

CERTIFIED AGENDA

THURSDAY, APRIL 18, 2024, 4:00 P.M.

311 W. WOODARD STREET, DENISON, TEXAS



PUBLIC NOTICE

The Denison Development Alliance will meet in a regular session beginning on April 18, 2024, at 4:00 P.M. in the Conference Room at the Denison Development Alliance, 311 West Woodard Street, Denison, Texas 75020. An agenda listing items to be considered at that time is as follows:

CALL TO ORDER

- I. CONSIDER APPROVAL OF THE MINUTES FOR THE REGULAR MEETING HELD MARCH 20, 2024.**
- II. CONSIDER APPROVAL OF THE MARCH 2024 FINANCIAL REPORTS.**
- III. CONSIDER APPROVAL OF THE SETTLEMENT STATEMENT FOR THE 3.21 ACRE MORTON STREET PROPERTY WITH VAQUERO WILMETH PARTNERS, LP (BY VAQUERO VENTURES MANAGEMENT, LLC, ITS GENERAL PARTNER) AND OF PROVIDING SALE PROCEEDS TO THE CITY OF DENISON LESS ANY COSTS INCURRED WITHIN SIXTY (60) DAYS OF CLOSING PURSUANT TO SECTION 3.4 OF THE CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT DATED SEPTEMBER 12, 2023, WHICH EQUALS THE TOTAL AMOUNT OF \$477,737.00.**
- IV. CONSIDER APPROVAL OF REMOVING THOMAS AKINS AS A SIGNER ON ALL DDA FINANCIAL ACCOUNTS AND ADDING DAVID SPINDLE AS A SIGNER.**
- V. CONSIDER APPROVAL TO AMEND DDA BUDGET TO ALLOCATE AN ADDITIONAL \$310,000 TO THE LINE ITEM "PROPERTY PURCHASE – DOWNTOWN DENISON" FOR THE CONSTRUCTION AND RENOVATION OF THE BUILDING LOCATED AT 119 N RUSK AVE, DENISON, TX 75020 ("DDA PROPERTY") AND IMPROVEMENT OF THE SURROUNDING LANDSCAPE AND PARKING LOT WALL.**
- VI. CONSIDER APPROVAL OF ENTERING INTO CONSTRUCTION MANAGEMENT CONTRACT WITH SHEARER DESIGN & ASSOCIATES FOR THE DDA INSIDE OFFICE CONSTRUCTION/RENOVATION AT 119 N RUSK AVE WITH A MANAGEMENT FEE OF COST PLUS 15% AND ALLOW TONY KAAI TO EXECUTE THE SAME.**
- VII. CONSIDER APPROVAL TO AMEND DDA BUDGET TO ALLOCATE AN ADDITIONAL \$2,500,000 TO THE LINE ITEM "JOHNS MANVILLE DEMOLITION/CLEANUP" TO FUND THE TOTAL COMPLETION OF THE CLEANUP PROJECT AT THE SITE.**
- VIII. CONSIDER APPROVAL TO AMEND DDA BUDGET TO ALLOCATE AN ADDITIONAL \$335,000 TO THE LINE ITEM "INFRASTRUCTURE – FOUNDATION PARK/RETENTION" FOR THE COST OF THE GAS LINE AND INCREASED COST OF THE DETENTION STRUCTURE AT THE FOUNDATION BUSINESS PARK AND RENAME THIS BUDGET LINE ITEM TO "INFRASTRUCTURE – BLUESTEM RD/DETENTION/GAS LINE".**

IX. CONSIDER APPROVAL TO EXTEND CONSTRUCTION DEADLINE FOR JCN FOUNDER'S INDUSTRIAL, LLC, TO CONSTRUCT A 30,000 SQUARE FOOT INDUSTRIAL WAREHOUSE ON THE 14-ACRE LOT AT WAYNE CABANISS DRIVE.

X. REVIEW MONTHLY INVESTMENT REPORTS.

XI. REVIEW MONTHLY STAFF REPORTS.

XII. 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

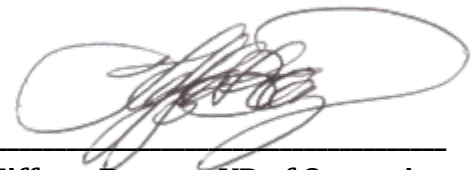
Deliberate the commercial and financial information from business prospects and incentives, if any, for business prospects.

Following the closed Executive Session, the Board will reconvene in 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, 311 W. Woodard St, Denison, Texas 75020 and posted on the Denison Development Alliance website, places readily available to the public at all times, on the 12th day of April, 2024, at 3:00 P.M.



Tiffany Barney, 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 Tiffany Barney, Vice President of Operations, at (903) 464-0883.