



**LITTLE ELM ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS**

Monday, DECEMBER 9, 2024 - 6:00 PM

**REGULAR MEETING
104 HARDWICKE LANE
THE HUB AT THE LAKEFRONT**

MINUTES

Present: Neil Blais, President; Jack Gregg, Vice President; Michel Hambrick, Treasurer; Marce E. Ward, Secretary; Tony Singh, Council Liaison; AJ Rodriguez, Board Member; Jeremy Bolden, Board Member

Staff Present: Jennette Espinosa, Executive Director
Jennifer Eusse, Economic Development Manager
JaRee Alli, Economic Development Administrative Assistance
Jeff Moore, Attorney
Jason Barth, Accountant

Attendees: Curtis Cornelious, Town Mayor
Matt Mueller, Town Manager
Michael Carter, Hula Hut Presentation
Penny Carter, Hula Hut Presentation
Ken Myers, Hula Hut Presentation

- 1. Roll Call and Call to Order of Regular Meeting:** Identification of Quorum and call to order at 6:00 pm; Tony Singh arrived at 6:09 pm.
- 2. Discussion and Action** to approve the Minutes from the October 14, 2024, Regular Meeting.

Motion by Vice President Jack Gregg, seconded by Board Member AJ Rodriguez the board approved the Minutes for the October 14, 2024 Regular Meeting.

AYE: Treasurer Michel Hambrick, Vice President Jack Gregg, Secretary Marce E. Ward, Board Member Jeremy Bolden, Board Member AJ Rodriguez, President Neil Blais

6 - 0 Passed - Unanimously

3. Presentation by Michael & Penny Carter regarding Hula Hut Project, was brought to the board for consideration.
4. **Discussion and Adoption** of the Town of Little Elm's Ethics Ordinance. The Town's Ethics Policy was provided to the board as a courtesy and informational purpose, as a reminder that all members are bound by the policy.
5. **Discussion and Action** to approve the Amendment to Performance Agreement between Thai In Town, LLC, and Little Elm Economic Development.

Motion by Board Member AJ Rodriguez, seconded by Secretary Marce E. Ward the board approved the Amendment to Performance Agreement between Thai In Town, LLC, and Little Elm Economic Development.

AYE: Treasurer Michel Hambrick, Vice President Jack Gregg, Secretary Marce E. Ward, Board Member Jeremy Bolden, Board Member AJ Rodriguez, Council Liaison Tony Singh, President Neil Blais

7 - 0 Passed - Unanimously

6. **Discussion and Action** to approve the Development Agreement with Little Elm Hospitality and Little Elm EDC.

Motion by Board Member Jeremy Bolden, seconded by Vice President Jack Gregg to approve the Development Agreement with Little Elm Hospitality and Little Elm EDC.

AYE: Treasurer Michel Hambrick, Vice President Jack Gregg, Secretary Marce E. Ward, Board Member Jeremy Bolden, Board Member AJ Rodriguez, Council Liaison Tony Singh, President Neil Blais

7 - 0 Passed - Unanimously

7. Chief Rodney Harrison - Yearly update on crime trends & patterns.
No Action Taken
8. **Director's Report:** Discuss, Update, and Action, If Needed, Regarding Project, Policies, Events, Activities, and Calendar Pertaining to EDC. (Jennette Espinosa, Executive Director)
No Action Taken
9. **Executive Closed Session of the Board of Directors. At 7:24 pm**, the Little Elm EDC held a Closed Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code in accordance with the authority contained in:

Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING. This chapter does not require a governmental body to conduct an open meeting:

(1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental

body and with which the governmental body is conducting economic development negotiations; or

(a) Lakefront Restaurant, LLC (Hula Hut)

(2) to deliberate the offer of a financial or other incentive to a business prospect described by subdivision.

(a) Uptown Cheapskate

(b) 1418 Coffee

(c) Tinman Social - Midwest Regional Bank

(d) Parcel ID 184840

10. Reconvene into Open Session: Take any action related to Executive Session

At 8:10 pm Jeremy Bolden left the meeting. At 8:30 pm, the Little Elm EDC reconvened into Open Session.

(A) Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING. This chapter does not require a governmental body to conduct an open meeting.

Motion by Board Member AJ Rodriguez, seconded by Vice President Jack Gregg authorizing Executive Director to present offer to Lakefront Restaurant LLC - Hula Hut on the terms as discussed in executive session.

AYE: Treasurer Michel Hambrick, Vice President Jack Gregg, Secretary Marce E. Ward, Board Member AJ Rodriguez, Council Liaison Tony Singh, President Neil Blais

6 - 0 Passed - Unanimously

Motion by Board Member AJ Rodriguez, seconded by Treasurer Michel Hambrick authorizing Executive Director to pursue offers on (2)(a), (2)(c) and (2)(d) as discussed in executive session. Item (2)(b) was tabled to the next scheduled board meeting.

AYE: Treasurer Michel Hambrick, Vice President Jack Gregg, Secretary Marce E. Ward, Board Member AJ Rodriguez, Council Liaison Tony Singh, President Neil Blais

6 - 0 Passed - Unanimously

11. Adjournment.

Meeting was adjourned at **8:35 pm.**

Respectfully,

Jennette Espinosa, Executive Director

Passed and approved this 13th day of January 2025