



**MINUTES**  
**Little Elm Economic Development Corporation**  
**100 W. Eldorado Parkway**

**Special Meeting**  
**Monday, June 19, 2017**  
**6:00 p.m.**

**Present:** Casey Russell, President; Bradley Elliott, Secretary; Michael McClellan, Director, and James Dominy, Council Liaison.

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

**Guests:** Jason Barth, EDC Finance Officer; Kevin Lerner and Stewart Shirey, Government Capital

**Absent:** Will Gentry, Vice President; Robert Anderson, Treasurer, and Jason Olson, Director.

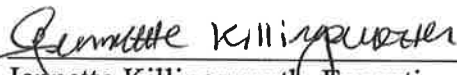
1. **Call Order Regular Meeting:** President, Casey Russell called to order at **6:06 p.m.**
2. **Comments:** none
3. **Discussion and Action to approve the Minutes** of the May 8, 2017 Regular Meeting. Upon motion by Michael McClellan and a second by Bradley Elliot, the members **voted unanimously** to approve the meeting minutes.
4. **Discussion and approve a Resolution of the Board of Directors of the Little Elm Economic Development Corporation Regarding a Loan in the Amount Not To Exceed \$3,048,000**, and other matters related thereto. Upon motion by Michael McClellan and a second by Bradley Elliot, the members **voted unanimously** to approve the Resolution as presented.
5. **Discussion and Action to approve the Chapter 380 Economic Development Program and Performance Agreement** by and between the Town of Little Elm and Little Elm EDC. Upon motion by Michael McClellan and a second by Bradley Elliot, the members **voted unanimously** to approve the agreement as presented.

6. **Discussion and Action to approve the Town of Little Elm, Little Elm EDC and Texas First Rental, LLC Amended and Restated Chapter 380 Economic Development Program and Performance Agreement.** Upon motion by Bradley Elliott and a second by Michael McClellan, the members voted unanimously to approve the agreement as presented.
7. **Discussion and Action to approve a Ground Lease** by and between Little Elm Economic Development Corporation and Holt Texas Properties, Inc. Upon motion by Bradley Elliott and a second by Michael McClellan, the members voted unanimously to approve the Ground Lease as presented.
8. **Discussion and Action to approve an Occupancy Lease Agreement** by and between the Little Elm Economic Development Corporation, Texas First Rentals, LLC and Holt Texas Properties, Inc. Upon motion by Michael McClellan and a second by Bradley Elliot, the members voted unanimously to approve the agreement as presented.
9. **Discussion and Action to approve Collateral Assignment of Rent of Occupancy Lease Agreement** by and between the Little Elm Economic Development Corporation, Texas First Rentals, LCC and Holt Texas Properties, INC. Upon motion by James Dominy and a second by Michael McClellan, the members voted unanimously to approve the agreement as presented.
10. **Discussion and Action to Establish an Additional Bank Account** to serve as an Escrow Account for Government Capital Loan. Upon motion by Michael McClellan and a second by James Dominy, the members voted unanimously to approve the agreement as presented.
11. **Discussion and Action to approve financial reports for Second Quarter FY 2016-2017.** Upon motion by Bradley Elliott and a second by Michael McClellan, the members voted unanimously to approve the financial reports as presented.
12. **Discussion and Action to approve License Agreement for 100 Hardwicke** between the Little Elm Economic Development Corporation and Richard Pray. Upon motion by Michael McClellan and a second by James Dominy, the members voted unanimously to approve the agreement as presented.
13. **Business Retention Program Update:** Discussion and update regarding site visits of existing businesses by staff and board members. No Action Taken
14. **Director's Report:** Discuss, update, and action regarding projects, policies, events, activities and calendar pertaining to EDC. No Action Taken
15. **Adjournment** Upon motion by Bradley Elliott and second by Michael McClellan, the members voted unanimously to adjourn the meeting at 7:49 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,

  
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Jennette Killingsworth, Executive Director

Passed and approved this 14th day of August 2017