



**MINUTES OF MEETING**  
**THURSDAY, APRIL 16, 2020, 4:00 PM**  
**311 W. WOODARD STREET, DENISON, TEXAS**  
**ZOOM ONLINE MEETING SOFTWARE**

*The public could also join the meeting from a computer, tablet or smartphone Zoom at <https://us02web.zoom.us/j/5154592518?pwd=U2Y0RDNNQmJlZUc0bW1HYW8xYnNYdz09>  
Meeting ID: 515 459 2518 Password: 176490*

**MEMBERS PRESENT:** Brett Evans, Mark Kuneman, Matthew Looney, David Spindle

**MEMBERS ABSENT:** Jared Johnson

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

**MEETING WAS CALLED TO ORDER BY MATTHEW LOONEY, CHAIRMAN AT 4:03 PM AND IT WAS AFFIRMED A QUORUM WAS PRESENT VIA ZOOM'S ONLINE MEETING SOFTWARE.**

**I. REVIEW AND CONSIDER APPROVAL OF THE REGULAR CALLED MEETING MINUTES HELD MARCH 19, 2020:** Reviewed by members. David Spindle motioned to approve the regular called meeting minutes as submitted by staff. Brett Evans seconded. Motion was unanimously approved.

**II. REVIEW AND CONSIDER APPROVAL OF THE FEBRUARY 2020 FINANCIAL REPORTS:** Discussed among staff and Board members. Brett Evans moved to approve the financial reports as submitted by Veronica Davis, CPA. David Spindle seconded, and the motion was unanimously approved.

**III. CONSIDER APPROVAL OF THE COMMERCIAL LEASE SPECIAL PROVISIONS ADDENDUM TO DEFER LEASE PAYMENTS 90 (NINETY) DAYS FOR THE DENISON AREA CHAMBER OF COMMERCE (ATTACHMENT A):** Mark Kuneman motioned to defer up to 90 (ninety) days of billboard lease payments, which will cover the estimated time the Denison Area Chamber of Commerce (Chamber) is closed and the time period the Chamber will need to get back to regular operations as stated in the Commercial Lease Special Provision Addendum presented by staff. Brett Evans seconded the motion. Motion was unanimously approved.

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

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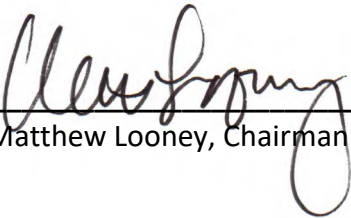
**ANNOUNCEMENT BY PRESIDING OFFICER:** “As authorized by Section 551.087 and 551.072 of the Texas Government Code, Chairman Looney announced the Denison Development Alliance will not adjourn into closed executive session to consider the following:

**a) 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS**

Consider incentives, if any, for Project UPGRADE, Project WHEN, and Project MRO.

**b) 551.072 - DELIBERATIONS ABOUT REAL PROPERTY**

**THERE BEING NO FURTHER BUSINESS THE MEETING WAS ADJOURNED AT 4:29 PM.**

  
\_\_\_\_\_  
Matthew Looney, Chairman

\_\_\_\_\_  
May 21, 2020  
Date Approved

# **ATTACHMENT A**



COMMERCIAL LEASE SPECIAL PROVISIONS ADDENDUM

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ADDENDUM TO COMMERCIAL LEASE BETWEEN THE UNDERSIGNED PARTIES CONCERNING THE PROPERTY AT:

Digital Billboard - 2915 HWY 75 North, Denison, TX 75020

The following special provisions apply and will control in the event of a conflict with the other provisions of the lease: Effective May 1, 2020, the Denison Development Alliance (DDA) will defer up to 90 (ninety) days of billboard lease payments, which will cover the estimated time the Denison Area Chamber of Commerce (Chamber) is closed and the time period the Chamber will need to get back to regular operations.

During this time period, the Chamber will not be in default for failing to make its monthly billboard lease payments. If longer than 90 (ninety) days is needed, DDA will reexamine the billboard lease payments at that point.

The deferred billboard lease payments will be affixed to the end of the current billboard lease; per a repayment schedule mutually agreed to by DDA and the Chamber. This amendment will extend the Billboard Lease term to February 1, 2021.

On February 1, 2021, the Chamber will not incur any other expenses related to billboard lease payments.

All parties shall incorporate the agreement into an Amendment to the Lease.

Beginning May 1, 2020, the Chamber will not receive an invoice to be paid for the month's of May 2020, June 2020 and July 2020.

Landlord: Denison Development Alliance

Tenant: Denison Area Chamber of Commerce

By: Tony Kaai, CEcD

By: Diana Theall

By (signature): Tony Kaai
Printed Name: Tony Kaai
Title: President

By (signature): Diana Theall
Printed Name: Diana Theall
Title:

By:

By:

By (signature):
Printed Name:
Title:

By (signature):
Printed Name:
Title: