



MINUTES OF MEETING
THURSDAY, OCTOBER 17, 2024, 4:00 PM
311 W. WOODARD STREET, DENISON, TEXAS

MEMBERS PRESENT: Mark Kuneman, David Spindle, Charlie Pool and John Hoover

MEMBERS ABSENT: Janet Gott Douglass

STAFF PRESENT: Tony Kaai, CEcD – President, Tiffany Barney – Vice President of Business Development

MEETING WAS CALLED TO ORDER BY CHAIRMAN MARK KUNEMAN AT 4:00 PM, AND IT WAS RECOGNIZED A QUORUM WAS PRESENT.

- I. CONSIDER APPROVAL OF THE MINUTES FOR THE REGULAR MEETING HELD SEPTEMBER 19, 2024:** Reviewed by board members. Charlie Pool motioned to approve the regular meeting minutes, David Spindle seconded, and the motion was unanimously approved.
- II. CONSIDER APPROVAL OF THE SEPTEMBER 2024 FINANCIAL REPORTS AND FINANCIAL REPORTS:** Reviewed and discussed between board members and staff. Charlie Pool moved to approve the financial reports as submitted by Veronica Davis and the financial reports submitted by staff. David Spindle seconded, and the motion was unanimously approved.
- III. CONSIDER APPROVAL OF REMOVING JARED JOHNSON FROM ALL DDA FINANCIAL ACCOUNTS AND ADDING JANET GOTT DOUGLASS AND JOHN HOOVER ON ALL DDA FINANCIAL ACCOUNTS:** Discussed between board members and resolution reviewed by board members. Charlie Pool made a motion to approve and sign the resolution removing Jared Johnson as a signer and adding Janet Gott Douglass and John Hoover as signers on all DDA financial accounts. David Spindle seconded, and the motion was unanimously approved. Mark Kuneman signed the board resolution.
- IV. CONSIDER APPROVAL OF DEFERRED COMPENSATION AGREEMENT BETWEEN DDA AND TIFFANY BARNEY IN HER ROLE AS VICE PRESIDENT OF BUSINESS DEVELOPMENT AND ALLOW BOARD CHAIRMAN TO EXECUTE THE SAME:** Discussed between board members and staff and resolution reviewed by board members. Charlie Pool made a motion to approve the Deferred Compensation Agreement as presented and sign the resolution. David Spindle seconded, and the motion was unanimously approved. Mark Kuneman signed the resolution.
- V. CONSIDER DECREASING AMOUNT TO BE RECOVERED UNDER THE ECONOMIC DEVELOPMENT AGREEMENT WITH HERITAGE BUTCHERY UPON EXERCISING CLAW-BACK PROVISION:** Discussed between board members and staff, including the reduction of the amount to be recovered under the Economic Development Agreement for the period in which Heritage Butchery did not remain open. Charlie Pool motioned to approve reducing the amount to be recovered under the Economic Development Agreement to \$7,741.41 (the claw-back amount) and to approve converting the

remaining \$13,401.84, which was collectable under the agreement, to grant status upon payment of the claw-back amount. John Hoover seconded, and the motion was unanimously approved.

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

VII. EXECUTIVE SESSION:

ANNOUNCEMENT BY PRESIDING OFFICER: As authorized by the Texas Government Code, Chairman Mark Kuneman announced the Denison Development Alliance would commence a closed Executive Session at 4:37 p.m. to 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) 551.074 – PERSONNEL MATTERS

Deliberate the employment and evaluation of employees and/or potential employees.

c) 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 5:45 p.m. and the Board reconvened in an open public session. No action was taken as a result of the closed deliberations.

THERE BEING NO FURTHER BUSINESS TO DISCUSS THE MEETING WAS ADJOURNED AT 5:46 PM.



Mark Kuneman, Chairman

11-21-24

Date Approved