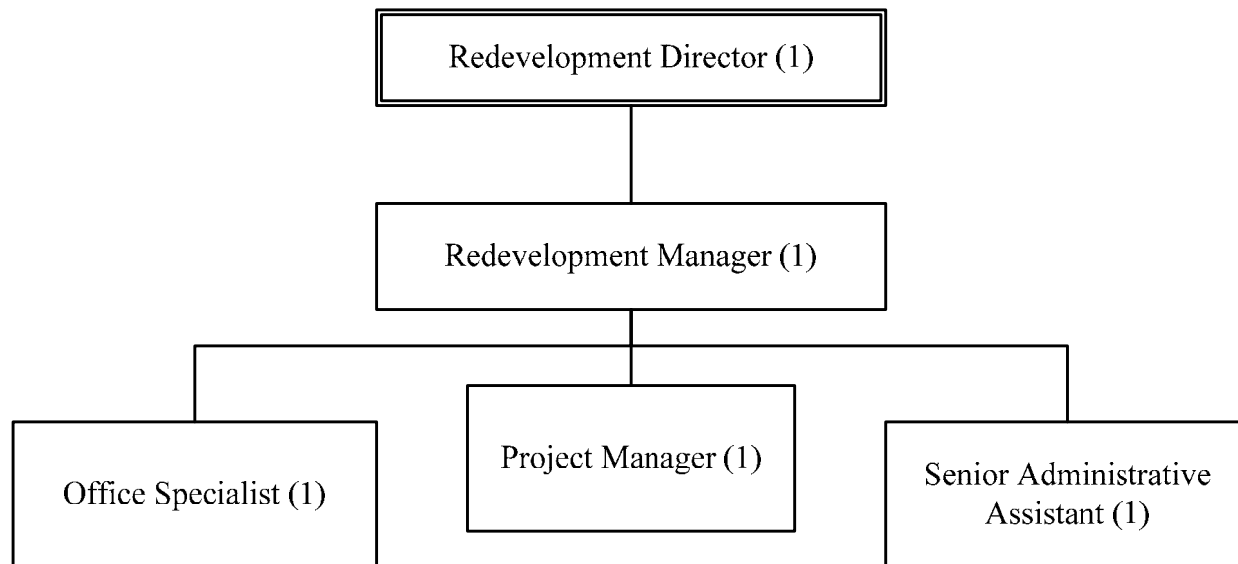


Redevelopment

2008-09 Organizational Chart
Redevelopment
Effective July 1, 2008
(5 Full-time employees)



5 FTE

City of Ontario
Summary of Personnel and Organizational Changes

<u>Redevelopment</u>	<u>2006-07</u>	<u>2007-08</u>	<u>2008-09</u>
Office Specialist	1	1	1
Project Manager	1	1	1
Redevelopment Director	1	1	1
Redevelopment Manager	0	1	1
Senior Administrative Assistant	1	1	1
Senior Project Manager	1	0	0
	<hr/>	<hr/>	<hr/>
<i>Total – Redevelopment</i>	<u><u>5</u></u>	<u><u>5</u></u>	<u><u>5</u></u>

***Budget information is reflected in the “Ontario Redevelopment Agency” Section
(See Page 211)***

Redevelopment Major Accomplishments Fiscal Year 2007-08

Redevelopment Administration

- Approved the Mid-term review of the Redevelopment Agency's Five-Year Implementation Plan (2005-2009), determining that redevelopment activities in each project area conform to the desired goals, objectives, programs and expenditures identified in the adopted Implementation Plan.
- Adopted ordinances explaining the Agency's Eminent Domain Programs for the City's Redevelopment Project Areas.
- Completed construction of the adaptive re-use of the building at 208 West Emporia Street to create office space for the Housing Agency and Code Enforcement Department.
- Completed Phase I of the adaptive re-use of City Hall East (the former Police headquarters) which included interior demolition and removal of hazardous materials, and awarded a construction contract for Phase II to create interim and permanent City offices for Human Resources, Risk Management, Engineering, Building, Planning, and other City Employees.
- Awarded a construction contract for the rehabilitation of the building at 603 North Euclid Avenue to create office space for Redevelopment Agency staff.
- Approved Agency financing of public street improvements along Philadelphia Street necessary to facilitate the City's Soccer/Sports Field Complex.

Project Area No. 1

- Entered into Implementation Agreements with Panattoni Development Company for the development of an integrated mixed-use urban center.
- Commemorated the grand opening of Mathis Brothers Furniture - a retail redevelopment project located within The Ontario Center.
- Approved Agency financing of public parking to accommodate the Citizens Business Bank Arena together with participating in the construction cost of The Ontario Center Project Identity Sign located north of Interstate 10 Freeway between Haven and Milliken Avenues.

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

Project Area No. 2

- Entered into an Exclusive Right to Negotiate Agreement with AMG Realty Investors, LLC for the proposed redevelopment of the southwest corner of Sixth Street and Mountain Avenue.
- Continued to work on the concept plan for the Mountain Village public street improvements to include decorative paving, curbs and gutters, sidewalks, street lighting, signing and striping, and landscaping.

Center City

- Demolished the structures at 205-209 South Vine Avenue to prepare the site for redevelopment.
- Completed construction of public street improvements in connection with the widening of Holt Boulevard between 326 and 404-414 East Holt Boulevard.

Cimarron

- Adopted 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 of facilitating the rehabilitation of existing buildings and new development in the Guasti Project Area.
- Entered into a Owner Participation Agreement with Ontario Airport Center, LLP for the development of the Ontario Airport Towers, consisting of a Class A office building and a small commercial component located south of Interstate 10 Freeway between Archibald and Turner Avenues.

**Redevelopment
Major Goals
Fiscal Year 2008-09**

Redevelopment Administration

Operate in a Businesslike Manner

- 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.
- Complete the rehabilitation of the building at 603 North Euclid Avenue to create office space for Redevelopment Agency staff.
- Strengthen the relationship between Redevelopment and various City departments to standardize administrative processes and implement the General Plan and Development Code.

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.

Project Area No. 2

Focus Resources in Ontario's Commercial and Residential Neighborhoods

- Substantially complete the Mountain Village public street improvements to include decorative paving, curbs and gutters, sidewalks, street lighting, signing and striping, and landscaping.
- Enter into a Disposition and Development Agreement for the redevelopment of the southwest corner of Sixth Street and Mountain Avenue.

**Redevelopment
Performance Measures
Fiscal Year 2008-09**

	Page, Goal #	Actual FY 2006-07	Estimated FY 2007-08	Target FY 2008-09
Maintain the average Agency assessed valuations for project areas	Pg. xxxi, 6	11.0%	17.5%	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. xxviii, 4	95%	95%	100%
Process payments to contractors, consultants and attorneys in a timely fashion	Pg. xxix, 4	90%	90%	95%

