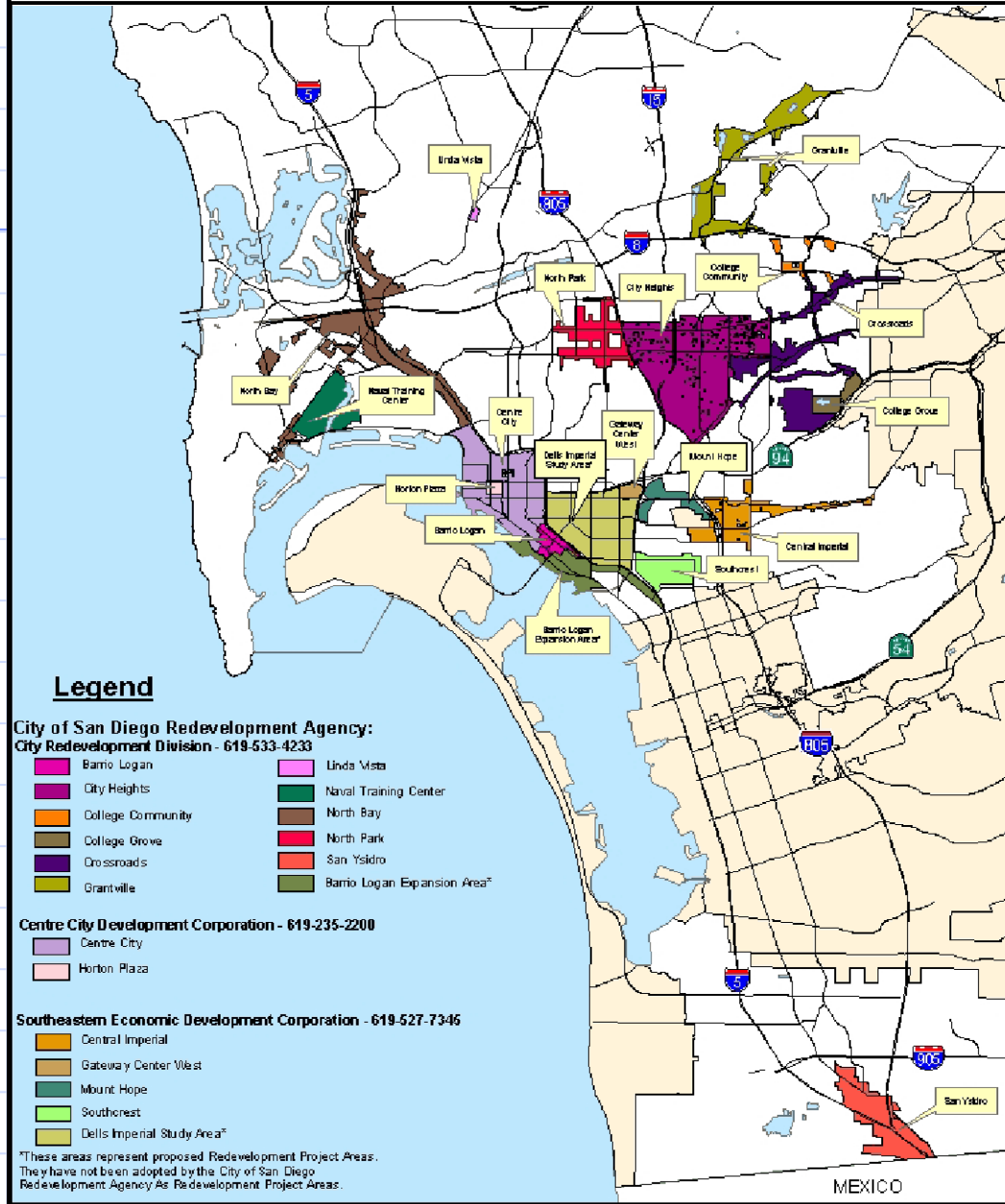


“Redevelopment Agency Organization and Structure”



**Janice Weinrick
Deputy Executive Director
April 29, 2008**

CITY OF SAN DIEGO REDEVELOPMENT AGENCY
PROJECT AREAS



Legend

**City of San Diego Redevelopment Agency:
City Redevelopment Division - 619-533-4233**

- | | |
|-------------------|------------------------------|
| Barrio Logan | Linda Vista |
| City Heights | Naval Training Center |
| College Community | North Bay |
| College Grove | North Park |
| Crossroads | San Ysidro |
| Grantville | Barrio Logan Expansion Area* |

Centre City Development Corporation - 619-235-2200

- Centre City
- Horton Plaza

Southeastern Economic Development Corporation - 619-527-7346

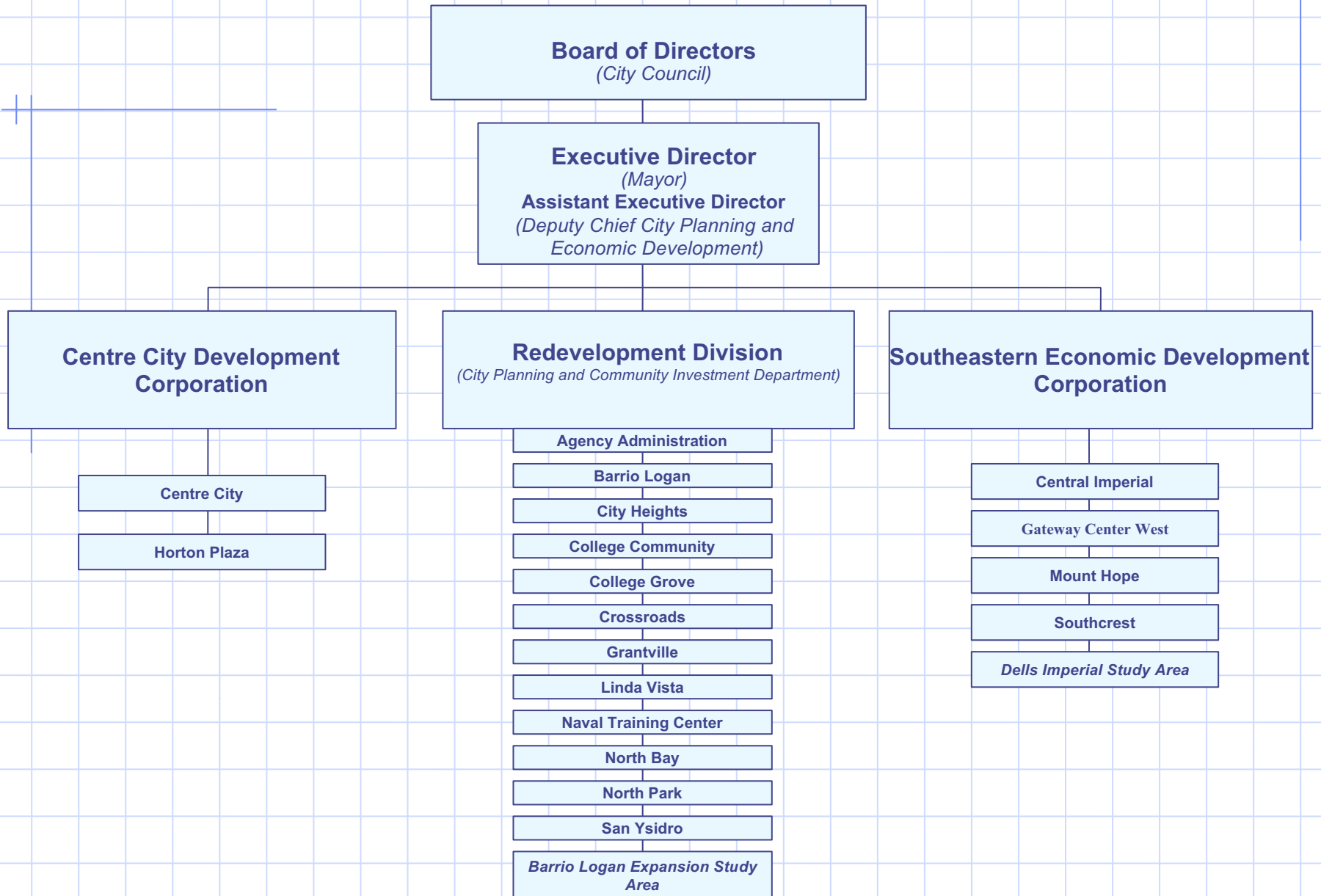
- Central Imperial
- Gateway Center West
- Mount Hope
- Southwest
- Dells Imperial Study Area*

*These areas represent proposed Redevelopment Project Areas. They have not been adopted by the City of San Diego Redevelopment Agency As Redevelopment Project Areas.

MEXICO



Current Redevelopment Agency Structure



Agency Structural Options

- ◆ **Initiate a redevelopment administrative structure enabling the Agency the ability to hire and manage staff in a more efficient and effective manner outside of the City civil service system**
- ◆ **Continue providing an Agency staff through a contract with the City**

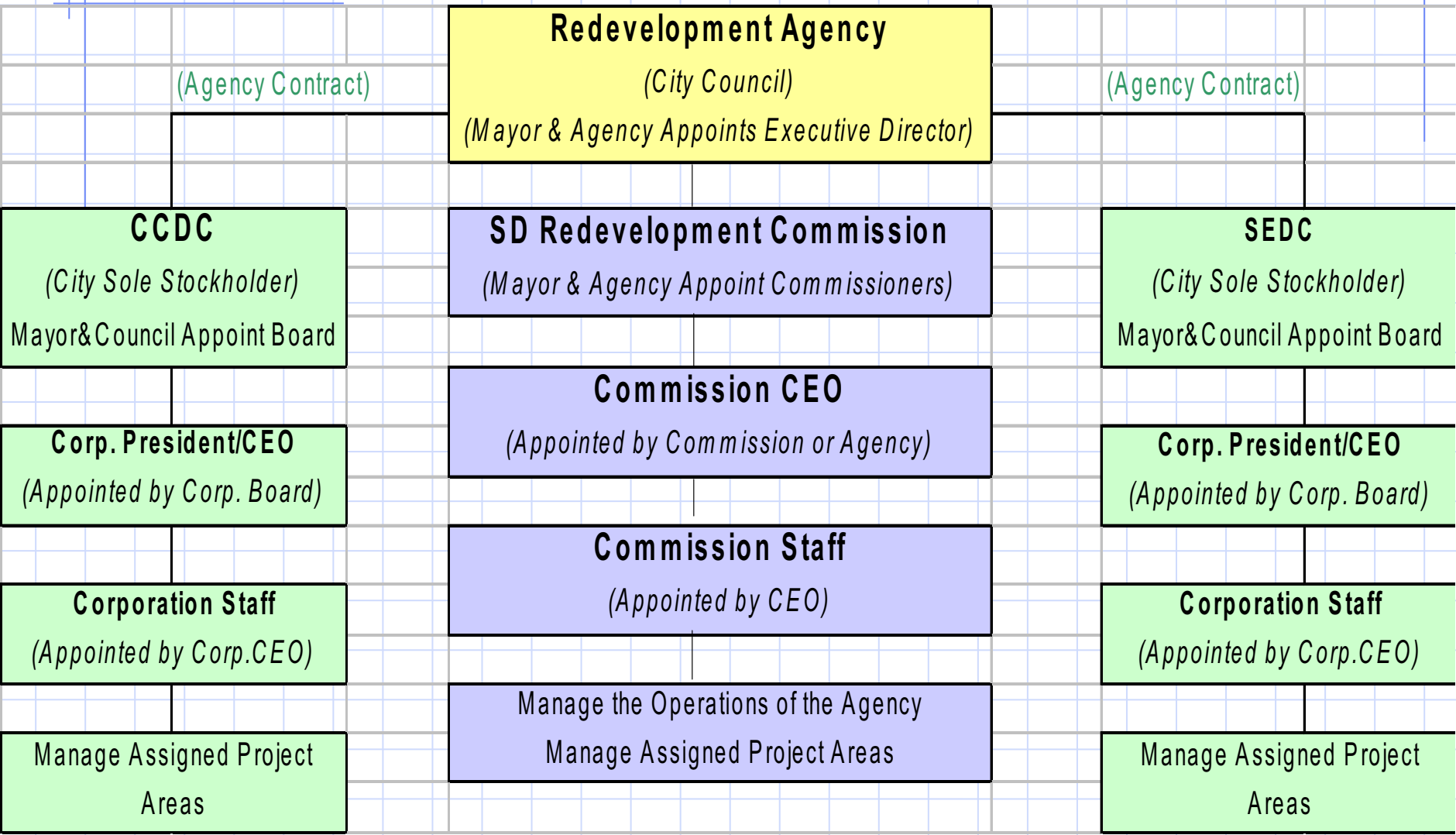
Models Outside of Civil Service Structure

- ◆ **Formation of a Commission**
- ◆ **Creation of a 501(c) (3) Corporation**
- ◆ **Redevelopment Agency-Employee**

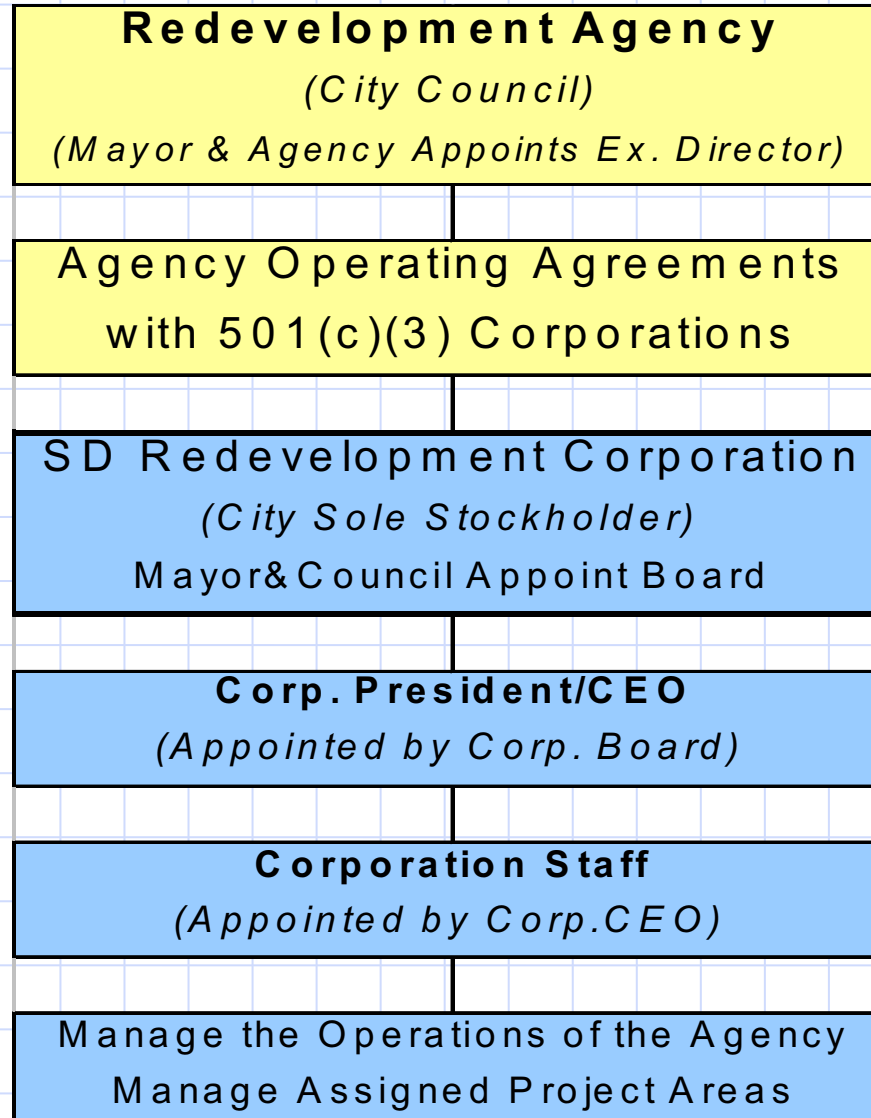
Commission Model



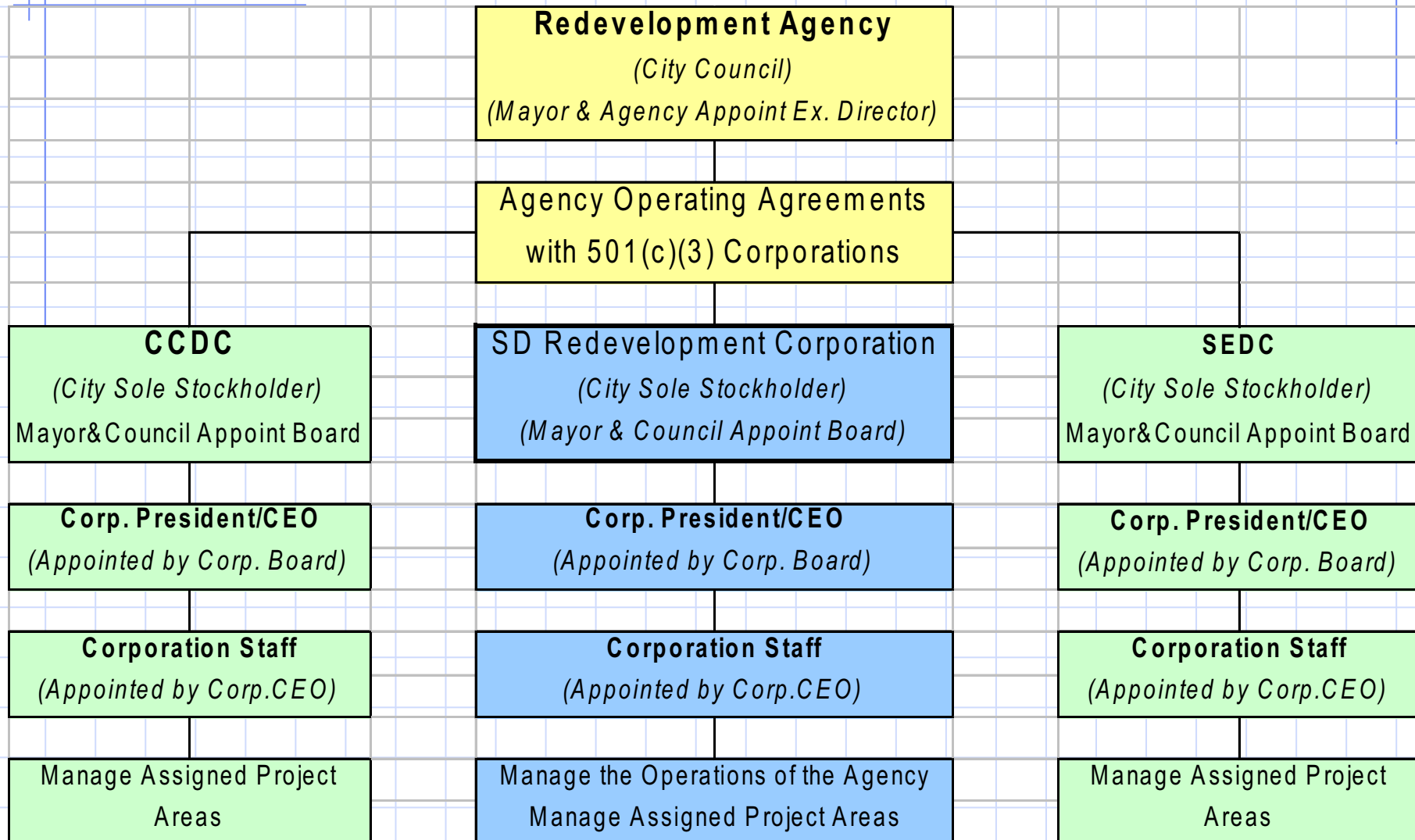
Commission Model



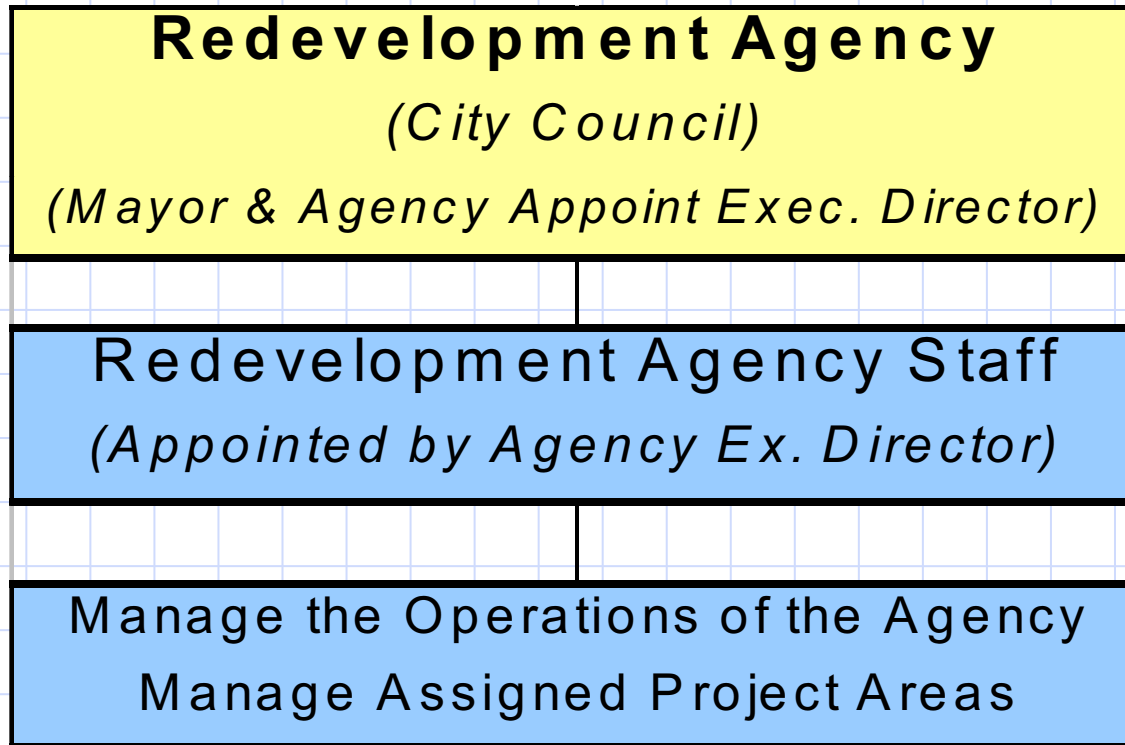
501 (c) (3) Corporation Model



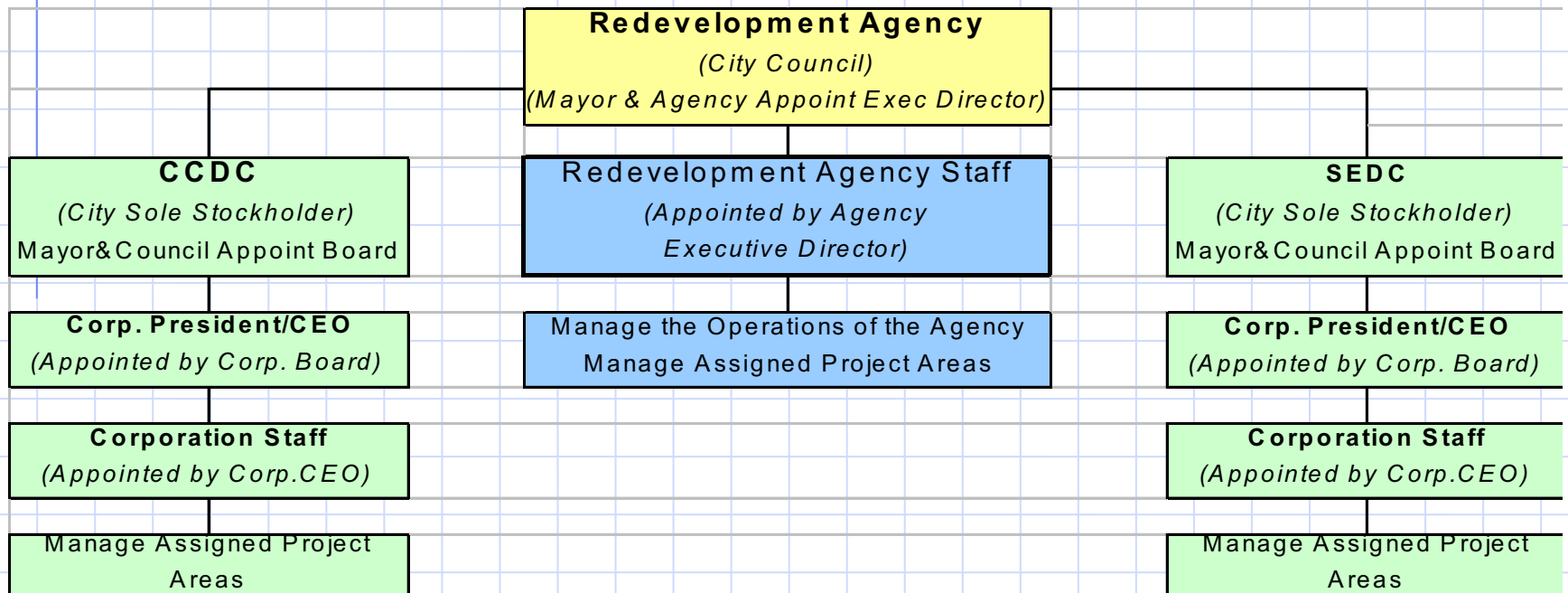
501 (c) (3) Corporation Model



Redevelopment Agency-Employee Model



Redevelopment Agency-Employee Model



Operational Considerations

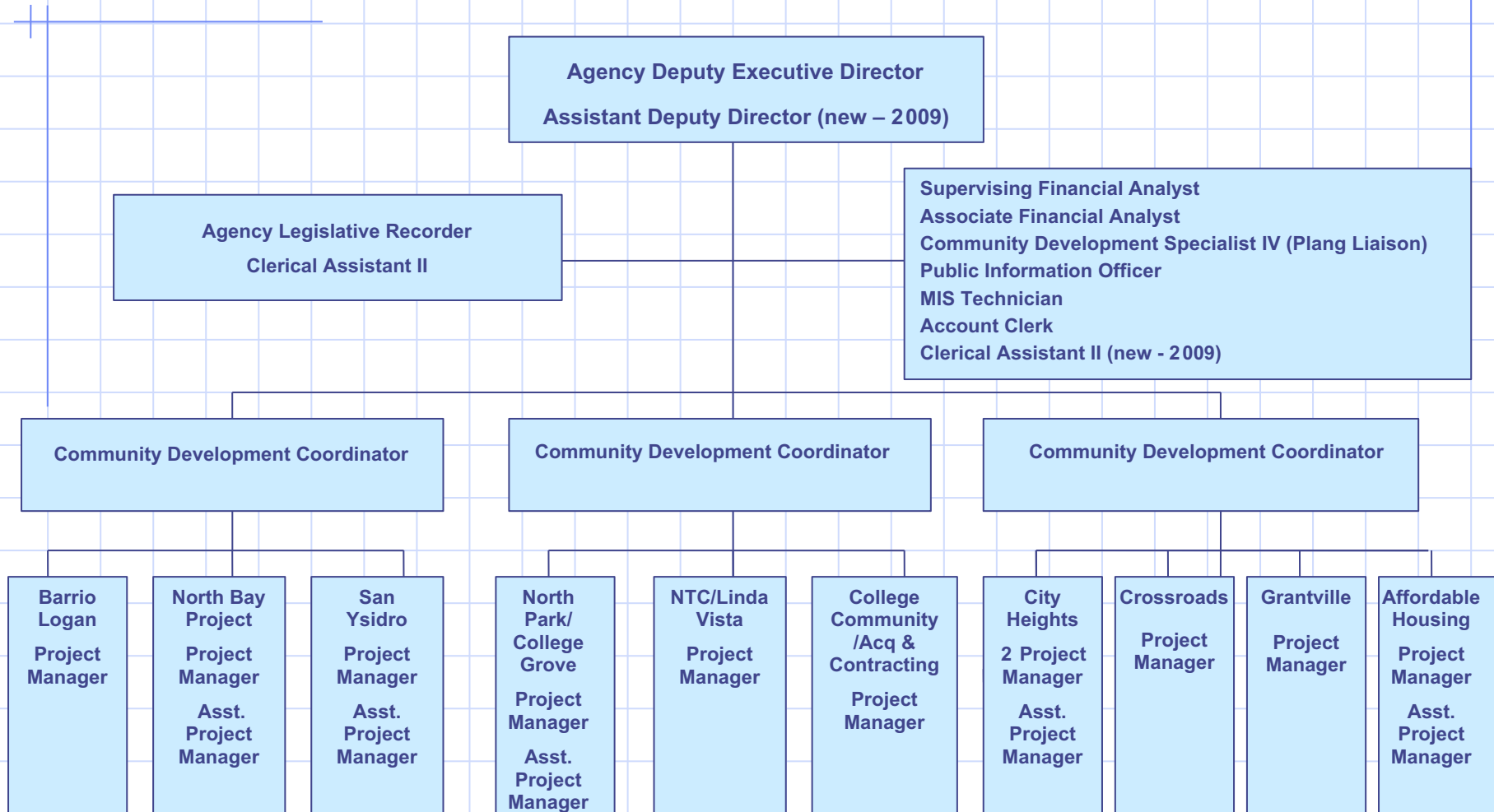
- ◆ **Staffing Flexibility**
- ◆ **Streamline Contracting Process**
- ◆ **Decision-Making & Accountability**
- ◆ **Management Efficiency & Cost**
- ◆ **Integration with Planning Policy**
- ◆ **Role of the Mayor**

Financial Considerations

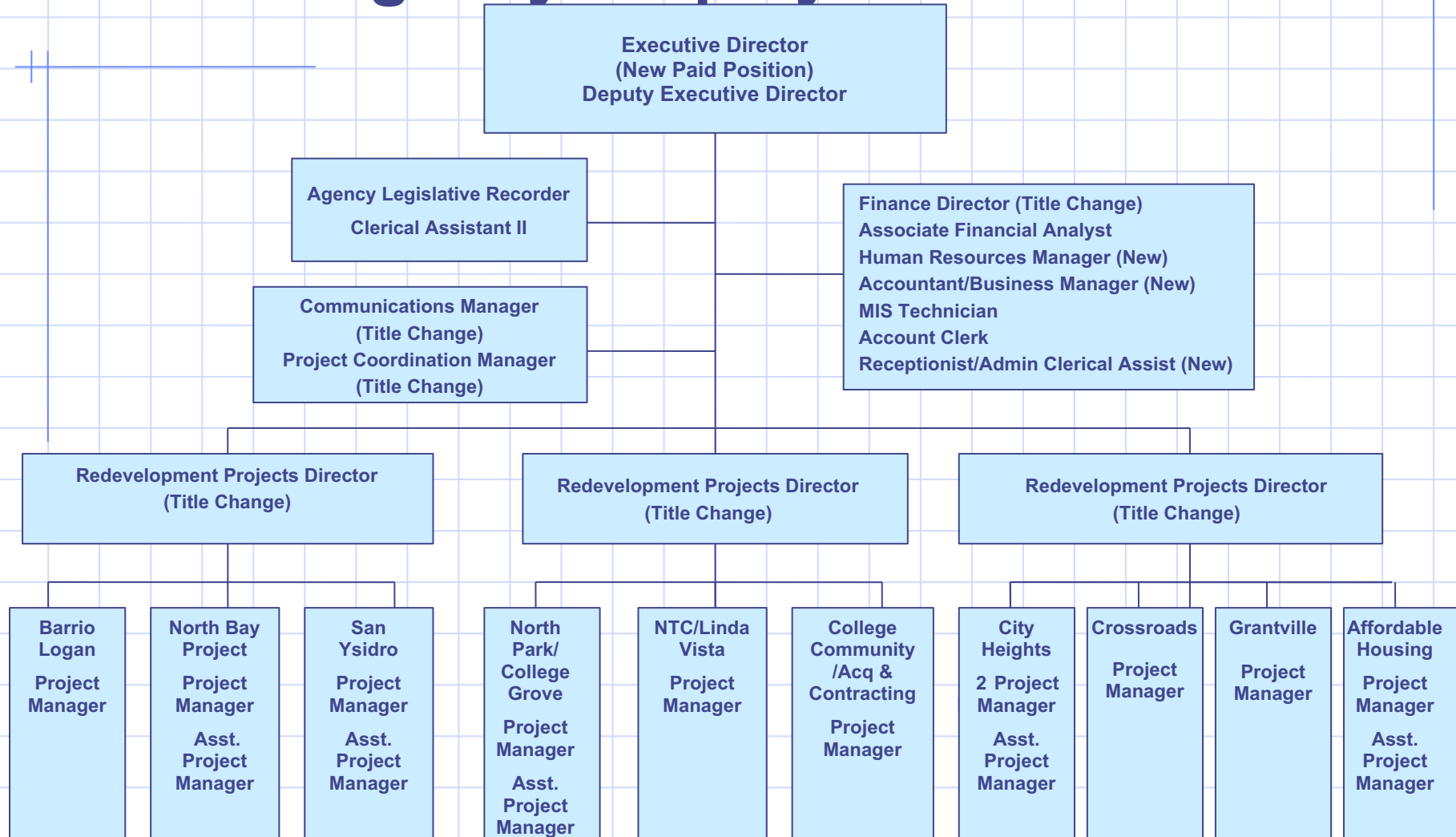
- ◆ **Salaries and Benefits**
n salaries, retirement & health benefits
- ◆ **Overhead**
n Office space, City services, supplies
- ◆ **Direct Project Expenses**

2009

CPCI - Redevelopment Division Model



2009 Agency-Employee Model



Current Role of the Mayor

- ◆ **The Executive Director is appointed by the Agency Board**
- ◆ **The Mayor serves as the Executive Director of the Agency**
- ◆ **The City Redevelopment staff serve under the Mayor's administration**
- ◆ **The Mayor has veto power over the Agency**

Role of the Mayor

Agency-Employee Model

Advantage

Amended Agency bylaws would establish that the Mayor and Agency appoint the Executive Director; the Mayor or designee participate as an Ex-Officio Agency Board member; the Executive Director would operationally report to the Mayor; and the Executive Director could be removed by the Mayor or a 2/3-majority vote of the Agency Board. The City would provide a technical review committee to the Agency.

Current City Division Model

Advantage

The redevelopment staff would continue to be a division of a department under the Mayor.

Challenge

The Mayor's role as Agency Executive Director would be at the pleasure of the Agency members.

Recommendation

- ◆ **Prepare necessary documents for Agency and/or Council consideration to:**

- n Implement the “Agency-Employee Model” organizational structure;**

- n Develop an Agency consultant contracting policy; and**

Recommendation

n establish that:

- wan Agency Executive Director be appointed through an Agency/Mayor committee with confirmation by the Agency;
- wthe Executive Director report to the Mayor on an operational basis to ensure integration with other City departments;
- wthe Executive Director could be removed by the recommendation of the Mayor and approval by a majority vote of the Agency Board;

Recommendation

- w**the Executive Director could be removed by a 2/3 vote of the Agency Board;
- w**the Mayor or the Mayor's designee, serve in an "Ex-Officio" capacity on the Agency Board; and
- w**the City provide a technical review committee to the Agency.

Alternative Option

- ◆ **Prepare necessary documents for Agency and/or Council consideration to:**
 - n **amend the Agency bylaws to provide that the Mayor serve as the Executive Director;**
 - n **continue providing an Agency staff through a contract with the City;**
 - n **increase the number of unclassified positions contracted to the Redevelopment Agency;**

Alternative Option

n develop an Agency consultant contracting policy; and

n the City provide a technical review committee to the Agency.

City of San Diego



Redevelopment
Agency