



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

Monday, JANUARY 13, 2025 - 6:00 PM

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

MINUTES

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

Staff Present: Jennette Espinosa, Executive Director
Jennifer Eusse, Economic Development Manager
Robert Brown , Attorney

1. **Roll Call and Call to Order of Regular Meeting:** Identification of Quorum and call to order at 6:00pm; Marce Ward arrived at 6:04pm.

2. **Discussion and Action** to approve the Minutes from the December 9, 2024, Regular Meeting.

Motion by Board Member AJ Rodriguez, seconded by Board Member Jeremy Bolden the board approved the Minutes for the December 9, 2024 Regular Meeting.

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

6 - 0 Passed - Unanimously

3. **Discussion and Action** to approve the 4th Quarter Financials for the Little Elm EDC for FY 2023-2024.

Motion by Treasurer Michel Hambrick, seconded by Vice President Jack Gregg

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

6 - 0 Passed - Unanimously

4. **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

5. **Executive Closed Session of the Board of Directors. At 6:05pm,** 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.

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

(a) Hula Hut Bill of Sale

At 6:35pm, the Little Elm EDC re-entered into 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.

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

(a) Parcel ID 184840

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

At 6:35pm, the Little Elm EDC reconvened into Open Session.

Motion by Vice President Jack Gregg, seconded by Treasurer Michel Hambrick authorizing the Executive Director to execute any and all closing documents necessary concerning the acquisition of Little Elm Hula Hut, LLC property, including the Bill of Sale and Letter Agreement dated January 2, 2025, on the terms as discussed in Executive Session.

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

At 7:09 pm, the Little Elm EDC reconvened into Open Session.

No Action was taken.

7. Adjournment.

Meeting was adjourned at 7:10 pm.

Respectfully,

Jennette Espinosa, Executive Director

Passed and approved this 10th day of February 2025.