



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  
Address: 509 E. Crockett St., Luling, Texas 78648  
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**PUBLIC NOTICE**  
**REGULAR MEETING AGENDA**  
**LULING ECONOMIC DEVELOPMENT CORPORATION**  
**WEDNESDAY, AUGUST 20<sup>TH</sup>, 2025**  
**5:30 P.M.**  
**LULING CITY HALL**  
**509 E. CROCKETT ST. | LULING, TEXAS 78648**

**CALL TO ORDER**

1. Roll call and recognition visitors.

**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.

**MINUTES**

3. Approval of minutes for the Board of Directors Regular Monthly Meeting held Wednesday, July 16, 2025 at 5:30 p.m.

**FINANCIAL REPORT**

4. Approval of financial report for August 20, 2025 meeting.
  - a. General Overview.
  - b. Sales Tax Revenue Report.
  - c. BUC-EES Agreement review.
  - d. Monthly Expenses.
  - e. Golf Course Irrigation payment.
  - f. Luling Oil Museum final payment.

### **DISCUSSION AND/OR ACTION**

5. Consider contracting with The Retail Coach to support Luling's economic development efforts through services such as market research, gap analysis, strategic retail recruitment, and assistance in attracting national and regional retailers. (Arias)
6. Request to join ICSC membership for future retail and development opportunities for Luling. (Arias)
7. Request permission from the board to attend 2 TEDC conferences per year to fulfill my 3-year requirement for the FLT program (Future Leadership Training) and allocate funds specifically to conferences. (Arias)
8. Approval for Executive Director to attend Fort Worth OU EDI for second session training in preparation for CECD accreditation. (Arias)
9. Request from board to adjust debit card limit to \$20,000.00 due to upfront costs. (Arias)
10. Discuss with board accounting system quoted from Incode for Luling EDC and pay invoice. (Arias)
11. Executive Session:  
Luling Economic Development Corporation reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by the Texas Government Code Sections:
  - a. 551.071 (Consultation with Attorney)
  - b. 551.072 (Deliberations about Real Property)
    - i. Disposition and/or Acquisition: Project Alpha
  - c. 551.074 (Personnel Matters)
  - d. 551.087 (Business Prospect/Economic Development)

### **EXECUTIVE DIRECTOR REPORT**

12. Wild Bunch Brewery update.
13. Change of address for Logic account.
14. Tesla Program update.
15. EDC Office building update.

### **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.

### **ADJOURN**

POSTED ON THIS DAY 14<sup>TH</sup> OF AUGUST, 2025 AT 4:15 P.M.



Christina Arias ("Ari")