



MINUTES OF MEETING
THURSDAY, FEBRUARY 19, 2026, 4:00 PM
115 N. RUSK AVE., DENISON, TEXAS

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

MEMBERS ABSENT: Janet Gott Douglass

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 4:02 PM, AND IT WAS RECOGNIZED A QUORUM WAS PRESENT.

CALL TO ORDER

- I. CONSIDER APPROVAL OF THE MINUTES FOR THE REGULAR MEETING HELD JANUARY 15, 2026 AND FOR THE ANNUAL SUMMIT MEETING HELD JANUARY 16, 2026.** Reviewed by board members. John Hoover moved to approve the regular meeting minutes and annual summit minutes as presented. David Spindle seconded, and the motion was unanimously approved.
- II. CONSIDER APPROVAL OF THE JANUARY 2026 FINANCIAL STATEMENTS AND FINANCIAL REPORTS.** Reviewed and discussed between board members and staff. John Hoover motioned to approve the financial reports as presented and David Spindle seconded. The motion passed unanimously.
- III. CONSIDER APPROVAL OF A 380 AGREEMENT TO PURCHASE THE PROPERTY LOCATED AT 104 E. MAIN ST., DENISON, TX 75020 FROM THE CITY OF DENISON AND AUTHORIZE PRESIDENT TONY KAAI TO EXECUTE THE SAME.** Reviewed by board members. Charlie Pool motioned to approve authorizing Tony Kaai to sign the 380 agreement and purchase and sale agreement for the transfer of the of the property located at 104 E. Main Street from the City of Denison. David Spindle seconded and the motion was unanimously approved.
- IV. CONSIDER APPROVAL OF BOARD RESOLUTION PROVIDING AUTHORITY FOR DENISON DEVELOPMENT ALLIANCE TO CLOSE ON THE PURCHASE OF THE PROPERTY LOCATED AT 104 E. MAIN ST., DENISON, TX 75020 FROM THE CITY OF DENISON BY A 380 AGREEMENT AND ALLOWING PRESIDENT TONY KAAI TO SIGN ALL CLOSING DOCUMENTS RELATED TO THIS TRANSACTION.** Reviewed and discussed by board members and staff. Charlie Pool motioned to provide authority for the Denison Development Alliance to close on the property at 104 E. Main St from the city of Denison by a 380 agreement and authorizing Tony Kaai to execute all closing documents. John Hoover seconded, the motion was approved unanimously and Mark Kuneman signed the board resolution.
- V. REVIEW MONTHLY STAFF REPORTS.** Presented by DDA staff members. No action needed.

I. 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 4:48 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) 551.087 - 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 5:54 pm. No action was taken as a result of the closed deliberations.

THERE BEING NO FURTHER BUSINESS TO DISCUSS THE MEETING WAS ADJOURNED AT 5:54 PM.



Mark Kuneman, Chairman

3-19-26

Date Approved