City of Live Oak
Community Redevelopment Agency Meeting Minutes
September 22, 2026

The City of Live Oak Community Redevelopment Agency met on Tuesday, September 22, 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 Vanessa Robinson, Board Member Adam Collins, Board Member Heather Scheu and City Clerk John Gill. Absent: Board Member Cindy Robinson.

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 Alford made a motion to approve the agenda as presented, which Board Member Owens seconded. The motion carried unanimously.

Chairman Campbell proceeded to the next item on the agenda regarding approval of the August 25, 2026 CRA Board meeting minutes. Board Member V. Robinson made a motion to approve the August 25, 2026 CRA Board meeting minutes, which Board Member Collins 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.

CRA Board Chair and Vice Chair Appointments: The Board conducted nominations and voting for Chair and Vice Chair. Matt Campbell received the majority vote for Chair and retained the position. David Alford received the majority vote for Vice Chair.

Staff Updates: CRA Director Nicholas Frigiola reported that Heritage Square would be opening shortly, final payment had been completed, and invitations for the Phase One grand opening would be sent to the Board.

CRA Map and Plan Amendments: Mr. Frigiola introduced discussion and possible Board action regarding amendments to the new CRA map and plan. County Attorney Adam Morrison appeared on behalf of Suwannee County and explained the County's concerns with certain undeveloped properties within the proposed CRA expansion. He reviewed the differences between general ad valorem tax revenue and tax increment financing revenue generated within a CRA and discussed restrictions on the use of CRA funds.

Mr. Morrison presented examples using the Publix development and the undeveloped property behind Lowe's to illustrate the potential effect of placing large undeveloped properties within the CRA. He explained that substantial future increases in taxable value could result in a significant portion of the increased tax revenue being directed to the CRA rather than to the City and County general revenues used to provide public services.

County Proposal: Mr. Morrison advised that discussions between County and City representatives resulted in a proposed compromise. The property north of Winderweedle Street and east of U.S. Highway 129, referred to during discussion as the Lowe's property, would be removed from the proposed CRA expansion. The property north of the City cemetery would remain within the proposed expansion, with the allocation of tax increment revenue to be addressed through an interlocal agreement among the CRA, City and County.

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The Board discussed the proposed changes, the statutory requirements for CRA findings of necessity, the use of CRA funds, and the potential effect of the proposed expansion on future City and County revenues. Staff recommended approval of the requested changes. Board Member Collins made a motion to approve changes to the CRA map removing all properties north of Winderweedle Street and east of U.S. Highway 129, which Board Member Alford seconded. The motion carried unanimously.

Downtown Revitalization and Beautification Project: Mr. Frigiola presented a proposed partnership with Suwannee County for downtown revitalization and beautification. The proposed work included installation of uniform landscaping and trees along U.S. Highway 129 and U.S. Highway 90 and development of a downtown mural. Staff advised that funds were available in the current budget and were also budgeted for street improvements in the following year. Board Member Alford made a motion to approve staff moving forward with the County on the project, which Board Member Scheu seconded. The motion carried unanimously.

The next scheduled CRA Board meeting was announced for October 27, 2026 at 5:30 p.m.

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

Board Member Matt Campbell
CRA Chairman

Attest: John Gill
City Clerk