City of Live Oak
Community Redevelopment Agency Meeting Minutes
August 25, 2026

The City of Live Oak Community Redevelopment Agency met on Tuesday, August 25, 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, and Board Member Heather Scheu.

Chairman Campbell called the meeting to order.

The Invocation and Pledge of Allegiance to the American Flag was observed in the meeting immediately prior to this one.

Chairman Campbell proceeded to the first item on the agenda regarding approval of the agenda, with any additions, deletions or changes. Board Member Owens mad a motion to approve the agenda as presented, which Board Member C. Robinson seconded. The motion carried unanimously.

Chairman Campbell proceeded to the next item on the agenda regarding approval of the July 28th CRA Board meeting minutes. Board Member Owens mad a motion to approve the July 28th CRA Board meeting minutes, which Board Member C. Robinson seconded. The motion carried unanimously.

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

Suwannee High School Invitational Cross-Country Track Meet: CRA Director Nicholas Frigiola presented the request to use the portable restroom trailer for the October 23rd through October 24th event. Staff advised that all necessary paperwork had been completed and recommended approval. The Board discussed the condition of the trailer, and staff advised that repairs had been made and that it remained suitable for use. Board Member V. Robinson made a motion to allow the Suwannee High School track meet to use the portable restroom trailers, which Board Member Scheu seconded. The motion carried unanimously.

Staff Updates: Mr. Frigiola reported that Heritage Square was nearing completion. The area had been striped and rail ties installed, and the drainage improvements were performing as intended, with only minimal water remaining after significant rainfall. A grand opening and ribbon cutting were expected to be scheduled once final approval was received.

CRA Expansion: Mr. Frigiola provided an update regarding the proposed CRA expansion. Staff advised that the County had requested that the CRA plan be reviewed and had expressed concerns regarding certain vacant properties included in the proposed expansion. Staff explained that the required notices had been mailed by certified mail within the statutory timeframe, but one notice was apparently not received by the County due to a postal service issue. The notice was subsequently re-sent and properly received. County representatives, including County Administrator Jason Furry, County Attorney Adam Morrison and Mr. Jimmy Norris, were expected to attend a future CRA meeting to present the County's concerns.

Expansion Area Discussion: The Board discussed the vacant property behind Lowe's, including whether it meets the statutory definition of blight and slum and the potential long-term economic development benefits of including the property within the CRA. Staff explained that adding property would require an additional finding of necessity, while removing property would follow a different legal process. Any change approved by the CRA Board would ultimately be presented to the City Council for final approval.

The Board discussed the potential effect of the proposed expansion on the CRA budget. Staff advised that the large vacant property currently has no specific project allocated to it and that the budget could continue to move forward while the expansion issue was being considered. The proposed pickleball project is within the expansion area, and funds could be reallocated if the expansion did not proceed as anticipated.

Mr. Frigiola then moved to discussion with possible Board action regarding approval of the Fiscal Year 2026-2027 CRA budget. Staff advised that the proposed budget was the same as presented at the prior meeting, with no changes, and was balanced using known funds. Cash carry forward amounts were still being finalized.

Waterman Street and Park Street Infrastructure: The Board discussed approximately $220,000 earmarked for the Waterman Street and Park Street infrastructure improvements. Staff explained that the project was out for bid and had not yet been fully awarded, so the funds may carry forward.

Large-Scale Exterior Revitalization Grant: The Board discussed a proposed approximately $225,000 grant associated with a recently sold shopping development. Staff advised that the project could involve an estimated $2 million to $3 million in private investment for parking lot improvements, lighting, facade work, trees and interior improvements. Legal and eligibility requirements, the reimbursement process, and final grant language remained subject to review and CRA Board approval.

Infrastructure Funding: The Board discussed the use of CRA funds for a Rural Infrastructure Fund matching grant. Staff explained that $100,000 was included as the required match for an application seeking more than $1 million for road paving. Staff also clarified that the Waterman Street and Park Street project includes CRA potable water funding and City sewer funding and is intended to support redevelopment.

Public Safety and Flock Cameras: The Board discussed the innovative policing program and Flock cameras. Staff advised that the CRA previously agreed to fund a portion of the cameras located within the CRA area. The Board discussed the existing contract, its term, renewal and non-renewal provisions, and related budget obligations. Staff recommended approval of the budget as presented, with final cash carry forward amounts to be incorporated when available.

Hale Park Pickleball Improvements: The Board discussed proposed improvements at Hale Park. Staff clarified that the proposal was not to remove all tennis courts and that the project would be coordinated with Parks and Recreation. Possible improvements included repaving, fencing, pickleball courts and shade features. A splash pad was also discussed, and staff was researching the options.

Budget Approval: Following discussion, the Board considered approval of the proposed Fiscal Year 2026-2027 CRA budget contingent upon finalization of the cash carry forward amounts. Staff advised that the budget would normally be adopted by resolution and that a final resolution would be prepared once the remaining figures were available.
Staff advised that the final budget and resolution would need to be completed before the City Council budget hearing. A special called CRA meeting was discussed for September 8, 2026 at 5:00 p.m., with the City Council meeting scheduled for September 10, 2026.

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The next scheduled CRA Board meeting was announced for September 22, 2026, following the City Council's second budget hearing at 5:30 p.m., with the CRA meeting expected to begin at approximately 6:00 p.m.

Adjournment: With no further business, the meeting was adjourned.

Board Member Matt Campbell
CRA Chairman

Attest: John Gill
City Clerk