



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 AGENDA MEETING

LULING ECONOMIC DEVELOPMENT CORPORATION

WEDNESDAY, NOVEMBER 19th, 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. *Preston Moses absent.*
 - b. *Ex-Officio – Mark McLaughlin, present.*
 - c. *Guests and Visitors: Planning Director – Patrick Raborn and Karen Bell.*

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 comments.*

MINUTES

3. Approval of minutes for the Board of Directors Regular Agenda held on Wednesday, October 15th, 2025 at 5:30 p.m. and Special Agenda Meeting held Monday, October 27th, 2025 at 5:30 p.m.
 - a. *1st motion to approve meeting minutes Jamie, 2nd motion by David. Approved.*

FINANCIAL REPORT

4. Approval of financial report for November 19th, 2025 regular monthly meeting.
 - a. *Audit complete.*
 - b. *1st motion to approve financial report by Sonny, 2nd by Gilbert. Approved.*

DISCUSSION AND/OR ACTION

5. Discussion and possible action approving renewal of IEDC (International Economic Development Institute) annual membership. (Arias)
 - a. *1st motion to approve IEDC annual membership by Sonny, 2nd motion by Gilbert. Approved.*
6. Discussion and possible action to approve the professional headshot estimate for updating the website with current board member information. (Arias)
 - a. *1st motion to approve professional headshots for website made by David, 2nd motion by Gilbert. Approved.*
7. Discussion and possible action to approve EDC director to attend Austin TEDC Sales Tax Workshop. (Arias)
 - a. *1st motion to approve TEDC Sales Tax Workshop attendance in Austin made by Sonny, 2nd motion by Jamie. Approved.*
8. Discussion and possible action approving renewal of TEDC (Texas Economic Development Council) annual membership. (Arias)
 - a. *1st motion to approve TEDC annual membership made by Eddie, 2nd motion by David. Approved.*
9. Discussion and possible action to finalize renewal of Placer.AI subscription. (Arias)
 - a. *1st motion to approve Placer.AI renewal made by Jamie, 2nd motion by Eddie. Approved.*
10. 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:

 1. 551.071 (Consultation with Attorney)
 2. 551.072 (Deliberations about Real Property)
 - a. Disposition and/or Acquisition: Project Alpha
 - b. Disposition and/or Acquisition: Project Charlie
 - c. Disposition and/or Acquisition: City Annex Building
 3. 551.074 (Personnel Matters)
 4. 551.087 (Business Prospect/Economic Development)

Entered into Executive Session at 5:53 p.m.

11. Reconvene into Open Session at 6:21 p.m. – Discussion and possible action on items discussed:
 - a. Project Alpha
 - i. *1st motion by Jamie authorizing Ari to negotiate on Project Alpha on EDC behalf. 2nd motion by Eddie. Approved.*
 - b. Project Charlie
 - i. *No action taken.*
 - c. City Annex
 - i. *1st motion by Jamie authorizing Ari to negotiate City Annex building project with City Council, 2nd by Eddie. Approved.*

EXECUTIVE DIRECTOR REPORT

12. Retail Coach 90-day payment and updates.
 - a. *December 2nd – Retail Coach 90-day payment due.*
 - b. *Discussed Retail Coach presentation on latest projects.*
13. FY26-27 budget workshop dates.
 - a. *Board will look at dates for workshop in December.*

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.

No items discussed.

ADJOURN

1st motion to adjourn by David, 2nd motion by Jamie. Approved and adjourned meeting at 6:39 p.m.