



C.J. Watts | *President*
Preston Moses | *Vice President*
Sonny Rougeou | *Secretary & Treasurer*
Jamie Nickells | *Director*
Gilbert Guerrero | *Director*
Eddie Moses | *Director*
David Smith | *Director*

Christina “Ari” Arias | Executive Director
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MINUTES

REGULAR AGENDA MEETING

LULING ECONOMIC DEVELOPMENT CORPORATION

WEDNESDAY, FEBRUARY 11th, 2026

6:30 P.M.

CITY HALL

509 E. CROCKETT ST. | LULING, TEXAS 78648

CALL TO ORDER

1. Roll call and recognition visitors.
 - a. *All present for meeting.*

PUBLIC COMMENTS

2. This time is set aside for any person who wishes to address the Board. Presentations should be limited to no more than 3 minutes. The presiding officer will call on those persons who have signed up to speak.
 - a. *No comments.*

MINUTES

3. Approval of minutes for the Board of Directors Regular Agenda held on Wednesday, January 21st, 2026 at 5:30 p.m.
 - a. *First motion to approve minutes by Preston, seconded by David. Approved.*

FINANCIAL REPORT

4. Approval of financial report for February 11th, 2026 regular monthly meeting.
 - a. *First motion to approve financial report by Eddie, seconded by Preston. Approved.*

DISCUSSION AND/OR ACTION

5. Discussion and possible action to allocate funding to Luling Oil Museum project. (Arias/Ashley/Tracy)
 - a. *First motion to postpone discussion/action item by Sonny, seconded by Gilbert. Approved.*
6. Executive Session pursuant to Texas Government Code § 551.087 (Economic Development Negotiations):
 - a. Discuss and deliberate commercial and financial information received from business prospects and economic development incentives, including matters related to retail recruitment and incentive programs.
7. Reconvene into Open Session 7:16 p.m. – Discussion and possible action regarding matters discussed in Executive Session pursuant to Texas Government Code §551.087. (Arias)
 - a. *First motion to approve 4-year Business Incentive Loan Program to Moonrise Café by Eddie, seconded by Gilbert. Approved.*
8. Executive Session pursuant to Texas Government Code §551.072 (Deliberation Regarding Real Property):
 - a. Deliberation regarding real property related to proposed purchase of a building and to discuss negotiations.
9. Reconvene into Open Session 8:10 p.m. – Discussion and possible action regarding matters discussed in Executive Session pursuant to Texas Government Code §551.072. (Arias)
 - a. *First motion to approve cash payment and renegotiation of purchase of building by Jamie, seconded by David. Approved.*

EXECUTIVE DIRECTOR REPORT

10. Updates
 - a. *No comments.*

INFORMATION FROM THE BOARD

Board members may offer comments, ask questions, or propose topics for future agenda items. No formal action will be taken during this portion of the meeting.

- a. *No comments.*

ADJOURN

First motion to approve adjournment by Sonny, seconded by David. Approved.
Adjourned at 8:12 p.m.