# CRA Board Meeting
# July 28, 2026

The City of Live Oak Community Redevelopment Agency met on Tuesday, July 28, 2026 at 5:30 p.m. in City Hall for a regular scheduled meeting. Those present were: Board Chairman Matt Campbell, Board Member David Alford, Board Member Gladys Owens, Board Member Cindy Robinson, Board Member Vanessa Robinson, Board Member Adam Collins, City Clerk John Gill, and CRA Attorney Todd Kennon. Absent: Board Member Heather Scheu.

Chairman Campbell called the meeting to order.

Chairman Campbell proceeded to the first item on the agenda regarding approval of the agenda, with any additions, deletions or changes. CRA Director Nicholas Frigiola requested item 6B would be for discussion only, with no possible board action. Board member Alford made a motion to approve with changes, which Board member Vanessa Robinson seconded to approve the agenda with the adjustment to Item 6B. The motion carried unanimously.

Chairman Campbell proceeded to the next item on the agenda regarding approval of the June 23rd CRA Board meeting minutes and the June 29th special called meeting. Board member Alford made a motion to approve the minutes, which Board member Owens seconded. The motion carried unanimously.

Chairman Campbell then opened the floor for public comments. With none heard, the floor for public comment was closed.

Board Member Cindy Robinson raised concerns regarding flooding at the downtown intersection following a recent heavy rain. Mr. Frigiola explained that the flooding issue is primarily a citywide matter and that grant funding is being pursued. Mr. Frigiola also explained that CRA funds are generally restricted from being used for county or city maintenance and that the state roads running through downtown affect what work may be performed. An additional update was anticipated at an upcoming City Council meeting.

Chairman Campbell proceeded to the next item on the agenda regarding CRA Board Vice Chair nominations and appointment. Staff advised that the current appointments remain in effect through September 30th. Due to the vacant Vice Chair position, Board Member Owens nominated Board member Alford, which Board member V. Robinson seconded. The Board voted unanimously to appoint Board Member Alford as CRA Vice Chair.

CRA Director Nicholas Frigiola then provided project updates. The Waterman St. and Park St. infrastructure improvement project was reported as being out for bid, with bids expected to be returned soon. Staff also reported that Heritage Square was nearing completion and was expected to be striped the following week, weather permitting. The drainage issue was reported as resolved, and a grand opening and ribbon cutting will be scheduled once the project is complete.

Mr. Frigiola then moved to discussion of the preliminary proposed Fiscal Year 2027 CRA budget. Staff stated that cash carry forward amounts were still being finalized. Proposed total revenue was approximately $1,030,442, representing the CRA's first year exceeding one million dollars in revenue without relying on cash carry forward.

The Board discussed proposed projects, including approximately $50,000 for converting tennis courts at Hale Park to pickleball courts, $100,000 for CRA infrastructure improvements and support toward a rural infrastructure funding application for the Waterman St. and Park St. project, and an additional $100,000 for Heritage Square improvements, including lighting.

The Board discussed salary allocations and the increase in the salary line item. Staff explained that CRA salary expenses include allocated portions of salaries for employees who provide services to the CRA, along with the addition of a full-time staff member. Staff clarified that the allocations do not represent double payment, but rather the division of employee time and salary between the CRA and City departments.

The Board also discussed the recently approved CRA expansion, interfund transfers associated with the Waterman St. and Park St. project, proposed homestead exemption changes, software and subscription expenses, and the use of geolocation and data-tracking services to support business recruitment and redevelopment efforts.

Board members discussed opportunities to focus CRA efforts on youth and to increase activity in the downtown area. Staff stated that the proposed pickleball courts are intended in part to provide an activity for young people and increase foot traffic.

The Board discussed redevelopment opportunities within the expanded CRA area, including the shopping plaza containing Robbie's. Staff stated that the plaza is a high-priority redevelopment area and that the proposed budget includes approximately $200,000 for a direct revitalization grant for exterior improvements such as signage, parking lot paving, and lighting.

Staff advised that the proposed budget was not finalized and invited Board members to submit additional project ideas.

The next scheduled CRA Board meeting was announced for August 25, 2026.

With no further business the meeting was adjourned.

Board Member Matt Campbell
CRA Chairman

Attest:
John Gill
City Clerk