



W192 DEVELOPMENT AUTHORITY

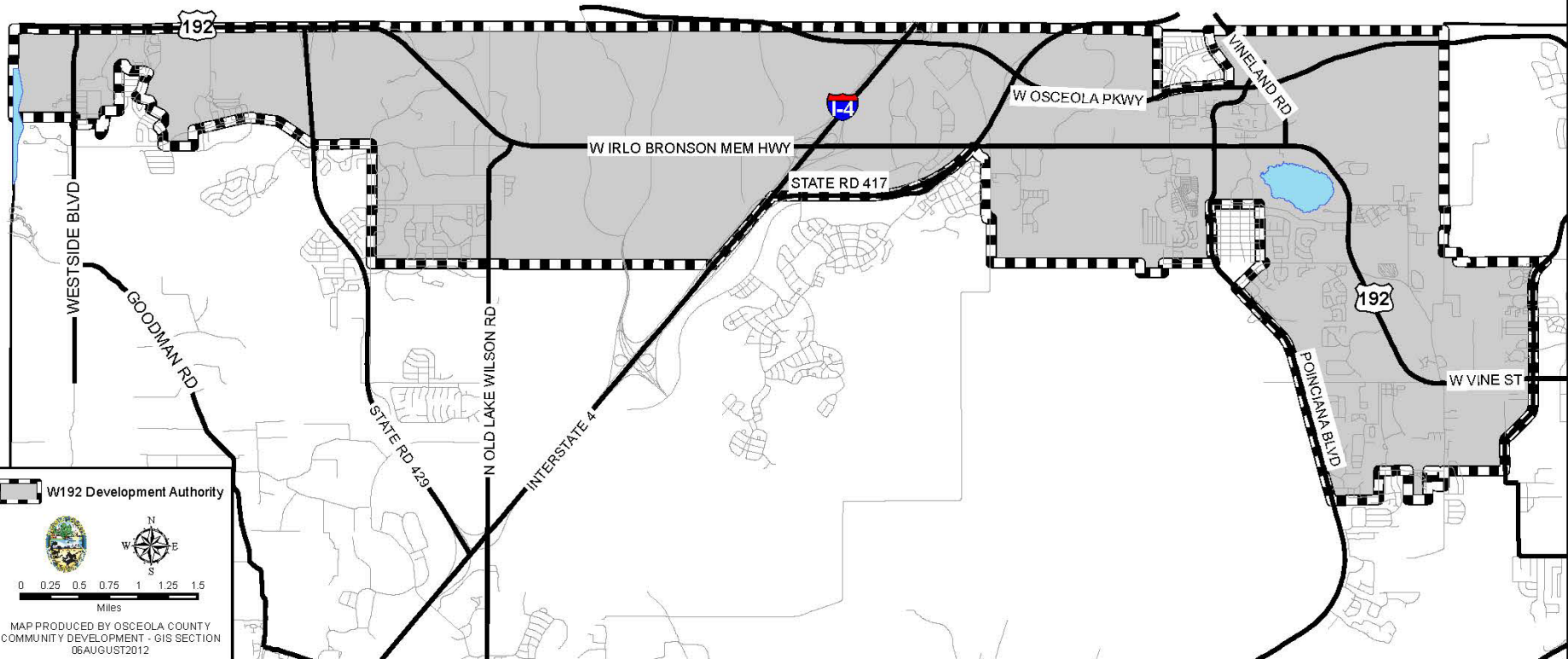
**Informational Meeting
October 11, 2012**



Agenda

- W192 Development Authority
- Sunshine Law, Ethics and Public Records
- Redevelopment Plan
- County Programs

W 192 Development Authority



W192 Development Authority

- ❑ The single authority that encompasses multiple programs and projects related to planning, coordinating, implementing and managing the redevelopment and revitalization of the W 192 tourism district
- ❑ Dependent Special District
- ❑ Development Authority boundaries will include the W192 CRA and the W192 MSBU



Duties and Responsibilities

- ❑ Plan, design, construct, administer, operate and maintain programs and projects that enhance the functioning and aesthetics of the District, including public transit facilities
- ❑ Subsume the duties and responsibilities of the W192 Community Redevelopment Agency
- ❑ Subsume the duties and responsibilities of the W192 Beautification Program

Duties and Responsibilities

- ❑ Prepare and adopt Community Redevelopment Plans for the District
- ❑ Prepare and adopt a 5 year Capital Improvement Plan (CIP) and an annual Capital Improvement Budget (CIB).
- ❑ CIP and CIB shall be consistent with Community Redevelopment Plans prepared for the District.
- ❑ Adopt an annual budget at the same time as the County Commission adopts its budget. All capital expenditures shall be consistent with the CIP and CIB.

Powers and Authorities

- ❑ Enables leveraging of public funds, through Tax Increment Financing, to promote redevelopment activities
- ❑ Use eminent domain authority to acquire property, subject to the limitations of state law
- ❑ Levy ad valorem tax on real and personal property, subject to the limitations of state law
- ❑ Apply special assessment, subject to the limitations of state law

Board of Directors

- ❑ 7 Member Board of Directors
 - ❑ 4 appointed by the BCC
 - ❑ 3 recommended to and confirmed by the BCC from ORAC, TDC and Reedy Creek Improvement District
 - ❑ Osceola County residents or own or lease property within the Development Authority boundaries
 - ❑ Substantial and relevant experience in one or more of the following areas: economic development; real estate development; community development; financing capital projects; or tourist executive.
- ❑ 4 year term; no limit on terms
- ❑ Upon resignation of a Board member, a new member will be appointed to fill the unexpired term by the resigning member's appointing District Commissioner

Sunshine Law, Ethics and Public Records



What is the Sunshine Law?

- Section 286.011, F.S. and Florida Constitution, Art. I, Sec. 24
- F.S. 286.011: “All meetings of any board or commission . . . at which official acts are to be taken are declared to be public meetings open to the public at all times, and no . . . formal action shall be considered binding except as taken or made at such meeting.”

What does the Sunshine Law Do?

- Provides the public a right of access to governmental proceedings at both state and local levels (although judiciary and Legislature not subject to the Sunshine Law).
- Protects the public from “closed door” decision making.

Public Officers need to know that the Sunshine Law applies to:

- Any meeting of or communication between two or more members of the same board or commission in which matters on which *foreseeable action* could be taken by the board or commission are discussed.
- Applies to any form of communication (in-person meeting, e-mail, phone call, etc.)

Sunshine Law

- ◎ Once the Board is selected the County Attorney will be invited to present covering such items as
 - Sunshine Law
 - Conflicts of Interest
 - Public Records Request
 - Social Media
 - Gifts

Redevelopment Plan

w/92 + Parkway Blvd., looking east



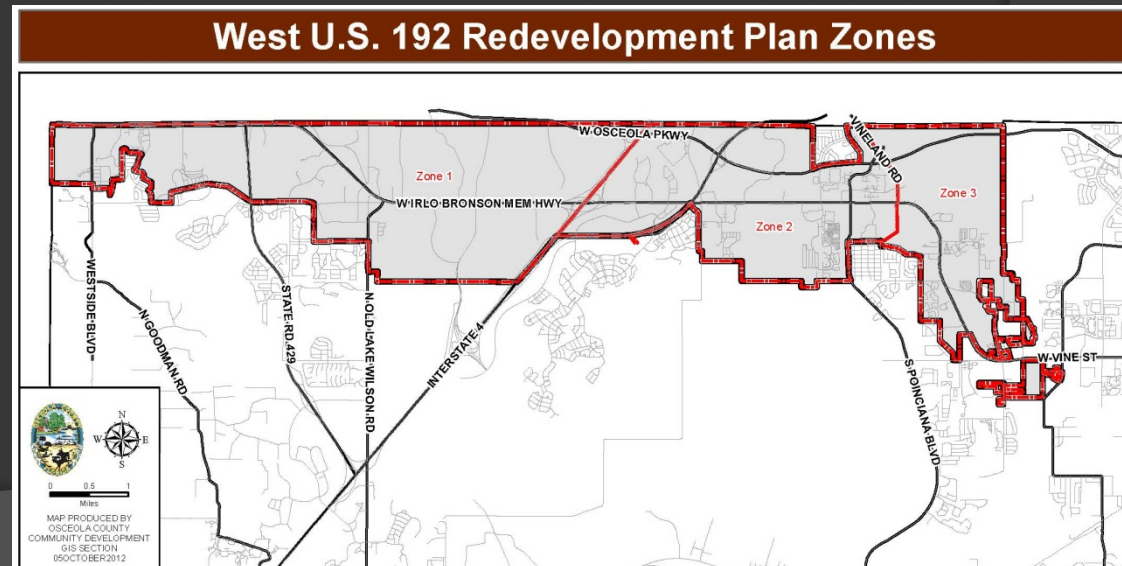
w/92 + approx. celebration Ave., looking east



Redevelopment Plan



- Requirement of the CRA
- Plans will be adopted by the W192 Development Authority
- Section 2 in progress, Section 1 and 3 will begin in January 2013
- Community-based initiative
- Will result in a CIP



Redevelopment Plan

- ◎ First community workshop on August 28th
 - Approximately 70 attendees provided input on potential elements for the corridor
- ◎ Online survey now available
 - to capture additional public input, many foreign owners who could not attend the workshop



Redevelopment Plan

◎ Next Steps

- Create three visions from the public input
- Create a capital improvement program (CIP) to support these visions
- W192 Development Authority will adopt one vision and CIP
- BCC will adopt the same vision and CIP



County Programs

- BeautiVaction Program
- Minimum Maintenance Standards
- Façade Improvement Program

BeautiVacation Program

- Funded by a Municipal Service Benefit Unit (MSBU)
- Paid for such items as Washingtonian palms, unique signs, custom lighting, transit shelters, benches, trash receptacles and other street furniture
- Currently in maintenance phase





Minimum Maintenance Standards

- ⦿ Apply to structures and properties within the CRA
- ⦿ Establish minimum property and building maintenance standards
- ⦿ Provide for the abatement of the nuisances within a specified time
- ⦿ Standards for premises, structures, equipment and facilities for light, ventilation, signage, safe and sanitary maintenance, landscaping ,etc.
- ⦿ **Status:** Will be presented to the BCC for adoption in Fall 2012

Façade Improvement Grants

- County will provide dollar for dollar matching grant for eligible façade and landscape improvements.
- Painting, building or property signage, landscaping exterior lighting, exterior wall repairs, etc.
- **Status:** Funding for 2012-2013 approved with the CDBG program. Program will be opened Fall 2012.



Conclusion

- Board Application deadline is October 26, 2012.
- Applications are available online at http://www.osceola.org/w192_development_authority/home.cfm