

Annual Report

FY 19-20



LIVE OAK | Suwannee County, FL

Annual Report

Fiscal Year 2019-2020

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 2019-2020. The required notice of this report is posted at Live Oak City Hall and was published in the Riverbend News on March 31, 2021.

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>.

The direct link to the CRA webpage is <https://www.cityofliveoak.org/cra>.

Staff

Gabrielle Redfern | CRA Executive Director
(to 10-28-2020)

George Curtis | Planning, Zoning & Development Manager

Denise Remmers | Annex Receptionist

with assistance from

Jessica Gordy | City Projects & Procurement Specialist

Gina M. Salvati | Planning & Building Assistant

CRA Board

Robintina Reed | City Council, District 1

Bennie L. Thomas | City Council, District 2
(term ended July 2020)

Lynda Brown Owens | City Council, District 2
(term began July 2020)

David Burch | Board Chair | City Council, District 3

Marquis Stewart | City Council, District 4

J. Don Allen | City Council, District 5

Cynthia Robinson | Appointed Board Member, T.D. Bank

Bruce Tillman | Appointed Board Member, The Jordan Agency

Special Thanks to

City of Live Oak

Live Oak Police Department

Live Oak Fire Department

Live Oak Public Works Department /

Jacobs Engineering Group

Friends of Heritage Park & Gardens

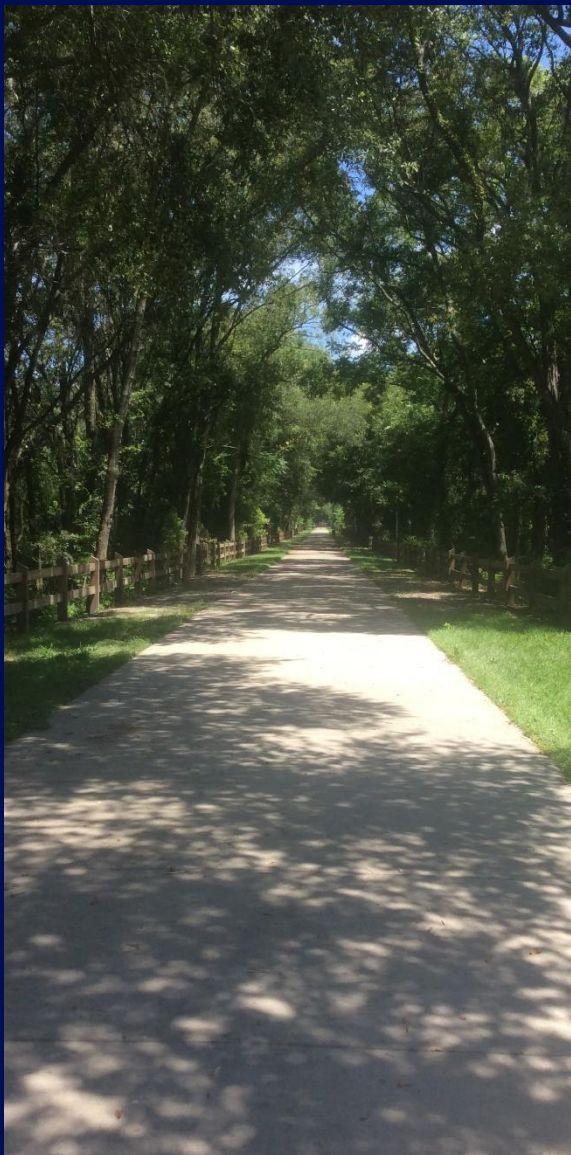
Live Oak Artists' Guild

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Annual Report

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The Live Oak CRA

Mission Statement

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.

The Live Oak CRA aims to accomplish its mission through:

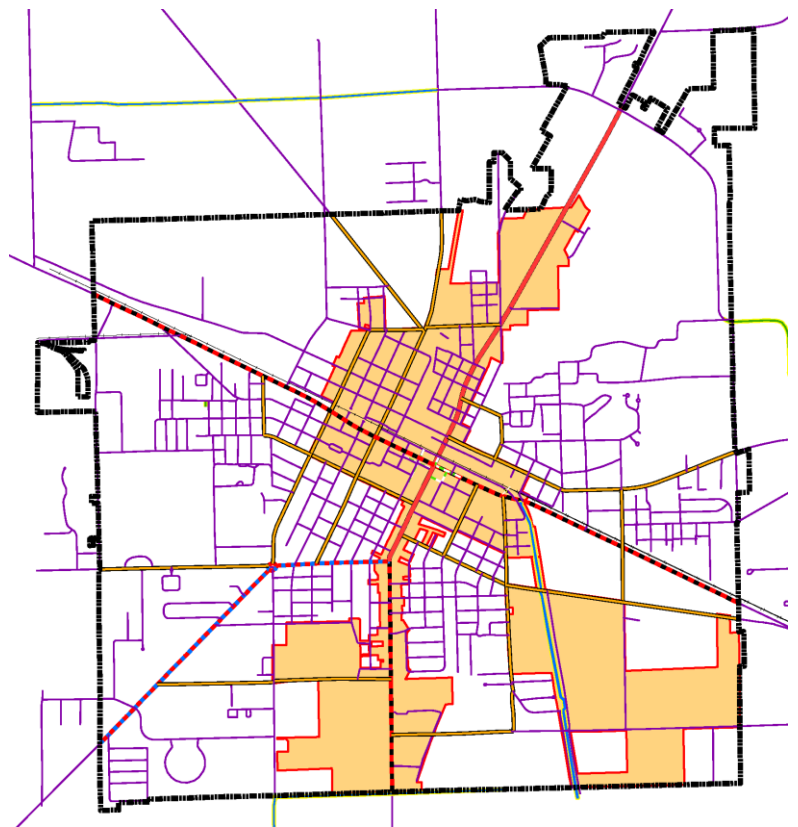
- Outreach to residents and businesses in the redevelopment area for input and collaboration;
- Promotion of the district in order to attract quality investment;
- Identification of viable projects which will have both an immediate and long-term positive effect; and
- Implementation of these projects in a feasible, yet timely, manner.

Area Map

The Area adopted in our current Plan serves to direct funding and focus on areas of the city that are considered blighted and in great need of redevelopment.

CRA Area spans across 1,083± acres. This is 22.3% of the current city limits, which comprises 4,857 acres total.

A copy of the CRA District map, which depicts the geographical boundary and the total acreage of the CRA District is available on the City of Live Oak website: <https://www.cityofliveoak.org/cra>.

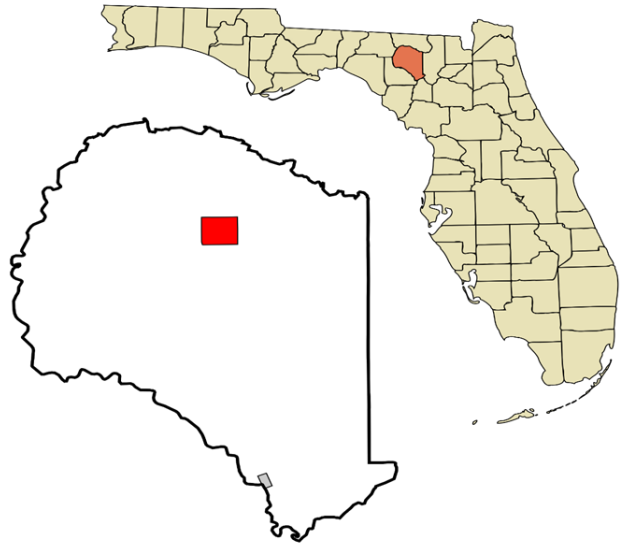


Map Generated by City Planning Staff

Introduction to 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.



Introduction to 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 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 re-write. This “new” 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 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.

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:

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

Festivals & Events

2019 & 2020



Halloween Candy Carnival (2019)

The Live Oak CRA and Live Oak Police Department partnered once again to host the annual Live Oak Candy Carnival, staging in the downtown tri-park area. Entertainment and attractions included vendors, live music, and multiple volunteers.

Included among the vendors and volunteers for the event were representatives of the United Census Bureau, as well as members of the Suwannee Complete Counts Committee, some of which were City of Live Oak employees and elected officials.

Despite encountering rain towards the end of the event, the 2019 Halloween Candy Carnival turned out to once again be a success.

\$3,730.00 in CRA funds were budgeted for this event, of which **\$3,295.65** were expended.



Live Oak Freedom Festival (2020)

Despite the uncertainties and concerns surrounding the COVID-19 pandemic, the Live Oak CRA endeavored to come up with a creative solution to ensure that there would still be something to look forward to for the 4th of July, and partnered with the Live Oak Police Department to come up with a solution. After much discussion, it was decided that the event would be made into a drive-thru only affair, providing live entertainment and fireworks. The event was well-attended, and was received with positive feedback in the community.

\$10,270.00 in CRA funds were budgeted for this event, of which **\$10,268.00** were expended.

CRA Grant Programs

Business Startup Grant Program

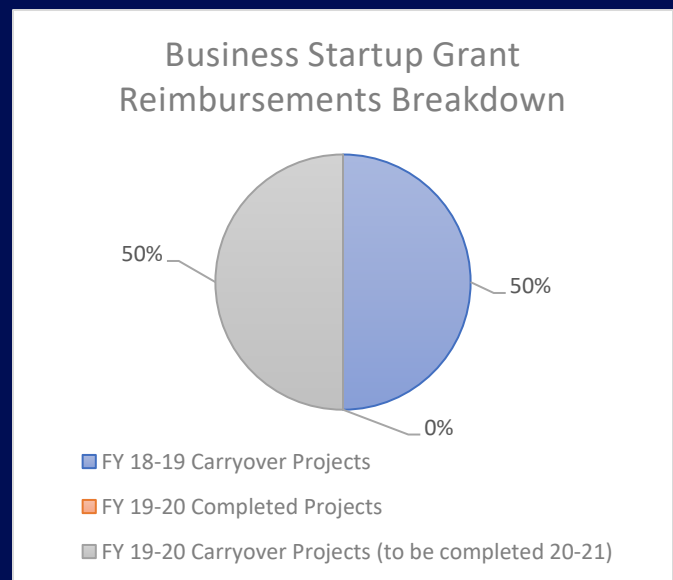
The Business Startup Program began its third year running during the 19-20 fiscal year, seeing the completion of previous major projects and the beginning of new projects. Similar to the Façade Grant Program, the Business Startup Grant is reimbursement-based, with grantees submitting requests for reimbursement to CRA Board following project completion. Maximum possible grant funding is determined at the time of application, with CRA Staff scoring projects based on the scoring metric adopted by the CRA Board.

Maximum possible grant reimbursements can range from \$5,000 to \$20,000, depending on project scope, phasing, building/tenant space size (for renovation projects) and/or cost of construction (for new construction projects).

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.

Two (2) projects were approved during the 2019-2020 fiscal year, with an estimate of up to \$40,000.00 in approved possible grant reimbursements. These funds will carry over into the next fiscal year, when both currently in-progress projects are anticipated to finish.

Also completed during this fiscal year were two (2) carryover projects from the 2018-2019 fiscal year.



Business Startup Grant Projects & Highlights – FY 18-19



Elliano's · 1541 Ohio Ave. S

COMPLETE

The drive-thru coffee chain Elliano's sought to establish a new franchise location at the existing Live Oak Center Shopping Plaza located on the southern end of town, near the elementary, middle and high schools as well as the local technical college. The Live Oak franchise holder proposed to employ 10-12 full-time employees, and the restaurant will be open seven days a week.

The Grant assisted with new infrastructure, including new water and sewer lines, required landscaping, construction and plumbing.

The total final cost for the project was **\$229,967.07**, with a reimbursement of **\$20,000.00** in grant funds.



Live Oak Commons · 1415 Ohio Ave. N

COMPLETE

Originally constructed in 1981 as home to the "big box" store Pic N Save, which closed in 1996, this location was home to a teak furniture store warehouse before returning to a vacant state and falling into further disrepair until it was picked up by an investor with the vision of renovating it into a multi-tenant building. A complete upgrade of the electrical and plumbing systems to allow for individual service meters for each tenant was done. The main water line into the center was increased in size and a new HVAC with ductways was installed.

Rechristened the Live Oak Commons, the multi-tenant center now houses the Post Office, and will soon be the home of an urgent care center and several other retail shops.

The total final cost for the project was **\$61,160.85**, with a reimbursement of **\$20,000.00** in grant funds.

Business Startup Grant Projects & Highlights – New Projects

J&W Off Road Adventures · 712 Ohio Ave N

IN-PROGRESS

J&W Auto, a locally owned business, has been operating on US Highway 90 for over 14 years. Over the last three (3) years, the owner of the business has been working with the City towards opening a location inside City limits, having purchased and assembled property off of Ohio Ave. N / US Highway 129, and began submitting plans for review with the Planning & Zoning Department back in 2019. The owner would later apply for, and receive, both a Business Startup Grant and a Façade Grant for the new construction project.

A pre-engineered metal building 45 foot by 120 foot on the site holding 3 car lifts will be constructed. The owner will also be moving current equipment to this new location, as well as installing a new air compressor, diagnostic computer, lighting fixtures and office equipment to the new location.

Projected costs for this project are approximately **\$300,000.00** in total, with an anticipated reimbursement of **\$20,000.00** in grant funds.

Project completion is anticipated in the following fiscal year.

Southern Medicine Urgent and Primary Care Center · 1405 Ohio Ave N

IN-PROGRESS

One of the many proposed tenants for the new Live Oak Commons Shopping Center, Southern Medicine Urgent and Primary Care is looking to have a permanent home in order to provide adequate healthcare service to Live Oak and the surrounding areas.

Improvements for this project includes a complete interior build-out of the 2,520 s.f. tenant space, which includes six (6) exams rooms, storage and office spaces, as well as the purchase of equipment for this relocating medical facility.

Project eligible costs for this project are approximately **\$163,600.00** in total, with an anticipated reimbursement of **\$20,000.00** in grant funds.

Project completion is anticipated in the following fiscal year.

CRA Grant Programs

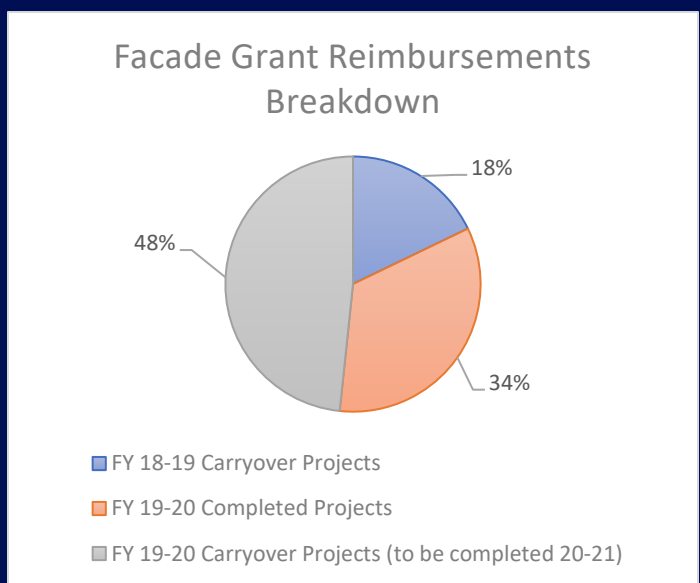
Façade Grant Program

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).

Ten (10) projects were approved during the 2019-2020 fiscal year, with an estimate of up to **\$105,108.75** in approved possible grant reimbursements. Four (4) of these funds were reimbursed within this fiscal year; the remaining funds held for the currently in-progress projects will carry over into the next fiscal year, when these projects are anticipated to finish.

Also completed during this fiscal year were three (3) carryover projects from the 2018-2019 fiscal year.



Façade Grant Program Projects & Highlights – FY 18-19



The Dixie Grill · 101 Dowling Ave. SE

COMPLETE

The Dixie Grill has been located at 101 Dowling Avenue SW in the historic downtown district since 1979. The Thomas Family has owned the Dixie Grill since 1984 and continues to operate it today.

During the reporting year, a new double-sided monument sign was installed with a galvanized base and acrylic graphics off the Howard Street East property frontage, to replace the marquee sign that had been in that location. Landscaping of perennial plants and hardscape rocks were completed around the base of the sign.

The total final cost for this project was **\$14,433.42**, with a reimbursement of **\$10,825.07** in grant funds.



Live Oak Center Plaza · Ohio Ave. S

COMPLETE

The new construction of the proposed Elliano's triggered the requirements for site improvements to bring this multi-tenant complex into compliance with current City code. As such, the Live Oak CRA worked alongside the City Planning & Zoning Department in order to accomplish the needed updating, and the owner of the shopping center agreed to a multi-year plan to bring the Center into current compliance. Phase I was proposed, and a Façade Grant was awarded for the proposed improvements.

Site improvements included resurfacing and restriping the parking lot, landscape islands, buffers and borders tied to the utility infrastructure work below ground for the addition of Elliano's.

The total final cost for this project was **\$35,200.00**, with a reimbursement of **\$12,000.00** in grant funds.

Façade Grant Program Projects & Highlights – New Projects



McLeod Law Office · 118 Parshley St. SW

COMPLETE

The subject of prior Façade Grants, the property for this circa 1900 building was improved further with additional parking, including ADA accessible parking, and a new driveway was completed on an unimproved lot next to the building. These improvements help to serve the law office and bail bonds offices which reside in the building.

The total final cost for this project was **\$18,190.14**, with a reimbursement of **\$12,000.00** in grant funds.



Live Oak Commons · 1415 Ohio Ave. N

COMPLETE

Originally constructed in 1981 as home to the “big box” store Pic N Save, which closed in 1996, this location was home to a teak furniture store warehouse before returning to a vacant state and falling into further disrepair until it was picked up by an investor with the vision of renovating it into a multi-tenant building. Rechristened the Live Oak Commons, the once derelict and severely blighted building and property was overturned and made into something completely new. While much of the Phase I work was covered under a Business Startup Grant, the investor applied a Façade Grant to exterior sitework, including a monument sign with panels for each tenant.

The total final cost for this project was **\$27,720.00**, with a reimbursement of **\$12,000.00** in grant funds.

Façade Grant Program Projects & Highlights – New Projects



Ernest Sellers · 108 Howard St. W

COMPLETE

A circa 1889 two-story mixed-use building located in the heart of Live Oak's historic downtown, the previously vacant downstairs retail space was to be home to the new Hope Center nonprofit group. The property owner applied for funds to assist with sprucing up the exterior of the building for the new tenant. Cleaning, sealing and repainting of the building was completed, and black fabric was installed over the existing awning frames.

The total final cost for this project was **\$18,480.00**, with a reimbursement of **\$12,000.00** in grant funds.



North Florida Printing, Inc. · 109 Tuxedo St. NE

COMPLETE

This building was originally constructed as part of a hotel built between 1919 and 1927. North Florida Printing Co. was established in 1967 at this location and has remained a fixture in Live Oak's historic downtown since.

The building was pressure cleaned, sealed and repainted. New signage was also affixed to the windows.

The total final cost for this project was **\$9,700.00**, with a reimbursement of **\$7,275.00** in grant funds.

Façade Grant Program

Projects & Highlights – New Projects

Linton Carroll · 110 Ohio Ave. N

IN-PROGRESS

A turn-of-the-century building in the historic downtown, this project proposes the installation of two awnings, cleaning sealing and repainting of the entire building.

The total anticipated cost for the project is **\$27,396.38**, with a potential reimbursement of **\$12,000.00** in grant funds.

Project completion is anticipated in the following fiscal year.

L&J Gas and Diesel · 923 Hamilton Ave. NE

IN-PROGRESS

A successful business located in the north commercial Ohio Ave. / US 129 corridor, the shop portion of the building visible from the street has been proposed to be reroofed.

The total anticipated cost for the project is **\$15,945.00**, with a potential reimbursement of **\$11,958.75** in grant funds.

Project completion is anticipated in the following fiscal year.

Hal Airth · 112 Howard St. W

IN-PROGRESS

The building was originally built in 1901. Some of the brickwork was deteriorating and led to interior water damage. The property owners are in the process of cleaning, sealing and repainting the entire building, in addition to repairing the brickwork.

The total anticipated cost for the project is **\$6,200.00**, with a potential reimbursement of **\$4,650.00** in grant funds.

Project completion is anticipated in the following fiscal year.

Edward Jones Building · 123 Howard St. E and
Apex Metal Buildings · 120 Conner St. NE

IN-PROGRESS

The building is occupied by Edward Jones Investments. In a previous Façade Grant, the owners resealed and repointed the exposed brick façade on the east and west.

The front wall and blank stucco wall will be repainted along with the trim and door.

The total anticipated cost for the project is **\$12,300.00**, with a potential reimbursement of **\$9,225.00** in grant funds.

Project completion is anticipated in the following fiscal year.

Façade Grant Program

Projects & Highlights – New Projects

J&W Off Road Adventures · TBD Ohio Ave. N

IN-PROGRESS

J&W Auto, a locally owned business, has been operating on US Highway 90 for over 14 years. Over the last three (3) years, the owner of the business has been working with the City towards opening a location inside City limits, having purchased and assembled property off of Ohio Ave. N / US Highway 129, and began submitting plans for review with the Planning & Zoning Department back in 2019.

The Facade Grant will work in concert with the companion Business Startup Grant and will be applied to the sitework aspect of this new construction project.

Projected costs for this project are approximately **\$300,000.00** in total, with an anticipated reimbursement of **\$12,000.00** in grant funds.

Project completion is anticipated in the following fiscal year.

Seaman's Aqua Clean · 212 Howard St. W

IN-PROGRESS

An empty lot, formerly the home of Kirby's Gas Station, was purchased by the owners of the local Aqua Clean business next door to it. The property owners plan on installing an Estate style fence and gate in black aluminum to better secure the property along the Howard Street West frontage. This is intended as a Phase I improvement for this location.

Projected costs for this project are approximately **\$22,054.81** in total, with an anticipated reimbursement of **\$12,000.00** in grant funds.

Project completion is anticipated in the following fiscal year.

CRA Grant Programs

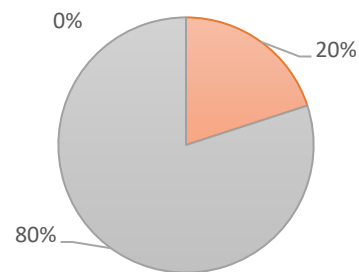
Housing Initiative Grant Program

The Housing Initiative Grant Program began its third year running this reporting year, seeing the completion of its first project and the approval of four (4) other projects, all of which are still in-progress.

Similar to both commercial grants, the Housing Initiative Grant is reimbursement-based, with grantees submitting requests for reimbursement to the CRA Board following project completion. Maximum possible grant funding is 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 is 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 include: 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.)

Housing Initiative Grant Reimbursements Breakdown



- FY 18-19 Carryover Projects
- FY 19-20 Completed Projects
- FY 19-20 Carryover Projects (to be completed 20-21)

Housing Initiative Grant Projects & Highlights – New Projects



Edwards Housing Solutions · 609 6th St. SW

COMPLETE

Previously a vacant lot located in the target area of Azalea Park subdivision, the applicant built at this location a 1,386 s.f., 3 bed/2 bath home. The home features a covered front porch, granite countertops and nine-foot ceilings.

Eligible reimbursable expenditures for this project were for driveway, landscaping, and site preparation costs.

The total final cost for this project was **\$125,110.00**, with a reimbursement of **\$10,948.46** in grant funds.

This was the CRA's first Housing Initiative Grant-funded project.

Jeff Bradford · 619 2nd St. NW

IN-PROGRESS

The site of a sub-standard 1944 single-family home that has since been demolished, the applicant proposes to build three (3) single-family homes on this property. The first of these is a 1,040 s.f., 2 bed/2 bath home. This is Phase I construction. A Planning & Zoning Cost Share Grant was also applied to this project during this reporting year.

Eligible reimbursable expenditures for this project include driveway/parking, landscaping, demolition and site preparation costs.

The total anticipated cost for the project is **\$60,000.00**.

Berman · Azalea Park, Lot's 8, 30 and 40

IN-PROGRESS

Vacant lots located in the Azalea Park Subdivision target area, the applicant proposes to build a single family home on each lot. The homes will be between 1100 and 1200 s.f. and consist of 3 bedrooms and 2 bathrooms.

Eligible reimbursable expenditures are for driveway/parking, landscaping, and site preparation costs.

The total anticipated cost for all three projects is **\$300,000.00**

CRA Grant Programs

Planning & Zoning Cost-Share Program

In accordance with the CRA Plan 2039, Part VIII Redevelopment Programs, Projects, Functions & Initiatives, i. Agency Functions, #12 the Live Oak CRA functions to:

Assist, support and fund subdivision platting, Land Use Plan Map and Official Zoning Atlas Map amendment actions; and also street or alley vacations, and other public hearing applications and meetings which are determined by the Board to support or promote viable business and redevelopment activities within the Area.

This functionality is served by the Live Oak CRA's Planning & Zoning Cost-Share Program, which shares the cost with grantees for up to 75% of fees associated with Future Land Use and Zoning Map amendments, special exceptions, and other Board-approved public hearing applications, including advertisement fees. Applications for the cost-share program are generally in association with other CRA grant projects or CRA-driven initiatives to clear non-conforming situations.

P&Z Cost-Share Program

Jeffrey Bradford · 619 2nd Street NW

COMPLETE

This application is tied to the 619 2nd St. NW Housing Initiative Grant Project. The then-current Residential Single-Family/Manufactured Home – Two (RSF/MH-2) zoning designation was changed to Residential – Office (R-O) to coincide with the established Residential Medium Density Land Use and supports the applicant's proposed project of establishing three (3) single-family residences on the property.

The cost share request consisted of rezoning application and legal advertising fees, the total cost of which came to **\$750.00**, with a reimbursement of **\$562.50** in grant funds.

K&L Investments · 802 2nd Street NW

COMPLETE

The location of the old school board building before its move to a newly constructed location, the new owner proposed to renovate the vacant building into apartments. Land Use and Zoning Map amendments were required for this change of use. The then-current Industrial Land Use changed to Residential High Density. And the zoning changed from Industrial (I) to Residential Multi Family –Two (RMF-2).

The cost share request consisted of land use change and rezoning application and legal advertising fees, the total cost of which came to **\$3,025.00**, with a reimbursement of **\$2,268.75** in grant funds.

Michelle Adams · 602 1st Street NW

COMPLETE

602 1st St. NW is located in the northwestern quadrant of the City, in an identified target area for a proposed rezoning project that would eliminate existing nonconforming statuses with the designated residential land use, as well as clean up land use and zoning designations that do not match with the classic uses of many of these properties.

The single-family home constructed in 1906 occupies this approximately 0.60 acre lot. The land use of this property was changed from Industrial to Residential Medium Density in order for the new owner to occupy the previously vacant home. This would also serve to add conformity with the existing surrounding residential land use of properties adjacent to this location.

The cost share request consisted of rezoning application and legal advertising fees, the total cost of which came to **\$750.00**, with a reimbursement of **\$562.50** in grant funds

CRA Projects & Activities

Capital Projects

Warren St. Parking Lot

This project is a continuation of an Interlocal Agreement between the City of Live Oak and Suwannee County. It is a phased construction project that began in early 2020. Phases for this project are as follows:

Phase I – Procurement of Products/Services

Phase II – Construction/Lighting Installation

Phase III – Landscaping/Fencing around the retention pond.

Bidding for resurfacing/restriping (through the use of sprayed seal coat) took place in January 2020. The winning bidder was selected for an amount not to exceed **\$126,490.57**. Bidding also took place for the supply of the lighting upgrades in March 2020 and was awarded in the amount of approximately **\$36,000.00**. Lighting was ordered in July 2020, but receipt was delayed until December 2020 (after this reporting period) due to manufacturing delays following the COVID-19 outbreak.

As of the end of the reporting period for FY2020, no funds had been expended for this project.

Project completion is targeted for April/May 2021.

Heritage Park Bathrooms

This is a design/build project funded by the CRA and Suwannee County Parks and Recreation. The goal was to construct an approximately 550 SF restroom facility on the property at Heritage Park and Gardens near the playground and trail head.

Bidding for this project took place in May 2020. The total cost between the selected firm for construction and North Florida Professional Services, Inc., an engineering firm contracted by the City, providing the design/engineering for the building, was in the amount of **\$85,379.00**.

Design plans were completed and approved in September 2020. As of the end of the reporting period, there was only one (1) billable item completed and connected to this project – a septic permit from Florida Dept. of Health at the price of **\$525.00**.

Completion is targeted for March/April 2021.

Additional Projects

Suwannee Packing Redevelopment

Following the acquisition of the former Suwannee Packing Company properties, the CRA endeavored to incentivize the properties for the development of mixed use and/or multi-family development.

In July 2020, the CRA solicited proposals for the redevelopment of this property from any and all interested parties. At time of solicitation, there was only one (1) responsive bidder. This bidder eventually withdrew from the project, following inability to meet deadlines for multi-family housing funding applications.

The only project costs for the Suwannee Packing redevelopment project during the 2019-2020 fiscal year was the cost of advertisement of the invitation for proposals at **\$1,065.00**.

At time of reporting, this project has been placed on hold for future discussion on how to proceed with incentivization.

Zoning Attorney Solicitation

A joint project with the Planning & Zoning Department regarding a northwestern section of the City within the CRA district that had a discrepancy between the land use and zoning designations, in February 2020 the CRA solicited the application of

experienced Land Use Attorneys via publication in the local newspaper and also via the Indeed job site to assist with undertaking a large-scale Zoning Map amendment for this identified area. Approximately five (5) resumes were received, but no selection was made for the position.

At time of reporting, no further progress has been made for this endeavor and has since been placed on hold.

Housing Incentivization

During the reporting period, the CRA expended the aforementioned **\$1,065.00** in advertising fees for the incentivization of new mixed use/multi-family development on the Suwannee Packing property.

Additionally, **\$10,948.46** in grant funds were expended for the Edwards Housing Solutions Housing Grant Project.

A total of **\$12,013.46** in CRA TIF funds were expended for housing incentivization between these two (2) projects.

An estimated \$48,000.00 in Housing Initiative Grant funds will be carried over into the next fiscal year for continuing projects. The CRA endeavors to continue looking into further options to incentivize new housing opportunities.

Financials

Required Reporting and 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 established 2019 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 \$55,876,374.00. The Base Year Value of the district in 1995 was \$26,794,350.

The adopted millage rate for the reporting period for Suwannee County 9.0, and for the City of Live Oak was 9.1771.

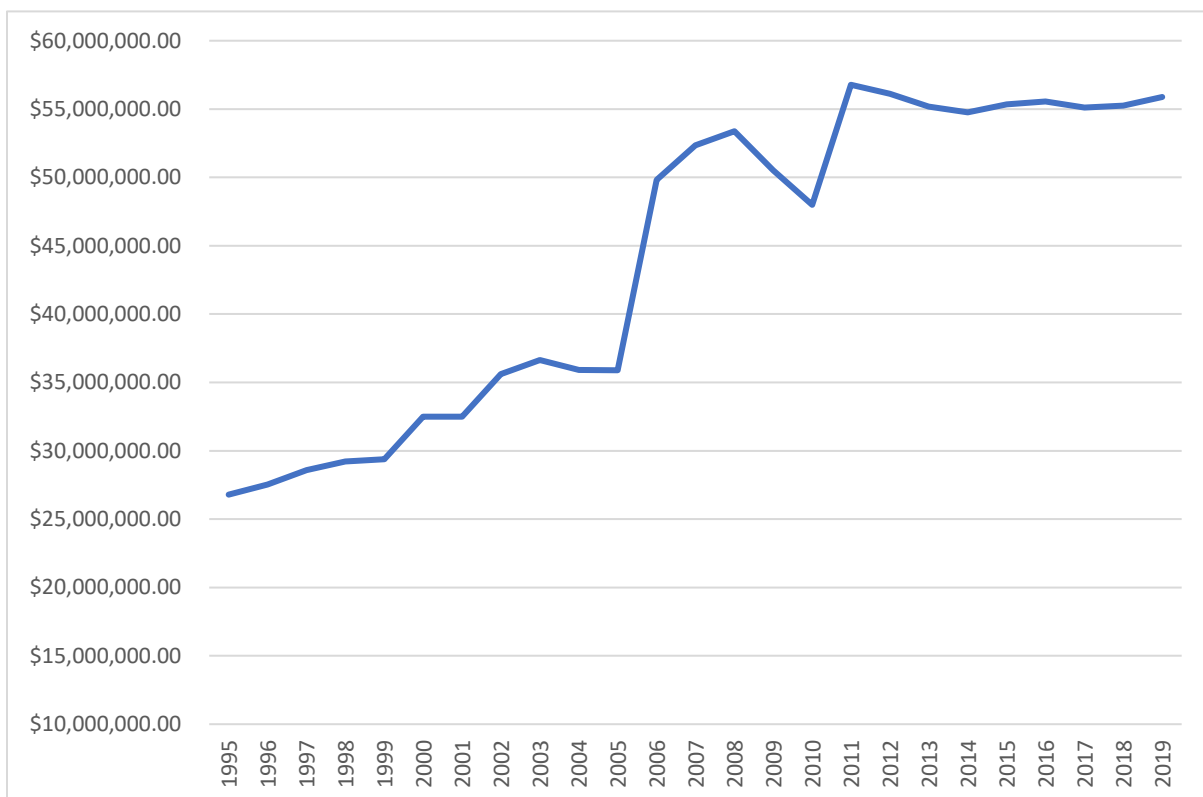
The current CRA Plan and funding for the district runs through the year 2039. Florida Statutes allow the trust fund to be established for a maximum of 60 years, if future amendments to the CRA Plan are adopted to support such. Based on an initial establishment date of 1995, the CRA has a potential lifespan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

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 most recent assessment was in 2019, which values the district as being worth \$55,876,374.00 – a 52.047% increase from the base year taxable value.

Taxable Values

1995-Present

1995	\$ 26,794,350.00	2008	\$ 53,390,245.00
1996	\$ 27,538,844.00	2009	\$ 50,515,948.00
1997	\$ 28,580,360.00	2010	\$ 47,998,899.00
1998	\$ 29,215,515.00	2011	\$ 56,776,200.00
1999	\$ 29,383,873.00	2012	\$ 56,122,834.00
2000	\$ 32,502,178.00	2013	\$ 55,181,059.00
2001	\$ 32,502,178.00	2014	\$ 54,753,356.00
2002	\$ 35,621,511.00	2015	\$ 55,342,107.00
2003	\$ 36,631,590.00	2016	\$ 55,544,764.00
2004	\$ 35,903,666.00	2017	\$ 55,118,337.00
2005	\$ 35,898,266.00	2018	\$ 55,263,106.00
2006	\$ 49,810,000.00	2019	\$ 55,876,374.00
2007	\$ 52,344,346.00		



Taxable Values

2019-2020 Revenues

CRA Area Properties: County Portion

1955 Tax Assessor Records	\$26,794,350
2019 Tax Assessor Records	\$55,876,374
Difference	\$29,082,024
County General Millage	0.009

% of difference between 1995 & 2019	\$261,738.22	x	0.95
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Amount then due to the
City of Live Oak CRA **\$248,651.31**

CRA Area Properties: City Portion

1955 Tax Assessor Records	\$26,794,350
2019 Tax Assessor Records	\$55,876,374
Difference	\$29,082,024
City Millage	0.0091771

% of difference between 1995 & 2019	\$266,888.64	x	0.95
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Amount then due to the
City of Live Oak CRA **\$253,544.21**

**Total TIF Revenue for
FY 2019-2020:**

\$502,195.52

2019 Trial Balance

Account Description	Debit Balance	Credit Balance
Cash / Cash/Investment	\$1,194,449.32	
Accounts Receivable / A/R	\$990.00	
Due To / Accounts Payable		\$110,896.61
Due To / Due To		\$10,220.27
Liability / Accrued		\$2,297.27
Liability / F/B Reserve		\$853,690.53
Taxes / Ad Valorem Taxes		\$248,651.31
Misc. Revenue / Interest/Other Earnings		\$5,629.42
Other Source / Contributions		\$253,544.21
Gen Gov Serv / Adm/Clerk	\$151,059.37	
Other Economic / Housing Other Dev	\$11,510.96	
Other Economic / Economic Environment	\$110,771.32	
Community / Community Activity	\$13,563.65	
Community / Other Recreation	\$2,585.00	
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Fund Totals	\$1,484,929.62	\$1,484,929.62

Fund is in Balance

Annual Report

FY 19-20



**City of Live Oak Community
Redevelopment Agency**



LIVE OAK | Suwannee County, FL