

Outline

REDEVELOPMENT 101

1. Glossary of Terms
2. History of Redevelopment in Florida
 - A. Redevelopment vs. Revitalization
 - B. Main Street
 - C. Downtown Development Authority
 - D. Community Redevelopment Agency
3. Main Street Designation
 - A. Mission of Main Street
 - B. Designation Process
 - C. Criteria for Designation
 - D. Funding for Main Street
 - E. Relationship to CR Agency, DDA, and local governments
4. Creating and Managing a Community Redevelopment Agency
 - A. Creation
 1. Chapter 163, Part III – Creating the Agency
 2. Findings and Declaration of Necessity
 3. Definitions
 4. Notice to taxing authorities
 5. Workable program
 6. Powers of taxing authorities
 7. Hiring staff and engaging consultants
 8. Creation of the CR Agency
 9. Coastal resort area redevelopment pilot project
 - B. Community Redevelopment Plans
 1. Contents of redevelopment plan
 2. Modifications to redevelopment plans
 3. Consistency with comprehensive plan
 4. Expenditures consistent with redevelopment plan
 5. Phasing the Plan
 6. Planning for borrowing
 - C. Governance
 1. Three forms – advantages and disadvantages:
 - a. Governing body as CR Agency Board
 - b. Governing body and two community members as CR Agency Board
 - c. Community members as CR Agency Board
 - d. Contrast differences in CR Agencies based on mission, budget issues, community, history, etc.
 2. Exercise of powers

3. Powers of CR Agencies.
4. Eminent Domain
5. Disposal of Property
6. Issuance of revenue bonds
7. Increment Revenue Trust Account
8. Staffing issues
9. Coordination with City/County management
10. Working with legal counsel
11. Working with city departments such as public works, planning and zoning, utilities.
12. Negotiating Interlocal Agreements

5. State Statutory Requirements

- A. Government in the Sunshine
- B. Ethics (Sunshine Amendment)
- C. Reporting Requirements (See Check list)
- D. Annual Reports and Audit
- E. Public Records Law

6. Redevelopment Organization Resources

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| A. | International Council of Shopping Centers | www.icsc.org |
| B. | Florida Community Development Association | www.fcdaonline.com |
| C. | National Community Development Association | www.ncdaonline.org |
| D. | Florida Economic Development Council | www.fedc.net |
| E. | Florida Housing Coalition | www.flhousing.org |
| F. | Florida Special District Program | www.floridaspecialdistricts.org |
| G. | Florida Institute of Government | www.iog.fsu.edu |
| H. | International Downtown Association | www.ida-downtown.org |
| I. | Florida Regional Planning Councils | www.ncfrpc.org/state.html |
| J. | American Planning Association | www.planning.org |
| K. | Council of Development Finance Agencies | www.cdfa.net |
| L. | Florida Redevelopment Association | www.redevelopment.net |
| M. | California Redevelopment Association | www.calredevelop.org |
| N. | Urban Land Institute | www.uli.org |
| O. | Planetzin | www.planetzin.com |
| P. | Florida Main Street Program | http://www.flheritage.com/preservation/architecture/mainstreet/florida_main.cfm |