



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

**REGULAR VIRTUAL MEETING  
Monday, February 15, 2021  
6:00 PM**

Present: Ken Eaken, President; Taylor Girardi, Treasurer; Michel Hambrick, Secretary; Michael McClellan, Board Member; Jack Gregg, Board Member; Marce E. Ward, Board Member

Absent: Casey Russell, Vice President; Jeff Moore, EDC Attorney

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

Attendees: Wesley Brandon, Town Engineer

1. **Notice Regarding Public Participation Little Elm EDC Board of Directors and EDC Staff Attendance.**

Due to the COVID-19 (coronavirus) public health emergency, and in an effort to reduce in-person meetings that assemble large groups of people, Governor Greg Abbott has granted a temporary suspension of certain rules to allow for (1) board members and employees to participate in meetings via video conference call or other remote electronic means without a physical quorum of board members being present at the site of the meeting; and (2) the use of videoconferencing and other remote means to allow the public to observe the meeting and, when required, to participate in the public meeting.

In an effort to reduce the spread of the virus, for the February 15, 2021, Economic Development Corporation meeting, individuals will be able to address the Board on any topic through submission of the web form below. Forms received will be recorded into the record and be given to the Board Members.

To access the video conference online, follow these instructions:

- To join the Zoom meeting, click <https://zoom.us/j/96462705236>.

Note: A physical quorum of the Economic Development Corporation Board may not be present during the meeting as some Board Members may choose to participate in the meeting remotely as permitted by Governor Abbott's suspension of various statutes that may be interpreted to require

face-to-face interaction between members of the public and board members.

**2. Call Order of Regular Virtual Meeting**

President Ken Eaken called the meeting to order at **6:03 pm**.

**3. Discussion and Action** to approve Minutes from January 19, 2021, Special 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, Board Member Jack Gregg, Board Member Marce E. Ward

**6 - 0 Passed - Unanimously**

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

Motion by Board Member Jack Gregg, seconded by Secretary Michel Hambrick

AYE: President Ken Eaken, Treasurer Taylor Girardi, Secretary Michel Hambrick, Board Member Michael McClellan, Board Member Jack Gregg, Board Member Marce E. Ward

**6 - 0 Passed - Unanimously**

**5. Discussion and Action** to approve AIA Document A101-2017, AIA Document A201-2017 between Twin Shores and Little Elm EDC for Construction of civil, LA, Irrigation and lighting for Lakefront Parking lot in the area of Main Street and Eldorado Parkway. (Jennette Espinosa, EDC Executive Director & Wesley Brandon, Town Engineer)

Motion by Secretary Michel Hambrick, seconded by Board Member Jack Gregg

AYE: President Ken Eaken, Treasurer Taylor Girardi, Secretary Michel Hambrick, Board Member Michael McClellan, Board Member Jack Gregg, Board Member Marce E. Ward

**6 - 0 Passed - Unanimously**

**6. BRE/COVID Update:** Discussion and update regarding COVID-19 and existing businesses. (Natasha Roach, EDC Coordinator)

**NoAction Taken** on this item

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

**No Action Taken** on this item

8. **Executive Closed Session of the Board of Director's:** The Little Elm EDC will now hold a Closed Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code in accordance with the authority contained in:
  1. **Section 551.087** of the Texas Government Code to discuss or deliberate regarding commercial of 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.

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

9. **Reconvene in to Open Session:** The Little Elm EDC will now hold a Closed Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code in accordance with the authority contained in:
  1. **Section 551.087** of the Texas Government Code to discuss or deliberate regarding commercial of 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.

10. **Adjournment**

Meeting was **Adjourned at 6:23 pm.**

Respectfully,

*Jennette Espinosa*  
Executive Director

Passed and approved this 16th day of March 2021.