCTOBER 11, 2021, 4:00 PM
311 W. WOODARD STREET, DENISON, TEXAS

MEMBERS PRESENT: Teresa Adams, Brett Evans, Matthew Looney, Jared Johnson, and Mark Kuneman

MEMBERS ABSENT: None

STAFF PRESENT: Tony Kaai, CEcD – President, William Myers, CEcD – VP of Business Development

EX-OFFICIO PRESENT: Mayor Janet Gott

MEETING WAS CALLED TO ORDER BY CHAIRMAN BRETT EVANS AT 4:01 PM, AND IT WAS RECOGNIZED A QUORUM WAS PRESENT.

ANNOUNCEMENT BY PRESIDING OFFICER: “As authorized by Section 551.087 and 551.072 of the Texas Government Code, Chairman Evans announced the Denison Development Alliance adjournment into closed Executive Session on the 11th day of October, 2021, at 4:01 PM to consider the following:

I. EXECUTIVE SESSION: Pursuant to Chapter 551, Texas Government Code, DDA reserves the right to convene into Executive Session(s), during the course of this meeting to discuss the following:

I. 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Consider incentives, if any, for Project HEN:

a) 551.072 - DELIBERATIONS ABOUT REAL PROPERTY

- Review and discuss the planning and development firm’s proposals received and rank accordingly regarding their qualifications.
- Approve the future development of the Johns Manville property with the selection of a planning and development firm.

Following the closed Executive Session, the Board reconvened in open and public session at 5:07 PM.

II. 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Consider incentives, if any, for Project HEN:

Tony Kaai presented to Board Members the updated timeline, and associated costs, of New Urban Development’s development of the tract of land located at 2815 W. Morton Street. After months of

continued due diligence, Mr. Kaai expressed staff's recommendation to support the continued development of the property by amending DDA's current economic development agreement.

Teresa Adams motioned to amend New Urban Development contract to provide a total cash payment of three hundred thousand dollars (\$300,000) as an incentive to make certain infrastructure improvements required to fully develop a 2.2-acre site required for a Chick-Fil-A restaurant. All qualified infrastructure improvements that are covered under the Agreement include the demolition of existing roadways, parking lots, and buildings as well as water and sewer infrastructure, and site grading/drainage improvements. The contract will also be extended and additional 24 months to complete. The motion was seconded by Jared Johnson and was unanimously approved by the Board.

b) 551.072 - DELIBERATIONS ABOUT REAL PROPERTY

- Review and discuss the planning and development firm's proposals received and rank accordingly regarding their qualifications. - No actions taken.
- Approve the future development of the Johns Manville property with the selection of a planning and development firm. - No actions taken.

THERE BEING NO FURTHER BUSINESS TO DISCUSS THE MEETING WAS ADJOURNED AT 5:09 PM.



Brett Evans, Chairman

October 21, 2021

Date Approved