



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

Monday, AUGUST 11, 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

Absent: Jamell Johnson , Council Liaison; JaRee Alli, Administrative Assistance

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

1. **Roll Call and Call to Order of Regular Meeting:** Identification of Quorum and call to order at 6:00pm; Marce Ward arrived at 6:13pm.
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 July 14, 2025, Regular Meeting.

Motion by Board Member Jeremy Bolden, seconded by Vice President Jack Gregg to approve Minutes from the July 14, 2025, Regular Meeting.

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

5 - 0 Passed - Unanimously

4. **Discussion and Action** to approve the Economic Development Corporation Budget for FY 2025-2026.

Motion by Board Member Jeremy Bolden, seconded by Board Member AJ Rodriguez to approve the Economic Development Corporation Budget for FY 2025-2026 as revised. Attachment in Board book reflects changes.

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

6 - 0 Passed - Unanimously

5. **Discussion and Action** to approve payment authorization for EDC Staff.

Motion by Secretary Marce E. Ward, seconded by Vice President Jack Gregg to approve payment authorization for EDC staff.

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

6 - 0 Passed - Unanimously

6. **Discussion and Action** to approve additional repairs & maintenance at 210 E Eldorado Parkway and budget amendment associated with improvements

Motion by Treasurer Michel Hambrick, seconded by Board Member AJ Rodriguez to approve additional repairs & maintenance at 210 E Eldorado Parkway and budget amendment associated with improvements.

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

6 - 0 Passed - Unanimously

7. **Discussion and Action** to approve the Voucher Program for FY 25-26.

Motion by Vice President Jack Gregg, seconded by Treasurer Michel Hambrick to approve the Voucher Program for FY 2025-2026.

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

6 - 0 Passed - Unanimously

8. **Discussion and Action** to approve Termination Agreement with 575 Pizzeria and Little Elm Economic Development Corporation.

Motion by Secretary Marce E. Ward, seconded by Board Member Jeremy Bolden to approve Termination Agreement with 575 Pizzeria and Little Elm Economic Development Corporation.

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

6 - 0 Passed - Unanimously

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

10. **Executive Closed Session of the Board of Directors.** At 6:41pm, 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 551.074 of the Texas Government code to discuss or deliberate personnel matters to evaluate the performance duties of a public officer or employee.

1. Personnel - Executive Director Contract(s)

(B) Section 551.087 of the Texas Government Code to discuss or deliberate regarding commercial or financial information that the LE EDC has received from a business prospect, and/or deliberate the offer of a financial or other incentive with a business prospect.

1. 210 E Eldorado Parkway
2. 199 Main Street
3. General area of 104 Hardwicke Lane

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

At 7:24pm, the Little Elm EDC reconvened into Open Session.

Motion by Treasurer Michel Hambrick, seconded by Secretary Marce E. Ward to Approve Employment Agreement and Severance Agreement with the Executive Director on the terms as discussed in executive session.

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

6 - 0 Passed - Unanimously

12. Adjournment.

Meeting was adjourned at 7:27pm.

Respectfully,

Jennette Espinosa, Executive Director

Passed and approved this 8th day of September 2025.