



MINUTES OF MEETING
THURSDAY, DECEMBER 16, 2021, 4:00 PM
311 W. WOODARD STREET, DENISON, TEXAS

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

MEMBERS ABSENT: Teresa Adams

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

GUESTS PRESENT: Stephanie Hammett, Heritage Butchery & Barbecue, LLC

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

I. CONSIDER APPROVAL OF THE REGULAR CALLED MEETING MINUTES HELD NOVEMBER 18, 2021: Reviewed by members. Tom Akins motioned to approve the regular meeting minutes as submitted by Loretta Rhoden, VP of Operations. Jared Johnson seconded. Motion was unanimously approved.

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

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

IV. CONSIDER APPROVAL OF MICRO-MANUFACTURING INCENTIVE AGREEMENT WITH HERITAGE BUTCHERY & BARBECUE: Jared Johnson motioned to provide Heritage Butchery & Barbecue a Micro-Manufacturing Equipment Incentive (Loan-To-Grant) of up to thirty-seven thousand five hundred dollars (\$37,500). The incentive payment will be processed when all equipment has been installed, and after Heritage Butchery & Barbecue receives a City of Denison Certificate of Occupancy. Seconded by Mark Kuneman. Motion was unanimously approved.

V. REVIEW AND DISCUSS THE FUNDING OPTIONS FOR THE \$4.5 MILLION DOLLAR JOHNS MANVILLE DEMOLITION/CLEAN UP: Tony Kaai informed members of the existing options available to fund the “estimated” cleanup for Johns Manville. He reported he is searching for additional resources, and will report at the January Board meeting. After discussion among members, no action was taken.

VI. REVIEW AND DISCUSS FUNDING OPTIONS FOR THE UPGRADE OF A \$3 MILLION DOLLAR SEWER LINE SERVING MULTIPLE RETAIL SITES: Presented by Tony Kaai and William Myers. Discussion only, no action taken.

VII. 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 16th day of December, 2021, at 5:05 PM to consider the following:

a) 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

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

Following the closed Executive Session, the Board reconvened in open and public session at 5:36 PM.

a) 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

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

Consider incentives, if any, for Project MKT: William Myers reported Marcus Patrnicola, Managing Director with Katy Depot Denison, LLC, plans to complete Subject Property improvements including Fire Suppression, CHOD Façade, and all remodeling on floor two “PHASE 02” and floor three “PHASE 03” with an estimated expense up to \$3,428,589. Tom Akins moved to loan Katy Depot Denison, LLC the CHOD Façade Incentive and Fire Suppression Incentive “Loan-To-Grant” equal to fifty percent 50% of the total Grant Improvements. Such 50% being up to Three Hundred Fifty-Six Thousand Dollars (\$356,000). Seconded by Mark Kuneman. Motion anonymously approved.

THERE BEING NO FURTHER BUSINESS TO DISCUSS THE MEETING WAS ADJOURNED AT 5:37 PM.



Brett Evans, Chairman

January 13, 2022

Date Approved