



MINUTES OF MEETING
THURSDAY, DECEMBER 4, 2025, 11:00 AM
115 N. RUSK AVE., DENISON, TEXAS

MEMBERS PRESENT: Mark Kuneman, Janet Gott Douglass, and Charlie Pool

MEMBERS ABSENT: John Hoover, and David Spindle

STAFF PRESENT: Tony Kaai – President; Sarah Bergeron – Vice President of Operations; Tiffany Barney – Vice President of Business

MEETING WAS CALLED TO ORDER BY CHAIRMAN MARK KUNEMAN AT 11:05 A.M., AND IT WAS RECOGNIZED A QUORUM WAS PRESENT.

CALL TO ORDER

- I. CONSIDER APPROVAL OF DENISON SITE IMPROVEMENTS GRANT IN THE DOWNTOWN DISTRICT FOR A REGULAR PROJECT.** Reviewed and discussed by board members. Janet Gott Douglass moved to approve the Site Improvement Grant in the Downtown District for a regular project as presented, Charlie Pool seconded, and the motion was unanimously approved.
- II. CONSIDER APPROVAL OF DENISON SITE IMPROVEMENTS GRANT IN THE DOWNTOWN DISTRICT FOR A TARGETED BUILDING PROJECT.** Reviewed and discussed between board members and staff. Charlie Pool moved to approve the Site Improvement Grant in the Downtown District for a Targeted Building Project with the change that the grant would be “all-inclusive” that applicants would receive only this grant and no others. Janet Gott Douglass seconded, and the motion was unanimously approved.
- III. CONSIDER TARGETED BUILDING SITE IMPROVEMENT GRANT FOR THE TRAVELERS HOTEL.** Reviewed and discussed by board members. No action was taken.
- IV. CONSIDER TARGETED BUILDING SITE IMPROVEMENT GRANT FOR 201 WEST MAIN.** Reviewed and discussed by board members. No action was taken.
- V. 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 11:15 a.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) 551.087 - 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 11:41 a.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 11:42 A.M.



Mark Kuneman, Chairman

12-18-25

Date Approved