



MINUTES OF MEETING
WEDNESDAY, MARCH 20, 2024, 4:00 PM
311 W. WOODARD STREET, DENISON, TEXAS

MEMBERS PRESENT: Jared Johnson, Mark Kuneman, Teresa Adams, and David Spindle

MEMBERS ABSENT: Charlie Pool

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 CHAIRMAN JARED JOHNSON AT 4:00 PM, AND IT WAS RECOGNIZED A QUORUM WAS PRESENT.

- I. CONSIDER APPROVAL OF THE MINUTES FOR THE REGULAR MEETING HELD FEBRUARY 15, 2024:** Reviewed by board members. Teresa Adams motioned to approve the regular meeting minutes. Mark Kuneman seconded the motion and the motion was unanimously approved.
- II. CONSIDER APPROVAL OF THE FEBRUARY 2024 FINANCIAL REPORTS:** Discussed between board members and staff. Mark Kuneman moved to approve the financial reports as submitted by Veronica Davis. David Spindle seconded the motion and the motion was unanimously approved.
- III. REVIEW AND CONSIDER APPROVAL OF THE 2022-2023 AUDIT COMPLETED BY MCCLANAHAN AND HOLMES, LLP:** April Hatfield, CPA, with McClanahan & Holmes, LLP, presented the “Required Auditor Communication With Those Charged With Governance” letter and the “Annual Financial Report” dated September 30, 2023 to the board, indicating that the DDA received a clean opinion and they had no difficulties with management. David Spindle moved to approve the 2022-2023 audit as presented by April Hatfield. Mark Kuneman seconded the motion and the motion was unanimously approved.
- IV. AMEND DDA BUDGET TO ALLOCATE AN ADDITIONAL \$350,000 TO THE LINE ITEM “PROPERTY PURCHASE – DOWNTOWN DENISON” FOR 1) THE CONSTRUCTION AND RENOVATION OF THE BUILDING LOCATED AT 119 N. RUSK AVE, DENISON, TX 75020 (“DDA PROPERTY”), 2) THE RENOVATION AND IMPROVEMENT OF SURROUNDING LANDSCAPE ON THE DDA PROPERTY, AND 3) THE ADDITION OF A MURAL TO THE PARKING LOT WALL:** Discussed between board members and staff. Teresa Adams made a motion to table this item until the next meeting. David Spindle seconded the motion and the motion was unanimously approved.
- V. AMEND DDA BUDGET TO ALLOCATE AN ADDITIONAL \$500,000 TO THE LINE ITEM “JOHNS MANVILLE DEMOLITION/CLEANUP” TO FUND THE ADDITIONAL COST OF BURYING THE CONCRETE PAD ON SITE:** Discussed between board members and staff. Mark Kuneman made a motion to approve this additional budget allocation. Teresa Adams seconded the motion and the motion was unanimously approved.

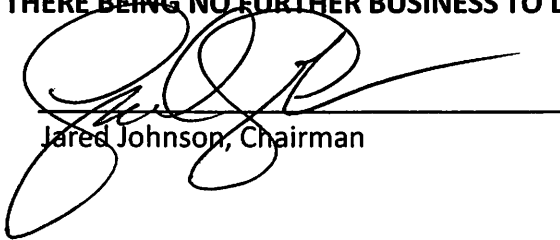
VI. CONSIDER APPROVAL TO SIGN BOARD RESOLUTION AUTHORIZING PRESIDENT TONY KAAI TO EXECUTE CLOSING DOCUMENTS FOR THE TRANSFER OF 0.376 ACRES OF LAND AT THE TEXOMA TECHNOLOGY PARK FROM TEXOMA GATEWAY, LP TO DDA: Discussed between board members and staff and resolution reviewed by board members. Mark Kuneman made a motion to approve and sign the resolution. Teresa Adams seconded and the motion was unanimously approved. Jared Johnson signed the resolution.

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

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

IX. EXECUTIVE SESSION: The DDA board did not meet in executive session. No action needed.

THERE BEING NO FURTHER BUSINESS TO DISCUSS THE MEETING WAS ADJOURNED AT 4:57 PM.



Jared Johnson, Chairman

4-18-2024
Date Approved