



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

Monday, AUGUST 10, 2026 - 6:00 PM

**REGULAR MEETING
100 WEST ELDORADO PARKWAY
TOWN OF LITTLE ELM TOWN HALL**

MINUTES

Present: Neil Blais, President; Jack Gregg, Vice President; Michel Hambrick, Treasurer; Andrew Evans, Council Liaison; Jeremy Bolden, Board Member

Absent: Marce E. Ward, Secretary; AJ Rodriguez, Board Member

Staff Present: Jennette Espinosa, Executive Director
Jennifer Eusse, Assistant Director
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 July 8, 2026, Special Meeting.

Motion by Treasurer Michel Hambrick, seconded by Vice President Jack Gregg to approve Minutes from the July 8, 2026, Regular Meeting.

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

5 - 0 Passed - Unanimously

4. **Discussion and Action** to approve 3rd amendment to Ground Lease Purchase Agreement for Shops at Lakefront LLC.

Motion by Board Member Jeremy Bolden, seconded by Treasurer Michel Hambrick to approve 3rd amendment to Ground Lease Purchase Agreement for Shops at Lakefront LLC.

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

5 - 0 Passed - Unanimously

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

Motion by Board Member Jeremy Bolden, seconded by Vice President Jack Gregg to approve Reimbursement Agreement and Performance Agreement between Little Elm Economic Development Corporation and Town of Little Elm.

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

5 - 0 Passed - Unanimously

6. **Discussion and Approval** of an applicant for the Little Elm Economic Development's Matching Business Improvement Grant Program.

Motion by Vice President Jack Gregg, seconded by Council Liaison Andrew Evans to approve an applicant for the Little Elm Economic Development's Matching Business Improvement Grant Program contingent on BOA approval.

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

5 - 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)

No Action Taken

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

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

10. Adjournment.

Meeting was adjourned at 6:38pm.

Respectfully,

Jennette Espinosa, Executive Director

Passed and approved this 14th day of September, 2026.