

Annual Report

FY 20-21

October 2020 – September 2021



Annual Report

Fiscal Year 2020-2021

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 2020-2021. The required notice of this report is posted at Live Oak City Hall and was published in the Riverbend News on March 30, 2022.

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/cra>

Staff

George Curtis | City Manager

Jessica Gordy | Projects & Procurement Specialist

Joanne Luther | Finance Director

Denise Remmers | Planning & CRA Assistant

Roy W. Rogers | Building Official

Gina M. Salvati | Planner |

CRA Board

Robintina Reed | City Council, District 1

Lynda Brown Owens | City Council, District 2

David Burch | City Council, District 3

Marquis Stewart | **Board Chair** | City Council, District 4

J. Don Allen | City Council, District 5

Cynthia Robinson | Appointed Board Member, Seat 6

Bruce Tillman | Appointed Board Member, Seat 7 (*term ended June 2021*)

Alonzo Philmore | Appointed Board Member, Seat 7 (*term began October 2021*)

Special Thanks to

City of Live Oak

Live Oak Police Department

Live Oak Fire Department

Live Oak Public Works Department / H2O Innovation

Eutaw, Inc.

North Florida Professional Services

Koberlein Law Offices

Friends of Heritage Park & Gardens

Live Oak Artists' Guild

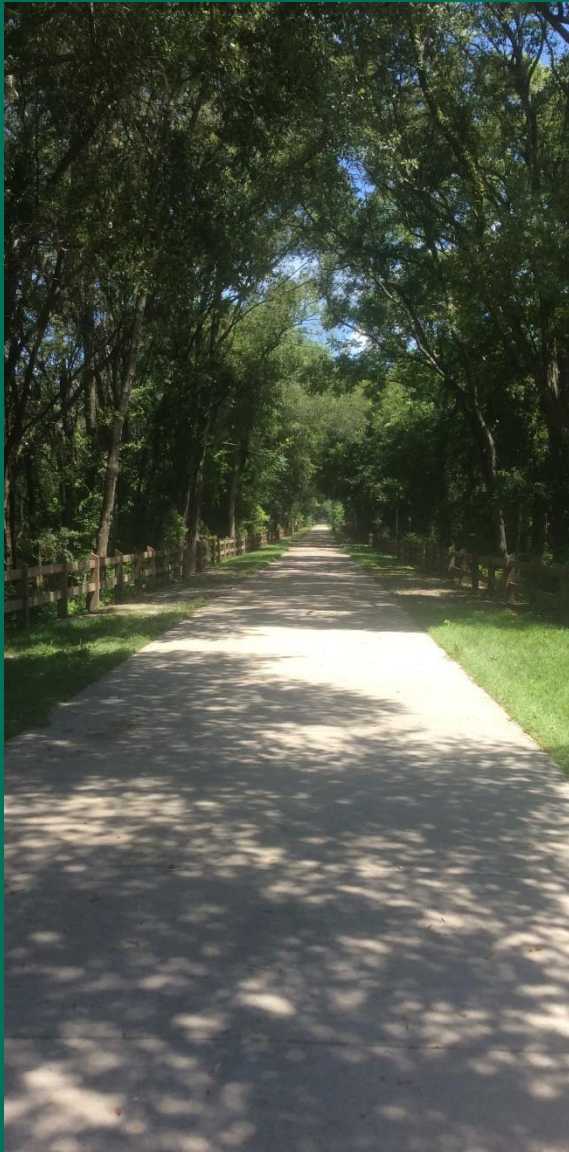
Follow us Online

www.facebook.com/liveoakcra

www.instagram.com/liveoakcra

Annual Report

Table of Contents



- 4 **The Live Oak CRA**
 - Mission Statement
 - Area Map
 - Introduction to Live Oak
 - Introduction to the Live Oak CRA
 - Live Oak CRA establishment
 - District Values, 1995 to 2020

- 7 **Festivals & Events**
 - Halloween Candy Carnival 2020
 - Live Oak Freedom Festival 2021

- 8 **CRA Grant Programs**
 - Business Startup Grant
 - Façade Grant
 - Housing Initiative Grant

- 23 **CRA Activities & Projects**
 - Warren St. Parking Lot
 - Heritage Park Bathrooms
 - Heritage Square Redevelopment

- 26 **Financials**
 - District Values, 1995-2020
 - 2020 Trial Balance

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:

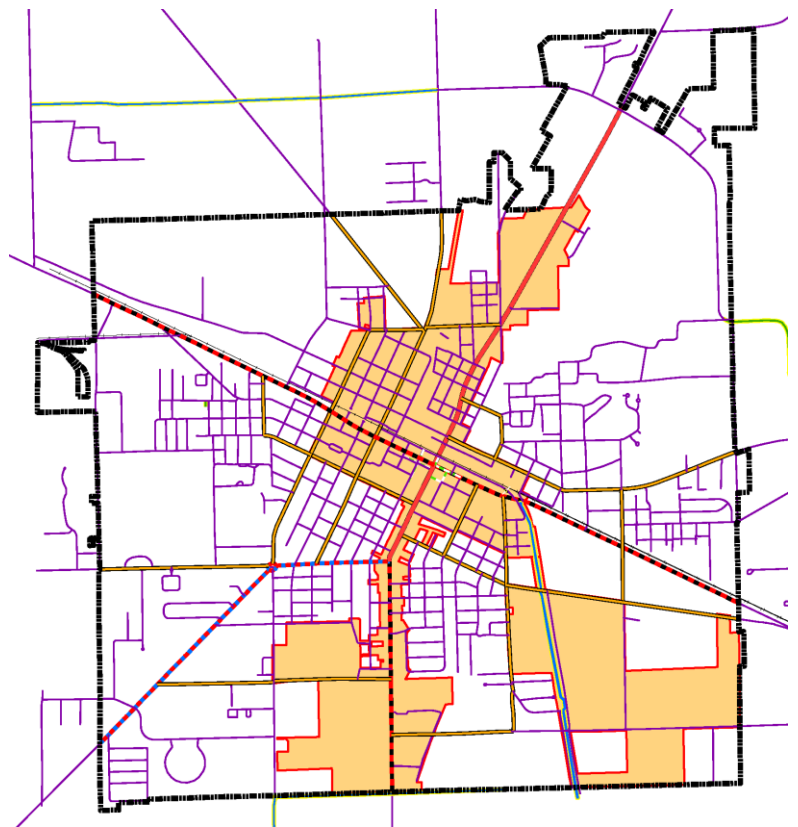
- Outreach to residents and businesses in the redevelopment area for input and collaboration;
- Promotion of the district in order to attract quality investment;
- Identification of viable projects which will have both an immediate and long-term positive effect; and
- Implementation of these projects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

The 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>.



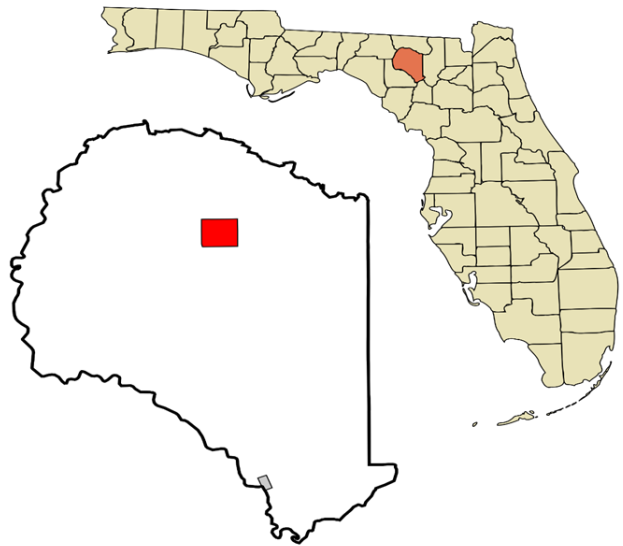
Map Generated by City Planning Staff

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.

Based on the most recent Census data, the City of Live Oak is home to approximately 6,735 people – a 236.75% increase from the county's original population density.



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 CRA 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

2020 & 2021



Halloween Candy Carnival (2020)

Sensitive to the uncertainties and concerns surrounding the COVID-19 pandemic, the Live Oak CRA hosted a drive-thru only event at Heritage Park & Gardens. Multiple volunteers came to the event, and the event itself turned out to be well-attended and well-received, with lines of vehicles forming outside the event area.

This marks the final Halloween event to be hosted by the Live Oak CRA. The City of Live Oak and Suwannee County, along with other community partners, are endeavoring to assist in the County's initiative to create and host a much larger fall festival event in the next year, to help provide more of an attraction to Live Oak and Suwannee County.

\$4,000.00 in CRA funds were budgeted for this event, of which **\$3,782.53** were expended.



Live Oak Freedom Festival (2021)

The City of Live Oak and surrounding community saw a brief return to normalcy in the 2021 Live Oak Freedom Festival, with multiple vendors, food trucks, live music, a kids' activity zone, and fireworks, all held in the downtown tri-park area. Despite the rain that tried to interrupt the festivities, the show went on and the event continued even after fireworks let off at 9:00 PM.

\$12,500.00 in CRA funds were budgeted for this event, of which **\$11,862.38** were expended.

CRA Grant Programs

Business Startup Grant Program

The Business Startup Program began its fourth year running during the 20-21 fiscal year, seeing the completion of one (1) previous project and the beginning of several new projects. Similar to the Façade Grant Program, the Business Startup 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.

Maximum possible grant reimbursements can range from \$5,000 to \$25,000, 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.

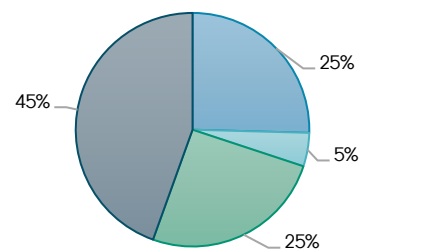
Five (5) projects were approved during the 2020-2021 fiscal year, with an estimate of up to **\$78,647.23** in approved possible grant reimbursements. These funds will carry over into the next fiscal year, when both currently in-progress projects are anticipated to finish.

During this fiscal year, the Business Startup Grant criteria was amended to include a percentage reimbursement for project costs less than the previously established minimum reimbursement amount of \$5,000.00

The average percent offset of privately invested funds with grant reimbursement funding for all completed projects during the reporting year was approximately **63.05%**.

The average percent offset of privately invested funds with grant reimbursement funding for projects scheduled to be finalized in the next fiscal year is approximately **23.46%**.

Business Startup Grant Reimbursements Breakdown



- FY 19-20 Carryover Completed Projects
- FY 20-21 Completed Projects
- FY 19-20 Carryover Projects (to be completed 21-22)
- FY 20-21 Carryover Projects (to be completed 21-22)

Business Startup Grant Projects & Highlights – Carryover Projects



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

COMPLETE

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

The total final cost for the project was **\$76,600.00**, with a reimbursement of **\$20,000.00** in grant funds.

Grant reimbursement funds awarded are estimated to have offset approximately **26%** of the private funds invested in this project.



J&W Off Road Adventures · 712 Ohio Ave. N

IN-PROGRESS

J&W Auto, a locally owned business in operation for over 14 years, is in the process of establishing a permanent location inside City limits. The owner purchased and assembled properties off of Ohio Ave. N / US Highway 129 for this endeavor, and later applied for and was awarded Business Startup and Façade Grants for the project.

A pre-engineered metal building housing three (3) car lifts will be constructed. Existing equipment will be moved to this location and additions will include a new air compressor, diagnostic computer, lighting fixtures and office equipment.

Total projected costs for the business startup portion of this project are approximately **\$74,480.00**, with an anticipated reimbursement of **\$20,000.00** in grant funds – a **26.85%** offset of private investment into this project. Project completion is anticipated in the following fiscal year.

Business Startup Grant Projects & Highlights – New Projects



The Nail Spot · 418 Howard St. W

COMPLETE

A local nail technician of five (5) years sought to reimagine the previous home of the Enterprise Rental facility into her first solo business. Improvements for this project included new flooring, new interior paint, a ductless mini split HVAC unit, a new water heater, upgraded ceiling tiles, a backflow preventer, and other interior improvements.

The total final cost for the project was **\$3,647.23**, with a reimbursement of **\$3,647.23** in grant funds.

The project was **100%** reimbursed for the total project costs, as the grant criteria at the time did not establish a percentage reimbursement for project costs less than the existing minimum \$5,000.00 reimbursement cost.



The Gathering Café · 1401 Ohio Ave. N
(Live Oak Investments, LLC)

IN-PROGRESS

The Gathering, a popular, locally owned and operated restaurant, endeavors to become reestablished in Live Oak in the proposed 3,000 s.f., 150-seat restaurant, which will include a mezzanine second floor for additional seating, as well as the reworking of the existing sprinkler system, a new HVAC system, kitchen hood with fire suppression, and additional work for the kitchen. The restaurant proposes to hire approximately 50+ employees to start.

Projected costs for this project are approximately **\$275,000.00** in total, with an anticipated reimbursement of **\$15,000.00** in grant funds – a **5.45%** offset of private investment into this project.

Project completion is anticipated in the following fiscal year.

Business Startup Grant Projects & Highlights – New Projects



Guardian Ad Litem · 1361 Ohio Ave. N
(Live Oak Investments, LLC)

IN-PROGRESS

The future new home of Guardian Ad Litem, a children’s advocacy agency seeking to relocate to the Live Oak Commons, this grant pertains to the installation of a new HVAC and exhaust system for this tenant space, which was being built out at the time of grant application.

Projected costs for this project are approximately **\$24,225.00** in total, with an anticipated reimbursement of **\$5,000.00** in grant funds – a **20.64%** offset of private investment into this project.

Project completion is anticipated in the following fiscal year.



CareerSource North Florida · 1393 Ohio Ave. N
(Live Oak Investments, LLC)

IN-PROGRESS

The future new home of the Live Oak branch of CareerSource North Florida, this grant pertains to the installation of a new HVAC system for this tenant space, which was being built out at the time of grant application.

Projected costs for this project are approximately **\$12,450.00** in total, with an anticipated reimbursement of **\$5,000.00** in grant funds – a **40.16%** offset of private investment into this project.

Project completion is anticipated in the following fiscal year.

Business Startup Grant Projects & Highlights – New Projects



Wood's Family Fitness · 1397 Ohio Ave. N
(Live Oak Investments, LLC)

IN-PROGRESS

The future new home of Wood's Family Fitness, a locally owned gym, this grant pertains to the installation of a new HVAC system and exhaust units and controls for this tenant space, which was being built out at the time of grant application.

Projected costs for this project are approximately **\$41,325.00** in total, with an anticipated reimbursement of **\$10,000.00** in grant funds – a **24.20%** offset of private investment into this project.

Project completion is anticipated in the following fiscal year.

Business Startup Investments Breakdown Completed Projects

Project	Private Funds Expended	Grant Reimbursement Funds Expended	Offset
Southern Medicine	\$ 76,600.00	\$ 20,000.00	26.11%
The Nail Spot	\$ 3,647.23	\$ 3,647.23	100.00%
Totals	\$ 80,247.23	\$ 23,647.23	29.47%
Average Offset			63.05%

Projects Carried Over to FY 21-22

Project	Private Funds to be Expended	Grant Reimbursement Funds to be Expended	Anticipated Offset
J&W Off Road Adventures	\$ 74,480.00	\$ 20,000.00	26.85%
The Gathering	\$ 275,000.00	\$ 15,000.00	5.45%
Guardian Ad Litem	\$ 24,225.00	\$ 5,000.00	20.64%
CareerSource North Florida	\$ 12,450.00	\$ 5,000.00	40.16%
Wood's Family Fitness	\$ 41,325.00	\$ 10,000.00	24.20%
Totals	\$ 427,480.00	\$ 55,000.00	12.87%
Average Anticipated Offset			23.46%

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).

Three (3) projects were approved and completed during the 2020-2021 fiscal year, with a combined total of up to **\$29,507.56** in approved grant reimbursements.

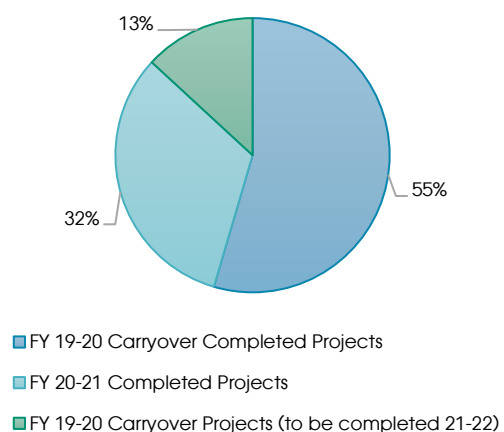
Also completed during this fiscal year were five (5) carryover projects from the 2019-2020 fiscal year.

One (1) project from the 2019-2020 fiscal year is currently still in progress. The remaining funds held for this project will carry over into the next fiscal year, when this project is anticipated to finish.

The average percent offset of privately invested funds with grant reimbursement funding for all completed projects during the reporting year was approximately **59.53%**.

The average percent offset of privately invested funds with grant reimbursement funding for projects scheduled to be finalized in the next fiscal year is approximately **8.00%**.

Facade Grant Reimbursements Breakdown



Façade Grant Program

Projects & Highlights – Carryover Projects



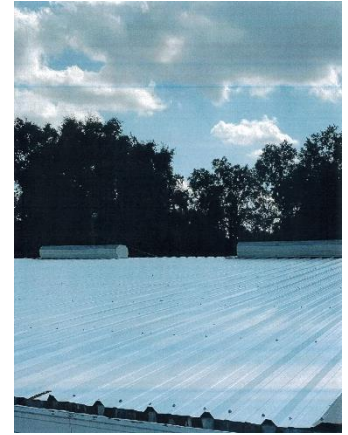
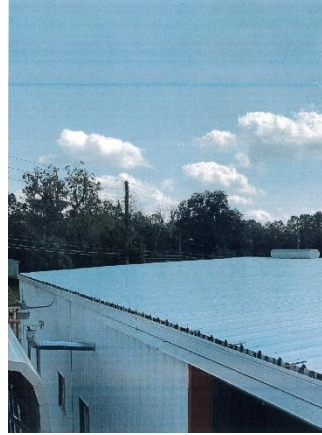
Carroll Building · 110 Ohio Ave. N

COMPLETE

Work on this turn-of-the-century, two-story building in the historic downtown included new awning, cleaning, sealing and repainting, renovation of the middle storefront facing Ohio Ave. N/U.S. 129 N, and new paint seal on roof.

The total final cost for this project was **\$27,396.38**, with a reimbursement of **\$12,000.00** in grant funds.

Grant reimbursement funds awarded are estimated to have offset approximately **43.80%** of the private funds invested in this project.



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

COMPLETE

A successful business located in the north commercial Ohio Ave. / US 129 corridor, the shop portion of the building visible from the street was re-roofed.

The total final cost for this project was **\$15,945.00**, with a reimbursement of **\$12,000.00** in grant funds.

Grant reimbursement funds awarded are estimated to have offset approximately **72.26%** of the private funds invested in this project.

Façade Grant Program

Projects & Highlights – Carryover Projects



Airth Building · 112 Howard St. W

COMPLETE

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 final cost for this project was **\$6,200.00**, with a reimbursement of **\$4,650.00** in grant funds.

Grant reimbursement funds awarded are estimated to have offset approximately **75%** of the private funds invested in this project.



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

COMPLETE

A grant project which dealt with two (2) buildings under the same ownership, the front walls and blank stucco wall were repainted, as were the trim and doors. In a previous Façade Grant, the owners resealed and repointed the exposed brick façade on the east and west.

The total final cost for this project was **\$12,300.00**, with a reimbursement of **\$9,225.00** in grant funds.

Grant reimbursement funds awarded are estimated to have offset approximately **75%** of the private funds invested in this project.

Façade Grant Program

Projects & Highlights – Carryover Projects



Seaman's Aqua Clean · 212 Howard St. W

COMPLETE

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 installed an estate style fence and gate in black aluminum to better secure the property along the Howard Street West frontage. This was Phase I of securing the subject property.

The total final cost for this project was **\$22,054.81**, with a reimbursement of **\$12,000.00** in grant funds.

Grant reimbursement funds awarded are estimated to have offset approximately **54.41%** of the private funds invested in this project.



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 Façade 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 **\$150,000.00** in total, with an anticipated reimbursement of **\$12,000.00** in grant funds – an **8.00%** offset of private investment into this project.

Project completion is anticipated in the following fiscal year.

Façade Grant Program Projects & Highlights – New Projects



**North Florida Hearing & Balance Center · 109
Howard St. E**

COMPLETE

Improvements for this project included specialized rehab of the existing stucco wall, pressure cleaning, general repairs, and painting of the exterior facing Howard Street, as well as replacement wall signage, replacement awning and canopy, and replacement window tinting of the storefront windows and door.

The total final cost for this project was **\$14,685.40**, with a reimbursement of **\$11,014.05** in grant funds.

Grant reimbursement funds awarded are estimated to have offset approximately **75.00%** of the private funds invested in this project.



Suwannee Gas · 501 Howard St. E

COMPLETE

Improvements for this project included the removal of the then-existing deteriorating, non-compliant chain-link and field fencing (reported by the applicant to have been over 50 years old), barbed wire and gates, and replaced them with new 6 ft. and 8 ft. black chain-link fence with gates.

The total final cost for this project was **\$15,802.40**, with a reimbursement of **\$11,851.81** in grant funds.

Grant reimbursement funds awarded are estimated to have offset approximately **75.00%** of the private funds invested in this project.

Façade Grant Program Projects & Highlights – New Projects



Seaman’s Aqua Clean · 212 Howard St. W

COMPLETE

Improvements for this project included the installation of a 6 ft. tall black vinyl coated commercial chain-link fence along the Conner Street NW frontage of the subject property, with the inclusion of one (1) 24 ft. double drive-thru gate for property access. This served as Phase II of securing the subject property, following up from the Façade Grant from the prior fiscal year.

The total final cost for this project was **\$8,855.60**, with a reimbursement of **\$6,641.70** in grant funds.

Grant reimbursement funds awarded are estimated to have offset approximately **75.00%** of the private funds invested in this project.

Façade Grant Program Investments Breakdown Completed Projects

Project	Private Funds Expended	Grant Reimbursement Funds Expended	Offset
Carroll Building	\$ 27,396.38	\$ 12,000.00	43.80%
L&J Gas and Diesel	\$ 15,945.00	\$ 12,000.00	72.26%
Airth Building	\$ 6,200.00	\$ 4,650.00	75.00%
Edward Jones / Apex Metal	\$ 12,300.00	\$ 9,225.00	75.00%
Seaman’s Lot (Phase I)	\$ 22,054.81	\$ 12,000.00	54.41%
North Florida Hearing	\$ 14,685.40	\$ 11,014.05	75.00%
Suwannee Gas	\$ 15,802.40	\$ 11,851.81	75.00%
Seaman’s Lot (Phase II)	\$ 8,855.60	\$ 6,641.70	75.00%
Totals	\$ 123,239.64	\$ 79,382.56	64.41%
Average Offset			59.53%

Projects Carried Over to FY 21-22

Project	Private Funds to be Expended	Grant Reimbursement Funds to be Expended	Anticipated Offset
J&W Off Road Adventures	\$ 150,000.00	\$ 12,000.00	8.00%
Totals	\$ 150,000.00	\$ 12,000.00	8.00%
Average Anticipated Offset			8.00%

CRA Grant Programs

Housing Initiative Grant Program

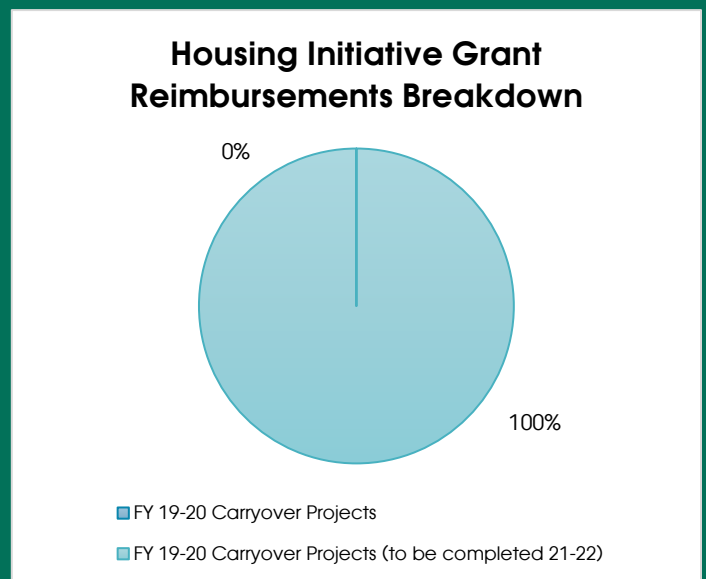
Similar to both commercial grants, the Housing Initiative Grant is reimbursement-based, with grantees submitting requests for reimbursement to the CRA Board following project completion. Maximum possible grant funding is determined at the time of application, with CRA Staff scoring projects based on 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.)

During this reporting year, no new Housing Initiative Grants were applied for or awarded. Existing grant projects have been extended with an anticipated finish date of

April 30, 2022, following multiple setbacks due to the COVID-19 pandemic. Challenges for these projects included materials shortages, labor shortages, work crews falling ill, and inclement weather.

The average percent offset of privately invested funds with grant reimbursement funding for projects scheduled to be finalized in the next fiscal year is approximately **14.00%**.



Housing Initiative Grant Projects & Highlights – Carryover Projects



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.

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

Projected costs for this project are approximately **\$60,000.00** in total, with an anticipated reimbursement of **\$12,000.00** in grant funds – a **20.00%** offset of private investment into this project.

Project completion is anticipated in the following fiscal year.



Azalea 15 LLC · 312 Scriven Ave. SW

IN-PROGRESS

Lot 8 in the Azalea Park Subdivision target area, this 1,200 s.f., 3 bed /2 bath home is currently under construction.

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

Projected costs for this project are approximately **\$100,000.00** in total, with an anticipated reimbursement of **\$12,000.00** in grant funds – a **12.00%** offset of private investment into this project.

Project completion is anticipated in the following fiscal year.

Housing Initiative Grant Projects & Highlights – Carryover Projects



Azalea 15 LLC · 608 7th St. SW

IN-PROGRESS

Lot 30 in the Azalea Park Subdivision target area, this 1,200 s.f., 3 bed /2 bath home is currently under construction.

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

Projected costs for this project are approximately **\$100,000.00** in total, with an anticipated reimbursement of **\$12,000.00** in grant funds – a **12.00%** offset of private investment into this project.

Project completion is anticipated in the following fiscal year.



Azalea 15 LLC · 722 7th St. SW

IN-PROGRESS

Lot 40 in the Azalea Park Subdivision target area, this 1,200 s.f., 3 bed /2 bath home is currently under construction.

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

Projected costs for this project are approximately **\$100,000.00** in total, with an anticipated reimbursement of **\$12,000.00** in grant funds – a **12.00%** offset of private investment into this project.

Project completion is anticipated in the following fiscal year.

Housing Initiative Grant

Overall Incentivizations

Housing Incentivization

During the reporting period, no grant funds were dispersed for projects as there were no projects completed during the reporting year.

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.

Housing Initiative Grant / Housing Incentivization Breakdowns

Projects Carried Over to FY 21-22

Project	Private Funds to be Expended	Grant Reimbursement Funds to be Expended	Anticipated Offset
619 2 nd St. NW	\$ 60,000.00	\$ 12,000.00	20.00%
312 Scriven Ave. SW	\$ 100,000.00	\$ 12,000.00	12.00%
608 7 th St. SW	\$ 100,000.00	\$ 12,000.00	12.00%
722 7 th St. SW	\$ 100,000.00	\$ 12,000.00	12.00%
Totals	\$ 360,000.00	\$ 48,000.00	13.33%
Average Anticipated Offset			14.00%

CRA Projects & Activities

Capital Projects

Completed Projects



Warren St. Parking Lot

A continuation of an Interlocal Agreement between the City of Live Oak and Suwannee County, this phased construction project on a well-used downtown parking lot began in early 2020, with resurfacing and striping concluding in mid-2021. New streetscape lights were also installed, concluding Phase II of this project.

Phase III replacement fencing for the City's retention pond adjacent to the parking lot was initiated and concluded during the reporting year as well.

Based on expenditures between the prior fiscal year and the reporting year, the entire project came to a total of **\$248,473.96** in CRA budgeted funds.



Heritage Park Bathrooms

Continuing from the prior fiscal year, this design/build project funded by the CRA and Suwannee County Parks and Recreation saw the construction of a much-needed 550 s.f. restroom facility on the property at Heritage Park and Gardens near the playground and trail head, as well as an ADA accessible parking spot located next to the facility. Prior to the construction of this new facility, the CRA's portable restroom trailer had been placed at the park for public use.

This project also included the installation of a City sewer force main to connect the facility to the nearest manhole, approximately 1,827 ft. away.

Total expenditures for this project came to **\$97,117.83**.

Heritage Square

Ongoing Redevelopment Project



Heritage Square Redevelopment

The planning phases picked up again during the 2020-2021 fiscal year, beginning with proposals from two (2) of the City's contracted engineering firms to revisit the adopted Heritage Square Master Plan and determining alternative phasing options and planning out the CRA's actions moving forward. Eutaw, Inc. was selected for this endeavor and their services were secured for a task order pertaining to Phases I and II of the project.

Preliminary design work for the proposed parking area, stormwater engineering, and initial event space were ongoing by the end of the reporting year, with intent to begin revised Phase I development in the upcoming fiscal year.

The quote for engineering services came to **\$57,009.00**. Approximately **\$9,912.00** in CRA funds have been expended for services rendered by the end of the reporting year.

Property Acquisitions for Heritage Square Redevelopment Project

The Live Oak CRA began communication with the owner of two (2) properties within the adopted Heritage Square target redevelopment area, following the destruction of the home that had been on one these parcels. These properties were identified early on in the development stages of the Master Plan as being instrumental in acquiring for the proposed master stormwater system for the project.

Appraisals for both parcels came back in June 2021, with a combined appraised value of **\$24,000.00**. The CRA Board voted to approve staff to begin negotiations with the property owner.

Acquisition of these properties is anticipated to take place in the 2020-2021 fiscal year.

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 2020 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 **\$56,345,298.00**. The Base Year Value of the district in 1995 was **\$26,794,350**.

The adopted millage rate for the reporting period for Suwannee County **9.0000**, and for the City of Live Oak was **9.2521**.

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.

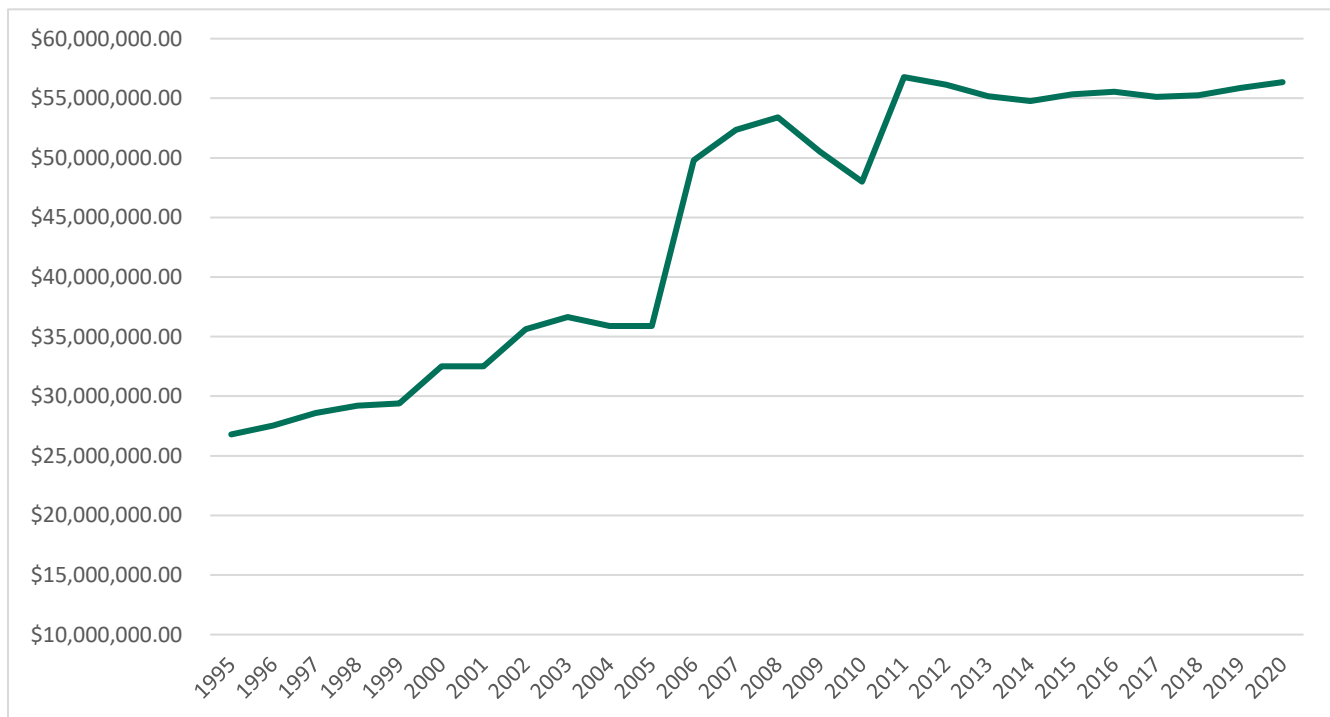
The Live Oak Redevelopment Area was initially assessed at having been worth \$26,794,350 in 1995, according to the records from the Suwannee County Property Appraiser's office. The most recent assessment was in 2020, which values the district as being worth \$56,345,298 – a 51.125% increase from the base year taxable value.

In comparison to the prior fiscal year, there was a **2.032%** increase in revenue.

Taxable Values

1995-2020

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	2020	\$ 56,345,298.00



Taxable Values

2020-2021 Revenues

CRA Area Properties: County Portion

1995 Tax Assessor Records	\$26,794,350
2020 Tax Assessor Records	\$56,345,298
Difference	\$29,550,948
County General Millage	0.009

% of difference between 1995 & 2019	\$265,958.53	x	0.95
--	--------------	---	------

Amount then due to the
City of Live Oak CRA **\$252,660.61**

CRA Area Properties: City Portion

1995 Tax Assessor Records	\$26,794,350
2020 Tax Assessor Records	\$56,345,298
Difference	\$29,550,948
City Millage	0.0092521

% of difference between 1995 & 2019	\$273,408.33	x	0.95
--	--------------	---	------

Amount then due to the
City of Live Oak CRA **\$259,737.91**

Total TIF Revenue for FY 2020-2021:

\$512,398.52

2020 Trial Balance

Account Description	Debit Balance	Credit Balance
Cash / Investments / Redev. Tax. Increment	\$329,405.82	
Cash In Bank / PCMA	\$811,912.86	
A/R / Advance Travel	\$4,807.90	
Other Fund / General	\$10,652.12	
Prepaid / Prepaid Item	\$2,985.00	
Due To / Accounts Payable		\$ 33,811.30
Accrued / Wages Payable		\$ 244.62
Accrued / Taxes Payable		\$ 18.71
F/B Reserve / TIF		\$ 1,072,025.17
Ad Valorem Taxes / Comm. Redev. Tax Increment		\$ 252,660.61
Interest / Interest on Investment		\$ 2,144.73
Contributions / General		\$ 259,737.91
Salaries / Regular Salaries	\$ 15,852.20	
Special Pay / Phone Compensation	\$ 185.15	
ADM/Clerk / FICA/Med Taxes	\$ 1,215.73	
Retirement Contrib. / Fl. Retirement Fund	\$ 1,575.83	
Insurance / Life & Health	\$ 564.34	
Insurance / Worker's Compensation	\$ 154.07	
Insurance / Unemployment Comp.	\$ 2,750.00	
Professional / Prof Services / Legal Fees	\$ 2,971.18	
Services / Audit	\$ 5,000.00	
Other Contractual / Misc. Contr. Services	\$ 12,694.39	
Leases & Rentals	\$ 86.47	
Insurances / General Liability Insurance	\$ 3,365.22	
Printing / Printing & Binding	\$ 178.63	
Promotional / Other Promotions	\$ 913.65	
Other Cur. Charges / Legal Advertising	\$ 319.00	
Operating / Operating Supplies	\$ 6,357.07	
Memberships / Bks Pub Subs & Memberships	\$ 1,387.00	
Improvements / Heritage	\$ 13,536.00	
Improvements / Downtown Refurb	\$ 216,490.31	
Operating / Supplies	\$ 2,981.75	
Operating / Landscaping CRA	\$ 368.43	
Grants & Aids / Economic Dev Bus	\$ 3,647.23	
Grants & Aids / Façade 19-20	\$ 28,608.75	
Grants & Aids / Economic Bus Incen 19-20	\$ 20,000.00	
Grants & Aids / Façade 20-21	\$ 50,732.56	
Grants & Aids / Economic Development	\$ 112.50	
Promotional / Freedom Festival	\$ 11,862.38	
Operating / CRA Festival Events	\$ 3,782.53	
Operating / Community Events	\$ 225.00	
Building / Park Bathroom	\$ 52,961.98	

Fund Totals

\$1,620,643.05

\$1,620,643.05

Fund is in Balance

Annual Report

FY 20-21



**City of Live Oak Community
Redevelopment Agency**



LIVE OAK | Suwannee County, FL