



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

Monday, FEBRUARY 9, 2026 - 6:00 PM

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

MINUTES

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

Absent: Jamell Johnson, Council Liaison

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 6:01pm.
- 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 December 8, 2025, Regular Meeting.

Motion by Treasurer Michel Hambrick, seconded by Vice President Jack Gregg to approve Minutes from the December 8, 2025, Regular Meeting.

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

6 - 0 Passed - Unanimously

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

Motion by Board Member Jeremy Bolden, seconded by Board Member AJ Rodriguez to approve 4th Quarter Financials for the Little Elm EDC for FY 2024-2025.

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

6 - 0 Passed - Unanimously

5. **Discussion and Action** to approve budget amendment to Government Capital Loan for Lincoln Park.

Motion by Board Member Jeremy Bolden, seconded by Vice President Jack Gregg to approve budget amendment to Government Capital Loan for Lincoln Park in the amount of \$9,695.

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

6 - 0 Passed - Unanimously

6. **Discussion and Action** to make amendment to Button Church Promissory note.

Motion by Board Member AJ Rodriguez, seconded by Treasurer Michel Hambrick to make amendment to Button Church Promissory note, adding a seven (7) year sunset provision.

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

6 - 0 Passed - Unanimously

7. **Discussion and Action** to approve Performance Agreement between Little Elm Economic Development and NothingMen, LLC.

Motion by Secretary Marce E. Ward, seconded by Vice President Jack Gregg to approve Performance Agreement between Little Elm Economic Development and NothingMen, LLC for incentives totaling one hundred sixty and no/100 (\$160,000.00).

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

6 - 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)

9. **Executive Closed Session of the Board of Directors.** At 6:18pm, 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 DELIBERATING REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS;
CLOSED MEETING.

(1) 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.

(a) Project in the general area of Eldorado Parkway and Main Street

(b) 199 Main Street

(c) Performance Agreement with Simms Hospitality Group

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

At 7:39pm, the Little Elm EDC reconvened into Open Session.

Motion by Secretary Marce E. Ward, seconded by Treasurer Michel Hambrick Motion to approve Ground Lease Purchase Agreement and Performance Agreement with Simm's Harbor House, LLC or related entity, on the terms as discussed in executive session, and subject to revisions deemed necessary by EDC staff and/or EDC attorney.

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

6 - 0 Passed - Unanimously

11. Adjournment.

Meeting was adjourned at 7:40pm.

Respectfully,

Jennette Espinosa, Executive Director

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