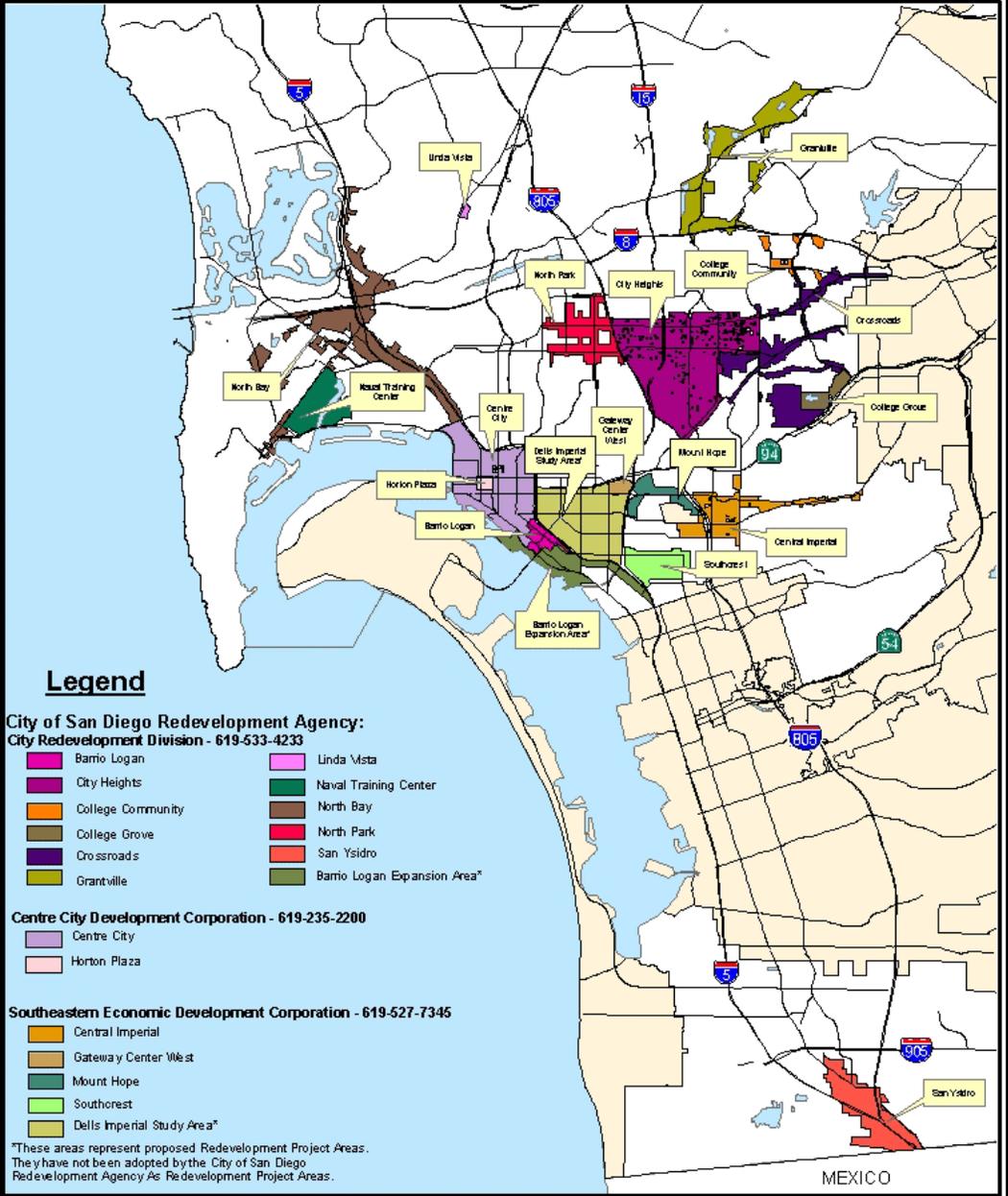


“Redevelopment Agency Organization and Structure”



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

Centre City Development Corporation - 619-235-2200

- Centre City
- Horton Plaza

Southeastern Economic Development Corporation - 619-527-7345

- Central Imperial
- Gateway Center West
- Mount Hope
- Southeast
- 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.

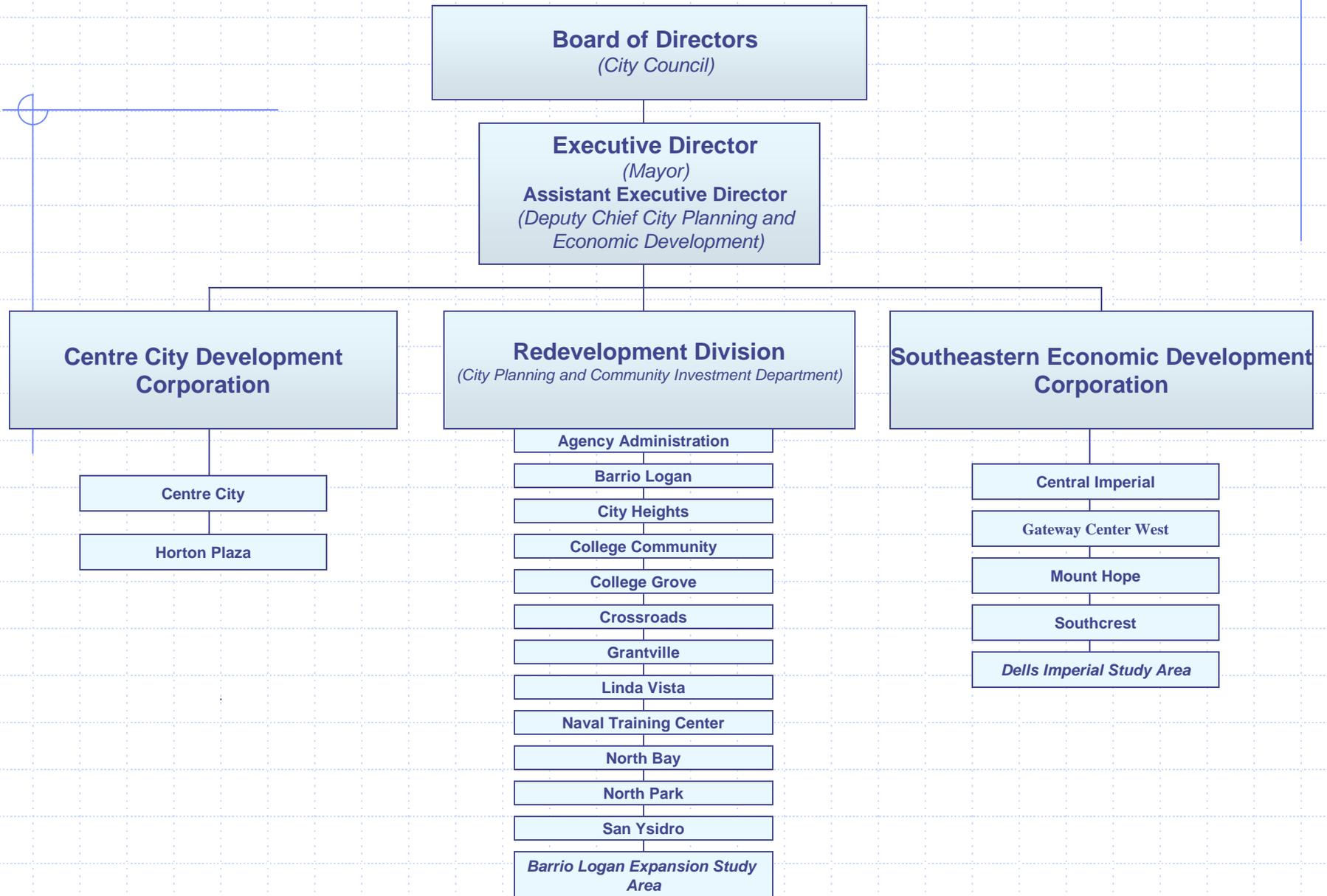


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(619) 533-4233 WWW.SANDIEGO.GOV/REDEVELOPMENT-AGENCY



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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



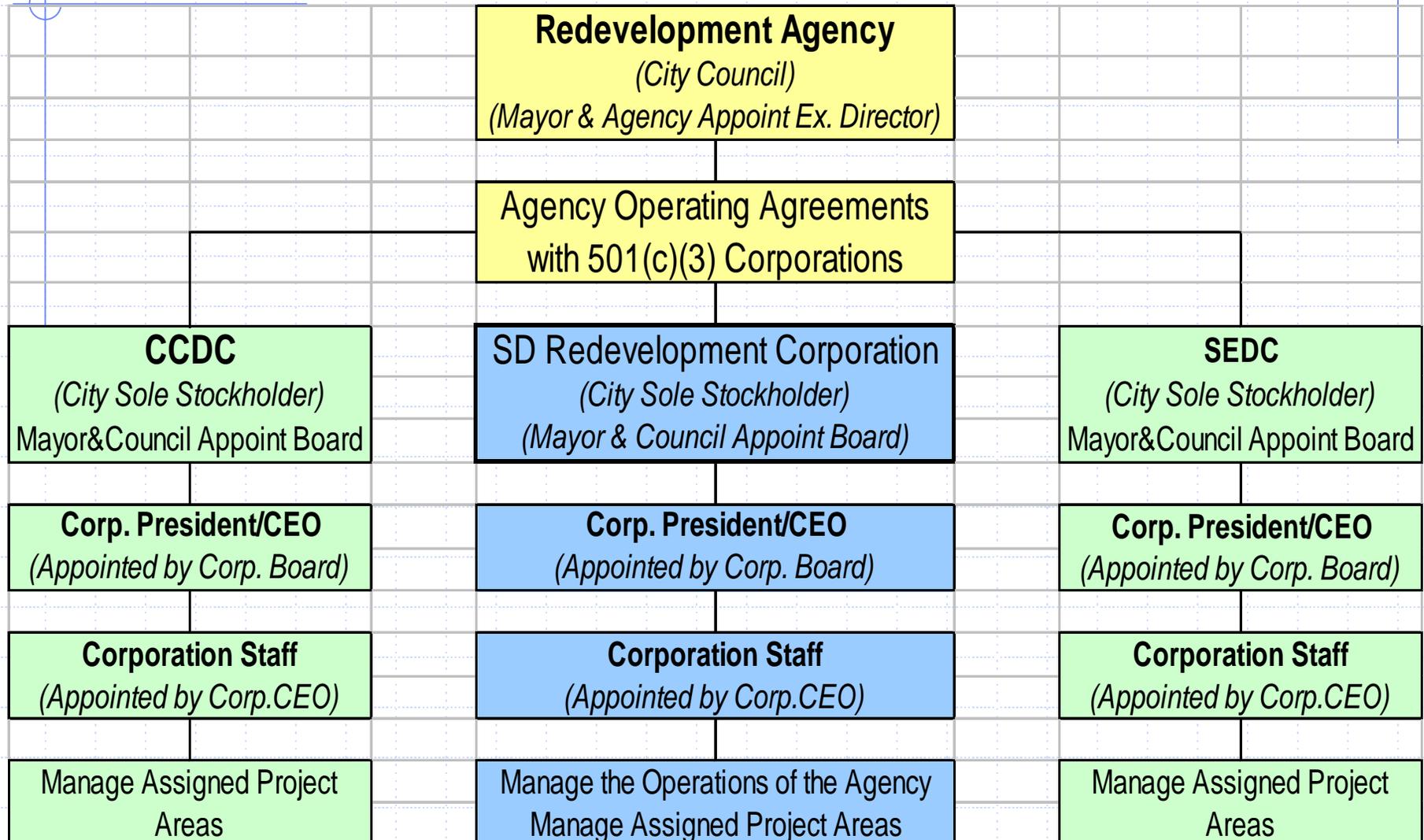
Commission Model

		Redevelopment Agency <i>(City Council)</i> <i>(Mayor & Agency Appoints Executive Director)</i>		
	<i>(Agency Contract)</i>		<i>(Agency Contract)</i>	
CCDC <i>(City Sole Stockholder)</i> Mayor&Council Appoint Board		SD Redevelopment Commission <i>(Mayor & Agency Appoint Commissioners)</i>		SEDC <i>(City Sole Stockholder)</i> Mayor&Council Appoint Board
		Commission CEO <i>(Appointed by Commission or Agency)</i>		
Corp. President/CEO <i>(Appointed by Corp. Board)</i>				Corp. President/CEO <i>(Appointed by Corp. Board)</i>
		Commission Staff <i>(Appointed by CEO)</i>		
Corporation Staff <i>(Appointed by Corp.CEO)</i>				Corporation Staff <i>(Appointed by Corp.CEO)</i>
		Manage the Operations of the Agency Manage Assigned Project Areas		
Manage Assigned Project Areas				Manage Assigned Project Areas

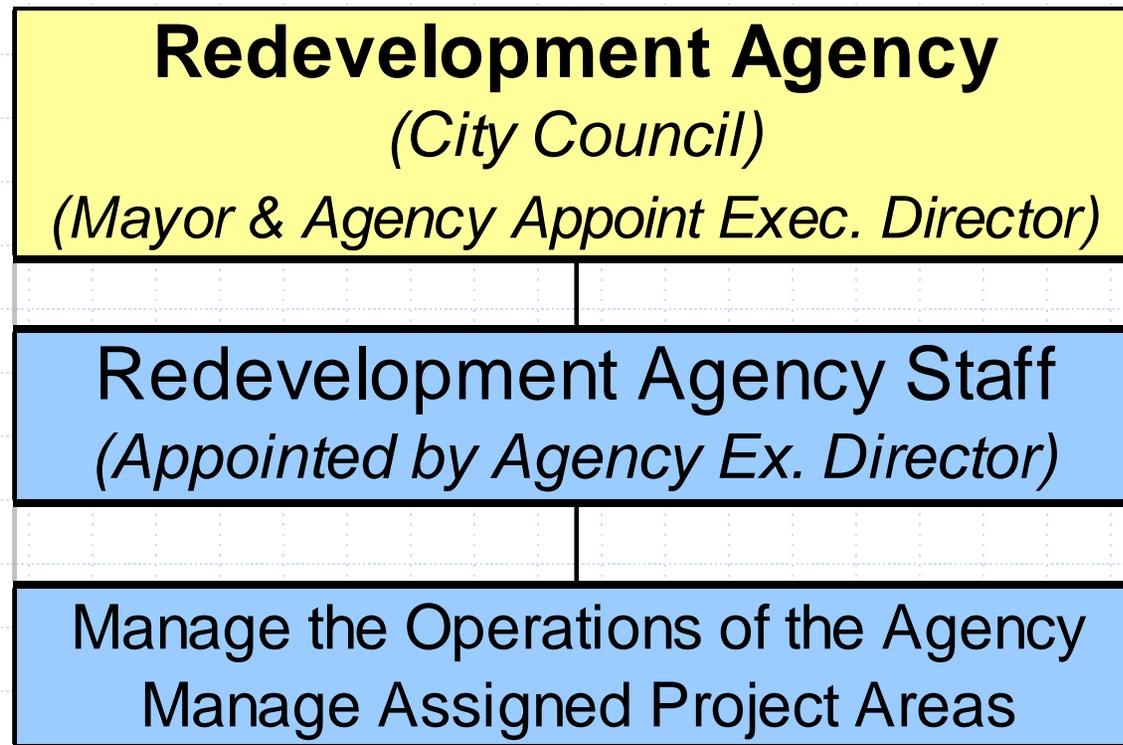
501 (c) (3) Corporation Model



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

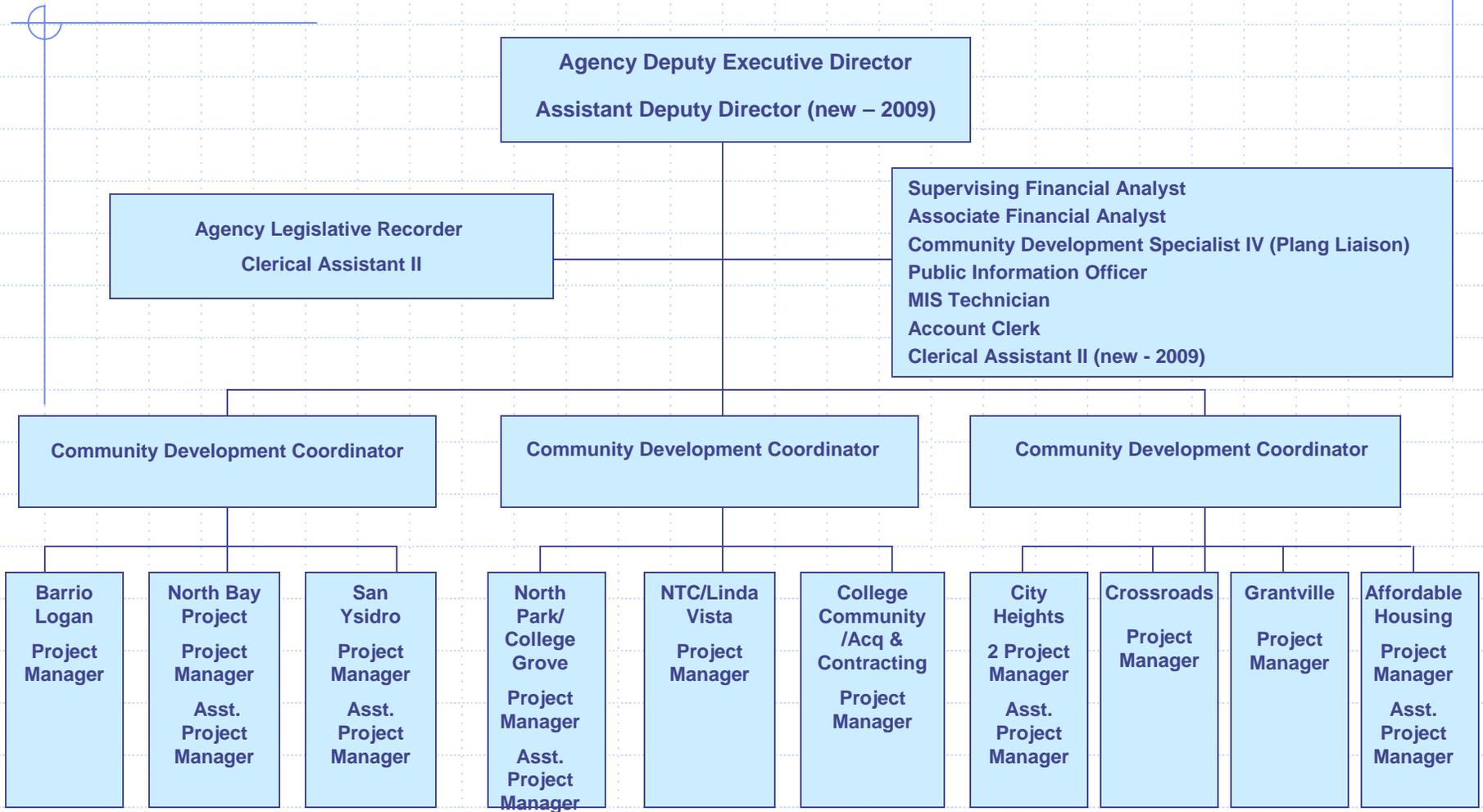
- salaries, retirement & health benefits

◆ Overhead

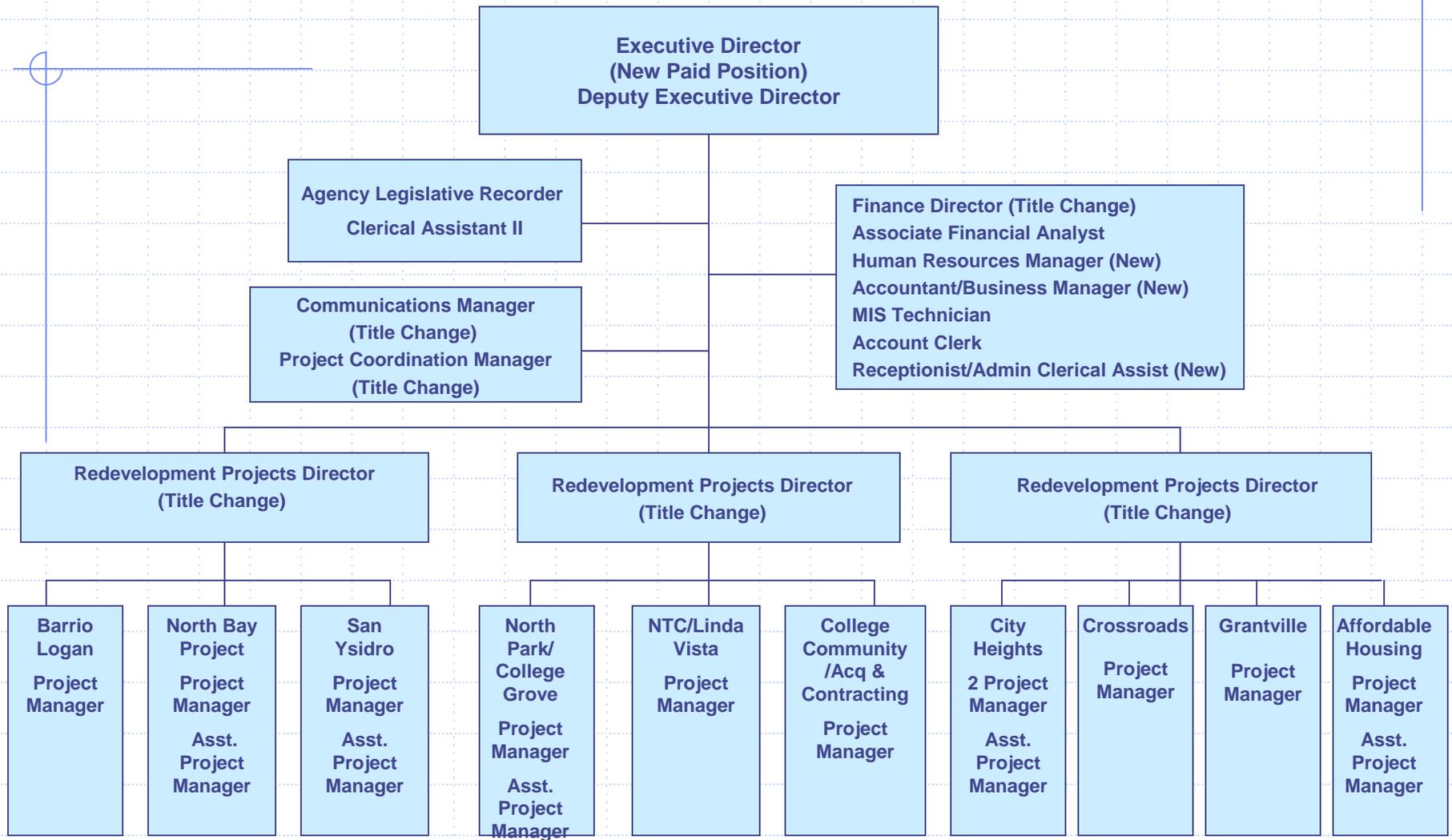
- Office space, City services, supplies

◆ 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:**
 - **Implement the “Agency-Employee Model” organizational structure;**
 - **Develop an Agency consultant contracting policy; and**

Recommendation

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

Recommendation

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

Alternative Option

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

Alternative Option

- **develop an Agency consultant contracting policy; and**
- **the City provide a technical review committee to the Agency.**

City of San Diego



Redevelopment
Agency