



CITY OF MONTCLAIR

Montclair Civic Center
5111 Benito Street
Montclair, CA 91763

June 21, 2012

TO: Honorable Mayor and City Council

FROM: Edward C. Starr, City Manager

SUBJECT: WEEKLY REPORT: June 15-21, 2012

➤ ***CITY MANAGER/ADMINISTRATIVE SERVICES DEPARTMENTS***

- Last Monday, the City Council unanimously adopted the City's Fiscal Year 2012-13 Budget, setting in place an era of recovery from the Great Recession and loss of the Montclair Redevelopment Agency. During preliminary budget deliberations, the City Council and staff addressed and resolved a number of fiscal issues, including debt service payments for construction of the Police facility and Senior and Youth Centers and restoring the Undesignated General Fund Reserve to a healthy balance.

Also, the City Council adopted a reorganization element establishing three Executive Offices. An Executive Office is an administrative branch with management oversight over several departments and/or programs. The general objective is to coordinate common operational areas; enhance internal and external coordination; share resources (both human and physical); achieve greater cost efficiencies and operational efficacy; and promote superior levels of service for both the public and organization.

As adopted, no Department Head falling under an Executive Director loses day-to-day functional responsibility; nor is there a recommendation to provide an overlap of services—e.g., Police Officers and Firefighters working under an Office of Public Safety are not required to share duties or responsibilities. Instead, the approach is to centralize administrative oversight for the purpose of coordinating and engendering a deeper level of cooperation and resource sharing; and to link together administrative units sharing common purpose and functional responsibilities.

The proposal to establish three Executive Offices incorporated recommendations to consolidate services where such consolidation can be effective and efficient and produce cost savings. For example, the Executive Director, Office of Public Safety would be tasked to explore consolidation of dispatch services to achieve enhanced levels of service and reduce operational costs. This effort may also be expanded beyond the City's border to share common services with neighboring organizations.

Under action approved by the City Council, the following Executive Offices are to be established:

1. **City Manager Department/Office of General Services.** Functionally, the City Manager remains as administrative head of the organization with overall management responsibility for each area of operations. The City Manager Department/Office of General Services would continue to incorporate Administrative Services, City Clerk, Personnel, Central Services, Contract Services, Information Technology, Records Management, and Refuse Services. Transferred to the City Manager Department/Office of General Services is day-to-day supervisory responsibility for the Human Services Division.
2. **Office of Economic Development.** As proposed, the current Redevelopment/Public Works Director would be reclassified as Deputy City Manager/Executive Director, Office of Economic Development. Departments consolidated under the Office of Economic Development include the following: Montclair Successor Redevelopment Agency, Montclair Successor Housing Authority, Montclair Housing Corporation, Public Works Department, and Community Development Department.
3. **Office of Public Safety.** As proposed, the current Chief of Police would be reclassified as Executive Director, Office of Public Safety. Departments consolidated under the Office of Public Safety include the following: Police Department and Fire Department.

In recognizing the fragile state of the local economy, I recommended to the City Council moving forward on the Reorganization element in a thoughtful and circumscribed manner and with assurance that adequate funding is identified in, or allocated to, the Fiscal Year 2012-13 General Fund Budget to meet all goals and objectives of the City Council.

In approving the Reorganization Element, the City Council took note that reorganization is not in conflict with recent reductions in force; rather, the process compliments organizational operations by addressing integral needs in a cost-effective manner. The subtext of Reorganization is also directed at restoring organizational balance. The effects of downsizing personnel, even when achieved with surgical precision, can produce adverse impacts on internal and/or external service delivery. For the preceding reasons, the City Council approached reorganization as a compatible and justifiable tool to rebalance structural components by identifying and addressing true needs. In effect, reorganization can "right-size" an organization back to effective and efficient levels of operation when used to meet what may be defined as basic, core personnel and service requirements.

The City Council also identified reorganization as an evolving process likely to undergo evolving change as the City moves forward to rebuild the fiscal endurance of the organization to meet growing and future demands. Based on this perspective, reorganization demands flexibility as it relates to defining personnel-related roles. Accordingly, the reorganization process adopted by the City Council incorporates both immediate actions and protracted components that may not be realized in the near-term, and some that may require inter-agency cooperation to achieve. In any event, the reorganization process represents an integral component of a long-term plan for stability.

The City Council's decision to pursue reorganization is intended to ultimately produce the following organizational capacity:

1. An organization with a solid fiscal base and capacity to meet routine and evolving needs of government, service demands of the community, and unanticipated and emergency requirements.
2. An organization that can ultimately meet the burden of providing the necessary fiscal capacity to infill the loss of redevelopment as a vital and forceful tool for economic development, infrastructure and facilities improvement/construction, neighborhood revitalization, and housing development/rehabilitation. For example, the Office of Economic Development would be tasked to assume the charge of the former Montclair Redevelopment Agency. Over time, and as the General Fund Budget allows, the Office of Economic Development would leverage roadway, facility, and infrastructure improvements through bonds and commitments of local tax revenues and other fiscal resources.

I thank the Mayor and City Council for their continued leadership during these difficult economic times. Through their demonstrated efforts to maintain fiscal discipline, uphold high ethical standards, and establish a plan for emergence from the fiscal crisis, Montclair is on track toward a more vibrant future.

➤ **COMMUNITY DEVELOPMENT DEPARTMENT**

- Yesterday the Senior Center held a bow-making class instructed by Sue Yoakum, retired Assistant Director of Human Services; and Linda Watson, former owner of Watson's Florist in Chino. Sue demonstrated how to make bows for gifts and other items, and Sue shared how to make bows for floral arrangements. Participants enjoyed learning the craft using an assortment of colorful ribbon.

A photo collage of the presentation is included on Page 10.

➤ **POLICE DEPARTMENT**

- No new information to report.

➤ **FIRE DEPARTMENT**

- On June 14, Captain Tom Dowser presented a three-hour class on field care audits, which is an ICEMA mandated class for all paramedics. Fire personnel reviewed the audio feed of actual calls from the West End to discuss if the best possible treatment and care was given to patients and if all necessary protocols were followed.

➤ **PUBLIC WORKS/SUCCESSOR REDEVELOPMENT AGENCY**

- Over 60 people attended the Annual Montclair Chamber of Commerce Installation of Officers and Directors Awards and Recognition Luncheon on Wednesday at John's Incredible Pizza. Dignitaries presented certificates to new and outgoing directors and officers, as well as outstanding ambassadors. Marilyn Staats and I accompanied Mayor Paul Eaton and Council Members Leonard Paulitz and Bill Ruh. Several legislative representatives were also present, including Roman Nava from the office of 4th District County Supervisor Gary Ovitt; Donna Jimenez from the office of Congressman David Dreier; Rufino Bautista from the office of Senator Gloria Negrete McLeod; and Jennifer Nessler from the office of Assemblywoman Norma Torres. Darleen Curley, President/CEO of the Chamber of Commerce, was the MC.

Henry Anchondo of San Bernardino County Workforce Development was welcomed back to the Chamber as incoming Chair.

Outgoing directors were Dana Cox of Michael L. Cox & Associates, Kathy Tietz of Ontario-Montclair School District, and Sue Stedman of Jafra Cosmetics. New officers and directors installed were Virgel Mabini, Rosa Rangel, Pat Rees, Gregory Brentano, Sid Burks, Steve Hammitt, Bobby Hyde, Barbara Johnson, and Dan Neale. A photo is featured on Page 9.

A highlight of the awards ceremony was Pat Rees of Montclair Kiwanis being named "Ambassador of the Year" for the second year in a row.

The City of Montclair greatly appreciates the Montclair Chamber of Commerce and its dynamic group of officers and directors that champion the business community.

- For those who haven't heard, the Canyon-Johnson Urban Fund (CJUF) has made a \$25.7 million equity investment in a joint venture with affiliate of GLJ Partners for the acquisition and development of the fully entitled Paseos Project to be constructed in North Montclair. The Paseos is the transit-oriented project to be developed on the 15.4-acre former Sam's Club location.

The Paseos will contain 385 units, ranging in size from studios to three bedrooms. A selling point to Canyon-Johnson Urban Fund was the property's positive attributes which include a strong in-fill location, robust market demand for quality rental housing, and support from the City of Montclair (building permits for the project were issued last week).

The project is an integral component of the City's North Montclair Downtown Specific Plan, a mixed-use, transit-oriented downtown district between the Montclair Transcenter and the Montclair Plaza regional shopping center.

Montclair Transcenter, which includes connections for regional bus and Metrolink rail service, and the 1.2 million square foot Montclair Plaza regional mall are both one block from the property.

"The Paseos exemplifies the investment mandate of Canyon-Johnson," said CJUF Managing Partner and CEO Bobby Turner. "We are bringing high quality housing to a diverse, densely populated area and are providing other public benefits for local residents. This is the kind of triple bottom-line investing that is a hallmark of Canyon-Johnson," he said.

The Canyon-Johnson Urban Fund is one of the country's largest private real estate funds focused on the development of urban properties in underserved neighborhoods. Canyon Capital Realty Advisors and Earvin "Magic" Johnson's Magic Johnson Enterprises joined forces to raise a series of funds to identify, enhance, and capture value through the development and redevelopment of real estate in densely populated, ethnically diverse urban communities. Fundamental to Canyon-Johnson's investment thesis is its commitment to a "triple bottom line" philosophy of achieving superior financial results, fostering opportunities within urban communities, and embracing environmental responsibility. With nearly \$2 billion in committed equity capital, the funds are positioned to facilitate more than \$8 billion in development and revitalization in major U.S. metropolitan areas. Canyon Capital Realty Advisors is the real estate direct investing arm of Canyon Partners. Canyon and its affiliates are investment management firms and registered investment advisors headquartered in Los Angeles with approximately \$18.5 billion in assets under management.

"We appreciate the support of the City of Montclair to move this important project forward," said CJUF partner Earvin "Magic" Johnson. "Building The Paseos will provide Class A workforce housing and spur other local investment right here in our home base of Southern California," he added.

In all, the project will encompass more than 385,000 square feet, 722 parking spaces, as well as extensive common area amenities including 2 outdoor swimming pools, a clubhouse, and a public park. Outdoor barbeques and fireplaces will be located throughout the property.

Staff looks forward to the Paseos beginning construction this summer.

ECS:spa

*"My strength is the strength of ten
because my heart is pure."
~ Tennyson*

JUNE 2012



25	Planning Commission Meeting Council Chambers	7:00 p.m.
26	City Manager's Staff Meeting City Manager's Conference Room	9:00 a.m.
27	Termination Appeal Hearing of Guille Ghia Patton Council Chambers	6:00 p.m.

JULY 2012



2	City Council Workshop Metro Gold Line Presentation, Council Chambers	5:45 p.m.
2	City Council Meeting Council Chambers	7:00 p.m.
4	Independence Day – City Hall Closed	
09	Planning Commission Meeting Council Chambers	7:00 p.m.
10	City Manager’s Staff Meeting City Hall Conference Room	9:00 a.m.
16	Code Enforcement Committee Meeting City Hall Conference Room	6:00 p.m.
16	City Council Meeting Council Chambers	7:00 p.m.
19	Safety Committee Meeting City Hall Conference Room	9:00 a.m.
19	Public Works Committee Meeting City Hall Conference Room	2:00 p.m.
23	Planning Commission Meeting Council Chambers	7:00 p.m.
31	City Manager’s Staff Meeting City Hall Conference Room	9:00 a.m.

NEW CHAMBER OF COMMERCE OFFICERS



Pictured from left to right: Virgel Mabini, Rosa Rangel, Henry Anchondo, Barbara Johnson, Steve Hammitt, and Pat Rees

Senior Center Bow Making Presentation

