



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 MEETING AGENDA

LULING ECONOMIC DEVELOPMENT CORPORATION

WEDNESDAY, AUGUST 20TH, 2025

5:30 P.M.

LULING CITY HALL

509 E. CROCKETT ST. | LULING, TEXAS 78648

CALL TO ORDER

1. Roll call and recognition visitors.
 - a. *All board members present.*

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 comments.*

MINUTES

3. Approval of minutes for the Board of Directors Regular Monthly Meeting held Wednesday, July 16, 2025 at 5:30 p.m.
 - a. *Approved minutes: 1st motion, Preston. 2nd motion, Eddie. All board approved.*

FINANCIAL REPORT

4. Approval of financial report for August 20, 2025 meeting.
 - a. General Overview.
 - b. BUC-EES Agreement review.
 - c. Sales Tax Revenue Report.
 - d. Monthly Expenses.

- i. Approved financial report: 1st motion, Jamie. 2nd motion, Gilbert. All board approved.*
- ii. IBC CD merge: 1st motion, Gilbert. 2nd motion, Sonny. All board approved.*

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)
 - a. Board approved approval to move forward with contractual services with Retail Coach. Board will meet for contract review at special called meeting for September 3rd, 2025.*
 - i. 1st motion, Gilbert. 2nd motion, Sonny. All board approved.*
- 6. Request to join ICSC membership for future retail and development opportunities for Luling. (Arias)
 - a. Board approved ICSC membership: 1st motion, Preston. 2nd motion, David. All board approved.*
- 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)
 - a. Board approved conference attendance and budget approval: 1st motion, Gilbert. 2nd motion, Preston. All board approved.*
- 8. Approval for Executive Director to attend Fort Worth OU EDI for second session training in preparation for CECd accreditation. (Arias)
 - a. Board approved Executive Director to attend Session II for OU EDI: 1st motion, Jamie. 2nd motion, Eddie. All board approved.*
- 9. Request from board to adjust debit card limit to \$20,000.00 due to upfront costs. (Arias)
 - a. One-time transfer of \$20,000.00 to cover upfront costs for Incode, OU EDI attendance, and Golden Shovel invoices: 1st motion, Eddie. 2nd motion, Gilbert. 6 voted yes, 1 voted no, motion carried.*
- 10. Discuss with board accounting system quoted from Incode for Luling EDC and pay invoice. (Arias)
 - a. Board approved Tyler Tech payment: 1st motion, Jamie. 2nd motion, Eddie. All board approved.*
- 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)
 - i. *Board approved Executive Director to move forward with Project Alpha. 1st motion, Eddie. 2nd motion, Gilbert. All board approved.*

EXECUTIVE DIRECTOR REPORT

- 12. Wild Bunch Brewery update.
 - a. *Discussed location for new business.*
- 13. Luling Oil Museum paid off final loan payment.
 - a. *Oil Museum paid off loan.*
- 14. Change of address for Logic account.
 - a. *Changes to account.*
- 15. Tesla Program update.
 - a. *Executive Director to contact Boys and Girls to discuss new performance agreement.*
- 16. EDC Office building update.
 - a. *Executive Director updated board with bid submissions and future planning.*

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

1st motion, Eddie. 2nd motion, Jamie. All approved to adjourn 7:57 p.m.