



MINUTES OF MEETING
THURSDAY, NOVEMBER 18, 2021, 4:00 PM
311 W. WOODARD STREET, DENISON, TEXAS

MEMBERS PRESENT: Teresa Adams, Tom Akins, Chairman Brett Evans, Jared Johnson, and Mark Kuneman

MEMBERS ABSENT: None

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

GUESTS PRESENT: Mayor Janet Gott, Brian Robnett – RCI Services, Greg Smith – City Manager

MEETING WAS CALLED TO ORDER BY CHAIRMAN BRETT EVANS AT 4:05 PM, AND IT WAS RECOGNIZED A QUORUM WAS PRESENT.

I. OATHS AND STATEMENTS OF NEWLY APPOINTED BOARD OF DIRECTOR THOMAS AKINS: Tom Akins, newly appointed Board Member by City Council, was sworn in by DDA Vice President of Operations, Loretta Rhoden. Chairman Evans welcomed Mr. Akins to the DDA Board of Directors and thanked him for his continued enthusiasm to serve the City of Denison.

II. CONSIDER APPROVAL OF THE REGULAR CALLED MEETING MINUTES HELD OCTOBER 21, 2021: Reviewed by members. Teresa Adams motioned to approve the regular meeting minutes as submitted by Loretta Rhoden, VP of Operations. Mark Kuneman seconded. Motion was unanimously approved.

III. CONSIDER APPROVAL OF THE SEPTEMBER 2021 FINANCIAL REPORTS: Presented by Loretta Rhoden, VP of Operations. Discussed between Board members and staff. Jared Johnson moved to approve the financial reports as submitted by Veronica Davis, CPA. Teresa Adams seconded, and the motion was unanimously approved.

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

V. CONSIDER APPROVAL OF THE SELECTED REMEDIATION/DEMOLITION CONTRACTS FOR THE JOHNS MANVILLE PROPERTY (ATTACHMENT A): Brian Robnett, with RCI Services, presented the detailed process involved with evaluating the remediation/demolition bid submissions; including the comprehensive research of selecting the top three (3) companies for the Board's review/consideration. Questions/concerns discussed between Board members and staff.

Tom Akins moved, subject to the City of Denison's authorization of the Certificate of Occupancy issuance, the DDA Board approve the execution of the contract with Arc Abatement Inc. Prior to

issuing a notice to proceed with the remediation/demolition, DDA staff will report back to Board members the costs associated with requiring a Performance Bond before any remediation/demolition work commences. Seconded by Jared Johnson. Motion was unanimously approved by the Board.

VI. CONSIDER APPROVAL OF THE PROPOSED INCENTIVE AGREEMENT FOR NTI GLOBAL: Tony Kaai informed members he has met with NTI Global, and they have indicated they are experiencing growth and desire to expand its business. NTI Global has purchased a 34,000 square foot manufacturing and distribution facility in Denison, Texas in anticipation of this expansion. To properly staff for this growth, NTI Global indicates it will hire 16 employees and generate an additional estimated annual payroll of five hundred thousand dollars (\$500,000). The new jobs and payroll will encourage economic development in Denison, Texas. Staff recommends granting a total of up to fifty thousand dollars (\$50,000) pursuant to the terms and conditions of their incentive agreement for the creation of new investment, jobs, and payroll.

Tom Akins motioned to approve the incentive agreement, prepared by staff, for a one-time payment of fifty thousand dollars (\$50,000) upon the receipt of a Certificate of Occupancy from the City of Denison, and visible proof manufacturing operations are underway to offset a portion of NTI Global's moving costs. This one-time payment will be made upon receipt of original invoices for moving expenses. Seconded by Teresa Adams. Motion was unanimously approved.

VII. MONTHLY STAFF REPORTS: Presented by DDA staff members. No action needed.

VIII. 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:

ANNOUNCEMENT BY PRESIDING OFFICER: "As authorized by Section 551.087 of the Texas Government Code, Chairman Evans announced the Denison Development Alliance Board of Director's adjournment into closed Executive Session on the 18th day of November, 2021, at 5:07 PM to consider the following:

a) 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Consider incentives, if any, Project GRANT, Project MEET, Project HIGHWAY and Project MKT.

Following the closed Executive Session, the Board reconvened in open and public session at 5:30 PM.

a) 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Consider incentives, if any, for Project GRANT, Project MEET, Project HIGHWAY and Project MKT.
No actions taken.

THERE BEING NO FURTHER BUSINESS TO DISCUSS THE MEETING WAS ADJOURNED AT 5:30 PM.



Brett Evans, Chairman

December 16, 2021
Date Approved

ATTACHMENT A

JM MANUFACTURING - SUMMARY OF ABATEMENT AND DEMOLITION TOTALS WITH ESTIMATED TOTAL PROJECT COST

	COMPANY NAME	PROPOSAL TOTAL	SCOPE	EXCLUSIONS	EXPERIENCE	FINANCIAL STRENGTH	ABATEMENT AIR MONITORING & TESTING	ADDITIONAL PROJECT COST**	CONTINGENCY***	PROJECT TOTAL
1.	ARC	\$ 3,692,000.00	ABATEMENT/DEMOLITION	NO	YES	YES	\$ 200,800.00	\$ 307,200.00	\$ 300,000.00	\$ 4,500,000.00
2.	HP	\$ 4,738,000.00	ABATEMENT/DEMOLITION	NO	YES	YES	\$ 240,800.00	\$ 307,200.00	\$ 300,000.00	\$ 5,586,000.00
3.	TEAM	\$ 5,325,000.00	ABATEMENT/DEMOLITION	NO	YES	YES	\$ 243,600.00	\$ 307,200.00	\$ 300,000.00	\$ 6,175,800.00
4.	AH	\$ 5,351,000.00	ABATEMENT/DEMOLITION	YES	YES	UNKNOWN	\$ 288,088.00	\$ 307,200.00	\$ 300,000.00	\$ 6,246,288.00
5.	SOUTHSIDE	\$ 5,538,000.00	ABATEMENT/DEMOLITION	NO	YES	YES	\$ 235,200.00	\$ 307,200.00	\$ 300,000.00	\$ 6,380,400.00
6.	ONE REEF	\$ 6,083,000.00	ABATEMENT/DEMOLITION	NO	YES	YES	\$ 231,000.00	\$ 307,200.00	\$ 300,000.00	\$ 6,921,200.00
7.	ONE PRIORITY	\$ 6,303,000.00	ABATEMENT/DEMOLITION	NO	YES	YES	\$ 336,000.00	\$ 307,200.00	\$ 300,000.00	\$ 7,246,200.00
8.	LIBERTY	\$ 6,454,000.00	ABATEMENT/DEMOLITION	NO	YES	YES	\$ 268,800.00	\$ 307,200.00	\$ 300,000.00	\$ 7,330,000.00
9.	ZHR	\$ 6,535,000.00	ABATEMENT/DEMOLITION	NO	YES	YES	\$ 200,800.00	\$ 307,200.00	\$ 300,000.00	\$ 7,343,000.00
10.	AMX	\$ 7,358,000.00	ABATEMENT/DEMOLITION	YES	YES	YES	\$ 200,800.00	\$ 307,200.00	\$ 300,000.00	\$ 8,166,000.00

**EXTERIOR PAVING AREA INITIAL CLEANUP (\$105,000), MONITORING (\$15,000), BALLAST AND TRANSFORMER CLEANUP (\$98,000), SWPPP DRAWINGS (\$10,000), SWPPP MATERIALS AND INSTALLATION (\$44,200), ASBESTOS STATE FEES (\$5,000), AND AST DECONTAMINATION (\$30,000).

***ELECTRICAL, WATER, AND ANY OTHER UNKNOWN COSTS.