



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, JULY 16TH, 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. *Gilbert Guerrero, Director*
 - ii. *Jamie Nickells, Director*
 - iii. *Ari Arias, Executive Director*
 - iv. *David Smith, Director*
 - v. *C.J. Watts, President*
 - vi. *Eddie Moses, Director*
 - vii. *Absent: Preston Moses and Sonny Rougeou*
 - b. *Visitors:*
 - i. *Mark McLaughlin (City Manager), Karen Bell, and Norma Hinojos*

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 comment.*

MINUTES

3. Approval of minutes for the Board of Directors Regular Monthly Meeting held Wednesday, June 18th, 2025 at 5:30 p.m.
 - a. *Upon a motion by Eddie and a second by Jamie, the Board voted unanimously to approve the minutes of June 18th, 2025 Regular Meeting.*

FINANCIAL REPORT

4. Approval of financial report for June 18, 2025 meeting.
 - a. Ari noted a change needed: June 18, 2025 needed to reflect meeting date, July 16, 2025.
 - b. Ari updated the board on issues migrating the EDC's accounting from the previous director's QuickBooks setup, noting QuickBooks could not assist with transferring existing accounts. To improve coordination with the City for fund transfers on community projects, Ari requested approval to switch to Incode.
 - i. *Upon a motion by Jamie and a second by Gilbert, the Board voted unanimously to approve the transition to Incode for accounting purposes.*

DISCUSSION AND/OR ACTION

5. Golden Shovel will present a proposed build-out for a dedicated Luling EDC website, showcasing design, functionality, and alignment with business retention, expansion, and workforce goals. The Board will discuss ensuring the Executive Director can manage and update content internally and will decide to move forward with Golden Shovel. (Arias)
 - a. Golden Shovel presented website buildout and price options. Board discussed and agreed to the \$9,950.00 option for web design.
 - i. *Upon a motion by Gilbert and a second by Jamie, the Board voted unanimously to approve Ari to work with Golden Shovel for EDC website.*
6. Consideration to sign the performance agreement with the Boys and Girls Club following their decision on how they wish to proceed under the terms of the new agreement, with the intent to finalize the agreement by the established deadline. (Arias)
 - a. Norma Hinojos with Boys and Girls club gave update on Tesla paid internship. Boys and Girls Club decided on surety bond for the \$28,000.00. Performance Agreement will be signed once we have the first applicants enrolled into the program.
 - i. *Upon a motion by Gilbert and a second by Eddie, the Board voted unanimously to move forward with performance agreement once first round of interns have applied and enrolled in Tesla program.*
7. Bonvoy & Cochran, PLLC will be considered as legal advisors for the Luling EDC. The Board will discuss their proposed engagement and act on signing a legal agreement for their services. (Arias)
 - a. C.J. noted Bonvoy needs to be changed to Bovey.
 - b. Board discussed moving forward with the legal agreement with Bovey & Cochran, PLLC as legal advisors.

- i. Upon a motion by Jamie and a second by David, the Board voted unanimously to move forward with signing the engagement letter with Bovey & Cochran, PLLC.*
- 8. Consideration to allocate funds for legal fees as needed to support Luling EDC operations and contractual matters. (Arias)
 - a. Board discussed the amount of funds to put in new legal fee line item for future advisement.
 - i. Upon a motion by Jamie and a second by Gilbert, the Board voted unanimously to approve \$10,000.00 in legal fee line item.*
- 9. Consideration to obtain a bond for the Executive Director under the Luling Economic Development Corporation. (Watts)
 - a. Board discussed the importance and need for Ari to be bonded. Board approved \$25,000.00 bond.
 - i. Upon a motion by Eddie and a second by Gilbert, the Board voted unanimously to approve Ari to be bonded for \$25,000.00.*

EXECUTIVE DIRECTOR REPORT

- 10. Hays Caldwell Economic Development Partnership Innovative Summit in San Marcos, Texas.
 - a. Mark, Ari, and C.J. gave update on luncheon. Quantum Copper received award.*
- 11. Accounting update and financial tracking moving forward.
 - a. Discussed incode and logistics with migration.*
- 12. Purchase of new computer.
 - a. Informed board of cost that was previously approved.*

INFORMATION FROM THE BOARD

- 13. 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

Upon a motion by Eddie and a second by Jamie, the Board voted unanimously to adjourn July 16, 2025 regular board meeting.

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.