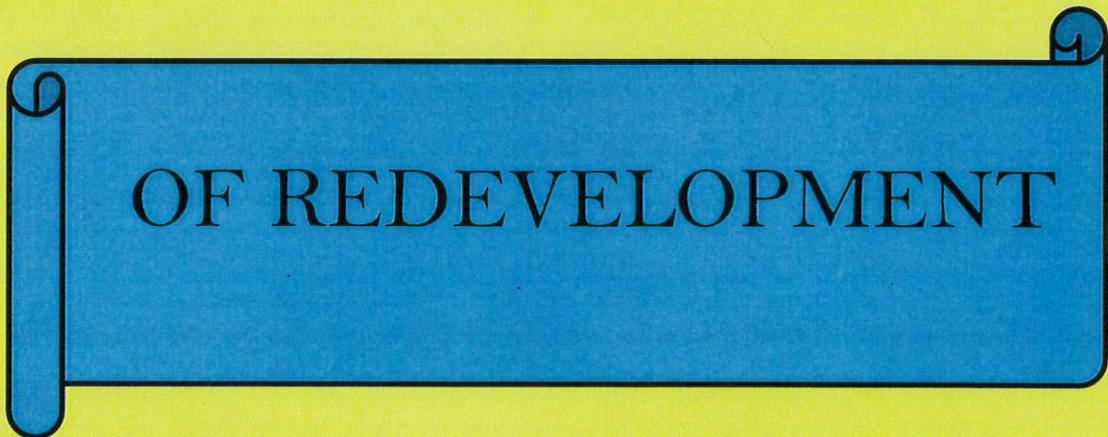




JOY



OF REDEVELOPMENT

The Annual Report of the Community Redevelopment Agency

for the City of Live Oak, Florida

2018-2019



INTRODUCTION

What does it take to remove slum and blight in an area of your town? What are the ingredients that adds value citizens can see and feel? How do you combine the public sector with private businesses to create prosperity in your community for years to come? How do you bake in resiliency and sustainability into your projects? While we don't claim to have the singular "Secret Sauce", we herein provide you a book of "recipes" that we are using and constantly tweaking to meet our main objective of celebrating the fruits of our labors at a beautifully set table of redeveloped properties featuring thriving commerce and enlivened living.

Gabrielle Redfern

Executive Director

The CRA for the City of Live Oak, Florida

MISE EN PLACE

The ingredients for a
successful CRA includes:

Board Members

Revenue

Community Partners

Administration and Staff

INGREDIENTS

Board Members

Our CRA Board consists of our City of Live Oak Elected Council Members plus two At-Large Community members, appointed by our City Council. They come together for monthly meetings, participate in continuing education and attend the annual Florida Redevelopment Association conference. Our Board Members are invaluable to the process of vetting projects and providing the policy leadership that makes it easy to fulfill the mission outlined in our Plan...

Honorable David Burch, Chairman

Honorable Bennie Thomas, Vice Chair

Honorable Robintina Reed

Honorable Mark Stewart

Honorable Don Allen

Cynthia Robinson

Bruce Tillman

THANK YOU FOR YOUR SERVICE!

INGREDIENTS

Revenue

The City of Live Oak and Suwannee County partner to fund the CRA through Tax *Increment* Financing (TIF). Our CRA was established in 1995, and our base property Tax Assessment at that time was valued at \$26,794.00 . A “Line in the Sand” was drawn at that time to keep the City and the County whole in the amount of property taxes it receives from the properties in the defined area,, while the CRA District benefits from the *incremental* increase. In 2018, the CRA was assessed at \$55,263.10.....

1995 Tax Assessor records of properties within area:	\$26,794,350
2018 Tax Assessor records of properties within area:	<u>\$55,263,106</u>
Difference:	\$28,468,756
County's General Revenue Millage:	x <u> .009000</u>
	\$ 256,218.80
Estimated collected tax loss	x <u> .95</u>
Suwannee County Share to CRA	\$ 243,407.86

1995 Tax Assessor records of properties within area:	\$26,794,350
2018 Tax Assessor records of properties within area:	<u>\$55,263,106</u>
Difference	\$28,468,756
City Adopted Millage Rate:	x <u> .0091771</u>
	\$ 261,260.62
Estimated collected tax loss	x <u> .95</u>
City of Live Oak Share to CRA	\$ 248,197.59

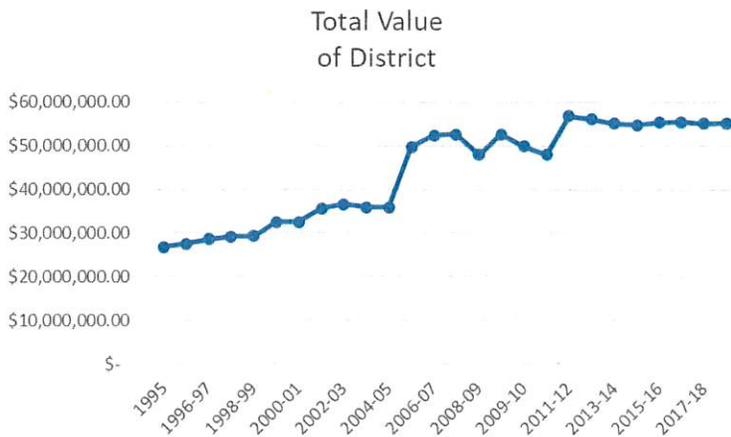
TOTAL TIF FUNDS FROM CITYOF LIVE OAK AND SUWANNEECOUNTY FOR 2018-2019 FISCAL YEAR:

\$491,605.45

INVESTMENT IS
 LIKE
 YEAST.....



Fiscal Year	Total Value
Period	of District
<u>1995</u>	\$26,794,350.00
1996	\$27,538,844.00
1996-97	\$28,580,360.00
1997-98	\$29,183,097.00
1998-99	\$29,383,873.00
1999-00	\$32,502,178.00
2000-01	\$32,502,178.00
2001-02	\$35,621,511.00
2002-03	\$36,631,590.00
2003-04	\$35,903,666.00
2004-05	\$35,898,266.00
2005-06	\$49,810,000.00
2006-07	\$52,344,346.00
2007-08	\$52,636,531.00
2008-09	\$48,023,889.00
2008-09	\$52,636,531.00
2009-10	\$49,924,423.00
2010-11	\$47,998,889.00
2011-12	\$56,776,200.00
2012-13	\$56,051,767.00
2013-14	\$55,181,059.00
2014-15	\$54,753,356.00
2015-16	\$55,342,107.00
2016-17	\$55,544,764.00
2017-18	\$55,118,337.00
2018-19	\$55,263,106.00



INGREDIENTS

Leftovers and Pantry

The CRA Carried over \$693,597.75 and earned \$8,500.32. in Interest for a total of \$702,098.07 This, plus the accounting adjustments of pre-paid and accrued sums, which amounted to an additional \$10,683.92 was added to our TIF for a total budget of

\$1,204,387.44

INGREDIENTS

Community Partners

CRA's are the definition of Public Private Partnerships! We leverage the efforts of our citizens wanting to improve their property or start a business with public dollars that adds value to the District for years to come. We also rely on our local professionals to inform us on market conditions and the needs of our community so we can tailor programs to do the most good with the limited resources we have. In 2018-2019 we partnered with the following individuals and businesses and appreciate their willingness to work with the CRA on their projects, or to educate us on opportunities for improvements in our programs...

Ronnie Pool Realty

Heritage Parks and Gardens

The Live Oak Artisans Guild

Honorable Ricky Gamble

Dana Berman

Jay Goldman

Sandy's

Jeff and Brandi Bradford

Charlene Howell

Don Garrison

Fox and Associates

Suwannee County Chamber of Commerce

Lane Lucas and EUTAW

Greg Lang and Mittauer Associates

Stanley and Connie Cooley

Jay Wetzel Realty

Charlie McIntosh and Karen Warner at L & J Diesel

Katee Robey

The Family at Precision Motors

Daniel Crapps Agency

Joe Hacker and Hacker Signs

Richard Calvitt

Kyle McCleod, Esq.

Tim Alcorn at Sherman Frier

North Florida Eyecare

Carolyn Saft, Master Gardener, IFAS

Cheek and Scott

Hillary Cannon and Celebrations

Katherine Allen, IFAS

Marilyn Kirby-Jones

Live Oak Insurance

Sam Skierski and Advanta Asphalt

Honorable Joel Foreman, Esq.

Keith Lemmon and ICMS Construction

Craig Regan, Jon Little and the entire crew at Suwannee Valley Electric Coop

INGREDIENTS

Administration and Staff

It takes a Village to build a Community, and the CRA is indebted to the support of our Administration and Staff both in the City of Live Oak and Suwannee County for the support and good guidance they provide...

City Manager Ron. E Williams, City of Live Oak

Honorable Frank Davis, Mayor, City of Live Oak

Joanne Luther, City of Live Oak Finance Director

Honorable Randy Harris, Suwannee County Administrator

George Curtis, Planning and Zoning Manager, City of Live Oak

Andy Townsend, Public Works Director, City of Live Oak

Terry Reid, CRA Assistant, City of Live Oak

Chief Keith Davis, Live Oak Police Department

Chief Chad Croft, Live Oak Fire Department

Jose Guzman, Project Manager, Jacobs Engineering

Roy Rodgers, Building Official, City of Live Oak

Jennifer Burleson, Code Enforcement Officer, City of Live Oak

Gina Salvati, Annex Assistant, City of Live Oak

Sergeant Thomas Faller, Live Oak Police Department

David Shapiro, Live Oak Police Department

The Entire Finance Department at the City of Live Oak

Eric Musgrove, Suwannee County Historian and Deputy Clerk, Suwannee County

Honorable John Gill, City Clerk, City of Live Oak

Michelle Dees, Assistant City Clerk, City of Live Oak

Madella Stone, City of Live Oak Administration

Mercedes Walker-Herlong, CRA Assistant

Deputy Chief Buddy Williams, Suwannee County Sheriff's Department

Jimmy Norris, Economic Development Director, Suwannee County

Greg Scott, Director, and Jason Fury and Mr. Earl, Suwannee Parks and Recreation

Lucas Taylor, CRA Attorney

Fred Koberlein, City Attorney, City of Live Oak

Ross, David, Shelby, Mr. Cherry, and all the crew at OMI/Jacobs

Hugh Thomas, Executive Director, Steve Minnis, Deputy Director, Patrick Webster, Warren Zwanka and the entire staff at the

MAIN COURSE

Projects

Business Start-up Grants

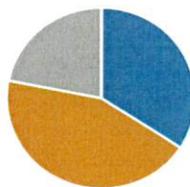
We completed three business start-up grants last FY. The first was Precision Auto and Muffler for the relocation into the former Grady's Automotive Space on Howard Avenue. The Thompson Family invested \$400,000.00 in the purchase of the property and the renovations as well as new technical equipment was leveraged against a \$20,000.00 contribution from the CRA.

The second was for the Sandys Bakery, Restaurant and Mini-Market relocation. This project consisted of providing a new gas connection from White Avenue, as well as new interior gas piping for the gas appliances. The CRA invested a total of \$15,598.00 in this project.

CC Suites converted a former medical office into entrepreneurial spaces for five women-owned businesses. The BSG helped the property owner demise the space and outfit them so they are turnkey for the individual business women. \$24,951.68 was invested in eligible expenses for this project, in addition to the \$147,000 the owners invested to purchase the property with a CRA contribution of \$10,000.00.

The total amount of project costs for these three businesses was \$587,549.68 with a CRA contribution of \$40,136, a 7% contribution of public funds to the economic growth of the City of Live Oak.

Business Start Up Grants
2018-2019



- 2019-01 Sandy's Café, Bakery & Mini Mart
- 2019-02 Precision Auto & Muffler
- 2019-03 CC Suites, LLC

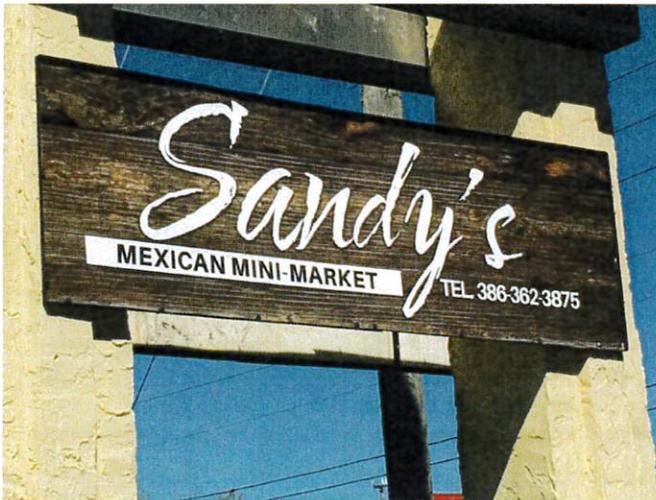
Precision before.....



Precision after.....



Sandy's Gas Line Installation



Sandy's Soft Opening

