LITTLE ELM

LITTLE ELM ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS

Monday, JUNE 8, 2026 - 6:00 PM

REGULAR MEETING
100 WEST ELDORADO PARKWAY
TOWN OF LITTLE ELM TOWN HALL
DEVELOPMENT SERVICES MEETING ROOM

MINUTES

Present:	Neil Blais, President; Jack Gregg, Vice President; Michel Hambrick, Treasurer; Jeremy Bolden, Board Member
Absent:	Marce E. Ward, Secretary; Jamell Johnson, Council Liaison; AJ Rodriguez, Board Member
Staff Present:	Jennette Espinosa, Executive Director
	Jennifer Eusse, Assistant Director
	JaRee Alli, Operations Manager
	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 and Action** to approve Minutes from the May 11, 2026, Regular Meeting.

Motion by Vice President Jack Gregg, seconded by Treasurer Michel Hambrick to approve Minutes from the May 11, 2026, Regular Meeting.

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

4 - 0 Passed - Unanimously

4. **Discussion and Action** to approve 2nd Quarter Financials for the Little Elm EDC for FY 2025-2026.

Motion by Board Member Jeremy Bolden, seconded by Vice President Jack Gregg to approve 2nd Quarter Financials for the Little Elm EDC for FY 2025-2026.

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

4 - 0 Passed - Unanimously

5. **Discussion and Action** to approve Termination Lease for 307 E Eldorado Parkway.

Motion by Treasurer Michel Hambrick, seconded by Vice President Jack Gregg to approve Termination Lease for 307 E Eldorado Parkway.

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

4 - 0 Passed - Unanimously

6. **Discussion and Action** to transfer the Special Warranty Deed for Lot 9R, Block A of Palladium Addition, Phase 2.

Motion by Treasurer Michel Hambrick, seconded by Board Member Jeremy Bolden to approve the transfer of Special Warranty Deed for Lot 9R, Block A of Palladium Addition, Phase 2.

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

4 - 0 Passed - Unanimously

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

8. **Executive Closed Session of the Board of Directors.** The Little Elm EDC Board of Directors entered in Executive Session at 6:21pm.

(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. Discuss prospect for the general area of Main Street & Eldorado Parkway

9. **Reconvene into Open Session:** The Little Elm EDC Board of Directors reconvened into Open Session at 7:01pm.

No Action Taken.

10. Adjournment.

Meeting was adjourned at 7:01pm.

Respectfully,

Jennette Espinosa, Executive Director

Passed and approved this 8th day of July, 2026.