

V. OPERATIONAL PROCEDURES

A. *CRA Term*

The term of the Sebastian Community Redevelopment Master Plan will be thirty years from the date of Plan adoption, which is expected to occur in December 2003. This length of operational term is absolutely necessary to provide the best opportunity for the CRA to successfully complete the redevelopment process within the redevelopment area and ensure the greatest potential property value enhancement resulting from initial public-sponsored projects and programs. This does not mean the entire CRA Area will be redeveloped within that timeframe, but rather that the major principles and associated improvements envisioned in the Redevelopment Plan, as amended and updated in the future, will be fully implemented and private development will be well on the way toward helping the City of Sebastian attain its vision for the restoration of its historical downtown.

Although the initial capital improvements process is estimated over a ten-year period, the Plan will be updated periodically over the thirty-year CRA term to reflect changed financial and development conditions in Sebastian. In addition, the CRA may engage in bond financing after three to five years of operation in order to provide an up-front infusion of dollars for public improvements with repayment from enhanced tax increment proceeds over an extended period, typically twenty to twenty-five years. Obviously, bond underwriters will require that the term of the CRA extend through and beyond the final payoff of any bonds they sponsor. It is also not unusual for successful CRAs to implement multiple bond issues over the thirty-year redevelopment period, and second and third issues would also need long-term payback periods to keep interest rates within reason for the Agency.

Another areas of Plan implementation where the thirty-year term is crucial include the development of public/private partnerships. CRAs have been appropriately referred to as "developers in the public interest", and this aspect of the CRA role is very important to realize the tax base enhancements expected from publicly funded improvements. Expedited approval of development consistent with the Redevelopment plan may be the difference between a high or low growth of tax base in the redevelopment area. In addition, successful CRAs often enter into long-term agreements with developers to address issues such as parking; these issues typically extend far into the future.

B. Annual Reporting

The Sebastian CRA will prepare an annual budget for consideration and approval prior to October 1st of the fiscal year in which the budget will be implemented. In addition, an annual report will also be prepared, which will outline progress made toward achieving Plan goals, objectives and policies. This report will also include a comparison of current-year tax base in contrast to the base year value. In addition, financial statements will be prepared according to Florida Statutes.

C. Plan Update and Amendments

The Sebastian Community Redevelopment Master Plan will be updated and revised to reflect changing conditions every three to five years. The standard updating process will involve the following steps:

1. Updated data and analysis;
2. Revised capital improvements program and other redevelopment strategy recommendations;
3. Review by Local Planning Agency; and
4. Consideration by CRA Board and City Council.

Appendix A

City of Sebastian CRA Expansion
Finding of Necessity