



MINUTES
Little Elm Economic Development Corporation
100 W. Eldorado Parkway

Regular Meeting
Monday, February 6, 2017
6:00 p.m.

Present: Casey Russell, President; Will Gentry, Vice President, Robert Anderson, Treasurer (arrived at 6:04); Bradley Elliott, Secretary; Jason Olson, Director; Stephanie Shoemaker, Council Liaison; and Michael McClellan, Director.

Town Staff: Jennette Killingsworth, Executive Director; Jeff Moore, EDC Attorney; Jason Laumer, Director of Development Services; and Natasha Richer, EDC Assistant

Guests: None

Absent:

1. **Call Order Regular Meeting:** President, Jason Olson called to order at **6:01 p.m.**
2. **Comments:** none
3. **Discussion to Approve and Action to approve** the Minutes of the January 9, 2017 Special Meeting. Upon motion by Jason Olson and a second by Bradley Elliott, the members **voted unanimously** to approve the meeting minutes.
4. **Discussion and Action to Approve** Ground Lease Purchase Agreement For Area 1, 2, and Pad Site C Located In The Town Of Little Elm, Denton County, Texas. Upon a motion by Bradley Elliott and a second by Robert Anderson, the members **voted unanimously** to authorize the EDC President, Casey Russell, to execute the Ground Lease Purchase Agreement as presented.
5. **Discussion and Action to Approve** Ground Lease Purchase Agreement For Pad Site A Located In The Town Of Little Elm, Denton County, Texas. Upon a motion by Bradley Elliott and a second by Jason Olson, the members **voted unanimously** to authorize the EDC President, Casey Russell, to execute the Ground Lease Purchase Agreement for Agenda Item 5 with a revision to Section 1.6 to add language to the "**Commencement Date**" means the date of receipt of a certificate of occupancy for a minimum of 4,000 square feet

of retail/office/restaurant space located on the Land, or four (4) years from the Effective Date of this Agreement, whichever is sooner.

6. **Discussion and Action to Approve** Ground Lease Purchase Agreement For Pad Site B Located In The Town Of Little Elm, Denton County, Texas. Upon a motion by Robert Anderson and a second by Will Gentry, the members voted unanimously to authorize the EDC President, Casey Russell, to execute the Ground Lease Purchase Agreement for Agenda Item 6 with a revision to Section 1.6 to add language to the “**Commencement Date**” means the date of receipt of a certificate of occupancy for a minimum of 4,000 square feet of retail/office/restaurant space located on the Land, or four (4) years from the Effective Date of this Agreement, whichever is sooner.
7. **Discussion and Action to Approve** Ground Lease Agreement For Area 3 Located In The Town Of Little Elm, Denton County, Texas. **No Action Taken.**
8. **Discussion and Action to Approve** Ground Lease Purchase Agreement For Area 4 Located In The Town Of Little Elm, Denton County, Texas. Upon a motion by Will Gentry and a second by Bradley Elliott, the members voted unanimously to authorize the EDC President, Casey Russell, to execute the Ground Lease Purchase Agreement for Agenda Item 8 with a revision to Section 1.6 to add language to the “**Commencement Date**” means the date of receipt of a certificate of occupancy for a hotel as approved by the Landlord and located on the Land, or five (5) years from the Effective Date of this Agreement, whichever is sooner.
9. **Discussion and Action to Approve** Ground Lease Purchase Agreement For Area 5 Located In The Town Of Little Elm, Denton County, Texas. Upon a motion by Michael McClellan and a second by Robert Anderson, the members voted unanimously to authorize the EDC President, Casey Russell, to execute the Ground Lease Purchase Agreement for Agenda Item 9 with a revision to Section 1.6 to add language to the “**Commencement Date**” means the date of receipt of a certificate of occupancy for a minimum of 10,000 square feet of commercial/entertainment space located on the Land, or five (5) years from the Effective Date of this Agreement, whichever is sooner.
10. **Business Retention Program Update:** Discussion and update regarding site visits of existing businesses by staff and board members. **No Action Taken**
11. **Director’s Report** Discuss and update events, activities and calendar pertaining to the EDC. **No Action Taken**
12. **Executive Closed Session of the Board of Directors:** The Little Elm EDC held a Closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code in accordance with the authority contained in:

No Executive Session was necessary.

- (A) **Section 551.071** of the Texas Government Code for private consultation with the LEEDC Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the EDC Attorney has a duty under Texas Rules of discipline and Professional conduct regarding confidential communication with the Little Elm EDC.
 - (B) **Section 551.072** of Texas Government Code to discuss or deliberate the purchase, exchange, lease or value of real property.
 - (C) **Section 551.074** of Texas Government Code to discuss or deliberate personal matters to evaluate performance and duties, of a public officer or employee-Executive Director.
 - (D) **Section 551.087** of the Texas Government Code to discuss or deliberate regarding commercial or financial information that the LE EDC has received from a business prospect, and or to deliberate the offer of a financial or other incentive with a business prospect.
13. **Reconvene into Open Session:** The Little Elm EDC reconvened into Regular Session pursuant to the provisions of Chapter 551 of the Texas Government Code to take any action necessary regarding the items discussed in executive session.
- (A) **Section 551.071** of the Texas Government Code for private consultation with the LEEDC Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the EDC Attorney has a duty under Texas Rules of discipline and Professional conduct regarding confidential communication with the Little Elm EDC.
 - (B) **Section 551.072** of Texas Government Code to discuss or deliberate the purchase, exchange, lease or value of real property.
 - (C) **Section 551.074** of Texas Government Code to discuss or deliberate personal matters to evaluate performance and duties, of a public officer or employee-Executive Director.
 - (D) **Section 551.087** of the Texas Government Code to discuss or deliberate regarding commercial or financial information that the LE EDC has received from a business prospect, and or to deliberate the offer of a financial or other incentive with a business prospect.
14. **Adjournment** Upon motion by Jason Olson and second by Robert Anderson, the members **voted unanimously** to adjourn the meeting at **7:38 pm**.

Pursuant to the Texas Open Meeting Act (Chapter 551, Texas Government Code), one or more of the above items may be considered in executive closed session, closed to the public. Any decision on any item will be taken or conducted in an open session following the conclusion of the executive closed session.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid of services such as interpreters for hearing impaired, readers or large print are requested to contact the Town Secretary at (214) 975-0404 two days prior to the meeting so appropriate arrangements can be made. BRAILLE IS NOT PROVIDED.

Respectfully,



Jennette Killingsworth, Executive Director

Passed and approved this 6th day of March 2017