



MINUTES OF MEETING
THURSDAY, FEBRUARY 20, 2025, 4:00 PM
115 N. RUSK AVE., DENISON, TEXAS

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

STAFF PRESENT: Tony Kaai, CECD – President, Tiffany Barney – Vice President of Business Development, Rebeckah Flanagan – Vice President of Operations

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 JANUARY 16, 2025: Reviewed by board members. Janet Gott Douglass motioned to approve the regular meeting minutes, David Spindle seconded, and the motion was unanimously approved.

II. CONSIDER APPROVAL OF THE JANUARY 2025 FINANCIAL REPORTS AND FINANCIAL REPORTS: Reviewed and discussed between board members and staff. Janet Gott Douglass moved to approve the financial reports as submitted by Veronica Davis and the financial reports submitted by staff. John Hoover seconded, and the motion was unanimously approved.

III. REVIEW AND CONSIDER APPROVAL OF THE 2023-2024 AUDIT COMPLETED BY MCLANAHAN AND HOLMES, LLP. Ryan Ford, with McClanahan & Holmes, LLP, presented the "Required Auditor Communication With Those Charged With Governance" letter and the "Annual Financial Report" dated September 30, 2024 to the board, indicating that the DDA received a clean opinion and they had no difficulties with management. Janet Gott Douglass moved to approve the 2023-2024 audit as presented by Ryan Ford. David Spindle seconded the motion and the motion was unanimously approved.

IV. CONSIDER AMENDING UNIMPROVED PROPERTY CONTRACTS WITH YONG CHAI AND FOH FURNITURE, LLC. Reviewed and discussed between board members and staff. David Spindle moved to approve amending the property contracts and Janet Gott Douglass seconded, and the motion was unanimously approved.

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

VI. 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 5:23 PM.

A handwritten signature in blue ink, appearing to read "Mark Kuneman", is written over a horizontal line.

Mark Kuneman, Chairman

A handwritten date "3-20-25" in blue ink is written over a horizontal line.

Date Approved