

C.J. Watts, President
Preston Moses, Vice President
Sonny Rougeou, Secretary & Treasurer
Eddie Moses, Director
Jamie Nickells, Director
Gilbert Guerrero, Director
Christina “Ari” Arias, Director

Trey Bailey, EDC Director
Christina “Ari” Arias, EDC Director

MINUTES
REGULAR MEETING AGENDA
LULING ECONOMIC DEVELOPMENT CORPORATION
WEDNESDAY, JUNE 18TH, 2025
5:30 P.M.
LULING CITY HALL
509 E. CROCKETT ST | LULING, TEXAS 78648

CALL TO ORDER

1. Roll call and recognition of visitors.
 - a. Present:
 - i. *Jamie Nickells, Director*
 - ii. *Sonny Rougeou, Secretary & Treasurer*
 - iii. *Eddie Moses, Director*
 - iv. *Trey Bailey, Executive Director*
 - v. *Ari Arias, Executive Director*
 - vi. *Preston Moses, Vice President*
 - vii. *C.J. Watts, President*
 - viii. *Gilbert Guerrero, Director, arrived after roll call; attendance noted.*
 - b. Visitors:
 - i. *Mark McLaughlin (City Manager), Karen Bell, David Smith (Luling ISD)*

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. *Jamie Nickells presented Trey Bailey with a plaque recognizing 28 years of service to LEDC and the Luling community. The Mayor also expressed appreciation. Trey shared gratitude for the Board’s support and the rewarding nature of his time with LEDC.*

MINUTES

3. Approval of minutes for the Board of Directors Regular Monthly Meeting held Wednesday, May 21st, 2025 at 5:30 p.m.
 - i. *Upon a motion by Preston Moses and a second by Eddie Moses, the Board voted unanimously to approve the minutes of the May 21, 2025, Regular Meeting.*

FINANCIAL REPORT

4. Approval of financial report for June 18, 2025 meeting.
 - a. *Sonny Rougeou discussed updates to bank signature cards and Logic account changes to reflect Ari's information; no Board action required for updates.*
 - i. *Upon a motion by Preston Moses and a second by Sonny Rougeou, the Board voted unanimously to approve the Financial Report.*

DISCUSSION AND/OR ACTION

5. Discussion and possible action regarding the removal of Christina Arias (Ari) from the LEDC Board due to her appointment as Executive Director and recommendation of a candidate to fill the resulting vacancy. (Arias)
 - a. *The Board discussed removing Ari Arias from the Board due to appointment as Executive Director and recommended David Smith (CTE Director, Luling ISD) as replacement, to be submitted for City Council approval.*
 - i. *Upon a motion by Jamie Nickells and a second by Preston Moses, the Board voted unanimously to approve.*
6. Discussion and possible action to approve budget amendment request to move \$3,000.00 from the Office line item to Office Supplies to the purchase of a phone and computer for operational purposes under Office Supplies. (Arias)
(Office: \$3,000.00 after amendments; Office Supplies: \$3,750.00 after amendment)
 - a. *The Board approved transferring \$3,000 from the Office line item to Office Supplies to purchase a dedicated LEDC computer and phone.*
 - i. *Upon a motion by Eddie Moses and a second by Gilbert Guerrero, the Board voted unanimously to approve.*
7. Discussion and possible action to approve budget amendment request to move \$6,000.00 from Contingency line item to Professional Development for future conferences, training sessions, and training manuals for CECD accreditation in the future for Executive Director. (Arias)
(Professional Development: \$6,000.00 after amendments; Contingency: \$4,000.00 after amendment)
 - a. *Approval to transfer \$6,000 from Contingency to Professional Development for Executive Director CECD training, conferences, and materials.*
 - i. *Upon a motion by Preston Moses and a second by Jamie Nickells, the Board voted unanimously to approve.*

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8. Discussion and possible action regarding the allocation of Type B EDC funds for 1/3 partial renovation of a municipal building to establish office and conference space dedicated to economic development activities. The renovated space will include a publicly accessible conference room for meetings with businesses, site selectors, and partner organizations, as well as a designated office for the Luling EDC Executive Director. (Arias/McLaughlin)
 - a. *Approval for LEDC to fund 1/3 of project cost (\$99,999.99) for municipal building renovation to establish LEDC office and conference space.*
 - i. *Upon a motion by Jamie Nickells and a second by Preston Moses, the Board voted unanimously to approve.*
9. Discussion and possible action regarding the purchase of a domain name and development of a website for the Luling Economic Development Corporation. Executive Director requests approval to obtain domain (e.g., lulingedc.org) and launching a basic website to enhance Luling EDC’s visibility, support outreach efforts, and serve as a hub for economic development information. (Arias)
 - a. *Approval for Executive Director to obtain a domain name (e.g., lulingedc.org, or in-kind) and develop a LEDC website using the Office budget line item.*
 - i. *Upon a motion by Preston Moses and a second by Gilbert Guerrero, the Board voted unanimously to approve.*
10. Discussion and possible action regarding rebranding the Luling Economic Development Corporation, including the development of a new logo and official seal. (Arias)
 - a. *Approval of new LEDC logo and rebranding as presented by Executive Director Ari Arias.*
 - i. *Upon a motion by Preston Moses and a second by Gilbert Guerrero, the Board voted unanimously to approve.*
11. Discussion and possible action regarding the Hays Caldwell Economic Development Partnership board replacement. (Watts)
 - a. *Approval to recommend Ari Arias as the LEDC representative on the Hays Caldwell Economic Development Partnership Board, replacing the Mayor.*
 - i. *Upon a motion by Jamie Nickells and a second by Sonny Rougeou, the Board voted unanimously to approve.*

12. Discussion and possible action regarding a revision to Section 3 of the Boys and Girls Club of South-Central Texas Performance Agreement to establish a specific deadline for application submissions to LEDC. (Arias/Bailey)
 - a. *Discussion of revisions to Section 3 of the BGCST Performance Agreement:*
 - *Establish termination date of 10/31/2025 if 10 applicants are not accepted.*
 - *Recommend either a \$28,000 surety bond or per-student invoicing for the Tesla program, to be presented to BGCST for selection.*
 - i. *Upon a motion by Preston Moses and a second by Jamie Nickells, the Board voted unanimously to approve.*

13. Discussion and possible action regarding the implementation of a two-signature requirement for all Luling Economic Development Corporation checks and designation of authorized signatories. (Arias)
 - a. *Approval to implement a two-signature requirement for all LEDC checks with signatories: Ari Arias, Sonny Rougeou, and the Mayor.*
 - i. *Upon a motion by Jamie Nickells and a second by Eddie Moses, the Board voted unanimously to approve.*

14. Discussion and possible action regarding obtaining a debit card for the Luling Economic Development Corporation with a designated spending limit. (Arias)
 - a. *Approval to obtain a LEDC debit card with a \$2,000 limit, replenished to \$2,000 when the balance reaches \$1,000, with monthly reports to the Board on expenditures.*
 - i. *Upon a motion by Preston Moses and a second by Eddie Moses, the Board voted unanimously to approve.*

EXECUTIVE DIRECTOR REPORT

15. Update on CTE Advisory Committee
 - *Ari provided an update on chair responsibilities, upcoming Career Day (Sept. 30, K-8), and Junior Day for soft skills training (Feb. 2026).*
 - *Tesla Program: Trey provided updates on progress and plans.*
 - *XBOW Workforce Career Path: Ari discussed ongoing workforce development efforts with XBOW.*

16. Update on Wild Bunch Brewing Company
 - *Trey and Ari provided updates on discussions with Wild Branch Brewing Company regarding relocation to Luling, working with local realtors on potential properties.*

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INFORMATION FROM THE BOARD

17. 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. *Trash service providers.*
 - b. *Available buildings for sale in Luling.*
 - c. *O'Reilly's parking lot concerns near the cemetery.*
 - d. *QT project update.*
 - e. *Survey notes on engineering for IH183.*
 - f. *City personnel policy draft and planning director position.*
 - g. *Police department hiring updates.*
 - h. *XBOW relocation status (no updates at this time).*

ADJOURN

Upon a motion by Jamie Nickells and a second by Preston Moses, the Board voted unanimously to adjourn.

The Luling Economic Development Corporation Board of Directors reserves the right to discuss any of the above items in Executive Closed Session if they meet the qualifications in Sections 551.071, 551.072, 551.073, 551.074, 551.075, 551.076, 551.086, 551.087 of Chapter 551 of the Government Code of the State of Texas.