



**MINUTES OF MEETING**  
**THURSDAY, JANUARY 13, 2022, 9:30 AM**  
**311 W. WOODARD STREET, DENISON, TEXAS**

**MEMBERS PRESENT:** Teresa Adams, Chairman Brett Evans, Jared Johnson

**MEMBERS ABSENT:** Tom Akins, Mark Kuneman

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

**GUESTS PRESENT:** Mayor Janet Gott

**MEETING WAS CALLED TO ORDER BY CHAIRMAN BRETT EVANS AT 9:30 AM, AND IT WAS RECOGNIZED A QUORUM WAS PRESENT.**

**I. CONSIDER APPROVAL OF THE REGULAR CALLED MEETING MINUTES HELD DECEMBER 16, 2021:**

Reviewed by members. Jared Johnson motioned to approve the regular meeting minutes as submitted by Loretta Rhoden, VP of Operations. Teresa Adams seconded. Motion was unanimously approved.

**II. CONSIDER APPROVAL OF THE NOVEMBER 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.

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

**IV. CONSIDER APPROVAL OF A REIMBURSEMENT RESOLUTION FOR PROJECT EXPENDITURES ANTICIPATED TO OCCUR PRIOR TO THE ISSUANCE OF TAX-EXEMPT BONDS RELATED TO THE DEMOLITION/REMEDICATION OF THE JOHNS MANVILLE FACILITIES:** Tony Kaai updated members of the current status of the JM Project, including the need for a reimbursement resolution to be considered by the Board of Directors. Jared Johnson motioned to approve the Reimbursement Resolution for up to 4.7 million dollars of the anticipated costs associated with the demolition/remediation of the Johns Manville facility. He also asked staff to confirm/define the “issuer” term in the reimbursement resolution contract. Seconded by Teresa Adams. Motion was unanimously approved.

**V. CONSIDER ENTERING INTO AN INTERLOCAL AGREEMENT WITH THE CITY OF DENISON TO MAKE THE DEBT SERVICE PAYMENTS ON \$7.7 MILLION DOLLARS OF CERTIFICATE OF OBLIGATION BONDS TO BE USED TO COVER THE COST OF \$4.7 MILLION FOR THE DEMOLITION/REMEDICATION OF THE FORMER JOHNS MANVILLE PROPERTY AND THE UPGRADE OF A \$3 MILLION DOLLAR**

**SEWER LINE THAT SERVES RETAIL SITES LOCATED ON HIGHWAY 75:** Jared Johnson motioned to enter into a project agreement and a project agreement resolution with the City of Denison and to approve the debt service payments on \$7.7 million dollars of the certificate of obligation bonds to be used to cover the cost of \$4.7 million for the demolition/remediation of the former Johns Manville property and the upgrade of a \$3 million dollar sewer line that serves retail sites located on highway 75. Seconded by Teresa Adams. Motion was unanimously approved.

**VI. CONSIDER AMENDING THE DDA BUDGET TO ADD A LINE ITEM FOR "INFRASTRUCTURE" IN THE AMOUNT OF \$271,000 TO FUND THE ENGINEERING COST TO DESIGN A SEWER LINE SERVING RETAIL SITES ON HIGHWAY 75:** Tony Kaai reported the estimated number for the Infrastructure Line Item has been projected to cost a total of \$276,000. After discussion between members, Teresa Adams moved to approve the additional line item to include the estimated infrastructure costs in the amount of \$276,000. Seconded by Jared Johnson. Motion was unanimously approved.

**VII. CONSIDER AMENDING THE DDA BUDGET TO INSERT \$4.7 MILLION IN THE EXISTING LINE ITEM FOR THE ESTIMATED COST FOR THE DEMOLITION/REMEDICATION OF THE FORMER JOHNS MANVILLE PROPERTY:** Jared Johnson moved to approve the updated line item (Johns Manville Demolition/Cleanup) in the amount of \$4.7 million dollars for the demolition/remediation of the former Johns Manville property. Seconded by Teresa Adams. Motion was unanimously approved.

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

**IX. 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 13<sup>th</sup> day of January, 2022, at 9:59 AM to consider the following:

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

Consider incentives, if any, for Project GRANT, Project HIGHWAY, Project WEST, Project RED RIVER, and Project PAN.

Following the closed Executive Session, the Board reconvened in open and public session at 10:45 AM.

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

Consider incentives, if any, for Project GRANT, Project HIGHWAY, Project WEST, Project RED RIVER, and Project PAN. - No actions taken.

**THERE BEING NO FURTHER BUSINESS TO DISCUSS THE MEETING WAS ADJOURNED AT 10:45 AM.**

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Brett Evans, Chairman

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Date Approved