



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

Monday, DECEMBER 8, 2025 - 6:00 PM

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

MINUTES

Present: Jack Gregg, Vice President; Marce E. Ward, Secretary; Michel Hambrick, Treasurer; Jamell Johnson, Council Liaison

Absent: Jeremy Bolden, Board Member; AJ Rodriguez, Board Member; Neil Blais, President

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

Attendees: Stewart Shirey, Government Capital Corporation
Kevin Lerner, Government Capital Corporation

- 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 and Action** to approve Minutes from the November 10, 2025, Regular Meeting.

Motion by Treasurer Michel Hambrick, seconded by Council Liaison Jamell Johnson to approve Minutes from the November 10, 2025, Regular Meeting

AYE: Vice President Jack Gregg, Secretary Marce E. Ward, Treasurer Michel Hambrick,
Council Liaison Jamell Johnson

4 - 0 Passed - Unanimously

4. **Discussion and Action** to approve Resolution No. 1208202501 for the Little Elm EDC regarding a loan to refinance existing Corporation debt.

Motion by Council Liaison Jamell Johnson, seconded by Secretary Marce E. Ward to approve Resolution No. 1208202501 for the Little Elm EDC regarding a loan to refinance existing Corporation debt

AYE: Vice President Jack Gregg, Secretary Marce E. Ward, Treasurer Michel Hambrick,
Council Liaison Jamell Johnson

4 - 0 Passed - Unanimously

5. **Discussion and Action** to approve 380 Agreement between Little Elm Economic Development Corporation and Town of Little Elm.

Motion by Treasurer Michel Hambrick, seconded by Council Liaison Jamell Johnson to approve 380 Agreement between Little Elm Economic Development Corporation and Town of Little Elm

AYE: Vice President Jack Gregg, Secretary Marce E. Ward, Treasurer Michel Hambrick,
Council Liaison Jamell Johnson

4 - 0 Passed - Unanimously

6. **Discussion and Action** to approve Resolution No. 1208202502 for the Little Elm EDC, authorizing the execution of a real estate sales contract.

Motion by Secretary Marce E. Ward, seconded by Treasurer Michel Hambrick to approve Resolution No. 1208202502 for the Little Elm EDC, authorizing the execution of a real estate sales contract

AYE: Vice President Jack Gregg, Secretary Marce E. Ward, Treasurer Michel Hambrick,
Council Liaison Jamell Johnson

4 - 0 Passed - Unanimously

7. **Discussion and Action** to approve a budget amendment for 6729; Land Acquisition for redevelopment in the amount of \$122,365.00.

Motion by Treasurer Michel Hambrick, seconded by Council Liaison Jamell Johnson to approve a budget amendment for 6729; Land Acquisition for redevelopment in the amount of \$122,365.00

AYE: Vice President Jack Gregg, Secretary Marce E. Ward, Treasurer Michel Hambrick,
Council Liaison Jamell Johnson

4 - 0 Passed - Unanimously

8. **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

9. **Executive Closed Session of the Board of Directors.** The Little Elm EDC Board of Directors did not enter Executive Session.

1. 210 E Eldorado Parkway

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

No Action Taken

11. Adjournment.

Meeting was adjourned at 6:36pm.

Respectfully,

Jennette Espinosa, Executive Director

Passed and approved this 9th day of February, 2026.