

**MINUTES**  
**THE REGULAR MEETING OF THE LIVE OAK ECONOMIC DEVELOPMENT CORPORATION**  
**HELD AT THE CITY COUNCIL CHAMBER,**  
**8001 SHIN OAK DRIVE, LIVE OAK, TEXAS 78233**  
**TUESDAY, JANUARY 28, 2025, AT 6:00 P.M.**

**1. CALL TO ORDER**

Board President Mary M. Dennis called the meeting to order at 6:00 p.m.

**2. INVOCATION/PLEDGE OF ALLEGIANCE**

A moment of silence was observed and the Pledge of Allegiance recited.

**3. ROLL CALL**

Board President Mary M. Dennis, present  
Board Vice President Cynthia Audelo, present  
Council Director Bob Tullgren, present  
Council Director Ed Cimics, present  
Citizen Director Angela Green, present

**STAFF**

Anas Garfaoui, City Manager  
Ron Ruthven, Assistant City Manager  
Donna Lowder, EDC Manager  
Michael Fratus, Police Chief  
Linc Surber, Fire Chief  
Mark Wagster, Director of Public Works  
Edmond McNew, Assistant Director of Public Works  
Leroy Kowalik, Director of Finance  
Isa Gaytan, City Secretary

**ABSENT**

Board Secretary Paras Arora  
Citizen Director Rod Streets  
Clarissa, Rodriguez, EDC Attorney

**4. CITIZENS TO BE HEARD**

No citizens to be heard.

**5. CONSENT AGENDA**

**A.** Approval of Minutes – November 12, 2024 (Special Meeting)

**B.** Economic Development Corporation to approve an excused absence for Board Vice President Cynthia Audelo for October 29, 2024, Economic Development Corporation meetings.

Motion was made by Council Director Tullgren to approve the CONSENT AGENDA as presented; seconded by Citizen Director Green.

**Vote FOR:** Tullgren, Cimics, Green, Audelo, and Dennis: **PASSED 5/0**

**6. NEW BUSINESS**

- A.** Discussion and possible action regarding approval of Resolution and application for the Visual Improvement Program (VIP) by Madeira Apartments for the approval authorizing a payment directly to the contractor in accordance with the VIP requirements - Mrs. D. Lowder

EDC Manager Lowder presented this item.

Motion was made by Council Director Tullgren to approve Resolution 2025-01 authorizing the application for the Visual Improvement Program by Madeira Apartment for the approval authorizing a payment directly to the contractor in accordance with the VIP requirements with an effective date; seconded by Citizen Director Green.

**Vote FOR:** Tullgren, Cimics, Green, Audelo, and Dennis: **PASSED 5/0**

- B.** Presentation of the 2024 Economic Development Year End Report – Mrs. D. Lowder

EDC Manager Lowder presented this item. No action necessary for this item; presentation only.

- C.** Presentation and Discussion regarding the 2025 Water Rights purchases and availability for future needs of the City of Live Oak – Mr. M. Wagster

Director of Public Works Wagster presented this item. No action necessary for this item; presentation only.

**7. GENERAL ANNOUNCEMENTS**

- A.** EDC Members

No reports or announcements from the Economic Development Corporation Board.

- B.** STAFF - City event information, upcoming ribbon cutting/grand opening dates and times, and special acknowledgements.

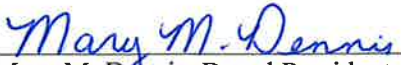
- Upcoming EDC Regular Meeting – **February 25, 2025, at 6:00 p.m.**

**8. ADJOURNMENT**

Motion was made Council Director Cimics to adjourn the meeting at 6:29 p.m.

APPROVED:

ATTEST:

  
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Mary M. Dennis, Board President

  
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Isa Gaytan, City Secretary