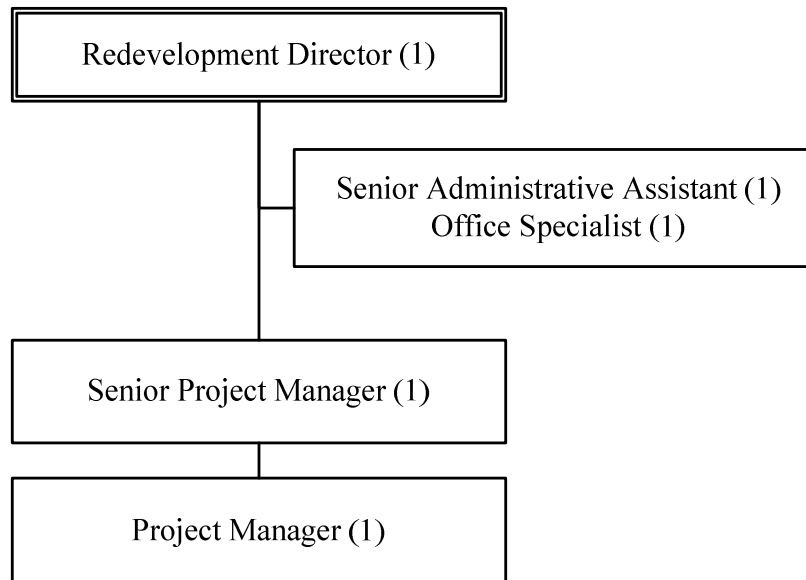


Redevelopment

2007-08 Organizational Chart
Redevelopment
Effective July 1, 2007
(5 Full-time employees)



5 FTE

City of Ontario
Summary of Personnel and Organizational Changes

<u>Redevelopment</u>	<u>2005-06</u>	<u>2006-07</u>	<u>2007-08</u>
Office Specialist	1	1	1
Project Manager	1	1	1
Redevelopment Director	1	1	1
Redevelopment Program Analyst	1	0	0
Senior Administrative Assistant	1	1	1
Senior Project Manager	0	1	1
	<hr/>	<hr/>	<hr/>
<i>Total – Redevelopment</i>	<u>5</u>	<u>5</u>	<u>5</u>

***Budget information is reflected in the “Ontario Redevelopment Agency” Section
(See Page 217)***

Redevelopment Major Accomplishments Fiscal Year 2006-07

Redevelopment Administration

- Prepared revised construction plans for the adaptive re-use of the former Police headquarters to create interim and permanent City offices for Human Resources, Risk Management, Engineering, Building, Planning, and other City Employees.
- Worked with Agency and City staff to prepare construction plan for the adaptive re-use of the building at 208 West Emporia Avenue to create office space for the Housing Agency, including Code Enforcement.

Project Area No. 1

- Conveyed approximately 80 acres located in The Ontario Center to Panattoni Development Company for the development of an integrated mixed-use urban center.
- Conveyed approximately 18 acres located in 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, and traffic signals.

Project Area No. 2

- Demolished the structures located at 1445 and 1447 North Mountain Avenue for future redevelopment efforts along the Mountain Avenue Corridor.
- Approved Agency financing of the removal of overhead utilities and installation of underground utilities on Mountain Avenue between G Street and Brooks Street.
- Commemorated the grand opening of the Gateway at Mountain Village redevelopment project located at the northeast corner of Sixth Street and Mountain Avenue. The project included a sit down family style restaurant, Starbucks coffee shop, retail, entertainment and quick food uses, and a multi-story office building, complete with ancillary landscaping and maintenance of common areas.

Center City

- Completed utility relocation within the alley located at the southeast corner of Euclid Avenue and Holt Boulevard.
- Acquired the property located at 205-209 South Vine Avenue to assist in the future redevelopment of Downtown Ontario.

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

- Demolished the structures located at 211 West Transit Street and 228 West Emporia Avenue to prepare the site for redevelopment.
- Conveyed an Agency owned historic structure to the City of Ontario and completed landscaping improvements to the historic facility which currently occupies the Code Enforcement Department (122 South Vine Ave).
- Began construction of public street improvement in connection the widening of Holt Boulevard between 326 and 404-414 East Holt Boulevard.
- Agency Staff assisted City Staff to complete minor improvements and relocate the Fire Prevention Offices into a City owned structure located at 217 South Lemon Avenue.
- Entered into a Grant Agreement with La Bamba Restaurant for façade improvements at 401 North Euclid Avenue.
- Patton's Furniture located at 415 North Euclid Avenue fulfilled all terms under a Grant Agreement with the Agency 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

- Agency staff continued to work with various City departments, Legal Counsel, and consultants to obtain vital information required for the adoption of Amendment No. 7 to the Cimarron Redevelopment Project Area.
- Agency staff took all steps necessary to elect a Project Area Committee required for the adoption of Amendment No. 7 to the Cimarron Redevelopment Project Area and conducted seven Project Area Committee public meetings resulting in the members of the Committee voting unanimously for recommendation of the adoption.
- 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.
- Conducted feasibility studies in connection with the development of office and a hotel in the Project Area.

Redevelopment Major Goals Fiscal Year 2007-08

Redevelopment Administration

- Substantially complete the adaptive re-use of the former Police Headquarters located at 200 North Cherry Avenue into interim and permanent office space for various City departments.
- 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.
- 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

- 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.

Project Area No. 2

- Continue to work with the private sector to encourage revitalization and improve aesthetics along the Mountain Avenue Corridor.

Center City

- Improve aesthetics on major corridors, including Holt Boulevard and Euclid Avenue.
- Promote development in the Downtown area that is 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.
- Demolish the structures located at 205-209 South Vine Avenue.

**Redevelopment
Major Goals
Fiscal Year 2007-08**

Cimarron

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

Guasti

- Promote the creation of mixed-use urban centers in Guasti Plaza.
- Enter into an Owner Participation Agreement with PGP Properties, Inc. for an office and hotel project to assist in the elimination of blight in the Guasti Redevelopment Project Area.

**Redevelopment
Performance Measures
Fiscal Year 2007-08**

	Page, Goal #	Actual FY 2005-06	Estimated FY 2006-07	Target FY 2007-08
Maintain the average Agency assessed valuations for project areas	Pg. xxxi, 6	8.78%	11.02%	2.0%
Sustain the annual debt service coverage ratio average necessary to cover the debt service payments	Pg. xxix, 4	1.4%	1.4%	1.4%
Respond to public inquires, questions, and complaints within 24 hours	Pg. xxix, 4	95%	95%	100%
Substantially complete public street improvement between 326 and 404-414 East Holt Boulevard	Pg. xxix, 3	N/A	35%	100%
Adopt Amendment No. 1 to the Cimarron Redevelopment Project Area	Pg. xxix, 3	10%	95%	100%
Process payments to contractors, consultants and attorneys in a timely fashion	Pg. xxix, 4	90%	90%	95%