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# PLENARY SESSION

## *Legal and Ethical Issues in Redevelopment*

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**Florida Redevelopment Association  
Annual Conference - Orlando  
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“Associate yourself with men of good quality if you esteem your own reputation; for ‘tis better to be alone than in bad company.”

George Washington, Rules of Civility and Decent Behavior in Company and Conversation



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# Old George was not only an ethical guy, he was also concerned about many other things.....

- “While in company, put not your hands to any part of the body not usually discovered”
  - “Shift not yourself in the sight of others, nor gnaw your nails”
  - “In visiting the sick, do not presently play the physician if you be not knowing therein”
  - “Be not tedious in discourse or in reading unless you find the company pleased therewith”
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# Ethics defined .....

Is it ..... “Maybe I won’t get caught?”

More about that later

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# Ethics defined .....

A code of morality; or a system of moral principles governing the appropriate conduct for a person or group

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So what should you do if you should stray from the straight and narrow? Here are few tried and true excuses.....

- **The Golden Rationalization**, or “Everybody does it”
- **The Gore Misdirection**, or “If it isn’t illegal, it’s ethical”
- **The Biblical Rationalizations**, or “Judge not, lest ye be judged”
- **The King’s Pass**
- **The Dissonance Drag**
- **The Futility Illusion**, or “If I don’t do it someone else will”
- **Ethical Vigilantism**, or “They owed me”
- **The Comparative Virtue Excuse**, or “There are worse things”
- **Woody’s Excuse**, or “The heart wants what the heart wants”

Thanks to *The Ethics Scoreboard – A Project of ProEthics, Ltd.*, 2009

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# THE JACKSONVILLE BEACH WAY

Decisionmaking is guided by the following three points.....

- **“Do the right thing”**
  - **“Do it the right way”**
  - **“Do it for the right reason”**
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# **AT THE END OF DAY, THE MESSAGE CAN BE SUMMED UP AS FOLLOWS:**

- **Are you treating others as you would want to be treated?**
  - **Would you be comfortable if your reasoning and decision were to be publicized? (“The 60 Minutes Rule”)**
  - **Would you be comfortable if your children were observing you?**
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