



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

**Monday, SEPTEMBER 8, 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; Jamell Johnson, Council Liaison; Jeremy Bolden, Board Member

**Absent:** AJ Rodriguez, Board Member

**Staff Present:** Jennette Espinosa, Executive Director  
Jennifer Eusse, EDC Manager  
JaRee Alli, Administrative Assistant  
Jeff Moore, Attorney

1. **Roll Call and Call to Order of Regular Meeting:** Identification of Quorum and call to order at 6:00pm.
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 or Action** to approve Minutes from the August 11, 2025, Regular Meeting.

Motion by Vice President Jack Gregg, seconded by Treasurer Michel Hambrick to approve Minutes from the August 11, 2025, Regular Meeting.

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

**6 - 0 Passed - Unanimously**

4. **Discussion and Action** to approve the 3rd Quarter Financials for the Little Elm EDC for FY 2024-2025.

Motion by Board Member Jeremy Bolden, seconded by Vice President Jack Gregg to approve the 3rd Quarter Financials for the Little Elm EDC for FY 2024-2025.

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

**6 - 0 Passed - Unanimously**

5. **Discussion and Action** to approve the Little Elm EDC's Investment Policy for 2025-2026.

Motion by Secretary Marce E. Ward, seconded by Board Member Jeremy Bolden to approve the Little Elm EDC's Investment Policy for 2025-2026.

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

**6 - 0 Passed - Unanimously**

6. **Discussion and Action** to approve extending the current Bank OZK CD for an additional six (6) months.

No Action Taken.

The Board gave direction to look at other investment options to obtain the best interest rates for future consideration. Suggested we reach out to TML to see what they consider the best investment options. In the interim, the board authorized staff to renew with our current banking institution up to three times while doing research.

7. **Discussion and Approval** of an applicant for the Little Elm Economic Development's Matching Business Improvement Grant Program for Wing Daddy's — Michael Peters.

Motion by Board Member Jeremy Bolden, seconded by Vice President Jack Gregg to approve an applicant for the Little Elm Economic Development's Matching Business Improvement Grant Program.

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

**6 - 0 Passed - Unanimously**

8. **Discussion and Action** to approve additional repairs & maintenance at 210 E Eldorado Parkway and a budget amendment in the amount of \$2,532.52, associated with improvements.

Motion by Secretary Marce E. Ward, seconded by Treasurer Michel Hambrick 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, Council Liaison Jamell Johnson, Board Member Jeremy Bolden

**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 6:29pm, 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** 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 to deliberate the offer of a financial or other incentive with a business prospect.

1. 210 E Eldorado Parkway - RFP Submittals
2. Project in the general area of 720 and Hill Lane

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

At 7:25pm, the Little Elm EDC reconvened into Open Session.

Motion by President Neil Blais, seconded by Vice President Jack Gregg to approve negotiations with terms as discussed for project in the general area of 720 and Hill Lane.

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

**6 - 0 Passed - Unanimously**

12. Adjournment

Meeting was adjourned at 7:28pm

Respectfully,

Jennette Espinosa, Executive Director

Passed and approved this 13th day of October 2025.