



MINUTES OF MEETING
MONDAY, JULY 26, 2021, 3:00 PM
311 W. WOODARD STREET, DENISON, TEXAS

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

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 CHAIRMAN MATTHEW LOONEY AT 3:01 PM, AND IT WAS RECOGNIZED A QUORUM WAS PRESENT.

- I. CONSIDER APPROVAL OF THE REGULAR CALLED MEETING MINUTES HELD JUNE 24, 2021, AND THE SPECIAL CALLED MEETING MINUTES HELD JULY 12, 2021:** Reviewed by members. Teresa Adams motioned to approve the regular and special called meeting minutes as submitted by Loretta Rhoden, VP of Operations. Mark Kuneman seconded. Motion was unanimously approved.
- II. REVIEW AND CONSIDER APPROVAL OF THE JUNE 2021 FINANCIAL REPORTS:** Presented by Loretta Rhoden, VP of Operations. Discussed along with Board members and staff. Mark Kuneman 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:** Presented by DDA staff members. No action needed.
- IV. MONTHLY STAFF REPORT:** Presented by DDA staff members. No action needed.
- V. DISCUSS THE FUTURE DEVELOPMENT PLANS FOR THE FORMER JM PROPERTY:** Tony Kaai, CEcD, familiarized Board members with several options available to develop the Johns Manville property. He reported staff continues to conduct the due diligence on the best use for the property and will keep Board members informed as information develops.

The Denison Development Alliance (DDA) is also requesting \$500,000 in federal funds to be matched with a cash contribution of \$500,000 towards the project activities. This will include the development of a site masterplan, market analysis, traffic study, site infrastructure engineering, site facilities planning, and due diligence and surveys.

General discussion amongst members. No action was taken.

VI. EXECUTIVE SESSION:

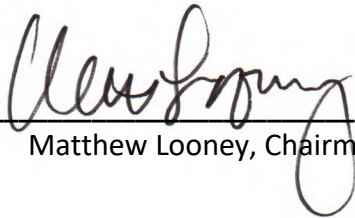
ANNOUNCEMENT BY PRESIDING OFFICER: "As authorized by the Texas Government Code, Chairman Looney announced the Denison Development Alliance would not be adjourning into closed Executive Session on this 26th day of July 2021, to consider the following:

a) 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Consider incentives, if any, for Project BEEF, Project WORLD and Project GLOBAL.

b) 551.072 - DELIBERATIONS ABOUT REAL PROPERTY

THERE BEING NO FURTHER BUSINESS TO DISCUSS THE MEETING WAS ADJOURNED AT 4:37 PM.



Matthew Looney, Chairman

August 16, 2021

Date Approved