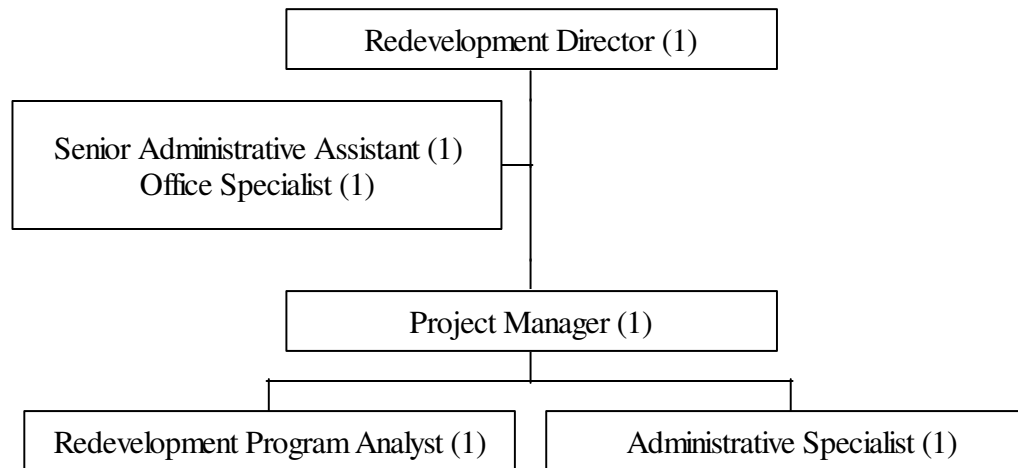


# ***Redevelopment***

2005-06 Organizational Chart  
**Redevelopment**  
Effective July 1, 2005  
(6 Full-time employees)

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6 FTE

**City of Ontario**  
**Summary of Personnel and Organizational Changes**

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<b><u>Redevelopment</u></b>	<b><u>2003-04</u></b>	<b><u>2004-05</u></b>	<b><u>2005-06</u></b>
Administrative Specialist	1	1	1
Office Specialist	1	1	1
Project Manager	1	1	1
Redevelopment Director	1	1	1
Redevelopment Program Analyst	1	1	1
Senior Administrative Assistant	1	1	1
	<hr/>	<hr/>	<hr/>
<b><i>Total – Redevelopment</i></b>	<b><u><u>6</u></u></b>	<b><u><u>6</u></u></b>	<b><u><u>6</u></u></b>

***Budget information is reflected in the “Ontario Redevelopment Agency” Section  
(See Page 245)***

## **Redevelopment Major Accomplishments Fiscal Year 2004-05**

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### **Redevelopment Administration**

- Adopted the Redevelopment Agency's Five-Year Implementation Plan (2005-2009), which contains the Agency's goals, objectives, and proposed redevelopment activities for the various Project Areas, and explains how these actions will contribute to the elimination of blight.
- Implemented a design update to the Agency's website incorporating attractive graphics presenting useful information about the Agency's history, goals and accomplishments.
- Entered into a Professional Services Agreement for architectural services with Robert Borders & Associates for the adaptive re-use of the former Police headquarters by creating an efficient and safe environment for Redevelopment, Housing, Code Enforcement, Fire Department, and City employees to work, in addition to, a comfortable, positive, and professional experience for citizens and others engaging in business with staff.

### **Project Area No. 1**

- Negotiated and entered into a Disposition and Development Agreement with Panattoni Development Company for the conveyance of approximately 94 acres located in The Ontario Center for the development of an integrated mixed-use urban center.
- Negotiated and entered into a Disposition and Development Agreement with FF Realty, LLC and Regis Homes, LP for the conveyance of approximately 32 acres located in The Ontario Center for the development of high-quality multi-family housing.
- Negotiated and entered into a Disposition and Development Agreement and a Cooperation Agreement, on behalf of the City, with Mathis Brothers Oklahoma City, LLC for the conveyance of approximately 14.5 acres located in The Ontario Center for the development of a retail furniture store.
- Commenced construction of public street improvements along Fourth Street between Haven and Milliken Avenues. The street improvements include the widening of Fourth Street, replacing the existing earth channel with an underground concrete box structure, construction of a center median, median landscaping and irrigation, streetlights and traffic signals.
- Negotiated and entered into a Payment Agreement with the City of Rancho Cucamonga, and a Reimbursement Agreement with the City of Rancho Cucamonga and Jefferson on Fourth, L.P. in connection with the sharing of costs for public street improvements along Fourth Street.

**Redevelopment  
Major Accomplishments  
Fiscal Year 2004-05**

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**Project Area No. 2**

- Amended a Disposition and Development Agreement with Mountain Sixth Associates, LLC, for the conveyance and development of approximately 8-acres on northeast corner of Sixth Street and Mountain Avenue. The development will include high quality retail and office uses and a sit down family style restaurant, complete with ancillary landscaping and maintenance of common areas.
- Negotiated and entered into a Disposition and Development Agreement with Mountain Sixth Associates 2, LLC for the conveyance and development of approximately 1.19-acres on southwest corner of Sixth Street and Mountain Avenue.
- Acquired the property located at 1437 North Mountain Avenue for future redevelopment efforts.

**Center City**

- Acquired the property located at 610 East Holt Boulevard future for redevelopment efforts.
- Amended a Disposition and Development Agreement with Arteco Partners for the conveyance and adaptive re-use of Agency owned structures as artists' work-live units in Downtown Ontario, referred to as the Emporia Arts District.
- Entered into a Cooperation Agreement with the City of Ontario for the installation of streetlights to facilitate the future development of the Emporia Arts District
- Demolished the structures located at 114-128 East Holt Boulevard, 135 North Fern Avenue, and 334 North Euclid Avenue to assist in the redevelopment of Downtown Ontario.
- Assisted the Ontario Housing Authority with the acquisition and relocation Andy's Burger, formerly located at 405 East Holt Boulevard, in conjunction with overseeing the design of a new Andy's Burger located at 310 East Holt Boulevard.

**Cimarron**

- Supported the efforts of the Housing Agency to provide safe and sanitary housing for persons of low and moderate income located in the Cimarron Redevelopment Area and throughout the City of Ontario

**Guasti**

- Supported the effort of facilitating the rehabilitation of existing buildings and new development in the Guasti Project Area.

**Redevelopment  
Major Goals  
Fiscal Year 2005-06**

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**Redevelopment Administration**

**Invest in the Growth and Evolution of the City's Economy**

- Eliminate blighted areas within the City of Ontario, which constitute physical, social, or economic liabilities requiring redevelopment in the interest of health, safety, and the general welfare of the City.

**Operate in a Businesslike Manner**

- Increase revenue to the City by fostering the economic vitality of the various Redevelopment Project Areas.
- Strengthen the relationship between Redevelopment and various City departments to standardize administrative processes and implement the General Plan and Development Code.
- Provide responsible fiscal management for Ontario Redevelopment Agency activities.

**Project Area No. 1**

**Invest in the Growth and Evolution of the City's Economy**

- Maximize the economic benefits to be received from the Ontario Mills Mall and The Ontario Center.
- Continue to financially assist the regional public improvements within the Project Area.

**Focus Resources in Ontario's Commercial and Residential Neighborhoods**

- Complete the public street improvements along Fourth Street.
- Effectively manage the development of The Ontario Center.

**Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)**

- Commence construction of the Community Events Center at The Ontario Center.

**Project Area No. 2**

**Invest in the Growth and Evolution of the City's Economy**

- Continue to work with the private sector to encourage revitalization on Mountain Avenue.

**Focus Resources in Ontario's Commercial and Residential Neighborhoods**

- Improve aesthetics on Mountain Avenue.

**Redevelopment  
Major Goals  
Fiscal Year 2005-06**

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- Substantially complete the Mountain Village Public Street Improvements to include decorative paving, curbs and gutters, sidewalks, traffic signals, street lighting, signing and striping, street furniture, and landscaping.

**Center City**

**Invest in the Growth and Evolution of the City's Economy**

- Promote development in the Downtown area that is consistent with the Downtown Guidelines.
- Continue to support efforts to attract new businesses into Downtown Ontario.

**Focus Resources in Ontario's Commercial and Residential Neighborhoods**

- Improve the aesthetics on major corridors, including Holt Boulevard and Euclid Avenue.

**Cimarron**

**Operate in a Businesslike Manner**

- Adopt Amendment No. 1 to the Cimarron Redevelopment Project Area.

**Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)**

- Maintain and improve the City's existing infrastructure and public improvements.

**Guasti**

**Invest in the Growth and Evolution of the City's Economy**

- Promote the creation of mixed-use urban centers in Guasti Plaza.



**Redevelopment  
Performance Measures  
Fiscal Year 2005-06**

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	Page, Goal #	Actual FY 2003-04	Actual FY 2004-05	Target FY 2005-06
Maintain the average Agency assessed valuations for project areas	Pg. xxviii, 5	11.4%	8.78%	2%
Sustain the annual debt service coverage ratio average necessary to cover the debt service payments	Pg. xxvii, 3	1.4%	1.4%	1.4%
Respond to public inquires, questions, and complaints within 48 hours	Pg. xxvii, 3	95%	95%	100%
Process payments to contractors, consultants and attorneys in a timely fashion	Pg. xxvii, 3	90%	90%	95%