



MINUTES OF MEETING
THURSDAY, NOVEMBER 16, 2023, 4:00 PM
311 W. WOODARD STREET, DENISON, TEXAS

MEMBERS PRESENT: Mark Kuneman, Tom Akins, and Charlie Pool

MEMBERS ABSENT: Jared Johnson, Teresa Adams

STAFF PRESENT: Tony Kaai, CEcD – President, Tiffany Barney – Vice President of Operations, Nichole Tucker – Economic Development and Workforce Coordinator

MEETING WAS CALLED TO ORDER BY VICE-CHAIRMAN MARK KUNEMAN AT 4:05 PM, AND IT WAS RECOGNIZED A QUORUM WAS PRESENT.

- I. CONSIDER APPROVAL OF THE REGULAR MEETING MINUTES HELD OCTOBER 19, 2023 AND SPECIAL MEETING MINUTES HELD OCTOBER 31, 2023:** Reviewed by members. Tom Akins motioned to approve the regular meeting minutes. Charlie Pool seconded and the motion was unanimously approved.
- II. CONSIDER APPROVAL OF THE OCTOBER 2023 FINANCIAL REPORTS:** Discussed between Board members and staff. Charlie Pool moved to approve the financial reports as submitted by Veronica Davis. Tom Akins seconded and the motion was unanimously approved.
- III. REVIEW MONTHLY INVESTMENT REPORT:** Presented by DDA staff members. No action needed.
- IV. REVIEW MONTHLY STAFF REPORTS:** Presented by DDA staff members. No action needed.
- V. EXECUTIVE SESSION:**

ANNOUNCEMENT BY PRESIDING OFFICER: As authorized by the Texas Government Code, Vice-Chairman Mark Kuneman announced the Denison Development Alliance would commence a closed Executive Session at 4:50 p.m. and consider the following:

a) 551.072 – DELIBERATION REGARDING REAL PROPERTY

Deliberate the purchase, exchange, lease, value of real property and real estate contracts for potential property sales.

b) 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Deliberate the commercial and financial information from business prospects and incentives, if any, for business prospects.

The Executive Session adjourned at 5:01 p.m. Following the closed Executive Session, the Board reconvened in an open public session and took the following desirable and necessary action as a result of the closed deliberations:

Charlie Pool moved to approve the Commercial Contract of Sale with Nyland Holdings, LLC, for the sale of the 3.677 acre lot at the Foundation Business Park at \$50,000 an acre, but with an eighteen month deadline to obtain a certificate of occupancy on the 40,000 square foot building which must be built on the parcel. Tom Akins seconded, and the motion was unanimously approved.

Charlie Pool moved to approve the Commercial Contract of Sale with JCN Founders Industrial, LLC, for the sale of approximately ten (10) acres of green space at the Foundation Business Park for a total price of \$50,000, but Buyer must pay all closing costs. Tom Akins seconded and the motion was unanimously approved.

VI. THERE BEING NO FURTHER BUSINESS TO DISCUSS THE MEETING WAS ADJOURNED AT 5:03 PM.



Mark Kuneman, Vice Chairman

12-21-23

Date Approved