



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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REGULAR AGENDA MEETING
LULING ECONOMIC DEVELOPMENT CORPORATION
WEDNESDAY, SEPTEMBER 17th, 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. *Started: 5:33 p.m.*
 - b. *Ex-Officio: Absent*

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.

MINUTES

3. Approval of minutes for the Board of Directors Regular Monthly Meeting held Wednesday, August 20th, 2025 at 5:30 p.m. and Special Meeting held on Wednesday, September 3rd, 2025 at 5:30 p.m.
 - a. *Motion to approve minutes from August 20th and September 3rd meetings.*
 - i. *1st motion, Preston Moses. 2nd by Jamie Nickells. All approved.*

FINANCIAL REPORT

4. Approval of financial report for September 17th, 2025 regular monthly meeting.
 - a. *Motion to approve financial report and move debit card back to \$2,000.00.*
 - i. *1st motion, Jamie Nickells. 2nd by Gilbert Guerrero. All approved.*

DISCUSSION AND/OR ACTION

5. Consider approval to update Sage Capital Bank Account and authorized signatories (President, Carol Watts, Treasurer, James 'Sonny' Rougeou, and EDC Executive Director, Christina Arias). (Arias)
 - a. *Remove Ray Bailey and James Nickells from signature cards and add C.J. Watts, President, and Christina Arias, Executive Director to the signatory cards.*
 - i. *1st motion, James 'Sonny' Rougeou. 2nd motion, Preston Moses. All approved.*
6. Boys and Girls Club performance agreement review. (Arias)
 - a. *1st motion to post pone item #6, Sonny Rougeou. 2nd motion, Gilbert Guerrero. All approved.*
7. Consider approval of funding for a table at the 2025 Annual Awards Banquet hosted by the Luling Chamber of Commerce. (Arias/Watts)
 - a. *1st motion, Preston Moses to approve table purchase for October 16th Chamber Awards Banquet. 2nd motion, David Smith. All approved.*
8. 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 Bravo
 - ii. Disposition and/or Acquisition: Project Charlie
 - c. 551.074 (Personnel Matters)
 - d. 551.087 (Business Prospect/Economic Development)

Entered in to Executive Session: 5:44 p.m.

Came out of Executive Session: 6:13 p.m.

Board moves to have Ari negotiate various land projects. 1st motion, Preston Moses. 2nd motion by David Smith. All approved.

EXECUTIVE DIRECTOR REPORT

9. Retail Live update.
 - a. *Discussed retailers interested in Luling.*
10. Retail Coach Tour update.
 - a. *Discussed 2.5 hours tour with Retail Coach to see Luling. Data shared with EDC Director.*

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 to adjourn, David Smith. 2nd motion, Gilbert Guerrero. All approved to adjourn at 6:40 p.m.