



**MINUTES  
LITTLE ELM ECONOMIC DEVELOPMENT CORPORATION  
100 W. Eldorado Parkway**

**SPECIAL VIRTUAL MEETING  
Tuesday, January 19, 2021  
5:00 PM**

Present: Ken Eaken, President; Casey Russell, Vice President; Taylor Girardi, Treasurer; Michel Hambrick, Secretary; Michael McClellan, Board Member

Absent: Jack Gregg, Board Member; Marce E. Ward, Board Member; Jeff Moore, EDC Attorney

Staff Present: Jennette Espinosa, EDC Executive Director  
Natasha Roach, EDC Coordinator  
Jason Barth, EDC Accountant

- 1. Notice Regarding Public Participation Little Elm EDC Board of Directors and EDC Staff Attendance.**
- 2. Roll Call and Call to Order of Special Virtual Meeting.**  
*Identification of Quorum and call to order.*
- 3. Discussion and Action to approve Minutes from December 14th, 2020 Regular Virtual Meeting.** (Jennette Espinosa, EDC Executive Director)

Motion by Treasurer Taylor Girardi, seconded by Board Member Michael McClellan

AYE: President Ken Eaken, Treasurer Taylor Girardi, Secretary Michel Hambrick, Board Member Michael McClellan

**4 - 0 Passed - Unanimously**

- 4. Discussion and Action to approve Financials for FY 2019 - 2020.** (Jason Barth, Integrity Accounting & Payroll)

Motion by Board Member Michael McClellan, seconded by Treasurer Taylor Girardi

AYE: President Ken Eaken, Treasurer Taylor Girardi, Secretary Michel Hambrick, Board Member Michael McClellan

**4 - 0 Passed - Unanimously**

5. **Discussion and Action to approve Ground Lease Purchase Agreement** for Certain Multi-Family Property in Little Elm, Denton County, Texas. (Jennette Espinosa, EDC Executive Director)

Motion by Treasurer Taylor Girardi, seconded by Secretary Michel Hambrick

AYE: President Ken Eaken, Treasurer Taylor Girardi, Secretary Michel Hambrick, Board Member Michael McClellan

**4 - 0 Passed - Unanimously**

6. **Discussion and Action to approve Ground Lease Purchase Agreement** for Certain Retail Property in Little Elm, Denton County, Texas. (Jennette Espinosa, EDC Executive Director)

Motion by Secretary Michel Hambrick, seconded by Treasurer Taylor Girardi

AYE: President Ken Eaken, Treasurer Taylor Girardi, Secretary Michel Hambrick, Board Member Michael McClellan

**4 - 0 Passed - Unanimously**

7. **Discussion and Action to approve Westside Planning Study Agreement** between the Town of Little Elm, Little Elm EDC, and Kimley Horn. (Jennette Espinosa, EDC Executive Director)

Casey Russell, Vice President joined the meeting at 5:20 pm. **No Action Taken** on this item.

8. **BRE/COVID Update** (Natasha Roach, EDC Coordinator)

**No Action Taken** on the is item.

9. **Director's Report.** (Jennette Espinosa, Executive Director)

**No Action Taken** on the is item.

10. **Executive Closed Session of the Board of Directors:** The Little Elm EDC will now hold a Closed Session meeting pursuant to the provisions of Chapter 552 of the Texas Government Code accordance with the authority contained in:

- **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 or prospect.

Board **did not** enter in to Executive Session

- 11. Reconvene into Open Session:** The Little Elm EDC will now reconvene into Regular Session pursuant to the provisions of Chapter 551 of the Texas Government Code in accordance with the authority contained in:
- 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 or prospect.

Board **did not** enter in to Executive Session

- 12. Adjournment.**

Meeting was **Adjourned at 5:49 pm.**

Respectfully,

*Jennette Espinosa*  
Executive Director

Passed and approved this **15th** day of **February, 2021.**