

FRA Conference 2012

Amending Your Redevelopment Plan The Implementation Section

Corey W. O’Gorman, AICP - PLACE Planning and Design

The Implementation Section

Project Implementation Private Development vs. CRA Projects

- *Private – Project specific*
- *CRA Projects – Much broader, and takes longer*

Different, but point is the same ... get it done!

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The CRA Plan will

- *Meet Statutory Requirements*
- *Provide vision*
- *General enough to be flexible*
- *Specific enough to provide direction*

Once adopted, need projects & programs

The Implementation Section

It really isn't about the Plan, it's about implementing projects in the Plan

- *Why an implementation section*
- *Components*
- *Process*

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Why an implementation section?

- *Same as private, need strategy to complete*
- *Competing interests*
 - *Political*
 - *Organizational*
 - *Community*
- *Changing conditions*

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Political Interests

- *Need to see progress*
- *Unrealistic expectations*
- *CRA can be political football*

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Organizational Interests

- *Competing Interest for TIF*
- *It's in the CRA district, why can't they pay for it?*
 - *Capital projects*
 - *Operational programs*

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Community Interests

- *Developer proposals*
- *Property Owner wants assistance*
- *Neighborhood wants improvements*

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So, why include implementation section?

- *Workable plan*
- *Political influences mandate success*
- *Purpose to address conditions of blight*
- *Create realistic budget & schedule*

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Implementation Issues

- *Organizational Capacity*
- *Budgetary Limitations*
- *Zoning, land use, infrastructure*
- *CRA solves all problems*
- *Shotgun approach*
- *Political change*

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What should implementation section address?

- *The Rules*
- *Setting realistic expectations*
- *Planning process & due diligence*

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The Rules

- *Operational issues for the board (Bylaws)*
- *Budget policies to address*
- *Annual evaluation – successes/failures*

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Setting Expectations

- *Organizational capacity*
- *Available funds*
- *If it's not in the Plan, we can't do it!*

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The Planning Process – Working Backwards

- *Formulate 5-year strategy*
- *Prioritize Projects*
- *Annual Work Plan*
- *Fiscal year budget*

The Implementation Section

Due Diligence

- *Capital Projects*
- *Property Acquisition*
- *Incentive Programs*
- *Grants and loans*

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Conclusion

- *It's about implementation*
- *Set the rules*
- *Good planning*
- *Success*