



C.J. Watts | *President*
Preston Moses | *Vice President*
Linda Mercer | *Secretary and 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, AUGUST 19, 2026
5:30 P.M.

LULING ECONOMIC DEVELOPMENT CORPORATION BUILDING
201 S. LAUREL AVE. | LULING, TEXAS 78648

CALL TO ORDER

1. Roll call and recognition visitors.

Board members present: CJ Watts, Gilbert Guerrero, Preston Moses, Linda Mercer, Eddie Moses and David Smith.

- a. Mark McLaughlin, City Manager*
- b. Patrick Raborn, City Planner*
- c. Karen Bell, Bell Realty*
- d. Jessica Dersen, LEDC Deputy Director*
- e. Juan Parades, Luling Oil Museum*
- f. Jamie Nickells – absent from 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 public comment.*

INVOCATION

3. Opening prayer.
 - a. *Ari opened in prayer.*

PUBLIC HEARING

4. Conduct a public hearing regarding the previously approved Mackey Community Project pursuant to Texas Local Government Code § 505.152, providing a revolving loan in an amount not to exceed \$100,000.00 to the Luling Area Oil Museum, Inc. for the repair, renovation, and improvement of the Mackey's Drug Store building and the backlot of the Luling Oil Museum.
 - a. *Mayor Watts opened public hearing at 5:33 p.m.*
 - b. *No one signed up for public comment.*
 - c. *Mayor Watts closed public hearing at 5:34 p.m.*

MINUTES

5. Approval of minutes of the board of directors regular meeting held on Wednesday, July 22nd, 2026 at 5:30 p.m.
 - a. *1st motion to approve the minutes by Preston Moses, seconded by David Smith. Approved.*

FINANCIAL REPORT

6. Approval of financial report for August 19, 2026 regular monthly meeting.
 - a. *1st motion to approve the minutes by Linda Mercer, seconded by Eddie Moses. Approved.*

EXECUTIVE DIRECTOR REPORT

Discussion regarding ongoing economic development activities, business recruitment and retention efforts, workforce development initiatives, project updates, financial and administrative matters, marketing activities, grant opportunities, partnerships, and upcoming events. No action will be taken.

- LEAP Career Fair Update
- Budget Amendments
- T-Shirt Sizes
- Headshots for LEDC website
- Regional Job Fair
- Building Updates
- Audit
 - a. *Ari gave executive director report and added contract services for administrative assistant has ended.*
 - b. *Eddie reminded EDC staff about property maintenance upkeep and suggested replacing the fence in the near future.*

DISCUSSION AND/OR ACTION

7. Discussion and possible action to approve LIFT program in place of Retail Incentive Loan Program.
 - a. *1st motion to approve LIFT Program with changes and to take to September City Council meeting for approval made by Preston Moses, seconded by Gilbert Guerrero. Approved.*
8. Discussion and possible action regarding development of a strategic plan including goals, priorities, and initiatives for future economic development efforts.
 - a. *1st motion to approve staff to move forward with investigation of quotes for a 5-year Comprehensive Economic Development Strategy (CEDS) and to provide the board with a recommendation at the next meeting by David Smith, seconded by Preston Moses. Approved.*

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. *Updated board about previous Fox Tank agreement.*
- b. *Linda Mercer asked about EDC staff investigation with a Revolving Loan Program. EDC board suggested a future presentation to the board from Schertz Bank & Trust Company.*

ADJOURN

At any time during the meeting, the Board may adjourn into an Executive Session, as needed, on any item listed on the agenda for which state law authorizes Executive Session to be held including Sections 551.071, 551.072, 551.073, 551.074, 551.075, 551.076, of Chapter 551 of the Government Code of the State of Texas.

- a. *1st motion to adjourn August 19th, 2026 board meeting made by Eddie Moses, seconded by Linda Mercer. Approved.*