

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

MEMORANDUM

TO: PUBLIC SAFETY, FINANCE AND STRATEGIC SUPPORT COMMITTEE	FROM: HARRY S. MAVROGENES EXECUTIVE DIRECTOR
SUBJECT: SEE BELOW	DATE: FEBRUARY 11, 2008

SUBJECT: CAPITAL COST REPORT – DECEMBER 2007

RECOMMENDATION

Acceptance of the Capital Cost Report for December 2007 by the Public Safety, Finance and Strategic Support Committee

BACKGROUND

The Capital Cost Report (Attachment A) contains a cost summary for each of the 13 budgeted Redevelopment Project Areas and a total summary for the Agency. The report is updated monthly to reflect year-to-date expenditures and encumbrance balances, as compared to the amount appropriated by the Agency Board. The cost summary components are:

1. Column A: Total Funds Available; reflects each Project Area's adopted budget and rebudgets, as of the reporting month's close (December 31, 2007), and Carryover Encumbrances, reflecting contractual commitments of prior years' outstanding funds (June 30, 2007).
2. Column B: Total Year-to-Date Expenditures; captures the total amount expended from the start of the current fiscal year (July 1, 2007) through the reporting month's closing date (December 31, 2007).
3. Column C: Encumbrance Balance; represents the outstanding contractual commitments as of December 31, 2007. The monthly appropriation balance report and unliquidated encumbrance report are the sources for this information.
4. Column D: Remaining Funds Available; indicates the amount available to spend by appropriation for each Project Area. The year-to-date Expenditures (Column B) and the Encumbrance Balance (Column C) are subtracted from the Total Funds Available (Column A), yielding the remaining funds available in the current year.

Provided in the Capital Cost Report are the total City and Agency project expenditures since July 1, 1977 through December 31, 2007, for current year budgeted projects and the percentage of total project expenditures to date in comparison to total project budget and non-redevelopment funding sources.

The project status report for the Civic Plaza Land Acquisition and Historic House Relocation is Attachment B, the Civic Plaza Transfer Agreement and Expenditure Summary is Attachment B1, and the California Theatre project status report is Attachment C.

ANALYSIS

DECEMBER ACTIVITY:

Capital expenditures for December 2007 totaled \$5.2 million.

Major capital project expenditures include:

- \$1,249,000 Payment to First American Title Insurance Company for the acquisition of real property located at 92 S. Montgomery Street for future development.
- \$266,000 Payment to San Jose Day Nursery for the assistance of purchase, construction, and installation of modular unit for use as an infant care center.
- \$179,000 Payment to FERMA Corporation for the Stephen's Meats demolition project.
- \$155,000 Payment to Green Valley Enterprises per Owner Participation Agreement to restore façade and seismically retrofit the Porter Stock Building located at 83-91 South First Street.
- \$155,000 Payment to Method Construction, Inc. per Façade Improvement grants for the properties located at 2 N. 1st Street, 17 S. 4th Street and 445-447 S. 1st Street.

\$586,000 Transferred to the City of San Jose per Cooperation Agreements for various projects; including \$245,000 for the implementation of traffic calming improvements throughout the Gateway East neighborhood; \$125,000 for the semi-annual reimbursement of the City of San Jose's contribution to the Neighborhood Housing Services of Silicon Valley's first-time homebuyer program and a volunteer paint program within Strong Neighborhood Initiative Areas.

Approximately \$1.1 million direct and indirect operating costs were associated with capital projects in the month of December.

COORDINATION

This report has been coordinated with the Agency's General Counsel.


HARRY S. MAVROGENES
Executive Director

Attachments

Attachment A

December 2007 (FY07-08)

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

CAPITAL COST REPORT

REDEVELOPMENT AREA SUMMARY

Total Project Areas/Programs			(A)	(B)	(C)	(D)	
	Adopted Budget 2007-08	C/O Encumbrance 07/01/07	Total Funds Available 2007-08	Current Month Expenditures December-07	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available
Almaden Gateway	9,540,000	738,800	10,278,800	61,743	66,825	2,442,000	7,769,975
Century Center	300,000	0	300,000	0	58,427	715	240,858
Civic Plaza	182,802	6,821	189,623	0	170,604	0	19,019
Edenvale	7,410,399	1,912,546	9,322,945	0	316,506	2,585,659	6,420,781
Guadalupe Auzerias	399,894	3,157,070	3,556,964	47,973	80,390	3,088,847	387,727
Julian/Stockton	2,276,124	3,561,115	5,837,239	5,169	3,406,617	517,903	1,912,719
Market Gateway	201,698	3,603,414	3,805,112	0	67,446	3,617,811	119,855
Merged Area Impact Program	56,191,993	8,535,384	64,727,377	2,870,014	8,739,839	12,925,268	43,062,270
Neighborhood Investment Program	12,362,470	2,135,843	14,498,313	235,713	1,541,187	1,777,870	11,179,256
Strong Neighborhoods Initiative	29,852,855	2,885,452	32,738,307	587,007	4,538,306	3,353,339	24,846,662
Park Center Plaza	11,631,139	893,637	12,524,776	49,731	568,263	403,946	11,552,567
Rincon de los Esteros	1,289,494	503,000	1,792,494	1,664	107,036	209,180	1,476,278
San Antonio Plaza	750,052	165,500	915,552	184,300	187,240	0	728,312
Direct Operating Cost	8,109,854	315,314	8,425,168	676,750	3,941,600	167,710	4,315,858
Indirect Operating Cost	5,381,039	571,663	5,952,702	441,524	2,466,135	536,302	2,950,265
Totals:	145,879,813	28,985,560	174,865,373	5,161,588	26,256,421	31,626,548	116,982,404

**ALMADEN GATEWAY REDEVELOPMENT AREA
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-12/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)			
									Total Funds Available 2007-08	Current Month Expenditures December 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year		
4,000,000	-291,018	3,708,982	2,970,182	80%	1	Development Incentives	0590	0	738,800	738,800	0	0	738,800	0	
1,100,000	8,480,000	9,580,000	106,825	1%	2	Downtown Parking Acquisition	0891	9,540,000	0	9,540,000	61,743	66,825	1,703,200	7,769,975	
TOTALS:									9,540,000	738,800	10,278,800	61,743	66,825	2,442,000	7,769,975

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

December 2007 (FY07-08)

**CENTURY CENTER REDEVELOPMENT AREA
CAPITAL COST REPORT**

Agency Fund: 065

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-12/07	% Total Budget Expended	Project	Appr. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)			
									Total Funds Available 2007-08	Current Month Expenditures December 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year		
100,000		100,000	58,427	58%	1 Fountain Alley Parking Lot	0757	100,000		100,000	0	58,427	715	40,858		
200,000		200,000	0	0%	2 Fountain Alley Pedestrian Enhancements	0912	200,000		200,000	0	0		200,000		
TOTALS									300,000	0	300,000	0	58,427	715	240,858

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

CIVIC PLAZA REDEVELOPMENT AREA
CAPITAL COST REPORT

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-12/07	% Total Budget Expended	Project	Appro. Number	(A)		(B)		(C)	(D)			
							Adopted Budget 2007-08	C/O Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures December 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year		
51,740,000	-10,230,309	41,509,691	41,490,672	100%	1	Civic Plaza Land Acquisition	0563	182,802	6,821	189,623	0	170,604	0	19,019	
TOTALS									182,802	6,821	189,623	0	170,604	0	19,019

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

**EDENVALE REDEVELOPMENT AREA
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj,Exp. 7/77-12/07	% Total Budget Expended	Project	Appro. Number	(A)			(B)		(C)	(D)	
							Adopted Budget 2007-08	C/O Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures December 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
15,900,000	10,246,484	26,146,484	26,145,341	100%	1	0520	151,143	0	151,143	0	150,000	0	1,143	
2,000,000	4,848,093	6,848,093	4,934,370	72%	2	0764	1,546,983	366,740	1,913,723	0	0	366,740	1,546,983	
176,400	270,600	447,000	447,000	100%	3	0864	121,600	27,400	149,000	0	149,000	0	0	
2,200,000	600,000	2,800,000	2,198,427	79%	4	0865	600,673	18,406	619,079	0	17,506	3,919	597,655	
2,000,000	1,000,000	3,000,000	20,000	1%	5	0892	1,480,000	1,500,000	2,980,000	0	0	2,215,000	765,000	
2,500,000		2,500,000	0	0%	6	0913	2,500,000		2,500,000		0		2,500,000	
810,000		810,000	0	0%	7	0914	810,000		810,000		0		810,000	
200,000		200,000	0	0%	8	0915	200,000		200,000		0		200,000	
TOTALS								7,410,399	1,912,546	9,322,945	0	316,506	2,585,659	6,420,781

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

December 2007 (FY07-08)

**GUADALUPE - AUZERAIS REDEVELOPMENT AREA
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj. Exp. 7/77-12/07	% Total Budget Expended	Project	Appr. Number	(A)	(A)	(B)	(C)	(A-B-C)		
							Adopted Budget 2007-08	C/O Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures December 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
360,000	949,973	1,309,973	833,399	64%	1 CDM-Improvements	0858	399,894	157,070	556,964	47,973	80,390	88,847	387,727
3,830,000	56	3,829,944	829,944	22%	2 Hilton Hotel	0901		3,000,000	3,000,000	0	0	3,000,000	0
					TOTAL		399,894	3,157,070	3,556,964	47,973	80,390	3,088,847	387,727

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

**JULIAN STOCKTON REDEVELOPMENT AREA
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-12/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)		
									Total Funds Available 2007-08	Current Month Expenditures December 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
26,120,000	5,964,127	20,155,873	19,296,510	96%	1 North San Pedro Proposed Housing/ Brandenburg.	0756	729,997	1,818,355	2,548,352	5,142	1,688,989	139,067	720,296	
250,000	1,150,000	1,400,000	729,294	52%	2 Fallon House Improvements	0768	645,574	42,760	688,334	27	17,628	378,836	291,870	
50,000	144,423	194,423	43,870	23%	3 One East Julian	0817	150,553	0	150,553	0	0	0	150,553	
1,700,000		1,700,000	1,700,000	100%	4 Cousins Market Center Development	0886	0	1,700,000	1,700,000	0	1,700,000	0	0	
700,000		700,000	0	0%	5 Demolition of Westinghouse Warehouse Building	0916	700,000		700,000	0	0	0	700,000	
50,000		50,000	0	0%	6 Guardrail for Taylor Street	0917	50,000		50,000	0	0	0	50,000	
TOTALS:								2,276,124	3,561,115	5,837,239	5,169	3,406,617	517,903	1,912,719

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or an Owner Participation Agreement (OPA).

**MARKET GATEWAY REDEVELOPMENT AREA
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-12/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)		
									Total Funds Available 2007-08	Current Month Expenditures December 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
38,457,048	37,789,388	76,246,436	75,508,770	99%	1 California Theatre (1)	0078	201,698	603,414	805,112	0	67,446	617,811	119,855	
3,000,000		3,000,000	0	0%	2 St. Claire Building Façade	0909		3,000,000	3,000,000	0	0	3,000,000	0	
TOTALS								201,698	3,603,414	3,805,112	0	67,446	3,617,811	119,855

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

(1) Non-Redevelopment Funding Sources: Packard Humanities Institute - \$22,222,607

**MERGED AREA IMPACT PROGRAM
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-12/07	% Total Budget Expended	Project	Appr. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)	
									Total Funds Available 2007-08	Current Month Expenditures December 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
5,171,539	2,810,000	7,981,539	7,904,289	98%	1 San Jose Downtown Association	0087	400,000	0	400,000	0	222,750	177,250	0
9,047,924	742,393	9,790,317	7,821,330	80%	2 Façade Improvement Program	0089	742,393	1,588,095	2,330,488	169,972	361,501	1,857,715	111,272
390,869	1,723,796	2,114,665	1,476,877	70%	3 Misc. Public Improvement	0168	707,027	116,792	823,819	40,225	186,241	213,547	424,031
715,308	36,594	752,902	672,902	89%	4 Seasonal Street Banners	0214	80,000		80,000	0	0		80,000
8,523,579	3,882,273	12,405,852	11,475,982	92%	5 Automatic Public Toilets	0284	490,138	0	490,138	852	124,813	0	365,325
1,236,920	2,030,730	3,267,650	3,174,075	97%	6 Software Development Forum - Lease	0364	196,836	0	196,836	13,199	103,262	0	93,575
12,697,456	18,721,465	31,418,921	28,845,635	92%	7 GRP Improvements	0393	2,442,198	166,701	2,608,899	0	35,613	165,670	2,407,615
21,000,000	22,000,000	43,000,000	39,000,000	91%	8 City Improvements	0395	4,000,000	0	4,000,000	0	0	0	4,000,000
3,636,760	5,073,147	8,709,907	8,472,276	97%	9 Software/Environmental Business Clusters - Lease	0408	443,171	0	443,171	35,235	206,550	0	236,621
310,886	169,836	480,722	369,281	77%	10 Assessor	0454	107,748	3,491	111,239	0	0	3,491	107,748
688,504	2,909,893	3,598,397	3,392,216	94%	11 US Market Access Center - Lease	0489	323,146	0	323,146	19,827	118,965	0	204,181
25,450,000	17,002,061	42,452,061	35,388,191	86%	12 Retail Strategy	0506	1,271,201	157,238	1,428,439	58,271	268,690	340,674	819,075
1,350,000	548,000	1,898,000	1,777,556	94%	13 Entrepreneur Center - Lease	0655	239,000	0	239,000	19,868	118,556	0	120,444
1,329,520	5,877,432	7,206,952	6,679,825	93%	14 Public Property Management	0676	762,632	3,169	765,801	41,349	238,474	306,355	220,972
4,866,866	4,089,108	8,955,974	8,205,530	94%	15 Assets Management	0677	600,094	72,016	672,110	14,743	121,666	156,548	393,895
80,000	849,876	929,876	876,351	94%	16 Transportation Planning	0680	45,500	28,350	73,850	0	20,325	8,025	45,500
110,000	231,200	341,200	179,355	53%	17 Development RFQ	0683	162,453	0	162,453	0	608	0	161,845
1,500,000	934,220	2,434,220	1,565,780	65%	18 Downtown Directional Signage	0698	200,000	0	200,000	0	0	0	200,000
436,067	285,980	722,047	701,547	97%	19 Downtown for the Holidays	0721	100,000	0	100,000	0	79,500	20,500	0
345,000	15,570,243	15,915,243	14,312,796	90%	20 Downtown Mixed Use Projects	0729	205,499	1,411,278	1,616,777	12,764	14,330	1,411,278	191,169
200,000	1,069,368	1,269,368	869,040	68%	21 Downtown Project Feasibility Studies	0730	333,039	91,738	424,777	0	24,449	190,029	210,298
10,000,000	5,250,000	15,250,000	11,908,576	40%	22 Child Care Development Fund	0779	2,061,916	1,050,100	3,112,016	270,592	270,592	1,294,403	1,547,021

**MERGED AREA IMPACT PROGRAM
CAPITAL COST REPORT**

Original Project Budget	Total Adjustments	Current Project Budget	Total Proj. Exp. 7/77-12/07	% Total Budget Expended	Project	Appr. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures December 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available
													Current Year
550,000	879,357	1,229,357	1,160,172	94%	23 Public Space Program	0787	156,000	14,585	170,585	4,080	101,400	69,185	0
5,000,000	654,099	4,345,901	4,097,602	94%	24 Mixed Use Project Area Acquisitions	0792	238,242	10,073	248,315	0	16	70,073	178,226
2,000,000	734,081	2,734,081	2,040,011	75%	25 4th St. Prkg. Garage Marketing & Tenant Improvements	0793	567,462	135,372	702,834	974	8,764	126,608	567,462
100,000	339,957	439,957	439,954	100%	26 OEA Audit Services	0837	111,957	0	111,957	0	111,954	0	3
635,000	4,540,000	5,175,000	2,850,893	55%	27 Litigation Services/Reserve	0838	2,641,619	0	2,641,619	52,917	317,502	0	2,324,117
1,000,000	640,326	1,640,326	1,040,902	63%	28 Real Estate and Relocation Services	0839	378,804	288,091	666,895	23,905	67,473	288,869	310,554
150,000		150,000	76,151	52%	29 School Opportunity Sites	0840	0	71,849	71,849	0	0	71,849	0
15,208,484	1,056,497	16,266,981	14,022,940	86%	30 Downtown Business Improvement Pool	0844	2,368,162	198,663	2,566,825	30,499	322,784	822,407	1,421,634
500,000	7,789,235	8,289,235	8,042,937	97%	31 Convention Center Improvements	0848	295,764	460,038	755,802	32,619	529,504	220,763	5,535
402,000	1,200,000	1,602,000	404,537	25%	32 Transit Mall Lighting	0850	1,119,451	100,512	1,219,963	0	22,500	78,012	1,119,451
485,000	700,000	1,185,000	1,085,489	92%	33 Downtown Ice Rink	0851	227,011	0	227,011	127,500	127,500	27,500	72,011
18,230,000	10,865,000	27,095,000	18,962,651	70%	34 Land Banking for Future Development	0855	9,366,802	78,191	9,444,993	1,319,093	1,312,644	931,526	7,200,823
396,297	820,983	1,217,280	531,274	44%	35 City Planning Code Enforcement Services	0856	744,351	0	744,351	0	58,345		686,006
1,350,000	200,000	1,550,000	1,550,000	100%	36 Bassler Haynes URM - OPA	0860	0	790,007	790,007	59,175	790,007		0
2,000,000		2,000,000	1,423,902	71%	37 Porter Stock URM - OPA	0861	0	731,229	731,229	155,131	155,131	576,098	0
3,000,000	350,000	3,350,000	3,000,000	90%	38 Fountain Alley URM - OPA	0862	350,000	100,936	450,936	0	100,936		350,000
500,000	722,750	1,222,750	222,750	18%	39 Enhancement Graffiti Abatement	0866	1,000,000	0	1,000,000	0	0	0	1,000,000
920,000		920,000	868,961	94%	40 South First Street Streetscape	0867	1,440	314,401	315,841	16,638	264,803	49,043	1,995
500,000	143,952	643,952	632,803	98%	41 North Almaden Avenue Streetscape	0868	0	11,149	11,149	0	0	11,149	0
2,000,000	544,000	2,544,000	1,417,643	97%	42 Downtown Streetscape	0870	110,986	83,779	194,765	0	156,408	37,607	750
450,000	2,475,482	2,925,482	2,072,750	71%	43 EHC - 3rd & William Street Housing	0871	1,490,000	0	1,490,000	0	637,288	852,712	0
250,000	500,000	750,000	750,000	100%	44 Housing Trust of Santa Clara County	0877	500,000	0	500,000	0	500,000		0
600,000	168,000	768,000	664,275	84%	45 Competitive Art Capital Fund	0879	72,000	36,000	108,000	6,675	40,275	31,725	36,000

MERGED AREA IMPACT PROGRAM
CAPITAL COST REPORT

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-12/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)		(B)		(C)	(D)
									Total Funds Available 2007-08	Current Month Expenditures December 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
1,000,000		1,000,000	0	0%	46 Building Use Intensification	0887	1,000,000	0	1,000,000	0	0	0	0	1,000,000
800,000	-400,000	400,000	118,193	30%	47 Project Support Studies	0888	120,000	183,987	303,987	0	22,180	245,732	36,075	
100,000	200,000	300,000	100,000	33%	48 City Auditor Services	0889	200,000	0	200,000	0	0	74,000	126,000	
500,000		500,000	199,273	40%	49 Parking Lot Improvements	0895	429,376	60,608	489,984	182,690	189,257	300,706	21	
500,000		500,000	0	0%	50 Theatre Improvements	0896	500,000	0	500,000	0	0	87,976	412,024	
400,000	1,600,000	2,000,000	0	0%	51 Autumn Street Infrastructure Funding Plan	0898	2,000,000	0	2,000,000	0	0	0	2,000,000	
800,000	800,000	1,600,000	0	0%	52 Vietnamese-American Community Center	0899	1,600,000	0	1,600,000	0	0	0	1,600,000	
200,000		200,000	0	0%	53 African-American Community Center Feasibility Study	0900	200,000	0	200,000	0	0	0	200,000	
1,400,000	0	1,400,000	0	0%	54 Development Incentives	0902	1,400,000	0	1,400,000	0	0	0	1,400,000	
1,000,000	4,000,000	5,000,000	45,737	1%	55 Convention Ctr Expansion Phase I	0903	5,000,000	0	5,000,000	25,408	45,737	1,196,806	3,757,457	
2,400,558	0	2,400,558	80,000	3%	56 1st ACT Small Wonders	0910	2,400,556	0	2,400,556	0	80,000	393,500	1,927,056	
3,305,183	4,494,017	7,799,200	6,519,778	84%	57 Industrial Work Program Implementation	0918	1,238,019	176,949	1,414,968	10,813	135,546	215,938	1,063,484	
400,000	0	400,000	0	0%	58 Electronic Transportation Dev Center	0919	400,000	0	400,000	0	0	0	400,000	
500,000	0	500,000	0	0%	59 Industrial FIP Program	0920	500,000	0	500,000	0	0	0	500,000	
250,000	0	250,000	125,000	50%	60 Silicon Valley Neighborhood Hsg Services	0921	250,000	0	250,000	125,000	125,000	0	125,000	
100,000	0	100,000	0	0%	61 Vietnamese Heritage Gardens	0922	100,000	0	100,000	0	0	0	100,000	
1,000,000	0	1,000,000	0	0%	62 St. James Park Improvement	0923	1,000,000	0	1,000,000	0	0	0	1,000,000	
200,000	0	200,000	0	0%	63 Permanent Major Outdoor Events Site	0924	200,000	0	200,000	0	0	0	200,000	
TOTALS							56,191,993	8,535,384	64,727,377	2,870,014	8,739,839	12,925,268	43,062,270	

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

**NEIGHBORHOOD BUSINESS INVESTMENT PROGRAM
CAPITAL COST REPORT**

Original Project Budget	Total Adjustments	Current Project Budget	Total Proj. Exp. 7/77-12/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)		(B)		(C)	(D)
									Total Funds Available 2007-08	Current Month Expenditures December 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
50,000	1,375,000	1,425,000	921,659	65%	1 Alum Rock: Mexican Heritage Corp.	0849	600,000	434,105	1,034,105	56	530,765	36,315	467,025	
820,000	1,466,525	1,537,475	53,475	35%	2 E.S.C. Street: Mixed Use Opportunities	0611	100,000	0	100,000	0	0	0	100,000	
5,625,000	48,201,095	53,726,095	52,320,755	97%	3 Story Road: King and Story Implementation	0480	1,466,862	33,138	1,500,000	0	94,660	0	1,405,340	
500,000		500,000	0	0%	4 The Alameda: Parking Solution	0925	500,000	0	500,000	0	0	0	500,000	
50,000		50,000	0	0%	5 The Alameda: Historic Pillar Project	0929	50,000	0	50,000	0	0	0	50,000	
383,333		383,333	217,354	57%	6 Japantown: Public Facilities	0846	229,243	2,000	231,243	20,463	65,265	137,962	28,016	
50,000	2,509,500	2,559,500	202,700	8%	7 Japantown: Corporation Yard	0688	2,025,902	415,500	2,441,402	67,679	84,602	606,419	1,750,381	
390,000	610,000	1,000,000	302,711	30%	8 Japantown: Public Improvements	0893	721,858	156,795	878,653	121,069	181,364	255,650	441,639	
39,600		39,600	19,800	50%	9 Japantown: Parking Lot Lease	0905	39,600		39,600	3,300	19,800		19,800	
1,400,000		1,400,000	0	0%	10 Japantown: Nishioka Site Acquisition	0926	1,400,000		1,400,000	0	0		1,400,000	
208,336	1,751,097	1,959,433	1,503,026	77%	11 NBD - Program Operations	0691	412,345	107,160	519,505	7,320	63,098	160,778	295,629	
5,000,000	2,770,952	2,229,048	1,642,457	74%	12 Neighborhood Business Clusters	0538	586,591		586,591	0	0		586,591	
800,000	390,000	1,190,000	800,154	67%	13 Union/Camden	0775	389,846	0	389,846	0	0	0	389,846	
700,000	200,000	900,000	90,598	10%	14 Monterey/Roeder	0776	796,805	12,596	809,401	0	0	12,596	796,805	
743,000	4,835,995	5,578,995	3,624,632	65%	15 NBD - Facade Improvements	0477	1,469,303	860,481	2,329,784	45,827	375,421	517,507	1,436,856	
150,000	420,000	570,000	325,726	57%	16 NBD - Landscape Improvement	0852	274,048	90,885	364,933	-30,000	120,659	40,226	204,048	
1,967,130	1,650,000	3,617,130	2,299,433	64%	17 NBD- Implementation & Opportunity Sites	0737	1,300,067	23,183	1,323,250	0	5,553	10,416	1,307,281	
TOTALS:							12,362,470	2,135,843	14,498,313	235,713	1,541,187	1,777,870	11,179,256	

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

**STRONG NEIGHBORHOODS INITIATIVE AREAS
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-12/07	% Total Budget Expended	Project	Appr. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)	
									Total Funds Available 2007-08	Current Month Expenditures December 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
6,000,000	3,410,618	9,410,618	6,925,208	74%	1 SNI Reserve	0651	2,971,775	180,283	3,152,058	143,335	666,648	241,811	2,243,599
5,745,000	1,532,333	7,277,333	4,904,392	67%	2 SNI - 13th Street	0797	2,338,375	75,773	2,414,148	0	41,206	34,567	2,338,375
3,745,000	925,000	4,670,000	3,061,394	66%	3 SNI - Five Wounds/Brookwood Terrace	0798	2,114,227		2,114,227	0	505,621	56,819	1,551,787
2,360,000	130,000	2,230,000	1,871,644	84%	4 SNI - Delmas Park	0799	343,739	82,499	426,238	19,883	67,883	14,617	343,739
2,090,000	924,000	1,166,000	1,108,007	95%	5 SNI - East Valley/680 Communities	0800	50,880	0	50,880	0	-7,112	0	57,992
990,000	2,824,147	3,814,147	2,560,635	67%	6 SNI - Edenvale/Great Oaks	0801	588,051	1,411,950	2,000,001	94,089	746,489	905,808	347,703
4,795,000	449,982	4,345,018	4,000,566	92%	7 SNI - Greater Gardner	0802	376,416	14,023	390,439	0	45,988	15,622	328,829
1,660,000	792,760	2,672,760	842,477	32%	8 SNI - Hoffman/Via Monte	0803	1,781,969	48,314	1,830,283	0	0	48,314	1,781,969
250,000	399,714	649,714	295,314	45%	9 SNI - Union/Curtner Business Cluster	0804	818	378,990	379,808	0	25,408	353,630	770
2,561,000	288,000	2,849,000	2,577,719	90%	10 SNI - University	0805	593,532	8,399	601,931	0	330,650	52,399	218,882
4,920,000	667,979	4,252,021	3,340,579	79%	11 SNI - Washington	0806	832,209	158,728	990,937	0	79,495	107,308	804,134
2,334,000	632,359	1,701,641	1,182,148	69%	12 SNI - West Evergreen	0807	519,493	0	519,493	0	0	0	519,493
4,600,000	1,116,161	3,483,839	2,532,967	73%	13 SNI - Winchester	0808	932,600	31,524	964,124	0	13,253	18,271	932,600
5,120,000	495,759	5,615,759	3,920,964	70%	14 SNI - Attractive Neighborhoods	0809	1,819,347	135,387	1,954,734	4,525	259,958	998,719	696,056
1,155,000	577,009	577,991	477,607	83%	15 SNI - Outreach and Training	0811	92,116	72,653	164,769	24,053	64,385	57,197	43,187
940,000	6,038,000	6,978,000	5,600,056	80%	16 SNI - Blackford	0826	1,294,837	179,220	1,474,057	55,074	96,112	102,018	1,275,927
3,420,000	71,000	3,491,000	1,370,648	39%	17 SNI - Burbank/Del Monte	0827	2,120,352	0	2,120,352	0	0	0	2,120,352

**STRONG NEIGHBORHOODS INITIATIVE AREAS
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-12/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)	
									Total Funds Available 2007-08	Current Month Expenditures December 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
930,000	795,000	1,725,000	1,086,363	63%	18 SNI - K.O.N.A	0828	638,637	0	638,637	0	0	0	638,637
2,580,000	292,554	2,287,446	1,130,971	49%	19 SNI - Market/Almaden	0829	1,132,882	38,487	1,171,369	0	14,894	26,457	1,130,018
910,000	3,310,039	4,220,039	3,764,509	89%	20 SNI - Mayfair	0830	530,530	0	530,530	0	75,000	0	455,530
3,405,000	35,553	3,440,553	2,415,454	70%	21 SNI - Spartan/Keyes	0831	1,755,291	18,808	1,774,099	0	749,000	55,597	969,502
3,510,000	2,704,001	6,214,001	2,803,409	45%	22 SNI - Tully/Senter	0832	3,410,592		3,410,592	0	0		3,410,592
200,000	140,000	60,000	44,184	74%	23 SNI - SNI Project Area Committee and Neighborhood Advisory Comm./Planning	0833	18,798		18,798	848	2,982		15,816
1,561,500	1,342,815	2,904,315	2,427,244	84%	24 SNI - Gateway East	0835	1,187,103	42,201	1,229,304	245,200	752,233	264,184	212,887
1,025,853	2,354,171	3,381,024	2,167,775	64%	25 SNI - Team (CMO)	0853	1,213,249	0	1,213,249	0	0	0	1,213,249
376,894	723,585	1,100,479	727,037	66%	26 SNI - City Attorney Code Enforcement	0854	373,442	0	373,442	0	0	0	373,442
500,000		500,000	124,975	25%	27 SNI - Multi Family Housing Rehab Pilot	0882	375,025	8,214	383,239	0	8,214	0	375,025
150,000	350,000	500,000	63,430	11%	28 SNI - Playground Improvement	0894	446,570	0	446,570	0	0	0	446,570
TOTALS							29,852,855	2,885,452	32,738,307	587,007	4,538,306	3,353,339	24,846,662

PARK CENTER REDEVELOPMENT AREA
CAPITAL COST REPORT

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-12/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)	
									Total Funds Available 2007-08	Current Month Expenditures December 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
40,578,682	13,970,022	54,548,704	54,385,255	100%	1 Tech Museum of Innovation	0483	63,343	608,582	671,925	0	508,476	100,614	62,835
	191,246	191,246	83,415	44%	2 Adobe: Water Monitoring	0890	77,628	64,005	141,633	32,231	33,801	103,636	4,195
200,000	9,900,000	10,100,000	64,768	1%	3 Civic Auditorium	0874	9,840,168	221,050	10,061,218	17,500	25,985	199,696	9,835,537
600,000	1,550,000	2,150,000	600,000	28%	4 Center for Performing Arts Impvts	0875	1,550,000	0	1,550,000	0	0	0	1,550,000
100,000		100,000	0	0%	5 Park Center Streetscape	0906	100,000	0	100,000	0	0	0	100,000
TOTALS							11,631,139	893,637	12,524,776	49,731	568,263	403,946	11,552,567

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

**RINCON DE LOS ESTEROS REDEVELOPMENT AREA
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-12/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)		
									Total Funds Available 2007-08	Current Month Expenditures December 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
3,900,000	50,000	3,950,000	3,504,542	89%	1 Rincon Vision North San Jose	0876	49,494	503,000	552,494	1,664	107,036	209,180	236,278	
240,000		240,000	0	0%	2 Façade Improvements	0911	240,000		240,000	0	0		240,000	
1,000,000		1,000,000	0	0%	3 Industrial Development Office Opportunities	0927	1,000,000		1,000,000	0	0		1,000,000	
TOTALS								1,289,494	503,000	1,792,494	1,664	107,036	209,180	1,476,278

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

**SAN ANTONIO REDEVELOPMENT AREA
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-12/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)			
									Total Funds Available 2007-08	Current Month Expenditures December 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year		
700,000	1,407,949	2,107,949	2,079,636	99%	1 Fairmont Annex Retail	0745	50,052	165,500	215,552	184,300	187,240	0	28,312		
500,000		500,000	0	0%	2 Museum of Art Expansion	0907	500,000		500,000	0	0	0	500,000		
200,000		200,000	0	0%	3 Block 2: Remediation	0928	200,000		200,000	0	0	0	200,000		
TOTALS:									750,052	165,500	915,552	184,300	187,240	0	728,312

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

Attachment B

Redevelopment Agency of The City of San Jose Project Status Report: As of December 31, 2007 Civic Plaza (1)

	Total Budget	Project to Date Expenditures	Encumbrance Balance	Balance Remaining
Civic Plaza Land Acquisition				
Property Acquisition (2)	28,486,609	28,486,610		(0)
Relocation	8,496,606	8,496,606		-
Site Clearance	1,133,520	1,114,502		19,018
Infrastructure				
City Services	979,821	979,821		0
Environmental Services	320,017	320,017		-
Consulting Services	538,182	538,182		0
Architectural Services - Design	703,146	703,146		(0)
Engineering Services	107,239	107,239		0
Leasehold Improvements	108,380	108,380		-
Administrative Costs	636,171	636,171		0
Contingency	-	-		-
Sub Total	41,509,691	41,490,672	-	19,018
Civic Plaza - Historic (House Relocation) (4)				
Acquisition - Landmark Houses (3)	1,577,987	1,577,987		-
Moving Costs	2,684,734	2,684,734		-
Architectural & Management Services	972,998	972,998		-
Administrative Costs	1,533	1,533		-
Sub-Total	5,237,252	5,237,252	-	-
Civic Plaza Planning (4)				
Architectural Services - Design	2,042,978	2,058,495		-
Engineering Services	160,000	155,917		-
Environmental services	100,000	97,967		-
Asbestos Services	10,000	9,960		-
Consulting Services	200,000	195,240		-
Administrative Costs	145,000	140,399		-
Sub-Total	2,657,978	2,657,978	-	-
Total Civic Plaza Cost	49,404,921	49,385,901	-	19,018

(1) All expenditures to be repaid to the Agency by the City. On July 3, 2002, pursuant to a Transfer Agreement under which the City acquired most of the site from the Agency, the Agency received \$47,649,729 from the City (actual cost expended \$44,794,174 plus interest of \$2,855,555). Pursuant to an amendment to that Agreement, the remainder of the site was transferred to the City in January 2006, and the City agreed to pay the Agency a total of \$5,020,560, which includes \$3,998,072 for costs incurred, \$722,488 in interest, and \$300,000 for anticipated future cost related to relocation. On February 22, 2006, the City made a partial payment to the Agency pursuant to the Agreement in the amount of \$3,850,000. On March 9, 2006, the City made another payment to the Agency pursuant to the Agreement in the amount of \$870,560.

(2) FY2002-03 Budget increased by \$1.4M for remaining site acquisition, and offset by decrease of \$1.1M in the Civic Plaza Historic Acquisition line and \$0.3M in the Civic Planning line.

(3) All required sites have been acquired, \$1.1M in surplus budgeted funds shifted to Civic Plaza Land Acquisition project line.

(4) Project completed

Attachment B1
CIVIC PLAZA LAND ACQUISITION
Project Status Report: As of December 31, 2007

	Civic Plaza Site & Offsite Garage	Civic Plaza Historic Homes Receiver Sites	Civic Plaza Planning	Total
Actual Expenditures:				
General Ledger 12/31/2007	41,490,672 *	5,237,252	2,657,978	49,385,902
FY 02-03 Lawsuit	(5,016)			(5,016)
EHC (Agency contribution)	(3,132,245)			(3,132,245)
Estimated home moving cost	(280,184)	280,184		0
392-4 N Fourth St. APN 249-46-077	(409,050)	409,050		0
380 N. Fourth St. APN 249-46-076	(370,000)	370,000		0
Adj. Expense on revised footprint	(369,246)			(369,246)
Total	36,924,932	6,296,486	2,657,978	45,879,396

* Includes Off-site Garage \$5,551,718.

Costs Transfers: (A)

Additional Costs to be transferred to Civic Plaza Land Acquisition project line (costs originally incurred in the Santa Clara Street Development Site project line), due to decision to move the parking garage south. Costs represent % of acquisition costs to be used in the revised footprint.

467-20-016 40 N. 4th Tang (42%)	1,262,707	1,262,707
467-20-006 43-47 N. 5th Kim (100%)	1,076,113	1,076,113
467-20-007 39 N. 5th Pries (50%)	715,425	715,425
	<u>3,054,245</u>	<u>3,054,245</u>

Future Expenditures Forecast:

467-20-008 (33 N. Fifth Street EHC)	300,000	300,000
	<u>300,000</u>	<u>300,000</u>

Total Cost	40,279,177	6,296,486	2,657,978	49,233,641
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Interest	<u>3,436,648</u>			<u>3,436,648</u>
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Total Civil Plaza Cost	43,715,825	6,296,486	2,657,978	52,670,289
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Reimbursement from City 7/1/2002				<u>47,649,729</u>
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Balance Due from City as of 12/31/2005 (Per Amended Transfer Agreement)				<u>5,020,560</u>
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Received from the City on February 22, 2006				(3,850,000)
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Received from the City on March 9, 2006				<u>(870,560)</u>
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Amount to be received from the City as of 12/31/2007				<u>300,000</u>
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Attachment C

Redevelopment Agency of The City of San Jose
Project Status Report: As of December 31, 2007
California Theatre

	<u>Total Budget</u>	<u>Project to Date Expenditures</u>	<u>Encumbrance Balance</u>	<u>Remaining Balance</u>
California Theatre				
Site Delivery	140,000	-		140,000
Design, Testing & Inspections	9,624,032	9,624,032		0
Public Works	1,037,012	1,037,012		0
Administrative Costs	74,989	74,989		0
Construction Management Consultant	3,867,450	3,867,450		-
Demolition	964,800	964,800		-
Construction	60,515,944	59,918,281	617,811	(20,149)
Off-Sites	-	-		-
Contingency	22,208	22,208		-
Sub Total	<u>76,246,435</u>	<u>75,508,769</u>	<u>617,811</u>	<u>119,852</u>
California Theatre : Art Fund (1)	180,000	180,000	-	-
California Theatre: Signage	70,338	70,338	-	-
California Theatre Land Acquisition (Prior to 1998)	4,724,549	4,724,549	-	-
Total California Theatre	<u>81,221,322</u>	<u>80,483,656</u>	<u>617,811</u>	<u>119,852</u>

(1) Project Completed.

