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ANNOUNCING

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INTRODUCTION TO REDEVELOPMENT SEMINAR

Thursday
September 21, 1989
Omni Hotel
San Diego



PROGRAM

REGISTRATION

8:00 am. - 9:00 am.

INTRODUCTION TO THE SEMINAR

9:00 a.m. - 9:15 a.m.

SESSION I - AN OVERVIEW OF THE REDEVELOPMENT LAW

9:15 am. - 10:00 am.

Mr. Bruce Ballmer of Kane, Ballmer and [redacted] an, a firm speci [redacted] evelopment Law, will present an overview of the legal foundation for redevelopment in California. An explanation of the provisions of the State Constitution, the Community Redevelopment Law, the California Environmental Quality Act and case law as it affects redevelopment will be discussed. An update to recent legislative changes affecting redevelopment will also be discussed.

SESSION II - ADOPTING OR AMENDING A REDEVELOPMENT PLAN

10:15 am. - 12:00 noon

Kathleen Rosenow, of Rosenow, Spevacek, and Jim Burns, of Burns and Watry, Inc., will review the procedural aspects of adopting or amending a redevelopment plan. Pat Mann of Cotton/Beland/Associates will be discussing the environmental review process for redevelopment plan adoption.

The panel will discuss the following areas:

A) The Plan Adoption Process

1. The survey area
2. Selection of project areas
3. The urban and vacant land mix
4. Establishing conditions of blight
5. Inclusion of non-blighted areas

B) Required Legal Documents

1. Preliminary plan
2. Preliminary report
3. Redevelopment plan
4. Redevelopment plan report to the city council
5. Owner participation rules
6. Relocation plan
7. Environmental impact report

C) The Fiscal Review Process

1. Consultation with taxing entities
2. Fiscal detriment caused by the project
3. Tax increment sharing agreements

D) Citizen Participation Process

1. Project area committee
2. Public education programs
3. Working with the media

SESSION III - LUNCHEON - Effective Community Participation In Public Policy Decisions

12:00 noon - 1:30 p.m.

Speaker: David G. Jones, Ph.D.
President, Sentient Systems

SESSION IV - FINANCING REDEVELOPMENT

1:45 p.m. - 2:45 p.m.

This session will explore the various types of financing alternatives that are available to redevelopment agencies and explain how they can be used in redevelopment project development. The panelist will explain the property tax increment financing, sales tax increment financing, tax allocation bonds, taxable bonds, lease revenue financing, certificates of participation, mortgage revenue bonds, assessment district financing, developer loans and advances, public/private partnerships, and other types of potential financing. A case study on how to initiate a redevelopment project with little funding will be presented. Panelist include Richard R. Powers, City manager of Norwalk; Ken Caresio, Senior Vice President of Chilton and O'Connor and Chris Leinberger of the Metropolitan Futures Group.

SESSION V - PROJECT IMPLEMENTATION

3:00 p.m. - 5:00 p.m.

Three case studies of how a project can be implemented in a) Residential Development, b) Commercial Development, and c) Mixed use Developments will be presented by three panelists with excellent experience in the redevelopment project implementation. The panel includes: John Dykstra of Dykstra & Associates, Hank Gordon of the Rainier fund and Patricia Getzel of the City of Escondido. The case studies will be very useful for cities of all sizes in understanding the redevelopment process dealing with property acquisition, negotiation of development deals, land use controls, disposition of agency property and public/private partnership developments.

SEMINAR SPEAKERS & MODERATORS

Paul G. Desrochers
Assistant Vice President/Operations
Centre City Development Corp.

Bruce D. Ballmer
Partner
Kanc, Ballmer & Berkman

James D. Wheaton
City Manager/Executive Director
City of Corona RDA

Kathleen Rosenow
President
Rosenow Spevacek

James K. Bums
Principal
Bums and Watry, Inc.

Pat Mann
Principal
Cotton/Beland/Associates

David G. Jones, Ph.D.
President
Sentient Systems, Inc.

Christopher Salomone
Community Development Director
City of Carlsbad

James Iverson
Executive Vice President
Miller & Schroeder Financial, Inc.

Richard R. Powers
City Manager/Executive Director
City of Norwalk RDA

Patricia Getzel
Housing & Human Services Manager
City of Escondido

Ken Caresio
Senior Vice President
Chilton & O'Connor, Inc.

Derrill Quaschinick
Deputy Director
City of Riverside RDA

John B. Dykstra
President
John B. Dykstra & Associates

Hank Gordon
President
The Rainier Fund

Chris Leinberger
Principal
The Metropolitan Futures Grp.

INTRODUCTION TO REDEVELOPMENT

This will be CRA Association's 11th "Introduction to Redevelopment" Seminar, and we have consistently had "overflow" attendance. Therefore, you are urged to send your advance registration form as soon as possible. Speakers for the Seminar will be experts in redevelopment law, redevelopment finance, economic analysis, and project implementation. Over 2,400 people have participated in these Introductory Seminars, and the seminar notebooks prepared by the Association are widely acclaimed.

WHO SHOULD ATTEND

Agency Executive Directors and Staff, City Council/County Supervisors/Agency members, Planning Commissioners, Developers, Realtors and other members of the private sector who are interested in redevelopment activities should attend this Seminar. The "Introduction To Redevelopment" Seminar is designed to provide a broad overview of the redevelopment process. Recent changes in the law will also be discussed. The seminar notebook is an extensive summary of various aspects of the redevelopment process. It will contain an updated copy of the Community Redevelopment Law, as well as the revised procedural outline for forming a new project in accordance with the recent changes in the law.

REGISTRATION

The advance registration fee is \$185 for CRA Association members and \$235 for non-members. To encourage team attendance, the registration fee will be reduced by \$25 each for two or more participants from the same firm or agency. Registrations received after September 15 will be considered late and require an additional \$10. The registration fee will include: lunch, refreshment breaks, and the seminar notebook. Please complete the enclosed seminar registration form and mail it with your check at the earliest possible date. There will be no confirmation notices mailed, so please call the CRA Association Office at (916) 448-8760 if you wish to confirm registrations.

HOTEL ACCOMMODATIONS

The Omni Hotel in San Diego has reserved a block of rooms for Wednesday night, September 29, for those who want to stay overnight before the Seminar. The rooms not reserved must be released by August 31. Please fill out the attached hotel reservation form and MAIL IT DIRECTLY TO THE HOTEL. If you did not receive a reservation card, reservations may be phoned into the hotel at (619) 239-2000. You should inform the hotel that you are attending the CRA Association Seminar to obtain the special reduced rate of \$110. The address of the Omni Hotel is: Omni Hotel, at Honon Plaza, 910 Broadway Circle, San Diego, CA 92101.

TRAVEL ARRANGEMENTS

CRA Association has arranged for discounted airfares for its members attending seminars. To take advantage of discounted airfares on American Airlines call M. B. T. A. at 1-800-223-5252. Credit cards only, no cash transactions please.

CANCELLATION POLICY

If you are pre-registered and unable to attend, you may send a replacement, but please notify the Association prior to the seminar. If you must cancel, a written notice must be received prior to September 15 for full reimbursement. Cancellations received after that date but prior to September 20 will be subject to an administrative charge of \$35. NO REFUNDS WILL BE MADE AFTER 5 PM SEPTEMBER 20.