



MINUTES
LITTLE ELM ECONOMIC DEVELOPMENT CORPORATION
100 W. Eldorado Parkway

REGULAR MEETING
Monday, APRIL 5, 2021
6:00 PM

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

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

Attendees: Stewart Shirey, Government Capital
Kevin Lerner, Government Capital

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 videoconference 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 April 5th, 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 videoconference online, follow these instructions:

- To join the Zoom meeting, click <https://zoom.us/j/91674961443>

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Board for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may address the Board by submitting the online form at the following link:

<https://www.littleelm.org/FormCenter/Administration-5/LE-Town-Council-Presentation-and-Announc-87>.

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. Roll Call and Call to Order of Regular and Virtual Meeting.

President Ken Eaken called the meeting to order at **6:02 pm**.

3. Discussion and Action to Approve Minutes from March 16, 2021, Special Virtual Meeting. (Jennette Espinosa, EDC Executive Director)

Motion by Board Member Marce E. Ward, seconded by Secretary Michel Hambrick

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

7 - 0 Passed - Unanimously

4. Discussion and Action to Approve the Amended and Restated Tax Increment Payment Agreement for TIRZ #5. (Jennette Espinosa, Executive Director)

Motion by Board Member Jack Gregg, seconded by Vice President Casey Russell

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

7 - 0 Passed - Unanimously

5. Consider Action to Approve Resolution No. 0405202102EDC of the Board of Directors of the Little Elm Economic Development Corporation regarding a Loan in the Principal Amount of \$7,593,750 and other matters incident and related to. (Jennette Espinosa, Executive Director)

Motion by Board Member Marce E. Ward, seconded by Secretary Michel Hambrick

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

7 - 0 Passed - Unanimously

6. Discussion and Action to Approve the Tax Increment Reinvestment Zone Number Three and Little Elm EDC Reimbursement Agreement and Performance Agreement. (Jennette Espinosa, Executive Director)

Motion by Council Liaison Michael McClellan, seconded by Vice President Casey Russell

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

7 - 0 Passed - Unanimously

7. **Discussion and Action to Approve Resolution No. 0405202101EDC for Change Order to AIA Document A101 Contract and Supplementary Conditions** 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, Executive Director)

Motion by Vice President Casey Russell, seconded by Secretary Michel Hambrick

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

7 - 0 Passed - Unanimously

8. **Director's Report.** Discuss, update, and action regarding projects, policies, events, activities, and calendar pertaining to EDC. (Jennette Espinosa, Executive Director)

No Action Taken on this item

9. **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 551 of the Texas Government Code in accordance with the authority contained in:

(A) Section 551.71 of the Texas Government Code Consultation with Attorney regarding pending or contemplated litigation or a settle offer re: a project in the vicinity of Main Street and Eldorado Parkway

(B) 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 re: a project in the vicinity of Main Street and Eldorado Parkway.

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

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

(A) Section 551.71 of the Texas Government Code Consultation with Attorney regarding pending or contemplated litigation or a settle offer re: a project in the vicinity of Main Street and Eldorado Parkway

(B) 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 re: a project in the vicinity of Main Street and Eldorado Parkway.

11. Adjournment.
Meeting was **Adjourned at 6:39 pm.**

Respectfully,

Jennette Espinosa
Executive Director

Passed and approved this **19th day of April 2021.**