



MINUTES OF MEETING
THURSDAY, FEBRUARY 15, 2024, 4:00 PM
311 W. WOODARD STREET, DENISON, TEXAS

MEMBERS PRESENT: Jared Johnson, Mark Kuneman, Teresa Adams, David Spindle, and Charlie Pool

MEMBERS ABSENT: None

STAFF PRESENT: Tony Kaai, CECD – President, Tiffany Barney – Vice President of Operations
Nichole Tucker – Economic Development and Workforce Coordinator

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

- I. CONSIDER APPROVAL OF THE MINUTES FOR THE REGULAR MEETING HELD JANUARY 18, 2024 AND FOR THE ANNUAL SUMMIT MEETING HELD JANUARY 19, 2024:** Reviewed by board members. David Spindle motioned to approve the regular meeting minutes and the annual summit meeting minutes. Teresa Adams seconded and the motion was unanimously approved.
- II. CONSIDER APPROVAL OF THE JANUARY 2024 FINANCIAL REPORTS:** Discussed between board members and staff. Mark Kuneman moved to approve the financial reports as submitted by Veronica Davis. Teresa Adams seconded and the motion was unanimously approved.
- III. CONSIDER SIGNING BOARD RESOLUTION AUTHORIZING PRESIDENT TONY KAAI TO EXECUTE CLOSING DOCUMENTS FOR 1) THE SALE OF APPROXIMATELY 100 ACRES LOCATED AT THE NORTH TEXAS LOGISTICS PARK TO FIRST MIRACLE DEVELOPMENT, LLC; AND 2) THE SALE OF PROPERTY LOCATED AT THE NORTH TEXAS LOGISTICS PARK TO VTRE DEVELOPMENT, LLC:** Discussed between board members and staff and resolutions reviewed by board members. Mark Kuneman made a motion to approve and sign the resolution for the sale of property to First Miracle Development, LLC. David Spindle seconded and the motion was unanimously approved. Teresa Adams made a motion to approve and sign the resolution for the sale of property to VTRE Development, LLC. David Spindle seconded and the motion was unanimously approved. Jared Johnson signed both resolutions.
- IV. CONSIDER SIGNING BOARD RESOLUTION GIVING GENERAL AUTHORITY TO PRESIDENT TONY KAAI TO EXECUTE ANY AND ALL CLOSING DOCUMENTS FOR THE FUTURE SALE OF PROPERTY LOCATED AT THE NORTH TEXAS LOGISTICS PARK:** Discussed between board members and staff and resolution reviewed by board members. Mark Kuneman made a motion to approve and sign the resolution. Charlie Pool seconded and the motion was unanimously approved. Jared Johnson signed the resolution.

V. EXECUTIVE SESSION:

ANNOUNCEMENT BY PRESIDING OFFICER: As authorized by the Texas Government Code, Chairman Jared Johnson announced the Denison Development Alliance would commence a closed Executive Session at 4:09 p.m. to consider the following:

a) 551.072 – DELIBERATION REGARDING REAL PROPERTY

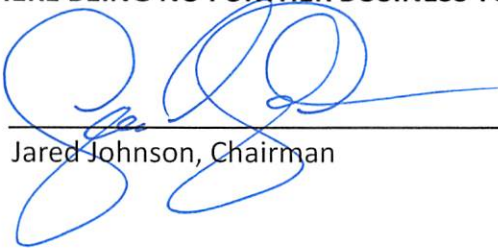
Deliberate the purchase, exchange, lease, value of real property and real estate contracts for potential property sales.

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 4:51 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 5:06 PM.



Jared Johnson, Chairman

3-20-2024
Date Approved