LITTLE ELM ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS

Monday, OCTOBER 5, 2026 - 6:00 PM

SPECIAL MEETING
100 WEST ELDORADO PARKWAY
TOWN OF LITTLE ELM TOWN HALL

MINUTES

Present:	Neil Blais, President; Jack Gregg, Vice President; Michel Hambrick, Treasurer; Marce E. Ward, Secretary; Thelma Osei, Board Member; Andrew Evans, Council Liaison
Absent:	AJ Rodriguez, Board Member
Staff Present:	Jennette Espinosa, Executive Director
	Jennifer Eusse, Assistant Director
	JaRee Alli, Operations Manager
	Jeff Moore, Attorney
Attendees:	Derek Simms, Presentation
	Sheree Simms, Presentation

1. **Roll Call and Call to Order of Regular Meeting:** Identification of Quorum and call to order at 6:22pm.

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 Meting Act, the board may not comment or deliberate such statements during this period, except as authorized by Section 551.007, Texas Government Code.

3. **Reappointment/ Appointment** of AJ Rodriguez and Thelma Osei.

4. **Discussion and Action** to elect Officers for 2026-2027 Board of Directors.

Motion by Secretary Marce E. Ward, seconded by Vice President Jack Gregg to approve the reappointment of Neil Blais as President, Jack Gregg as Vice President, Michel Hambrick as Treasurer and Marce Ward as Secretary.

AYE: President Neil Blais, Vice President Jack Gregg, Treasurer Michel Hambrick, Secretary Marce E. Ward, Board Member Thelma Osei, Council Liaison Andrew Evans

6 - 0 Passed - Unanimously

5. **Discussion and Action** to approve minutes from the September 14, 2026, Regular Meeting.

Motion by Council Liaison Andrew Evans, seconded by Treasurer Michel Hambrick to approve Minutes from the September 14, 2026, Regular Meeting.

AYE: President Neil Blais, Vice President Jack Gregg, Treasurer Michel Hambrick, Secretary Marce E. Ward, Board Member Thelma Osei, Council Liaison Andrew Evans

6 - 0 Passed - Unanimously

6. **Discussion and Action** to approve 8th amendment to Development Agreement between The Town of Little Elm, Little Elm EDC and America's Cable Park.

Motion by Treasurer Michel Hambrick, seconded by Secretary Marce E. Ward to approve 8th amendment to Development Agreement between THe Town of Little Elm, Little Elm EDC and America's Cable Park.

AYE: President Neil Blais, Vice President Jack Gregg, Treasurer Michel Hambrick, Secretary Marce E. Ward, Board Member Thelma Osei, Council Liaison Andrew Evans

6 - 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.

(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. Project in the general area of Main Street & Eldorado Parkway

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

EDC Board of Directors did not enter into Executive Session.

Motion by Vice President Jack Gregg, seconded by Treasurer Michel Hambrick to authorize the President to execute any and all documents for the transfer of Tinman Social to Simms Hopitality entity, including a consent to assignment or similar agreement.

AYE: President Neil Blais, Vice President Jack Gregg, Treasurer Michel Hambrick, Secretary Marce E. Ward, Board Member Thelma Osei, Council Liaison Andrew Evans

6 - 0 Passed - Unanimously

10. Adjournment.

Meeting was adjourned at 8:17pm.

Respectfully,

Jennette Espinosa, Executive Director

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