



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

**Monday, December 9, 2024 - 6:00 p.m.**

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

**AGENDA**

1. **Roll Call and Call to Order of Regular Meeting:** Identification of Quorum and call to order.
2. **Discussion and Action** to approve the Minutes from the October 14, 2024, Regular Meeting.
3. Presentation by Michael & Penny Carter regarding Hula Hut Project.
4. **Discussion and Adoption** of the Town of Little Elm's Ethics Ordinance.
5. **Discussion and Action** to approve the Amendment to Performance Agreement between Thai In Town, LLC, and Little Elm Economic Development.
6. **Discussion and Action** to approve the Development Agreement with Little Elm Hospitality and Little Elm EDC.
7. Chief Rodney Harrison - Yearly update on crime trends & patterns.
8. **Director's Report:** Discuss, Update, and Action, If Needed, Regarding Project, Policies, Events, Activities, and Calendar Pertaining to EDC. (Jennette Espinosa, Executive Director)

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:

**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

11. Adjournment.

Respectfully,

*Jennette Espinosa*

**Executive Director**

This is to certify that the above notice was posted on [www.littleelm.org](http://www.littleelm.org), Town of Little Elm website, under Agendas and Minutes prior to 5:00 p.m. this 6th day of December, 2024.