LULING ECONOMIC DEVELOPMENT TEXAS

Christina "Ari" Arias | Executive Director
Address: 201 S. Laurel Ave., Luling, Texas 78648
Email: ledc@cityofluling.net
Phone Number: 830-494-7900

MINUTES

REGULAR AGENDA MEETING

LULING ECONOMIC DEVELOPMENT CORPORATION

WEDNESDAY JUNE 24TH, 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.
    a. *Preston Moses, absent*
    b. *Jarle Lillemoen, Wild Bunch Brewing Company*
    c. *Jim Clark, X-BOW Systems*
    d. *John Leary, X-BOW Systems*
    e. *Mark Mayo, X-BOW Systems*
    f. *Patrick Raborn, City of Luling*
    g. *Elton Fite, Boys and Girls Club of South-Central Texas*

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. *Stacey and Norma Rogers introduced themselves.*

INVOCATION

3. Opening prayer.
    a. *Ari opened meeting up with prayer.*

MINUTES

4. Approval of minutes of the board of directors regular meeting held on Wednesday, May 13th, 2026 at 5:30 p.m.
    a. *1st motion to approve regular agenda minutes for May 13th, 2026 meeting by David Smith, 2nd by Gilbert Guerrero. Approved.*

FINANCIAL REPORT

5. Approval of financial report for June 24th, 2026 regular monthly meeting.
    a. *1st motion to approve financial report for June 24th, 2026 meeting by Eddie Moses, 2nd by Linda Mercer. 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.

1. *Depository bid*
2. *Revolving Loan Fund*
3. *Business Incentive Loan Program*
4. *Workforce Development Future Job Fairs and Initiatives*
5. *BRE Visits to Business*
6. *Launch Luling – Entrepreneur Workshops*

DISCUSSION AND/OR ACTION

6. Discussion and possible action regarding a clerical correction to the approved February 25, 2026, board meeting minutes to reflect that Jamie Nickells made the original motion to approve the purchase of the Wright Building.
    a. *1st motion by Jamie Nickells to approve a clerical correction to the February 25, 2026 meeting minutes, reflecting that he made the original first motion to approve the purchase of the Wright Building. 2nd motion by Gilbert Guerrero. Approved.*

7. Discussion and possible action to approve Luling Economic Development Investment Policy.
    a. *1st motion to approve LEDC Investment Policy by Linda Mercer, 2nd motion by David Smith. Approved.*

8. Discussion and possible action regarding the creation of an Investment Committee for the Luling Economic Development Corporation and appointment of Mayor CJ Watts and Linda Mercer to serve on the committee. Ari Arias shall serve on the committee by virtue of position, with nomination and consideration of a fourth board member to complete the committee membership.
    a. *1st motion to approve nomination of Jaime Nickells as the 4th investment committee member made by Linda Mercer, 2nd motion by David Smith. Approved.*

9. Discussion and possible action regarding a request from the Boys & Girls Club of South Central Texas for support of a second cohort of students for the Career Manufacturing/Tesla Program.
    a. *Elton Fite presented FY25-26 Career Pathway Program end of performance agreement report.*
    b. *1st motion to approve a second Performance Agreement with the Boys & Girls Club of South-Central Texas in the amount of $50,000.00 by Linda Mercer, 2nd motion by David Smith. Approved.*

10. Discussion and possible action regarding the Retail Incentive Program application submitted by Jarle Lillemoen owner of Wild Bunch Brewing Company.
    a. *1st motion by Jamie Nickells to approve the Wild Bunch Brewing Company Retail Incentive Program application in the amount of $9,999 ($4.00/SF) paid upfront, with a 3-year term and standard clawback provisions, 2nd motion by David Smith. Approved.*

11. Executive Session: Pursuant to Texas Government Code §551.087, deliberation regarding Project Pickle, a prospective business and commercial development project, including the offer of financial or other incentives to a business prospect.
    a. Recessed into executive session at 6:33p.m.

12. Reconvened into Open Session at 7:10 p.m. and take any action necessary as a result of Executive Session deliberations regarding Project Pickle.
    a. *1st motion by Jamie Nickells to authorize Executive Director Ari Arias to move forward with negotiations regarding Project Pickle. 2nd motion by Gilbert Guerrero. Approved.*

13. Executive Session: Pursuant to Texas Government Code §§551.071 (Consultation with Attorney) and 551.087 (Economic Development Negotiations), discussion regarding the X-Bow Systems Economic Development Agreement, including review of contractual obligations, performance requirements, financing matters, and potential amendments to the agreement.
    a. Recessed into executive session at 7:25p.m.

14. Reconvened into Open Session at 7:47p.m. and take any action necessary as a result of Executive Session deliberations regarding the X-Bow Systems Economic Development Agreement.
    a. *1st motion by Jamie Nickells to consider the proposal submitted by X-BOW Systems regarding lien position and to authorize legal counsel for both parties to discuss and negotiate potential agreement terms. 2nd motion by Gilbert Guerrero. 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. *David Smith provided an update regarding the Rosenwald Building project, noting an estimated project cost of approximately $3 million to $5 million.*

ADJOURN

1st motion to adjourn made by Linda Mercer, 2nd motion by Jamie Nickells. All approved.

Meeting adjourned at 7:55 p.m.