



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

**Monday, FEBRUARY 10, 2025 - 6:00 PM**

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

**MINUTES**

Present: Michel Hambrick, Treasurer; Marce E. Ward, Secretary; Tony Singh, Council Liaison; Neil Blais, President

Absent: Jack Gregg, Vice President; Jeremy Bolden, Board Member; AJ Rodriguez, Board Member

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

1. **Roll Call and Call to Order of Regular Meeting:** Identification of Quorum and call to order at 6:01pm.

2. **Discussion and Action** to approve the Minutes of the January 13, 2025, Regular Meeting.

Motion by Secretary Marce E. Ward, seconded by Treasurer Michel Hambrick

AYE: Treasurer Michel Hambrick, Secretary Marce E. Ward, Council Liaison Tony Singh, President Neil Blais

**4 - 0 Passed - Unanimously**

3. **Discussion and Action** to approve a money market with Bank OZK after our current CD ends.

Motion by Treasurer Michel Hambrick, seconded by Council Liaison Tony Singh to approve a money market with Bank OZK after our current CD ends.

AYE: Treasurer Michel Hambrick, Secretary Marce E. Ward, Council Liaison Tony Singh,  
President Neil Blais

**4 - 0 Passed - Unanimously**

4. **Presentation** - Sales Tax Overview by Region.

5. **Discussion and Action** to approve Performance Agreement between Little Elm Economic Development and Blue Bay Holdings, LLC.

Motion by Treasurer Michel Hambrick, seconded by Secretary Marce E. Ward to approve Performance Agreement between Little Elm Economic Development and Blue Bay Holdings, LLC.

AYE: Treasurer Michel Hambrick, Secretary Marce E. Ward, Council Liaison Tony Singh,  
President Neil Blais

**4 - 0 Passed - Unanimously**

6. **Director's Report:** Discuss, Update, and Action, If Needed, Regarding Project, Policies, Events, Activities, and Calendar Pertaining to EDC. (Jennette Espinosa, Executive Director)

7. **Executive Closed Session of the Board of Directors.** At 6:26pm, 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:

**(A) Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT  
NEGOTIATIONS; CLOSED MEETING.**

(1) 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 prospect.

(a) Tinman Social

(b) Blue Goose Cantina & Aw Shucks Seafood Restaurant

(c) The Whiskey Blendery

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

**At 7:34pm**, the Little Elm EDC reconvened into Open Session.

Motion by Treasurer Michel Hambrick, seconded by Secretary Marce E. Ward to approve a Performance Agreement with Play with your Food, LLC, or related entity, on the terms as discussed in executive session, and authorize Executive Director and President to execute said Performance Agreement, Lease Agreement, and documents related thereto.

AYE: Treasurer Michel Hambrick, Secretary Marce E. Ward, Council Liaison Tony Singh,  
President Neil Blais

**4 - 0 Passed - Unanimously**

Motion by Treasurer Michel Hambrick, seconded by Secretary Marce E. Ward to approve a Performance Agreement with AS-BG-LEXX, LLC on the terms as discussed in Executive Session, and authorized Executive Director and President to execute said Performance Agreement, lease agreement and documents related thereto.

AYE: Treasurer Michel Hambrick, Secretary Marce E. Ward, Council Liaison Tony Singh,  
President Neil Blais

**4 - 0 Passed - Unanimously**

Motion by Treasurer Michel Hambrick, seconded by Council Liaison Tony Singh to approve a Letter of Intent with The Whiskey Blendery.

AYE: Treasurer Michel Hambrick, Secretary Marce E. Ward, Council Liaison Tony Singh,  
President Neil Blais

**4 - 0 Passed - Unanimously**

**9.** Adjournment.

Meeting was adjourned at 7:35pm.

Respectfully,

Jennette Espinosa, Executive Director

Passed and approved this 17th day of March 2025.