

**MINUTES**  
**CITY OF LIVE OAK**  
**PUBLIC HEARING AND THE REGULAR MEETING OF THE ECONOMIC DEVELOPMENT**  
**CORPORATION**  
**WAS HELD AT THE CITY COUNCIL CHAMBER**  
**8001 SHIN OAK DRIVE, LIVE OAK, TEXAS 78233**  
**TUESDAY, SEPTEMBER 24, 2024, 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 was recited.

3. ROLL CALL

**PRESENT**

Board President Mary M. Dennis  
Board Vice President Cynthia Audelo  
Council Director Bob Tullgren  
Council Director Ed Cimics  
Citizen Director Paras Arora  
Citizen Director Rod Streets  
Citizen Director Angela Green

**STAFF PRESENT**

City Manager Anas Garfaoui  
Asst. City Manager Ron Ruthven  
EDC Manager Donna Lowder  
City Attorney Clarissa Rodriguez  
City Secretary Isa Gaytan

**ALL PRESENT**

4. CITIZENS TO BE HEARD – None present
5. CONSENT AGENDA
  - A. Approval of Minutes – August 27, 2024 (Regular Meeting)
  - B. Economic Development Corporation to consider the cancellation of the regular EDC meetings for November 26th and December 31st due to holidays.

Council Director Tullgren made a motion to approve the CONSENT AGENDA as presented; seconded by Citizen Director Green

**VOTE FOR:** Council Directors Tullgren and Cimics; and Citizen Directors Arora, Streets, and Green; and Board Vice President Audelo and Board President Dennis. **PASSED 7/0**

6. PUBLIC HEARING

- A. Public Hearing Item #1– A hearing shall be conducted to receive testimony and comments from members of the public regarding proposed expenditures not to exceed \$300,000.00 of Economic Development Corporation funds on the purchase of water rights from the 2024/2025 budget – D. Lowder

Board President Dennis opened the Public Hearing at 6:02 p.m.

Ms. Lowder provided a summary of the EDC expenditures not to exceed \$300,000. The EDC will have a total of \$600,000 to purchase should water rights come available this year.

Public Comments – None received.

Hearing no comments, Board President Dennis closed the Public Hearing for Item #1 at 6:05 p.m.

B. Public Hearing Item #2-A hearing shall be conducted to receive testimony and comments from members of the public regarding proposed expenditures not to exceed \$100,000 of Economic Development Corporation funds for the Visual Improvement Program from the 2024/2025 budget – D. Lowder

Board President Dennis opened the Public Hearing Item #2 at 6:05 p.m.

Ms. Lowder provided a summary of the EDC expenditures not to exceed \$100,000 for the Visual Improvement Program grant. Ms. Lowder stated the focus of this year's VIP funds will be to assist with dumpster enclosures that are unsightly.

Public Comments – None received.

Hearing no comments, Board President Dennis closed the Public Hearing for Item #2 at 6:07 p.m.

C. Public Hearing Item #3 – A hearing shall be conducted to receive testimony and comments from members of the public regarding proposed expenditures not to exceed \$150,000 of Economic Development Corporation funds for the Business Improvement Grant (BIG) from the 2024/2025 budget.

Board President Dennis opened the Public Hearing Item #3 at 6:07 p.m.

Ms. Lowder provided a summary of the EDC expenditures not to exceed \$150,000 for the Business Improvement Grant (BIG). Ms. Lowder stated the comments from the last review have all been made and approved by the city attorney and the performance agreement has been drafted for the program applicant.

Public Comments – None received.

Hearing no comments, Board President Dennis closed the Public Hearing for Item #2 at 6:08 p.m.

## 7. NEW BUSINESS

A. Discussion and possible action regarding the recommendation to City Council for a Resolution authorizing expenditures from the Economic Development Corporation funds for the purchase of water rights of \$300,000 in the 2024/2025 EDC Budget– Ms. Lowder

Ms. Lowder stated the water rights purchased by the EDC is for commercial projects only, and the LOEDC currently holds ownership of 390-acre feet of Edwards Aquifer Water Rights. The \$600,000 could add 60-acre feet should water rights come available.

She closed by stating that staff would provide the annual water rights report and presentation at the January 2025 regular meeting.

Council Director Tullgren made a motion to recommend a Resolution of the City Council authorizing expenditures not to exceed \$300,000 from the Economic Development Corporation fund FY 2024/2025 Budget to purchase water rights for future business development with an effective date; seconded by Council Director Cimics.

**VOTE FOR:** Council Directors Tullgren and Cimics; and Citizen Directors Arora, Streets, and Green; and Board Vice President Audelo and Board President Dennis. **PASSED 7/0**

B. Discussion and possible action regarding the recommendation to City Council for a Resolution authorizing expenditures from the Economic Development Corporation funds for the Visual Improvement Program of \$100,000 in the 2024/2025 EDC Budget – Ms. Lowder

Ms. Lowder reiterated the goal for 2025, and the VIP program would be to present grant monies for the nine identified dumpster enclosure problem areas.

Council Director Tullgren made a motion to recommend a Resolution of the City Council authorizing expenditures not to exceed \$100,000 from the Economic Development Corporation fund FY 2024/2025 Budget for the Visual Improvement Program (VIP) with an effective date; seconded by Citizen Director Green.

**VOTE FOR:** Council Directors Tullgren and Cimics; and Citizen Directors Arora, Streets, and Green; and Board Vice President Audelo and Board President Dennis. **PASSED 7/0**

C. Discussion and possible action regarding a Resolution recommending to City Council the approval of the City of Live Oak Business Improvement Grant (BIG) program and associated expenditures for FY 2024-2025 to promote the development and expansion of businesses and existing businesses in the City of Live Oak to include the BIG Guidelines and Performance Agreement for Applicants – Ms. Lowder

Ms. Lowder stated this item would be for the Board to accept the new guidelines and performance agreement language for the new grant program known as BIG or Business Improvement Grant. The City Attorney has made their review and has no objections moving forward.

Citizen Director Streets made a motion to recommend a Resolution of the City Council authorizing the approval of the guidelines and performance agreement for the Business Improvement Program in the amount of \$150,000 per year declaring an effective date; seconded by Council Director Tullgren.

**VOTE FOR:** Council Directors Tullgren and Cimics; and Citizen Directors Arora, Streets, and Green; and Board Vice President Audelo and Board President Dennis. **PASSED 7/0**

D. Discussion and possible action regarding the recommendation to City Council for a Resolution authorizing expenditures from the Economic Development Corporation funds for the Business Improvement Grant (BIG) of \$150,000 in the 2024/2025 EDC Budget – Ms. Lowder

Ms. Lowder stated this item would be for the expenditures of the BIG program of \$150,000 for a maximum of three (3) applicants per fiscal year.

Council Director Cimics asked for clarification on the definition of "Director," Ms. Lowder stated the EDC's Executive Director is the city manager. He continued by thanking staff for a well written program.

Council Director Tullgren echoed Mr. Cimics.

Council Director Tullgren made a motion to recommend a Resolution of the City Council authorizing expenditures not to exceed \$150,000 from the Economic Development Corporation fund FY 2024/2025 Budget for the Business Improvement Grant (BIG) with an effective date; seconded by Citizen Director Green.

**VOTE FOR:** Council Directors Tullgren and Cimics; and Citizen Directors Arora, Streets, and Green; and Board Vice President Audelo and Board President Dennis. **PASSED 7/0**

8. GENERAL ANNOUNCEMENTS

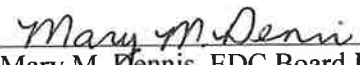
A. EDC Members - City event information, upcoming ribbon cutting/grand opening dates and times, and special acknowledgements.

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

- Scarecrow Invasion Judging – **Tuesday, October 8<sup>th</sup> at 10:00 a.m.**
- EDC Regular Meeting – **Tuesday, October 29<sup>th</sup> at 6:00 p.m.**

9. ADJOURNMENT at 6:18 p.m.

APPROVED:

  
Mary M. Dennis, EDC Board President

ATTEST:

  
Donna Lowder, EDC Manager