



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

Monday, JULY 14, 2025 - 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; Jeremy Bolden, Board Member; AJ Rodriguez, Board Member; Jamell Johnson, Council Liaison

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 6:17pm.
- 2. Public Comments:** Persons may address the Little Elm EDC Board of Directors on any issue for up to three (3) minutes. This is the appropriate time for citizens to address the Board on any concern, whether on this agenda or not. In accordance with the State of Texas Open Meeting Act, the Board may not comment or deliberate such statements during this period, except as authorized by Section 551.007, Texas Government Code.
- 3. Discussion and Action** to approve Minutes from the June 9, 2025, Regular Meeting.

Motion by Vice President Jack Gregg, seconded by Board Member Jeremy Bolden to approve Minutes from the June 9, 2025, Regular Meeting

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

7 - 0 Passed - Unanimously

4. **Discussion and Action** to approve Performance Agreement between Little Elm Economic Development Corporation and MudBugs Bar & Grill, LLC.

Motion by Board Member Jeremy Bolden, seconded by Treasurer Michel Hambrick to approve Performance Agreement between Little Elm Economic Development Corporation and MudBugs Bar & Grill, LLC.

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

7 - 0 Passed - Unanimously

5. **Discussion and Acknowledgment** of Ground Lease Purchase Agreement between Little Elm Economic Development and Play With Your Food, LLC.

Motion by Vice President Jack Gregg, seconded by Council Liaison Jamell Johnson the acknowledgment of Ground Lease Purchase Agreement between Little Elm Economic Development Corporation and Play With Your Food, LLC.

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

7 - 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.**

Board did not enter into Executive Session.

- (a) Ace Oak Center
- (b) 210 E Eldorado Parkway

Motion by Board Member AJ Rodriguez, seconded by Vice President Jack Gregg to approve improvement work to 210 E. Eldorado Parkway for an amount not to exceed \$45,000.

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

7 - 0 Passed - Unanimously

8. Adjournment.

Respectfully,

Jennette Espinosa, Executive Director

Passed and approved this 11th day of August, 2025.