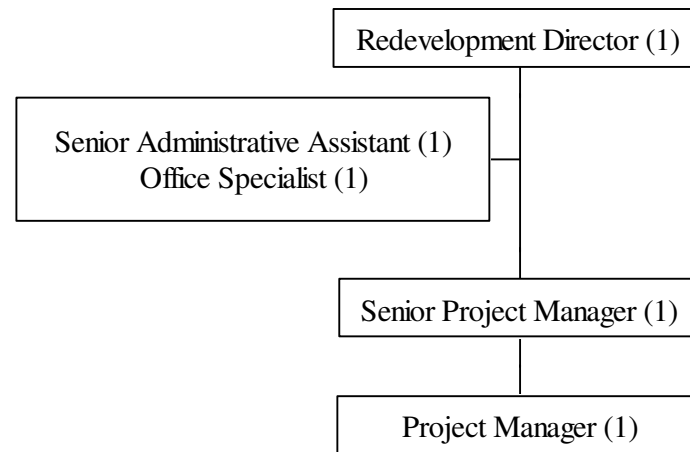


# ***Redevelopment***

2006-07 Organizational Chart  
**Redevelopment**  
Effective July 1, 2006  
(5 Full-time employees)

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5 FTE

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

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<b><u>Redevelopment</u></b>	<b><u>2004-05</u></b>	<b><u>2005-06</u></b>	<b><u>2006-07</u></b>
Office Specialist	1	1	1
Project Manager	1	1	1
Redevelopment Director	1	1	1
Redevelopment Program Analyst	1	1	0
Senior Administrative Assistant	1	1	1
Senior Project Manager	0	0	1
	<hr/>	<hr/>	<hr/>
<b><i>Total – Redevelopment</i></b>	<b><u>5</u></b>	<b><u>5</u></b>	<b><u>5</u></b>

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

## **Redevelopment Major Accomplishments Fiscal Year 2005-06**

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### **Redevelopment Administration**

- Adopted Ordinances extending the plan effectiveness and tax increment receipt deadlines of the Redevelopment Plans for Project Areas No. 1, 2, Center City and Cimarron up to two additional years.

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

- Conveyed approximately 68 acres of land located in the The Ontario Center to Panattoni Development Company for the development of an integrated mixed-use urban center.
- Conveyed approximately 17 acres of land located in the The Ontario Center to Mathis Brothers Oklahoma City, LLC for the development of a retail furniture store.
- Completed construction of public street improvements along Fourth Street between Haven and Milliken Avenues. The street improvements included 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, traffic signals and other minor improvements.
- Received reimbursement from the City of Rancho Cucamonga in connection with the sharing of costs for public street improvements along Fourth Street.

### **Project Area No. 2**

- Conveyed approximately 8 acres of Agency owned property located on northeast corner of Sixth Street and Mountain Avenue to Mountain Sixth Associates, LLC, for the development of high quality retail and office structure and a sit down family style restaurant, complete with ancillary landscaping and maintenance of common areas.
- Acquired the property located at 1447 North Mountain Avenue for future redevelopment efforts along the Mountain Avenue Corridor.

### **Center City**

- Completed the installation of fence improvements located at 210 South Fern Avenue.
- Demolished the structure located at 213 North Fern Avenue to assist in the future redevelopment of Downtown Ontario.

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

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- Collected all outstanding debt on promissory notes held by the Agency for the conveyance of Agency owned structures located in Downtown Ontario at 119-125 West Transit Street and 223 West Emporia Street, also referred to as the Emporia Arts District.
- Implemented a Cooperation Agreement with the City of Ontario for the installation of streetlights to facilitate the future development of the Emporia Arts District.
- Worked with City staff to complete minor office improvements and relocate the Code Enforcement offices into an Agency owned historic structure located at 122 South Vine Avenue.
- Conveyed approximately 0.30 acres of Agency owned property located at 326 East Holt Boulevard to B and G Plaza, Inc. for the construction of a 7,000 square foot commercial building accompanied by façade improvements to the existing commercial center adjacent to 326 East Holt Boulevard located at 404-414 East Holt Boulevard.
- Substantially completed construction plans for public street improvement in connection with the widening of Holt Boulevard between 326 and 404-414 East Holt Boulevard.
- Created an off-site parking lot at 101-125 South Vineyard Avenue in an effort to relieve overflow parking from the Ontario Convention Center.
- Entered into a second amendment to a lease agreement with Chaffey Community College District extending the lease through the summer of 2007.
- Entered into a grant agreement with Patton's Furniture located at 415 North Euclid Avenue for the installation of an "Anti-Graffiti" film designed to minimize storefront graffiti along Euclid Avenue, while encouraging businesses to comply with the Downtown Ontario Signage Program.

**Cimarron**

- Entered into a first amendment to a Professional Services Agreement for redevelopment and planning services in connection with the formation and implementation of a Project Area committee and additional tasks essential for the preparation and adoption of Amendment No. 7 to the Cimarron Redevelopment Project Area..
- 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 to facilitate the rehabilitation of existing buildings and new development in the Guasti Project Area.

## **Redevelopment Major Goals Fiscal Year 2006-07**

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### **Redevelopment Administration**

- Substantially complete the adaptive re-use of the former Police Headquarter located at 200 North Cherry Avenue into an office facility for various City departments.
- Eliminate blighted areas within the City, which constitute physical, social, or economic liabilities requiring redevelopment in the interest of health, safety, and the general welfare of the City.
- Increase revenue to the City by fostering the economic vitality of the various Redevelopment Project Areas.
- Strengthen the relationship between the Agency and other City departments to standardize administrative processes and implement the General Plan and Development Code.
- Provide responsible fiscal management for Agency activities.

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

- 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.
- Effectively manage the development of The Ontario Center.

### **Project Area No. 2**

- Continue to work with the private sector to encourage revitalization and improve aesthetics along the Mountain Avenue Corridor.
- 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.
- Demolish the structure located at 1437 North Mountain Avenue.

### **Center City**

- Improve aesthetics on major corridors, including Holt Boulevard and Euclid Avenue.
- Promote development in the Downtown area consistent with the Downtown Guidelines.
- Continue to support efforts to attract new businesses into Downtown Ontario.
- Substantially complete public street improvements between 326 and 404-414 East Holt Boulevard.

**Redevelopment  
Major Goals  
Fiscal Year 2006-07**

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**Cimarron**

- Adopt Amendment No. 7 to the Cimarron Project Area Redevelopment Plan.
- Maintain and improve the City's existing infrastructure and public improvements.

**Guasti**

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



**Redevelopment  
Performance Measures  
Fiscal Year 2006-07**

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	Page, Goal #	Actual FY 2004-05	Actual FY 2005-06	Target FY 2006-07
Maintain the average Agency assessed valuations for project areas	Pg. xxviii, 5	8.78%	10.45%	2.0%
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 24ours	Pg. xxvii, 3	95%	95%	100%
Process payments to contractors, consultants and attorneys in a timely fashion	Pg. xxvii, 3	90%	90%	95%