

The background image shows a multi-level interior space. A prominent feature is a staircase with a dark metal railing and a wooden handrail. The space is filled with green plants in various pots. The ceiling has exposed structural elements and warm-toned pendant lights. The overall aesthetic is industrial and modern.

LIVE OAK CRA

ANNUAL REPORT

FISCAL YEAR 2021-2022

Dedication

This report is dedicated to the memory of...



Roy W. Rogers
City of Live Oak Building Official



J. Don Allen
City of Live Oak Councilman, District 5



Warren Mullis
City of Live Oak Public Works

Annual Report

FISCAL YEAR 2021-2022

City of Live Oak
Community Redevelopment Agency



Our mission is to establish and maintain effective partnerships within the Live Oak Community by building a stronger, more vibrant, livable and economically sustainable redevelopment area that provides an enhanced quality of life for both residents and businesses, while preserving our historical and cultural heritage.

Prepared by:
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Respectfully submitted March 30, 2023

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Introduction

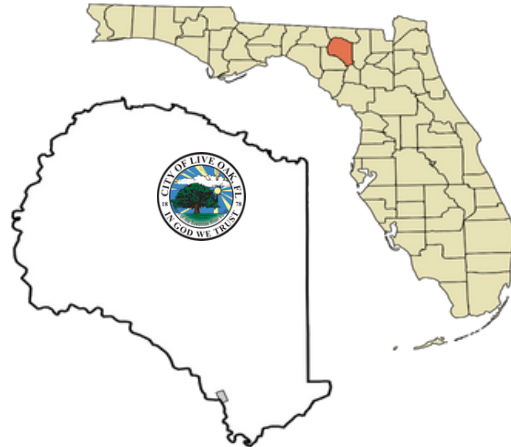
The City of Live Oak



Suwannee County was established as the 37th county in the State of Florida on December 21, 1858. At the time of its establishment, there were only 200 families (approximately 2,000 people) residing in the area.

The City of Live Oak, Suwannee County's seat, was formally incorporated April 24, 1878. The town was named after the large Live Oak tree next to a deep, clear pond on the route of the Old Spanish Trail, which ran from the military post at Suwannee Springs to the Gulf of Mexico. In 1857, construction began on an east-west railroad across North Florida from Jacksonville to Tallahassee and was finished in 1861. During the Civil War, when Union soldiers occupied parts of Jacksonville and Pensacola, a strategic railroad was constructed from DuPont, Georgia, south to intersect with the east-west railroad in North Florida. Near the junction of these railroads, where several trails converged, was the giant Live Oak tree, under which railroad crews ate their lunches, and settlers watered their horses and rested in the shade. When the railroad station was erected near that site, it seemed only natural to name the town after the tree.

Based on the most recent Census data, the City of Live Oak is home to approximately **6,735** people – a **236.75%** increase from the county's original population density.



Introduction

The Live Oak CRA



In 1969, the Florida Legislature enacted the Community Redevelopment Act of 1969 (Chapter 69-305). This Act has been amended many times since its initial adoption and is codified in Part III of Chapter 163 of the Florida Statutes. The Act is the enabling legislation for community redevelopment agencies throughout Florida.

The City of Live Oak Community Redevelopment Agency (CRA) was established on July 11, 1995, and its original Plan and Trust Fund were established by ordinance on November 14, 1995. The scope of the adopted Plan has been amended twice on a small scale and once as a major overhaul and rewrite. This CRA Plan was drafted in the summer of 2009 and adopted via ordinance on November 10, 2009, to further enhance the quality of life for both our residents and businesses. This new plan was the first step to outline and identify areas for redevelopment for the next 30 years, from 2009 to 2039. Additional CRA Plan amendments intended to hone and fine-tune the future endeavors of the Agency and Area, as well as provide needed detail for analysis and funding for various areas and sub-areas within the existing district, were finalized during the 2017-2018 fiscal year.

The Live Oak CRA aims to accomplish its mission to establish and maintain partnerships in the community by establishing a vibrant and sustainable redevelopment area through outreach to residents and businesses in the redevelopment area for input and collaboration; promotion of the district in order to attract quality investment; identification of viable projects which will have both an immediate and long-term positive effects; and implementation of these projects in a feasible, yet timely, manner.

Resolution No. 95-08

Finding of Necessity for Area

Resolution No. 95-09

Finding of Necessity for Agency

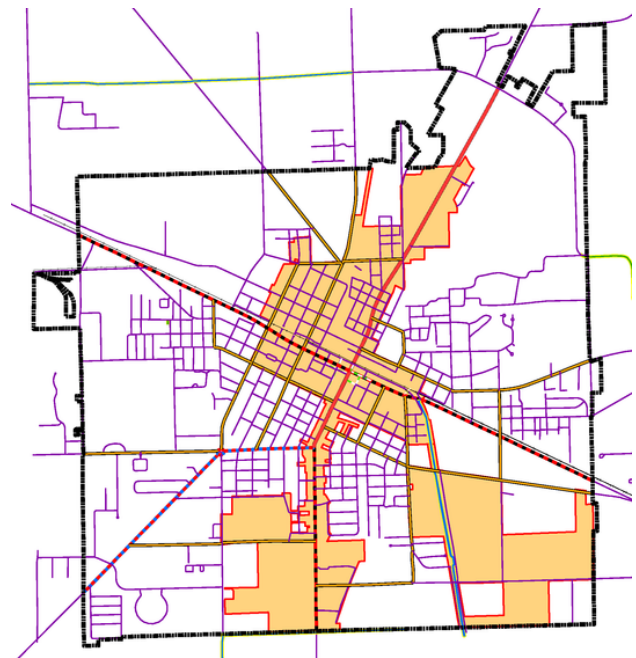
Ordinance No. 861

Establishing Agency & Board

Ordinance No. 865

Establishing Trust Fund

Copies of the Live Oak CRA's creation documents can be found on the CRA webpage at: <https://www.cityofliveoak.org/cra>



CRA District Map generated by City Planning Staff

CRA Grant Programs

Business Startup Grant Program



The Business Startup Program began its fifth year running during the 2021-2022 fiscal year, seeing the completion of **five (5)** carryover projects from the 2019-2020 and 2020-2021 Fiscal Years. Similar to the Façade Grant Program, the Business Startup Grant Program is reimbursement-based, with grantees submitting requests for reimbursement to the CRA Board following project completion. A project's maximum possible grant reimbursement funding is determined at the time of application, with CRA, Planning and Building Staff scoring projects based on the scoring metric adopted by the CRA Board.

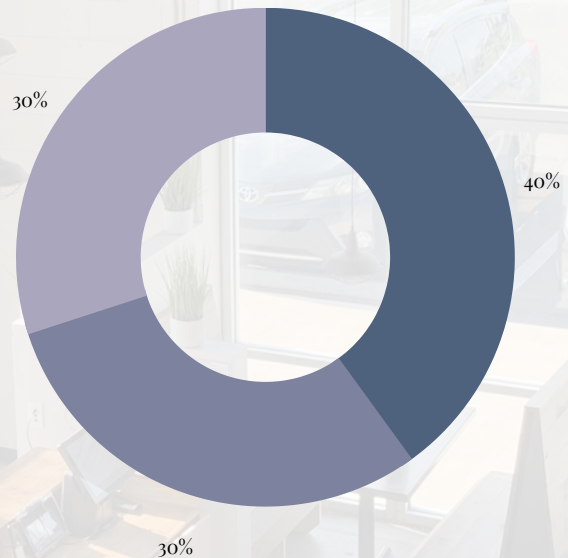
Maximum possible grant reimbursements can range from \$5,000 to \$25,000, depending on project scope, phasing, building/tenant space size (for renovation projects) and/or cost of construction (for new construction projects). Scoring for proposed projects includes consideration for the number of new jobs proposed, the number of years a building or space has been vacant and the potential impact of a proposed new use, among other criteria.

Business Startup Grant funds may be utilized for a variety of improvements, including, but not limited to: electrical, plumbing, and HVAC upgrades; ADA accessibility; permanent fixtures; and overall new construction.




No new projects were approved during the 2021-2022 fiscal year, but **one (1)** project from the prior fiscal year will be carried over for reimbursement in the coming 2022-2023 Fiscal Year.

The average percent offset of privately invested funds with grant reimbursement funding for all completed projects during the reporting year was approximately **25.55%**.

The average percent offset of privately invested funds with grant reimbursement funding for projects scheduled to be finalized in the next fiscal year is approximately **5.45%**.

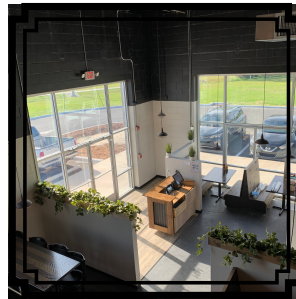


Business Startup Grant Reimbursements Breakdown

-  FY 19-20 Carryover Completed Projects
-  FY 20-21 Carryover Completed Projects
-  FY 20-21 Carryover Projects (to be completed 22-23)

Business Startup Grant

Carryover Projects



J&W Auto Sales 712 Ohio Ave. N **COMPLETE**

J&W Auto, a locally owned business in operation for over 14 years and previously located outside of the incorporated City Limits, opened their brand new facility, following multiple project setbacks due to the impacts of the COVID-19 pandemic. The owner purchased and assembled properties off of Ohio Ave. N / US Highway 129 for this endeavor and later applied for and was awarded Business Startup and Façade Grants for the project in 2020.

A pre-engineered metal building housing three (3) car lifts, office spaces, and additional work areas, as well as an industrial air compressor, finalized construction in the summer of 2022.

The total final cost for the business startup portion of this project was **\$113,290.60**, with a reimbursement of **\$20,000.00** in grant funds - an offset of approximately **17.65%** of the private funds invested in this project.

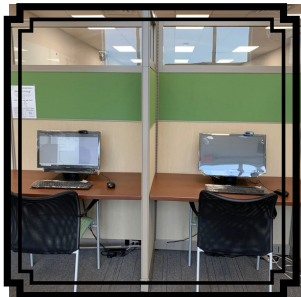
The Gathering Café 1401 Ohio Ave. N **COMPLETE** *(Pending Reimbursement)*

The Gathering Restaurant returned to Live Oak in its new 3,000 s.f., 150-seat tenant space in the Live Oak Commons, with project finalization and Certificate of Occupancy issuance in March of 2022 and the restaurant has since become a successful addition to the Commons. Improvements for this project included the mezzanine second floor, reworking of the existing sprinkler system, a new HVAC system, kitchen hood with fire suppression, and additional work for the kitchen.

The project was carried over into the 2022-2023 Fiscal Year for reimbursement. Projected costs for this project are approximately **\$275,000.00** in total, with an anticipated reimbursement of **\$15,000.00** in grant funds - a **5.45%** offset of private funds invested into this project.

Business Startup Grant

Carryover Projects



CareerSource North Florida 1393 Ohio Ave. N **COMPLETE**

The Live Oak Branch of CareerSource North Florida relocated from its former location on the southern end of town to its new, modern tenant space at the Live Oak Commons, Approved grant improvements pertained to the installation of a new HVAC system for this tenant space, which was being built out at the time of grant application.

The total final cost for this project was **\$14,050.00**, with a reimbursement of **\$5,000.00** in grant funds. Grant reimbursement funds awarded are estimated to have offset approximately **35.59%** of the private funds invested in this project.

Guardian Ad Litem 1361 Ohio Ave. N **COMPLETE**

Wood's Family Fitness 1397 Ohio Ave. N **COMPLETE**

Previously located in a small tenant space downtown, **Guardian Ad Litem**, a children's advocacy agency, was welcomed into its new home at the Live Oak Commons in 2022. Likewise, **Wood's Family Fitness**, a locally owned fitness center originally from another shopping center on the southern end of town, also relocated to the Commons. Approved grant improvements for both locations pertained to the installation of a new HVAC and exhaust systems for their respective tenant spaces, both of which were being built out at the time of grant application.

The total final cost for Guardian Ad Litem was **\$18,576.00**, with a reimbursement of **\$5,000.00** in grant funds. Grant reimbursement funds awarded are estimated to have offset approximately **26.92%** of the private funds invested in this project.

The total final cost for Wood's Family Fitness was **\$43,350.00**, with a reimbursement of **\$10,000.00** in grant funds. Grant reimbursement funds awarded are estimated to have offset approximately **22.05%** of the private funds invested in this project.

Investments Breakdowns

Business Startup Grant Program



Completed Projects

Project	Private Funds Expended	Reimbursement Funds Expended	Offset
J&W Auto	\$ 113,290.60	\$ 20,000.00	17.65%
Guardian Ad Litem	\$ 18,576.00	\$ 5,000.00	26.92%
CareerSource	\$ 14,050.00	\$ 5,000.00	35.59%
Wood's Family Fitness	\$ 43,350.00	\$ 10,000.00	22.05%
Totals	\$ 191,266.60	\$ 40,000.00	20.91%
Average Offset			25.55%

Projects Carried Over to Fiscal Year 2022-2023

Project	Private Funds to be Expended	Reimbursement Funds to be Expended	Anticipated Offset
The Gathering	\$ 275,000.00	\$ 15,000.00	5.45%
Totals	\$ 275,000.00	\$ 15,000.00	5.45%
Average Offset			5.45%

CRA Grant Programs

Commercial Façade Grant Program



The Live Oak CRA continued its successful Façade Grant program for exterior improvements to commercial building from previous years, with a maximum possible reimbursement for projects at \$12,000 (75% of the \$16,000 eligible expenditures cap).

Façade Grant funds may be utilized for a variety of improvements, including, but not limited to: handicap accessibility improvements, windows, doors, signage, painting, awnings, parking areas, landscaping, and correction of existing code violations (where applicable).

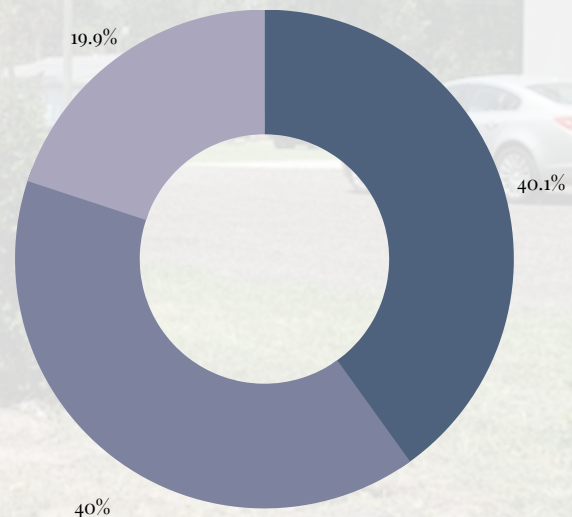
In September 2022, the CRA Board voted to approve updated criteria for this grant program, which had not been updated since 2018, when the maximum possible reimbursement grant cap was increased from \$7,500.00 to the current amount. The updated criteria included a 180-day waiting period between projects to allow for more opportunity for new applicants, a provision against new construction projects being eligible for grant funding, a provision for a cap of \$2,500.00 in roof repair expenses, to make up no greater than 50% of total eligible costs for reimbursement at project completion, and clarification of grant deadlines for application and reimbursements. This new criteria will take effect in the 2022-2023 fiscal year.

Two (2) projects were approved during the 2021-2022 fiscal year, one (1) of which was completed and the other to be completed in the upcoming 2022-2023 fiscal year.




Also completed during this fiscal year was one (1) carryover project from the 2019-2020 fiscal year.

The average percent offset of privately invested funds with grant reimbursement funding for all completed projects during the reporting year was approximately **71.54%**.

The average percent offset of privately invested funds with grant reimbursement funding for projects scheduled to be finalized in the next fiscal year is approximately **75.00%**.



Commercial Façade Grant Reimbursements Breakdown

-  FY 19-20 Carryover Completed Projects
-  FY 20-21 Carryover Completed Projects
-  FY 20-21 Carryover Projects (to be completed 22-23)

Commercial Façade Grant

Carryover & New Projects



J&W Auto Sales 712 Ohio Ave. N **COMPLETE**

J&W Auto, a locally owned business in operation for over 14 years which was previously located outside of the City Limits, opened their brand new facility, following multiple project setbacks due to the impacts of the COVID-19 pandemic.

The Façade Grant worked in concert with the companion Business Startup Grant and was applied to the site work aspect of this new construction project. The total final cost for the Façade Grant portion of this project was **\$17,592.00**, with a reimbursement of **\$12,000.00** in grant funds. Grant reimbursement funds awarded are estimated to have offset approximately **68.21%** of the private funds invested in this project.

Stacy Ln Property LLC 508 Howard St. W **COMPLETE**

The property located at 208 Howard St. W, the former location of the local Merle Norman (which moved to the Live Oak Commons), was purchased and renovated by a new owner seeking to establish a new business in the downstairs unit and eventually do the same for the then-occupied upstairs apartments. Improvements for this project included exterior rehabilitation of the façade, including painting, replacement of exterior gooseneck lighting, replacement awnings and canopies, and removal and replacement of roof gutters and downspouts.

The total final cost for this project was **\$15,966.16**, with a reimbursement of **\$11,974.62** in grant funds. Grant reimbursement funds awarded are estimated to have offset approximately **74.86%** of the private funds invested in this project.

Commercial Façade Grant

New Projects



The Office of Rhett Bullard, P.A.

100 Ohio Ave. S

COMPLETE

(Pending Reimbursement)

CRA Façade Grant funds were sought to restore this long-time attorney's office at the corner of Howard St./US 90 and Ohio Ave./US 129 in a project consisting of exterior cleaning and painting, and the replacement of the existing awning located at the entrance of the building off of Ohio Ave. S.

Apparent final costs for this project for this project are approximately **\$7,961.20** in total, with an anticipated reimbursement of **\$5,970.90** in grant funds – a **75%** offset of private investment in this project. The project was completed during this fiscal year, with the anticipated reimbursement to occur in the 2022-2023 Fiscal Year.

Investments Breakdowns

Commercial Façade Grant Program



Completed Projects

Project	Private Funds Expended	Reimbursement Funds Expended	Offset
J&W Auto	\$ 17,592.00	\$ 12,000.00	68.21%
StacyInproperties	\$ 15,996.00	\$ 11,974.62	74.86%
Totals	\$ 33,588.16	\$ 23,974.62	71.38%
Average Offset			71.54%

Projects Carried Over to Fiscal Year 2022-2023

Project	Private Funds to be Expended	Reimbursement Funds to be Expended	Anticipated Offset
Rhett Bullard, P.A.	\$ 7,961.20	\$ 5,970.90	75.00%
Totals	\$ 7,961.20	\$ 5,970.90	75.00%
Average Offset			75.00%

CRA Grant Programs

Housing Initiative Grant Program



Similar to both commercial grants, the Housing Initiative Grant was reimbursement-based, with grantees submitting requests for reimbursement to the CRA Board following project completion. Maximum possible grant funding was determined at the time of application, with CRA Staff scoring projects based on the scoring metric adopted by the CRA Board. Grants may be awarded up to \$12,000 per subject property. The grant program was applicable to properties within the Community Redevelopment Area and authorized by the CRA Board, and only for homes to be built/set up on currently vacant properties or to replace currently existing blighted or hazardous structures.

Eligible expenses for this grant program included: fees and permits for new construction (including tap/impact fees); driveway/parking; surveys; landscaping (materials only); and other associated costs, as supported by the CRA Plan (including, but not limited to: engineering, zoning, demolition-related costs, etc.)

No new Housing Initiative Grants were applied for or awarded during the reporting year; however, all of the existing grant projects which were delayed owing to multiple setbacks due to the COVID-19 pandemic were completed and reimbursed. Challenges for these projects included materials shortages, labor shortages, work crews falling ill, and inclement weather.

The average percent offset of privately invested funds with grant reimbursement funding for all projects completed during the reporting year was approximately **87.86%**.

The 2020-2021 Fiscal Year marked the final year of the Housing Initiative Grant program. During the September 2022 Board Meeting, the CRA Board voted to approve a proposed new program which will allow for minor home improvements to existing housing stock within the CRA District – the Minor Home Improvements Grant Program. This new program is set to begin effective October 1, 2023.



100%

Housing Initiative Grant Reimbursements Breakdown



FY 19-20 Carryover Completed Projects

Housing Initiative Grant

Carryover Projects



Jeff & Brandi Bradford
619 2nd St. NW
COMPLETE

Originally the site of a sub-standard 1944 single-family home that has since been demolished, the applicant constructed a 1,040 square foot concrete block home consisting of three (3) bedrooms and two (2) bathrooms, with the master bathroom being ADA accessible. The home also features a metal roof and stainless steel appliances.

Eligible reimbursable expenditures for this project included the costs for building permits, driveway/parking, demolition and site preparation costs.

The total final reimbursable costs for this project was **\$9,668.41**, with a reimbursement of **\$8,202.43** in grant funds. Grant reimbursement funds awarded are estimated to have offset approximately **84.84%** of the eligible private funds invested in this project.

Azalea 15, LLC
312 Scriven Ave. SW
COMPLETE

On the previously vacant Lot 8 in the Azalea Park Subdivision target area (Sub-Area 12 of the CRA District), the applicant constructed a 1,200 square foot concrete block home consisting of three (3) bedrooms and two (2) bathrooms.

Eligible reimbursable expenditures for this project included the costs for building permits, City utilities tap and impact fees, driveway/parking, surveying, and landscaping.

The total final reimbursable costs for this project was **\$7,643.88**, with a reimbursement of **\$7,304.85** in grant funds. Grant reimbursement funds awarded are estimated to have offset approximately **95.56%** of the eligible private funds invested in this project.

Housing Initiative Grant

Carryover Projects



Azalea 15, LLC
608 7th St. SW
COMPLETE

On the previously vacant Lot 30 on the corner of Scriven Ave. SW and 7th St. SW in the Azalea Park Subdivision target area (Sub-Area 12 of the CRA District), the applicant constructed a 1,200 square foot concrete block home consisting of three (3) bedrooms and two (2) bathrooms.

Eligible reimbursable expenditures for this project included the costs for building permits, City utilities tap and impact fees, driveway/parking, and landscaping.

The total final reimbursable costs for this project was **\$8,605.75**, with a reimbursement of **\$7,158.85** in grant funds. Grant reimbursement funds awarded are estimated to have offset approximately **83.19%** of the eligible private funds invested in this project.

Azalea 15, LLC
722 7th St. SW
COMPLETE

On the previously vacant Lot 40 in the Azalea Park Subdivision target area (Sub-Area 12 of the CRA District), the applicant constructed a 1,200 square foot concrete block home consisting of three (3) bedrooms and two (2) bathrooms.

Eligible reimbursable expenditures for this project included the costs for building permits, City utilities tap and impact fees, driveway/parking, surveying, and landscaping.

The total final reimbursable costs for this project was **\$7,389.73**, with a reimbursement of **\$7,249.73** in grant funds. Grant reimbursement funds awarded are estimated to have offset approximately **98.11%** of the eligible private funds invested in this project.

Investments Breakdowns

Housing Initiative Grant Program



Completed Projects

Project	Private Funds Expended	Reimbursement Funds Expended	Offset
619 2nd St. NW	\$ 9,668.41	\$ 8,202.43	84.84%
312 Scriven Ave. SW	\$ 8,605.75	\$ 7,158.85	83.19%
608 7th St. SW	\$ 7,643.88	\$ 7,304.75	95.56%
722 7th St. SW	\$ 7,389.73	\$ 7,249.73	98.11%
Totals	\$ 33,307.77	\$ 29,915.86	89.82%
Average Offset			87.86%

Housing Incentivization

During the reporting period, **\$29,915.86** in grant funds were dispersed for projects completed during the reporting year.

The CRA endeavors to continue looking into further options to incentivize new housing opportunities. While this program did not incentivize housing in a successful manner after a five-year run, the CRA will begin looking into funding new construction projects outside of grant funded opportunities in the coming 2022-2023 Fiscal Year.

During the Housing Initiative Grant program lifespan, a total of **\$40,864.32** CRA dollars were expended on **five (5)** new residential construction projects, with an average lifetime offset of **90.90%** percent leveraging of reimbursable private dollars spent per project.

An aerial, artistic rendering of a town square. In the center is a large, multi-tiered fountain with water spraying upwards. The square is paved with cobblestones and has several people walking around. To the right, there's a large building with a red roof and a sign that says "HERITAGE SQUARE". In the background, there are more buildings and a line of trees under a light blue sky. The entire scene is framed by a decorative border with a grid pattern in the corners.

CRA Projects & Activities



CRA Projects & Activities

2022 Live Oak Freedom Festival



While it started off slow and the festivities were occasionally interrupted by the rainy weather, the 2022 Live Oak Freedom Festival flourished and ended as a resounding success, with attendance numbers far higher than in previous years.

The event kicked off with a welcome from the Mayor and an invocation from the City Manager, the presentation of the flag and the Pledge of Allegiance by the NJROTC Color Guard, and a performance of the national anthem by Damarius K. McQuay. In addition to the activities and vendors for the event, a hotdog eating contest was held between City of Live Oak Police Officers and Suwannee Fire & Rescue Officers, sponsored by Rudy's Dawgs, a local mobile food vendor; and live music was performed by the Silvertones Rock & Roll Review throughout the afternoon and into the night, rounding off with fireworks at 9:15 PM, courtesy of Marshall Beck. A brief livestream to share the fireworks with those who weren't able to attend was shared via the Live Oak CRA's Facebook page, with plenty of staff promotions shared throughout the event. Free adoptions were also being sponsored courtesy of City of Live Oak Animal Control.

The were originally **\$15,000.00** in CRA funds which were budgeted for this event, which was previously classified as an economic development project. Of those budgeted funds, **\$14,859.00** were to be expended; however, effective the 2019 Florida Legislative amendments, there was no longer any language which would provide an allowance for CRAs to fund events and festivals. As such, the Freedom Festival expenses were assigned to the City general funds instead.

This event marked the final event the CRA would be involved in. Future Fourth of July festivities will be passed on to other local groups to spearhead.



CRA Projects & Activities

Heritage Square Redevelopment



Property Acquisition Closeout

During the 2020–2021 Fiscal Year, CRA Staff began negotiations with the property owner of two (2) parcels within the Heritage Square Redevelopment Area. These parcels had been identified in the early development stages of the Master Plan for the project, and the opportunity for potential acquisition came, following the destruction of the home that had been on one of the parcels. It was during the 2020–2021 Fiscal Year that appraisal services had been conducted, for a combined valuation of \$24,000.00 for both lots. After further negotiation with the property owner, a sales price of \$32,000.00 was agreed upon, owing to the necessity of the parcels being acquired for the master stormwater system proposed for the Heritage Square Redevelopment Project.

The timeframe for the acquisition process crossed over into the 2021–2022 Fiscal Year, wherein the proceedings concluded.

With the inclusion of legal fees for the acquisition process, at total of **\$33,588.61** was expended on the acquisition of these parcels.



CRA Projects & Activities

Heritage Square Redevelopment



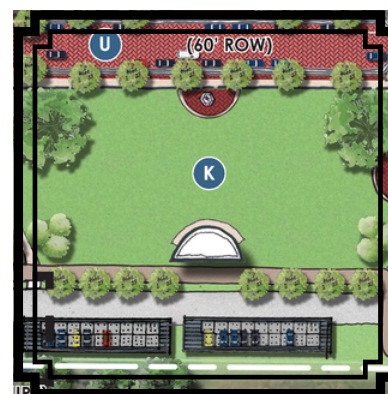
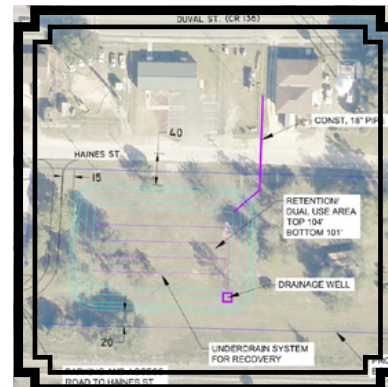
Haines Street Drainage Improvements Project

The City of Live Oak received RIVER Grant cost-share funding from the Suwannee River Water Management District (SRWMD) for stormwater purposes. It was decided that the City would utilize these funds to abandon an existing, failed drainage well (constructed in 1968) in the Heritage Square area, north of Haines St. NE, and to create a dual-purpose greenspace on the four-acre parcel owned by the City, which would serve as a safe, usable public space the majority of the time, while also serving as a stormwater retention area during substantial rainfall events. After coordination with City Public Works and Eutaw, Inc., the City-contracted engineering firm tasked with the project and later assigned to the Heritage Square Redevelopment Project, an updated design was created to work in harmony with the overall proposed redevelopment of the area.

The total estimated cost for this project is **\$392,622.00**, based on analyses provided in March of 2022.

The Memorandum of Agreement was executed by City Council approval via Resolution 2022-27 for the grant funds. A total of **\$247,314.00** was awarded for this project.

The CRA agreed to provide **\$150,000.00** of funds as the match to the project as part of the Heritage Square Redevelopment Project, in the event the project costs were to exceed the original estimated amount, with funding proposed to carry into the 2022-2023 Fiscal Year as the project is carried out. The City matched approximately \$30,000.00 in addition to the CRA's funds.



CRA Projects & Activities

Heritage Square Redevelopment

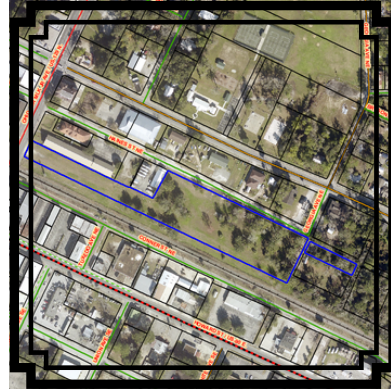


Future Land Use & Zoning Map Amendments

To begin the initial phases for the redevelopment of parcels already owned by the City of Live Oak and the Live Oak CRA, CRA Staff worked in tandem with the City Planning & Zoning Department to change the Future Land Use and Zoning designations of two (2) parcels adjacent to the existing Downtown and to each other: 206 Haines St. NE, an approximately four-acre parcel which was purchased in 2016, and 210 Georgia Ave. NE, the site of a former blighted residence which was purchased and cleared in 2018. The Haines St. NE location is the site of the proposed Phase I parking lot development, which remains in the planning and development phases.

The Haines Street property was changed from Industrial land use and zoning designations, and the Georgia Avenue property was likewise changed from Residential Single Family designations, to match that of the existing Downtown. The total costs for the processing of these requests came to **\$6,276.00.**

As the CRA continues to work on this long-term redevelopment project, the Future Land Use designations and the zoning designations of all parcels which comprise the Heritage Square area will eventually be amended to match the Central - Downtown and Commercial-Central Business District / Central - Downtown (C-CBD/C-D) designations of the existing downtown, and an overlay district will be created to further guide the redevelopment of this area.



CRA Projects & Activities

Right of Way Improvements



Palm Street NE Improvements

A joint project between the City of Live Oak, Suwannee County and the Live Oak CRA in an effort to serve the growing need to support the new I-10 Commerce Center – the new multi-tenant commercial center created from a redeveloped, formerly defunct industrial facility – this project saw the resurfacing of the entirety of Palm Street NE, a road that appeared to be a dirt road but in fact was an improved street that had been destroyed by years of heavy traffic from the nearby concrete facility and the previous industrial facility.

While the commerce center is not within the CRA District, Palm Street NE itself is – as such, the Live Oak CRA agreed to budget funds to help address the blighted road, which can be accessed from the Ohio Avenue/U.S. Highway 129 N corridor.

The CRA budgeted **\$150,000.00** for this effort, of which **\$32,000.00** was expended for design services prior to construction. Construction began during the reporting year and will be completed during the 2022-2023 Fiscal Year.



School Colors Crosswalks

Inspired by similar projects in other municipalities, the CRA and City Public Works Department contracted Lieupo Maintenance Group to create these school-spirited crosswalks, demarcating previously faded, standard crosswalks with more visible and unique traffic areas of the school zone within the adopted Redevelopment District.

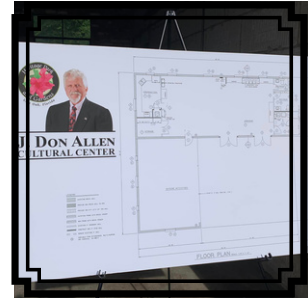
A total of **\$9,600.00** was expended for this effort.

Digital Radar Signs

In an effort to provide additional safety and traffic control measures in areas not previously identified in the general fund, the CRA installed two (2) digital radar signs in different locations: the first was installed on Ichetucknee Road SE, near a segment of Heritage Trail, and the other was installed at the corner of Houston Avenue SW and 7th Street SW, at the edge of the CRA District border. A total of **\$3,743.00** was expended on these signs.

CRA Projects & Activities

Ceremony Attendances



Discovery Trail Storywalk Launch at Heritage Trail

In April of 2022, the Suwannee River Regional Library launched the Discovery Trail Storywalk at Heritage Trail – an addition to the existing multi-use trail to include stories and activities to promote education and exposure to art and nature. As the existing Heritage Trail falls within the CRA District, members of the CRA attended to support the new addition to the multi-use trail, which has added a new and educational attraction to visitors.

The trail was made possible by a donation from Pilgrim's Pride as a part of their Hometown Strong initiative. The donation was provided to Suwannee Parks and Recreation in the amount of \$335,000.00, a portion of which was used to add the attractions for Discovery Trail.

Heritage Trail now boasts the Discovery Trail, additions to the local Quilt Trail, exercise spots, lighting, and park benches for all to enjoy.

The J. Don Allen Memorial Cultural Center Groundbreaking Ceremony

The Groundbreaking Ceremony for the J. Don Allen Cultural Center at Heritage Park and Gardens was held the morning of July 15, 2022, in honor of Councilman Allen, who was able to attend the event virtually the day before his passing. Councilman Allen, who'd been elected into office in 2017 following the death of Councilman Keith Mixon, had been a strong driving force in the community as a member of the Live Oak City Council and CRA Board. In honor of his commitment to his community and his dedication to historic preservation, the Friends of Heritage Park and Gardens dedicated the new cultural center in his honor. The cultural center, which was an old brick structure previously used for storage, is in the process of being renovated for future rental opportunities for various community activities and educational events.

The CRA committed **\$50,000.00** for the renovations of this cultural center, which will include kitchen and bathroom facilities, as part of a request for matching funds for the reporting year. These funds were carried over into the 2022-2023, as work on Phase I of the renovations progresses.

CRA Financials

Required Reporting & Budget Overview



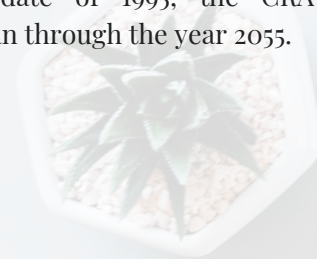
The City of Live Oak Community Redevelopment Agency (CRA) Trust Fund is funded through Tax Incremental Financing (TIF), which are the revenues from increases in property values over the CRA's base year of 1995. These TIF revenues are used to help fund improvements within the CRA Area for redevelopment, economic development, and infrastructure improvements. The taxing authorities are Suwannee County and the City of Live Oak.

The adopted millage rate for the reporting period for Suwannee County was **9.0000**, and for the City of Live Oak was **9.2521**.

The Live Oak Redevelopment Area was initially assessed at having been worth **\$26,794,350** in 1995, according to the records from the Suwannee County Property Appraiser's office. The established 2021 taxable property value for real property within the boundaries of the Live Oak Redevelopment Area, as determined by the Suwannee County Property Appraiser's Office, was **\$59,137,323.00** – a **54.691% increase** from the base year taxable value.

In comparison to the prior fiscal year, there was a **4.721% increase** in revenue.

The current CRA Plan and funding for the district runs through the year 2039. Florida Statutes allow the trust fund to be established for a maximum of 60 years, if future amendments to the CRA Plan are adopted to support such. Based on an initial establishment date of 1995, the CRA has a potential lifespan through the year 2055.

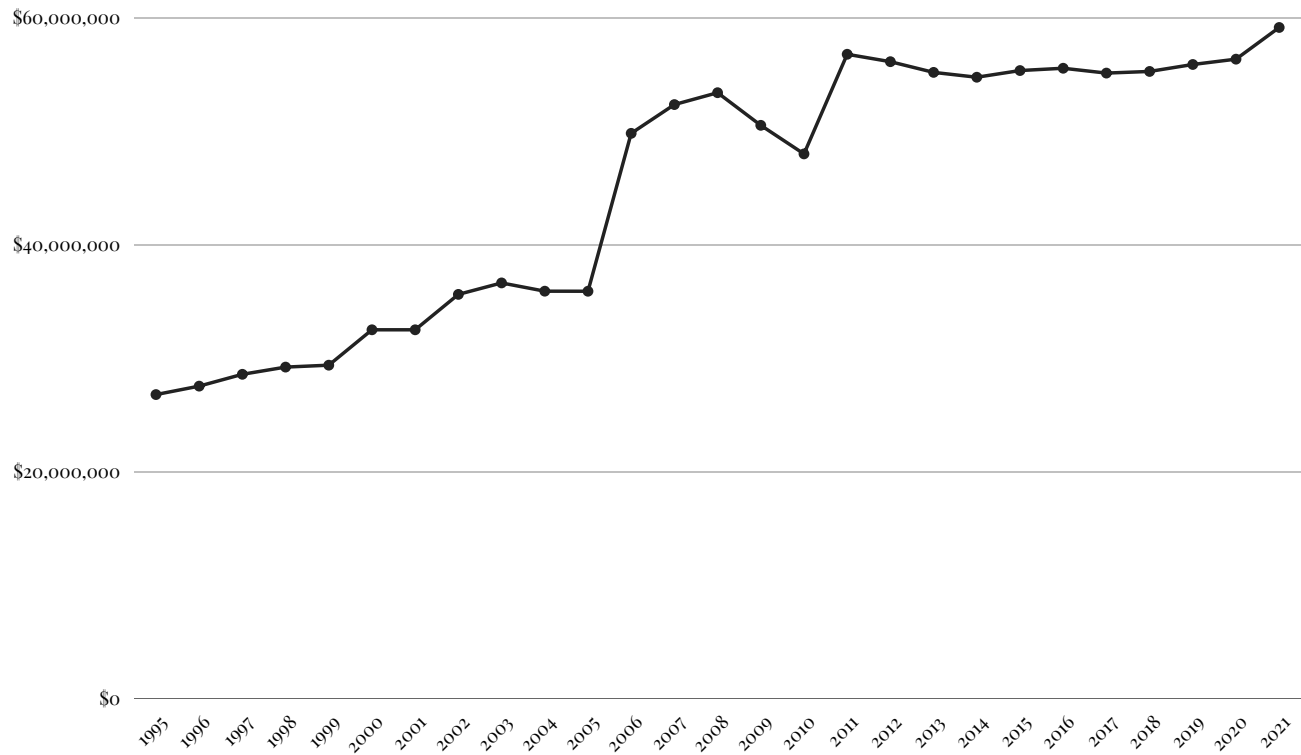


Taxable District Values

1995-2021



1995	\$26,794,350	2004	\$35,903,666	2013	\$55,181,059
1996	\$27,538,844	2005	\$35,898,266	2014	\$54,753,356
1997	\$28,580,360	2006	\$49,810,000	2015	\$55,342,107
1998	\$29,215,515	2007	\$52,344,346	2016	\$55,544,764
1999	\$29,383,873	2008	\$53,390,245	2017	\$55,118,337
2000	\$32,502,178	2009	\$50,515,948	2018	\$55,263,106
2001	\$32,502,178	2010	\$47,998,899	2019	\$55,876,374
2002	\$35,621,511	2011	\$56,776,200	2020	\$56,345,298
2003	\$36,631,590	2012	\$56,122,834	2021	\$59,137,323



Financial Data

2021-2022 Trial Balance



Account Description	Debit Balance	Credit Balance
Cash/Investments / Re dev. Tax Increment	\$ 179,374.71	
Cash In Bank / PCMA	\$ 1,214,885.31	
A/R / Advance Travel	\$ 4,350.00	
Other Fund / General	\$ 18,010.41	
Due To / Accounts Payable		\$ 994.09
Accrued / Wages Payable		\$ 675.84
Accrued / Taxes Payable		\$ 130.75
F/B Reserve / TIF		\$ 1,125,689.07
Ad Valorem Taxes / Comm. Re dev. Tax Increment		\$ 276,532.42
Interest / Interest on Investment		\$ 3,223.77
Contributions / General		\$ 284,278.40
Salaries / Regular Salaries	\$ 24,093.74	
Overtime / Salaries Overtime	\$ 101.16	
Special Pay / Phone Compensation	\$ 24.22	
Adm/Clerk / FICA/Med Taxes	\$ 1,835.44	
Retirement Contrib. / FL Retirement Fund	\$ 2,666.16	
Insurance / Life & Health	\$ 2,939.12	
Insurance / Worker's Compensation	\$ 19.11	
Insurance / Unemployment Comp.	\$ 550.00	
Professional / Prof Services / Legal Fees	\$ 11,220.87	
Services / Audit	\$ 5,000.00	
Other Contractual / Misc. Contr. Services	\$ 10,702.94	
Travel / Travel & Per Diem	\$ 2,598.90	

Financial Data

2021-2022 Trial Balance (cont.)



Account Description	Debit Balance	Credit Balance
Travel / Conferences/Hotel	\$ 5,409.00	
Communications/Freight / Phone Expense	\$ 1,038.61	
Utility / Utility Services	\$ 1,637.13	
Insurance / General Liability Insurance	\$ 3,420.23	
Printing / Printing & Binding	\$ 247.82	
Other Cur. Charges / Legal Advertising	\$ 126.26	
Operating / Operating Supplies	\$ 9,122.07	
Operating / CRA Landscaping & Assrt	\$12, 430.02	
Books-Memberships / Bks Pub Subs & Memberships	\$ 1,145.00	
Capital Outlay / Land	\$ 35,088.61	
Improvements / Heritage	\$ 4,098.00	
Improvements / Downtown Refurb	\$ 8,081.02	
Improvements / Infrast Palm	\$ 32,600.00	
Machinery & Equip / CRA Park Equipment	\$ 3,743.00	
Grants & Aids / Economic Dev Bus	\$ 20,000.00	
Grants & Aids / Facade 19-20	\$ 12,000.00	
Grants & Aids / Economic Dev Bus 19-20	\$ 20,000.00	
Grants & Aids / Facade 21-22	\$ 11,974.62	
Grants & Aids / Housing Initiatives 19-20	\$ 29,915.86	
Impr Other Than Bldg / Heritage Park Impv	\$ 1,075.00	
Fund Totals	\$ 1,691,52434	\$ 1,691,52434

Fund is in Balance

Serving Our Community



FY 21-22 Annual Report

In compliance with Florida Statute Chapter 163.371, this report is being filed concerning the annual redevelopment activities of the City of Live Oak Community Redevelopment Agency for the fiscal year 2021-2022. The required notice of this report is posted at Live Oak City Hall and published in the Riverbend News on **March 29, 2023**.

Florida Statute 189.418 requires the governing body of the special district (Agency) to adopt a budget by resolution each fiscal year and, under FS 163.387 (8), to provide each year an independent financial audit of its trust fund to each taxing authority that pays into the trust fund.

Based on this organization, the audit of the Agency's assets, liabilities, income and expenses, as required under FS 163.371 is included with the City's Comprehensive Annual Financial report (CAFR) for each fiscal year. The fiscal year CAFR is normally completed and accepted by the City Council at the beginning of May of each year. A copy of this audit will be made public and provided at that time to each taxing authority upon completion and acceptance. It will also be posted to the CRA webpage alongside this annual report in accordance with Florida Statutes pertaining to reporting requirements.

This annual report will be filed with the City Clerk of the City of Live Oak and other taxing entities. It will also be available at the CRA Staff Offices and published on the CRA Webpage under the city website:

<https://www.cityofliveoak.org/cra>

CRA Staff

George Curtis | City Manager
Joanne Luther | Finance Director
Denise Remmers | Planning & CRA Assistant
Gina M. Salvati | Planner I

CRA Board Members

Robintina Reed | City Council, District 1
(term ended July 2022)
Tommie Jefferson | City Council, District 1
(term began July 2022)
Lynda Brown Owens | **Board Chair** |
City Council, District 2
David Burch | **Board Vice Chair** |
City Council, District 3
Marquis Stewart | City Council, District 4
(term ended July 2022)
Matthew Campbell | City Council, District 4
(term began July 2022)
J. Don Allen | City Council, District 5
(passed away July 2022)
Tesie Allen | City Council, District 5
(assumed remainder of Mr. Allen's term effective August 2022)
Cynthia Robinson | Appointed Board Member,
Seat 6
Alonzo Philmore | Appointed Board Member, Seat 7
(resigned effective November 2022)

Special Thanks to

City of Live Oak
Live Oak Police Department
Live Oak Fire Department
Live Oak Public Works Dept. / H2O Innovation
North Florida Professional Services
Eutaw, Inc.
Koberlein Law Offices
Friends of Heritage Park & Gardens
Robinson, Kennon & Kendron, P.A.



PRESERVATION
RESTORATION
BEAUTIFICATION

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