

CERTIFIED AGENDA

THURSDAY, DECEMBER 18, 2025, 4:00 P.M.

115 N. RUSK AVE., DENISON, TEXAS 75020



PUBLIC NOTICE

The Denison Development Alliance will meet in a regular session beginning on December 18, 2025, at 4:00 P.M. in the Conference Room at the Denison Development Alliance, 115 N. Rusk Ave., Denison, Texas 75020. An agenda listing items to be considered at that time is as follows:

CALL TO ORDER

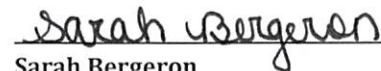
- I. CONSIDER APPROVAL OF ECONOMIC DEVELOPMENT AGREEMENTS WITH DEVELOPERS FOR THE TRAVELER'S HOTEL AND 201 WEST MAIN STREET AND AUTHORIZE THE DDA PRESIDENT TO SIGN THE AGREEMENTS.**
- II. CONSIDER APPROVAL OF THE MINUTES FOR THE REGULAR MEETING HELD NOVEMBER 20, 2025 AND THE SPECIAL SESSIONS HELD ON DECEMBER 4, 2025.**
- III. CONSIDER APPROVAL OF THE NOVEMBER 2025 FINANCIAL STATEMENTS AND FINANCIAL REPORTS.**
- IV. CONSIDER APPROVAL OF 2024-2025 FINANCIAL AUDIT COMPLETED BY MCCLANAHAN & HOLMES.**
- V. CONSIDER APPROVAL OF BOARD RESOLUTION NAMING AUTHORIZED SIGNERS ON DDA'S FINANCIAL ACCOUNTS WITH THEIR APPROPRIATE TITLES.**
- VI. CONSIDER APPROVAL OF DENISON GATEWAY SITE IMPROVEMENTS GRANT.**
- VII. REVIEW MONTHLY STAFF REPORTS.**
- VIII. 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 or any matters deemed necessary on any posted agenda item, as permitted by law:
 - 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.

Following the closed Executive Session, the Board will reconvene in an open public session and take such action as may be desirable or necessary as a result of the closed deliberations.

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CERTIFICATION

I hereby certify a copy of this Meeting Notice was posted at the entrance of the Denison Development Alliance Building located at 115 N. Rusk Ave., Denison, Texas 75020 and posted on the Denison Development Alliance website (www.denisontx.org), places readily available to the public at all times, on the 12th day of December, 2025, at 10:00 A.M.

A handwritten signature in black ink that reads "Sarah Bergeron".

Sarah Bergeron
VP of Operations

In compliance with the Americans with Disabilities Act, the Denison Development Alliance will provide for reasonable accommodations for persons attending the Board meeting. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the Vice President of Operations at (903) 464-0883.