



MINUTES OF MEETING
THURSDAY, APRIL 18, 2019, 4:00 P.M.
311 W. WOODARD STREET, DENISON, TEXAS

MEMBERS PRESENT: Robert Crawley, Brett Evans, Jared Johnson, Matthew Looney, David Spindle

MEMBERS ABSENT: None

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

MEETING WAS CALLED TO ORDER BY DAVID SPINDLE, CHAIRMAN AT 4:00 PM.

I. REVIEW AND CONSIDER APPROVAL OF THE REGULAR CALLED MEETING MINUTES HELD MARCH 21, 2019: Reviewed by members. Brett Evans motioned to approve the regular called meeting minutes as submitted by staff. Matthew Looney seconded. Motion was unanimously approved.

II. REVIEW AND CONSIDER APPROVAL OF THE MARCH 2019 FINANCIAL REPORTS: Discussed among staff and Board members. Matthew Looney moved to approve the financial reports as submitted by Veronica Davis, CPA. Brett Evans seconded, and the motion was unanimously approved.

III. REVIEW MONTHLY INVESTMENT REPORT: Staff reported the changes to this month's investment report was the accrued interest and obligated incentive payments made during the month. Reviewed by Board members. No action needed.

IV. MONTHLY STAFF REPORT: Presented by DDA staff members. No action needed.

ANNOUNCEMENT BY PRESIDING OFFICER: "As authorized by Section 551.087 and 551.072 of the Texas Government Code, Chairman Spindle announced the Denison Development Alliance will not go into executive session and will remain in open/public session on the 18th day of April, 2019, to discuss the following:

a) 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Consider incentives, if any, for Project TUBE and Project CAPSULE.

No action taken.

Consider revisions, if any, for Facade Grant Program incentive requirements/guidelines.

Brett Evans motioned to designate an additional "Downtown Perimeter Area" to include qualified buildings for the Facade Grant Incentives Program, as illustrated in the Downtown

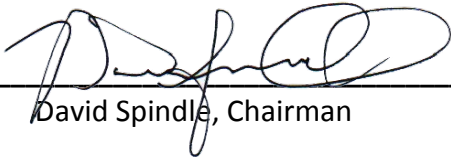
Perimeter Façade Grant Area Map (Attachment A). Robert Crawley seconded, and the motion was unanimously approved.

b) 551.072 - DELIBERATIONS ABOUT REAL PROPERTY - No action taken.

V. CONSIDER AMENDING THE 2018/2019 BUDGET AMOUNT FOR THE FAÇADE GRANT PROGRAM: Jared Johnson motioned to the amended draft budget line item “Façade Grants” with an increase from \$125,000 to \$275,000, and to forward the approved amended budget to the City Council for their review/approval (Attachment B). Brett Evans seconded. Motion was unanimously approved.

VI. ACCEPT THE RESIGNATION OF BOARD OF DIRECTOR, ROBERT CRAWLEY: Robert Crawley informed Board members he will be appointed to serve on the Denison City Council beginning in May 2019, therefore, he will be resigning from the DDA Board. Brett Evans moved to accept Mr. Crawley’s resignation from the DDA Board of Directors. Matthew Looney seconded, and the motion was unanimously approved.

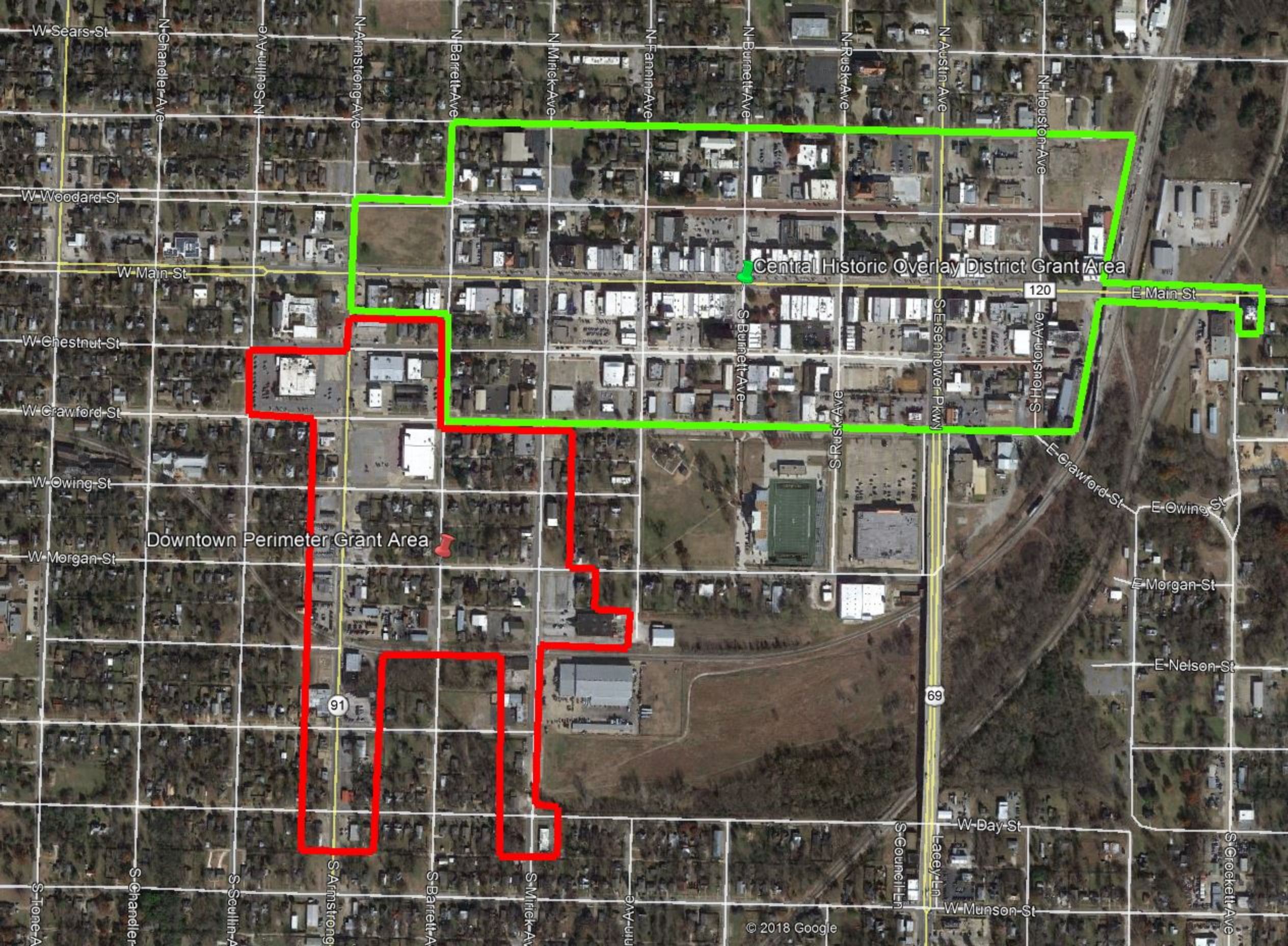
THERE BEING NO FURTHER BUSINESS THE MEETING WAS ADJOURNED AT 4:52 PM.



David Spindle, Chairman

May 16, 2019
Date Approved

ATTACHMENT A



Central Historic Overlay District Grant Area

Downtown Perimeter Grant Area

W Sears St
N Chandler Ave
N Scullin Ave
N Armstrong Ave
N Barrett Ave
N Mirick Ave
N Fanning Ave
N Burnett Ave
N Rusk Ave
N Austin Ave
N Houston Ave
W Woodard St
W Main St
W Chestnut St
W Crawford St
W Owing St
W Morgan St
S Irons Ave
S Chandler Ave
S Scullin Ave
S Armstrong Ave
S Barrett Ave
S Mirick Ave
S Fanning Ave
S Burnett Ave
S Rusk Ave
S Eisenhower Pkwy
S Houston Ave
S Crockett Ave
W Day St
W Munson St
E Main St
E Crawford St
E Owing St
E Morgan St
E Nelson St

120

91

ATTACHMENT B



Denison
DEVELOPMENT ALLIANCE
2018/2019 Budget

Estimated Revenues	2018/2019
4a Sales Tax Revenue	\$ 2,016,828
Interest Income	\$ 5,972
Lease Income (Florestone)	\$ 406,214
Property Tax Income (Florestone)	\$ 90,736
Total Estimated Revenues	\$ 2,519,750
Estimated Funds Available (Carried Over)	\$ 1,817,010
Estimated Administrative Expenses	
Annual Meeting (Summit)	\$ 6,500
Audit/Accounting	\$ 16,700
Automotive Allowance	\$ 11,400
Bank Fees	\$ 50
Computer Expenses	\$ 5,500
Consultant Fees	\$ 50,000
Copier/Maintenance	\$ 1,067
Deferred Compensation Trust	\$ 25,000
Employee Insurance	\$ 37,900
Equipment Rental/Maintenance/Purchase	\$ 1,200
Janitorial/Office Maintenance	\$ 1,500
Legal Services	\$ 10,000
Liability Insurance	\$ 5,300
Meeting Refreshments	\$ 1,700
Miscellaneous Expenses	\$ 1,500
Office Furnishings	\$ 1,000
Office Lease	\$ 16,457
Office Supplies	\$ 5,500
Payroll Taxes/SS	\$ 19,018
Payroll Taxes/Medicare	\$ 4,448
Payroll Taxes/SUTA	\$ 300
Postage	\$ 2,200
Professional Development	\$ 13,000
Retirement	\$ 40,742
Salaries	\$ 306,742
Subscriptions/Dues	\$ 2,240
Telephone/Communications	\$ 9,700
Travel	\$ 3,000
Utilities	\$ 6,900
Workers Compensation	\$ 933
Total Administrative Expenses	\$ 607,497

Amended by Denison Development Alliance on October 25, 2018. | Amendment approved by the Denison City Council on November 5, 2018.

Approved by the Denison Development Alliance on August 16, 2018. | Approved by the Denison City Council on September 4, 2018.



Denison
DEVELOPMENT ALLIANCE
2018/2019 Budget

Estimated Program Expenses	2018/2019
Briefing Center Equipment/Presentations	\$ 1,000
Regis Online	\$ 3,600
Retail Market Analysis	\$ 5,000
Workforce Development	\$ 85,000
Total Estimated Program Expenses	\$ 94,600
Estimated Property Management Expenses	
Business/Industrial Park Maintenance	\$ 3,000
Florestone Building (Note)	\$ 473,879
Florestone Insurance (Liability)	\$ 395
Florestone Building Taxes (Property)	\$ 90,736
Total Estimated Property Management Expenses	\$ 568,010
Estimated One-Time Expenses/Obligated Incentives	
Business Park Planning/Engineering	\$ 100,000
Gas Line Extension (75/91)	\$ 79,452
Highway US 75 Ramp Reversal	\$ 358,400
ACS Manufacturing Incentives	\$ 60,000
Bent Leaf, LLC Incentives	\$ 11,370
Façade Incentives	\$ 275,000 *
Hilton Garden Inn/Texoma Event Center Incentives	\$ 50,000
Total Estimated One-Time Expenses/Obligated Incentives	\$ 934,222
Total Estimated Marketing Expenses (Exhibit I)	\$ 135,800
Total Estimated Expenses	\$ 2,340,129
Estimated Funds Available for New Incentives	\$ 1,996,631

The individual items presented are estimates for expenditures that will be incurred during the 2018/2019 fiscal year. These items are presented only as a menu of potential costs anticipated. This outline is developed to be flexible, and a shift in expenditures within this budget can be made at the discretion of the President to meet the priority needs of the program that may arise during the year.

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