



MINUTES OF MEETING
THURSDAY, NOVEMBER 20, 2025, 4:00 PM
115 N. RUSK AVE., DENISON, TEXAS

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

MEMBERS ABSENT: John Hoover

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

MEETING WAS CALLED TO ORDER BY CHAIRMAN MARK KUNEMAN AT 4:01 PM, AND IT WAS RECOGNIZED A QUORUM WAS PRESENT.

- I. CONSIDER APPROVAL OF THE MINUTES FOR THE REGULAR MEETING HELD OCTOBER 16, 2025:**
Reviewed by board members. Janet Gott Douglass moved to approve the regular meeting minutes as presented, David Spindle seconded, and the motion was unanimously approved.
- II. CONSIDER APPROVAL OF THE OCTOBER 2025 FINANCIAL STATEMENTS AND FINANCIAL REPORTS:**
Reviewed and discussed between board members and staff. Charlie Pool moved to approve the financial reports as submitted by Veronica Davis and the financial reports submitted by staff. Janet Gott Douglass seconded, and the motion was unanimously approved.
- III. CONSIDER APPROVAL OF LANDON WINERY'S REQUEST FOR EXTENSION ON IT'S PROJECT NEAR THE JM PROPERTY:** Reviewed by board members. David Spindle moved to approve extending Landon Winery's deadline to start construction to December 1, 2026. Janet Gott Douglass seconded, and the motion was unanimously approved.
- IV. CONSIDER APPROVAL OF EXTENDING JCN FOUNDERS INDUSTRIAL'S FIRST CONSTRUCTION DEADLINE OF JANUARY 6, 2024 TO JUNE 1, 2026:** Reviewed by board members. David Spindle moved to approve the extension of JCN Founders Industrial's first construction deadline to June 1, 2026. Janet Gott Douglass seconded, and the motion was unanimously approved.
- V. REVIEW THE DDA'S INVESTMENT POLICY:** Reviewed by board members. Janet Gott Douglass moved to approve the existing Investment Policy as presented, David Spindle seconded, and the motion was unanimously approved.
- VI. REVIEW MONTHLY STAFF REPORTS:** Presented by DDA staff members. No action needed.
- VII. 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 4:43 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 5:00 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 5:16 PM.



Mark Kuneman, Chairman

12-18-25

Date Approved