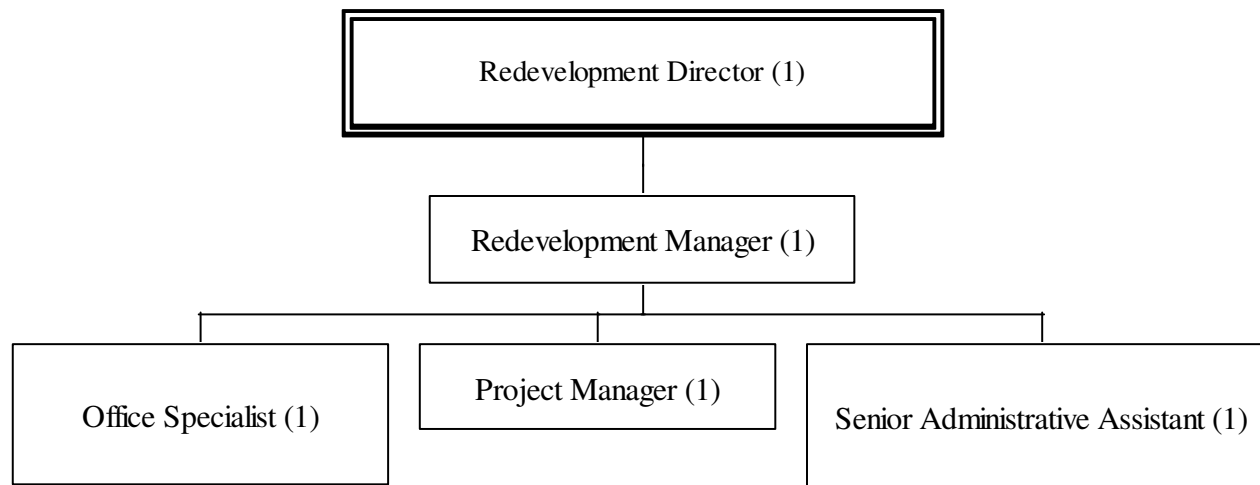


# ***Redevelopment***

2009-10 Organizational Chart  
**Redevelopment**  
Effective July 1, 2009  
(5 Full-time employees)

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5 FTE

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

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	<u><b>2007-08</b></u>	<u><b>2008-09</b></u>	<u><b>2009-10</b></u>
<b><u>Redevelopment Department</u></b>			
Office Specialist	1	1	1
Project Manager	1	1	1
Redevelopment Director	1	1	1
Redevelopment Manager	1	1	1
Senior Administrative Assistant	1	1	1
	<hr/> 5	<hr/> 5	<hr/> 5
<b><i>Total Redevelopment Agency</i></b>	<hr/> <hr/> 5	<hr/> <hr/> 5	<hr/> <hr/> 5

***Budget information is reflected in the “Ontario Redevelopment Agency” Section  
(See Page 227)***

## **Redevelopment Major Accomplishments Fiscal Year 2008-09**

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### **Redevelopment Administration**

- Began preparation of the Redevelopment Agency's Five-Year Implementation Plan (2010-2015), identifying the redevelopment activities, desired goals, objectives, and programs within the Redevelopment Project Areas
- Completed Phase II of the adaptive re-use of City Hall East (the former Police headquarters) to create interim and permanent City offices
- Completed the rehabilitation of 603 North Euclid Avenue to create office space for Redevelopment Agency staff
- Approved "on-call" Professional Services Agreements with acquisition and relocation consultants, appraisers, environmental site assessment firms, and title companies enabling Agency staff to be administratively more efficient and cost effective

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

- Continued to implement Agreements with Panattoni Development Company for the development of an integrated mixed-use urban development within The Ontario Center

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

- Amended the Exclusive Right to Negotiate Agreement with AMG Realty Investors, LLC., for the proposed redevelopment of the southwest corner of Sixth Street and Mountain Avenue

### **Center City**

- Completed construction of parking lots adjacent to 208 West Emporia Street to accommodate the relocation of the Housing Agency

### **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.

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

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- Entered into an Owner Participation Agreement with the owners of property located at the southeast corner of Euclid Avenue and Philadelphia Street for façade and site upgrades

**Guasti**

- Continued negotiation of terms for potential Agency participation in the comprehensive redevelopment of the former Guasti Winery property by the Oliver McMillan Company

## **Redevelopment Major Goals Fiscal Year 2009-10**

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### **Redevelopment Administration**

- Adopt the Redevelopment Agency's Five-Year Implementation Plan (2010-2015), identifying the redevelopment activities, desired goals, objectives, and programs within the Redevelopment Project Areas
- Complete the relocation of the offices of City Council, City Administration, Administrative/Fiscal Services and the Development Agency from City Hall to City Hall East
- 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 and growth 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
- Complete a comprehensive update of the Redevelopment Department website

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

- Maximize the economic benefits to be received from the Ontario Mills Mall
- Continue work with the Panattoni Development Company and other developers for the on-going development of the Piemonte Project as mixed-use Urban Center
- Continue to financially assist the regional public improvements within the Project Area
- Effectively manage and maximize the development of The Ontario Center

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

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

### **Center City**

- Improve the aesthetics on major corridors, including Holt Boulevard and Euclid Avenue
- Work toward negotiating terms for an Agreement to redevelop the Agency-owned property located at the southeast corner of Euclid Avenue and Holt Boulevard

**Redevelopment  
Major Goals  
Fiscal Year 2009-10**

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

**Cimarron**

- Enter into a construction contract for façade improvements for the small commercial strip center located on the southeast corner of Euclid Avenue and Philadelphia Street

**Guasti**

- Work toward the negotiation of business terms leading to an Agreement with the Oliver McMillan Company for the redevelopment of the former Guasti Winery property as a mixed-use Urban Center



**Redevelopment  
Performance Measures  
Fiscal Year 2009-10**

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	Page # xxxiv-xxxvi Goal #	Actual FY 2007-08	Estimated FY 2008-09	Target FY 2009-10
Sustain the annual debt service coverage ratio average necessary to cover the debt service payments	5	1.4%	1.4%	1.4%
Respond to public inquires, questions, and complaints within 24 hours	5	95%	95%	100%
Process payments to contractors, consultants and attorneys in a timely fashion	5	90%	90%	95%