

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: MARCH 1, 2007

SUBJECT: CAPITAL COST REPORT – JANUARY 2007

RECOMMENDATION

Accept the Capital Cost Report for January 2007

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 (January 31, 2007), and Carryover Encumbrances, reflecting contractual commitments of prior years' outstanding funds (June 30, 2006).
2. Column B: Total Year-to-Date Expenditures; captures the total amount expended from the start of the current fiscal year (July 1, 2006) through the reporting month's closing date (January 31, 2007).
3. Column C: Encumbrance Balance; represents the outstanding contractual commitments as of January 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 January 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

JANUARY ACTIVITY:

Capital expenditures for January 2007 totaled \$7.2 million.

Major capital project expenditures include:

\$500,000	Final payment to Adobe Systems as on-site parking contribution per Acquisition, Disposition and Development Agreement.
\$230,000	Payment to Green Valley Enterprises per Owner Participation Agreement to restore façade and seismically retrofit the Porter Stock Building located at 89-91 South First Street.
\$206,000	Payment to Sposeto Engineering for the Almaden Avenue Streetscape Project.
\$201,000	Payment to Robert A. Bothman, Inc. for the Children's Discovery Museum Fountain Area renovation project.
\$200,000	Payment to Green Valley Enterprises per Disposition and Development Agreement for the off-site improvements at the Lofts at the Alameda.

- \$121,000 Payment to Flames Coffee Shop for construction of Shell and Tenant Improvements.
- \$117,000 Payment to San Jose Water Company for installation of fire hydrant and water piping at San Jose McEnery Convention Center.
- \$100,000 Payment to San Jose Unified School District per Owner Participation Agreement for the installation of synthetic turf at Washington Elementary School.
- \$3,474,000 Transferred to the City of San Jose per Cooperation Agreements for various projects; including \$3,000,000 for City Capital Improvements.

In 2005, Agency staff implemented accounting procedures to capture the true cost of capital projects and programs by applying appropriate staff time to capital projects. Approximately \$1.2 million direct and indirect operating costs were associated with capital projects in the month of January.

COORDINATION

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


HARRY S. MAVROGENIS
Executive Director

Attachments

Attachment A

January 2007 (FY06-07)

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 2006-07	C/O Encumbrance 07/01/06	Total Funds Available 2006-07	Current Month Expenditures January-07	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available
Almaden Gateway	1,100,000	738,800	1,838,800	0	40,000	738,800	1,060,000
Civic Plaza	310,371	194,310	504,681	0	153,128	51,553	300,000
Edenvale	4,973,958	405,160	5,379,118	134,171	1,989,609	1,835,402	1,554,106
Guadalupe Auzerias	640,234	288,493	928,727	203,550	209,864	168,042	550,821
Julian/Stockton	2,373,266	2,370,767	4,744,033	66,249	775,778	2,059,169	1,909,085
Market Gateway	115,745	900,514	1,016,259	638	281,515	533,791	200,953
Merged Area Impact Program	34,300,925	13,314,784	47,615,709	4,124,612	11,450,786	20,588,476	15,576,447
Neighborhood Investment Program	7,350,786	1,644,695	8,995,481	564,780	2,003,352	1,481,193	5,510,936
Strong Neighborhoods Initiative	26,481,766	4,663,701	31,145,467	298,157	3,375,284	4,302,920	23,467,264
Park Center Plaza	3,517,286	550,623	4,067,909	561,022	652,632	297,655	3,117,622
Rincon de los Esteros	4,829,729	64,164	4,893,893	37,628	640,392	315,735	3,937,766
San Antonio Plaza	0	600,292	600,292	4,921	4,921	595,371	0
Direct Operating Cost	8,181,369	426,541	8,607,910	813,888	4,292,625	385,948	3,929,337
Indirect Operating Cost	5,240,412	420,877	5,661,289	427,389	2,616,100	450,123	2,595,066
Totals:	99,415,846	26,583,721	125,999,568	7,237,005	28,485,986	33,804,179	63,709,403

**ALMADEN GATEWAY REDEVELOPMENT AREA
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-10/06	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	(A)	(B)	(C)	(D)	
									Total Funds Available 2006-07	Current Month Expenditures January 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		1,100,000	40,000	4%	2 Downtown Parking Acquisition	0891	1,100,000	0	1,100,000	0	40,000	0	1,060,000
TOTALS							1,100,000	738,800	1,838,800	0	40,000	738,800	1,060,000

* 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. 7/77-10/06	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	(A)	(B)	(C)	(D)	
									Total Funds Available 2006-07	Current Month Expenditures January 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
51,740,000	-10,230,309	41,509,691	41,158,138	99%	1 Civic Plaza Land Acquisition	0563	310,371	154,310	464,681	0	113,128	51,553	300,000
1,500,000	4,350,198	5,850,198	5,850,198	100%	2 Civic Plaza Streetscape	0761	0	40,000	40,000	0	40,000	0	0
TOTALS							310,371	194,310	504,681	0	153,128	51,553	300,000

* 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. 7/77-10/06	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	(A)	(B)	(C)	(D)	
									Total Funds Available 2006-07	Current Month Expenditures January 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
2,705,183	1,620,000	4,325,183	4,132,578	96%	1 Industrial Work Program-Implementation	0239	311,529	93,773	405,302	20,649	212,696	180,370	12,235
15,900,000	10,221,484	26,121,484	25,995,341	100%	2 Assessment District/Interchange Impvts.	0520	275,143	0	275,143	0	149,000	0	126,143
340,000	0	340,000	228,458	67%	3 Edenvale Public Improvement	0709	27,350	226,880	254,230	27,294	142,688	111,506	36
2,000,000	3,500,000	5,500,000	4,919,170	89%	4 Biotech Initiative Lease	0764	1,580,830	0	1,580,830	0	1,000,000	16,000	564,830
176,400	176,400	352,800	298,000	84%	5 IDT Lease	0864	176,400	27,400	203,800	0	149,000	27,400	27,400
2,200,000		2,200,000	1,876,413	85%	6 Biotech Initiative Capital	0865	602,706	57,107	659,813	86,228	336,226	125	323,462
2,000,000		2,000,000	0	0%	7 Edenvale Emerging Technologies Fund	0892	2,000,000		2,000,000	0	0	1,500,000	500,000
TOTALS							4,973,958	405,160	5,379,118	134,171	1,989,609	1,835,402	1,554,106

* 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).

GUADALUPE - AUZERAIS REDEVELOPMENT AREA
CAPITAL COST REPORT

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-10/06	% Total Budget Expended	Project	Appro. Number	(A)	(A)	(B)	(C)	(A-B-C)			
							Adopted Budget 2006-07	C/O Encumbrance 07/01/06	Total Funds Available 2006-07	Current Month Expenditures January 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	Approved Funds Beyond Current Year
360,000	949,974	1,309,974	591,111	45%	1 CDM - Fountain Replacement	0858	640,234	288,493	928,727	203,550	209,864	168,042	550,821	0
TOTAL							640,234	288,493	928,727	203,550	209,864	168,042	550,821	0

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**JULIAN STOCKTON REDEVELOPMENT AREA
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-10/06	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	(A)	(B)	(C)	(D)		
									Total Funds Available 2006-07	Current Month Expenditures January 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
26,120,000	-6,614,127	19,505,873	17,504,719	90%	1 North San Pedro Proposed Housing/ Brandenburg	0756	1,970,039	175,319	2,145,358	24,023	144,204	243,157	1,757,997	
45,000	203,499	248,499	243,358	98%	2 Bassett & N. First Street/ Classic @ North Keystone	0767	132,015	0	132,015	0	126,874	0	5,141	
250,000	450,000	700,000	623,453	89%	3 Fallon House Improvement	0768	125,800	455,448	581,248	42,226	504,701	76,012	535	
50,000	139,282	189,282	3,870	2%	4 One East Julian	0817	145,412	40,000	185,412	0	0	40,000	145,412	
1,700,000		1,700,000	0	0%	5 Cousins Market Center Development	0886	0	1,700,000	1,700,000	0	0	1,700,000	0	
TOTALS								2,373,266	2,370,767	4,744,033	66,249	775,778	2,059,169	1,909,085

* 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. 7/77-10/06	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	(A)	(B)	(C)	(D)	
									Total Funds Available 2006-07	Current Month Expenditures January 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
38,457,048	37,688,387	76,145,435	75,410,691	99%	1 California Theatre (1)	0078	115,745	900,514	1,016,259	638	281,515	533,791	200,953
TOTALS							115,745	900,514	1,016,259	638	281,515	533,791	200,953

* 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. 7/77-10/06	% Total Budget Expended	Project	Appr. Number	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	(A)	(B)	(C)	(D)	
									Total Funds Available 2006-07	Current Month Expenditures January 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
5,171,539	2,410,000	7,581,539	7,477,962	99%	1 San Jose Downtown Association	0087	350,000	0	350,000	79,953	246,423	103,577	0
390,659	1,023,798	1,414,457	1,257,206	89%	2 Misc. Public Improvement	0168	115,316	59,985	175,301	0	18,051	130,216	27,035
8,523,579	-4,162,273	4,361,306	3,995,453	92%	3 Automatic Public Toilets	0284	487,593	0	487,593	1,113	121,740	0	365,853
1,236,920	1,953,729	3,190,649	2,959,596	93%	4 Software Development Center - Lease	0364	379,209	0	379,209	21,430	148,156	0	231,053
12,697,456	17,621,466	30,318,922	28,682,878	95%	5 GRP & Gardens - Flood Control	0393	1,552,640	177,250	1,729,890	177	93,846	168,935	1,467,109
21,000,000	18,000,000	39,000,000	39,000,000	100%	6 City Improvements	0395	3,000,000	0	3,000,000	3,000,000	3,000,000	0	0
3,635,750	4,650,147	8,285,897	8,095,626	98%	7 Software/Environmental Business Clusters - Lease	0408	423,551	0	423,551	34,020	233,280	0	190,271
310,685	69,835	380,520	369,281	97%	8 Assessor	0454	7,748	97,252	105,000	0	93,761	3,491	7,748
686,504	2,649,892	3,336,396	3,177,394	95%	9 International Business Incubator - Lease	0489	292,654	0	292,654	19,093	133,652	0	159,002
25,450,000	-17,812,297	7,637,703	6,872,649	90%	10 Retail Strategy	0506	694,222	252,995	947,217	1,846	182,163	107,687	657,367
174,600,000	-20,544,746	154,055,254	154,055,254	100%	11 Dr. Martin Luther King, Jr. Library	0622	0	2,059,594	2,059,594	0	2,059,594	0	0
1,350,000	309,000	1,659,000	1,569,280	95%	12 Small Business Administration-Lease	0655	223,367	0	223,367	19,215	133,647	0	89,720
1,329,520	5,187,433	6,516,953	6,122,518	94%	13 Public Property Management	0676	763,683	23,156	786,839	45,832	392,404	315,930	78,505
4,666,866	3,529,108	8,195,974	7,983,417	97%	14 Assets Management	0677	376,941	102,991	479,932	7,188	267,375	87,648	124,909
80,000	849,876	929,876	831,076	89%	15 Transportation Planning	0680	95,500	4,500	100,000	0	1,200	3,300	95,500
110,000	81,199	191,199	177,674	93%	16 Development RFQ	0683	13,525	0	13,525	0	0	0	13,525
1,500,000	-934,220	565,780	365,780	65%	17 Downtown Signage	0698	200,000	0	200,000	0	0	0	200,000
436,067	186,000	622,067	611,547	98%	18 Christmas in the Park	0721	86,000	0	86,000	0	75,480	10,500	20

**MERGED AREA IMPACT PROGRAM
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-10/06	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	(A)	(B)	(C)	(D)	
									Total Funds Available 2006-07	Current Month Expenditures January 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
345,000	20,520,243	20,865,243	14,297,527	69%	19 Downtown Mixed Use Projects	0729	421,426	1,430,314	1,851,740	250	34,024	1,431,576	386,140
200,000	769,368	969,368	790,178	82%	20 Downtown Project Feasibility Studies	0730	111,110	153,521	264,631	21,514	85,441	170,663	8,527
10,000,000	-6,000,000	4,000,000	1,628,802	41%	21 Child Care Development Fund	0779	2,382,954	31,965	2,414,919	3,163	43,722	810,670	1,560,527
550,000	523,357	1,073,357	1,038,240	97%	22 Public Space Program	0787	100,000	25,527	125,527	17,159	90,410	35,117	0
5,000,000	-854,100	4,145,900	4,094,657	99%	23 Mixed Use Project Area Acquisitions	0792	48,765	10,344	59,109	3,071	7,866	10,073	41,170
2,000,000	184,081	2,184,081	1,706,319	78%	24 4th St. Prkg.Garage Marketing & Tenant Improvements	0793	32,136	566,920	599,056	118,949	121,294	451,999	25,763
100,000	240,000	340,000	328,000	96%	25 OEA Audit Services	0837	80,000	0	80,000	0	68,000	0	12,000
635,000	1,905,000	2,540,000	2,268,800	89%	26 Litigation Services	0838	641,619	0	641,619	52,917	370,419	0	271,200
1,000,000	305,325	1,305,325	904,601	69%	27 Real Estate and Relocation Services	0839	334,028	208,959	542,987	25,550	142,264	182,397	218,327
150,000	0	150,000	78,151	52%	28 School Opportunity Sites	0840	67,500	82,500	150,000	0	78,151	71,849	0
15,208,484	1,524,987	16,733,471	12,839,416	77%	29 Downtown Business Improvement Pool	0844	3,578,571	1,134,957	4,713,528	44,899	819,474	1,763,430	2,130,624
500,000	8,269,234	8,769,234	7,054,306	80%	30 Convention Center South Hall	0848	1,714,261	315,154	2,029,415	123,590	314,487	291,161	1,423,767
402,000	200,000	602,000	341,789	57%	31 Transit Mall Lighting	0850	259,451	63,160	322,611	0	62,400	140,760	119,451
485,000	475,000	960,000	832,989	87%	32 Downtown Ice Rink	0851	127,011	0	127,011	0	0	125,000	2,011
16,230,000	1,555,000	17,785,000	11,899,651	67%	33 Downtown Housing Site Acquisition	0855	5,826,831	105,000	5,931,831	297	46,482	5,822,250	63,099
396,297	408,533	804,830	295,966	37%	34 City Planning Code Enforcement Services	0856	508,864	0	508,864	0	0	0	508,864
1,350,000	200,000	1,550,000	0	0%	35 Bassler Haynes URM - OPA	0860	200,000	1,350,000	1,550,000	0	0	1,350,000	200,000
2,000,000	0	2,000,000	796,961	40%	36 Porter Stock URM - OPA	0861	0	2,000,000	2,000,000	229,602	796,961	1,203,039	0

**MERGED AREA IMPACT PROGRAM
CAPITAL COST REPORT**

Original Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-10/06	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	(A)	(B)	(C)	(D)	
									Total Funds Available 2006-07	Current Month Expenditures January 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
3,000,000	0	3,000,000	500,477	17%	37 Fountain Alley URM - OPA	0862	0	2,705,022	2,705,022	0	205,499	2,499,523	0
500,000	500,000	1,000,000	0	0%	38 Enhancement Graffiti Abatement	0866	1,000,000	0	1,000,000	0	0	0	1,000,000
920,000	0	920,000	139,783	15%	39 South First Street Streetscape	0867	781,750	0	781,750	0	1,533	684,178	96,039
500,000	144,000	644,000	343,828	53%	40 North Almaden Avenue Streetscape	0868	604,564	26,210	630,774	206,557	330,602	300,095	77
2,000,000	-644,000	1,356,000	1,010,374	75%	41 Downtown Streetscape	0870	621,565	200,934	822,499	1,332	476,873	128,142	217,485
450,000	1,400,000	1,850,000	0	0%	42 EHC - 3rd & William Street Housing	0871	1,850,000	0	1,850,000	0	0	1,850,000	0
200,000	200,000	400,000	74,444	19%	43 Downtown Lighting	0873	324,570	13,160	337,730	5,364	12,174	1,547	324,009
250,000	250,000	500,000	250,000	50%	44 Housing Trust of Santa Clara County	0877	250,000	0	250,000	0	0	0	250,000
600,000	-276,000	324,000	300,000	93%	45 Competitive Art Capital Fund	0879	72,000	0	72,000	6,000	48,000	24,000	0
700,000	-1,566	698,434	647,546	93%	46 Stadium Feasibilities	0883	0	113,414	113,414	3,118	62,526	50,888	0
1,000,000	-600,000	400,000	0	0%	47 Building Use Intensification	0887	400,000	0	400,000	0	0	0	400,000
800,000	-500,000	300,000	31,413	10%	48 Project Support Studies	0888	300,000	0	300,000	31,413	31,413	258,837	9,750
100,000	0	100,000	0	0%	49 City Auditor Services	0889	100,000	0	100,000	0	0	0	100,000
500,000	0	500,000	0	0%	50 Parking Lot Improvements	0895	500,000	0	500,000	0	0	0	500,000
500,000	0	500,000	0	0%	51 Montgomery Theatre	0896	500,000	0	500,000	0	0	0	500,000
100,000	0	100,000	0	0%	52 Downtown ZeroOne Art Series	0889	100,000	0	100,000	0	0	0	100,000
400,000	0	400,000	0	0%	53 Diridon-Arena Infrastructure Funding Plan	0889	400,000	0	400,000	0	0	0	400,000
800,000	0	800,000	0	0%	54 Vietnamese-American Community Center	0889	800,000	0	800,000	0	0	0	800,000
200,000	0	200,000	0	0%	55 African-American Community Center Feasibility Study	0889	200,000	0	200,000	0	0	0	200,000
TOTALS							34,300,925	13,314,784	47,615,709	4,124,612	11,450,786	20,588,476	15,576,447

* 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 INVESTMENT PROGRAM
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-10/06	% Total Budget Expended	Project	Appr. Number	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	(A)	(B)	(C)	(D)	
									Total Funds Available 2006-07	Current Month Expenditures January 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
20,000	30,000	50,000	50,000	100%	1 Alum Rock: Village Streetscape	0857	50,000	0	50,000	0	50,000	0	0
50,000	775,000	825,000	217,392	26%	2 Alum Rock: Mexican Heritage Corp. Grant	0849	200,347	529,524	729,871	10,735	122,263	508,370	99,238
620,000	-529,175	90,825	53,475	59%	3 E.S.C. Street: Hospital Area Masterplan/Studies	0611	37,350	0	37,350	0	0	0	37,350
5,525,000	48,783,297	54,308,297	52,060,928	96%	4 Story Road: King and Story Implementation	0480	2,995,743	92,081	3,087,824	20,793	840,455	135,794	2,111,575
1,500,000	511,517	2,011,517	2,011,517	100%	5 The Alameda: The Lofts Housing Development	0612	0	200,000	200,000	200,000	200,000	0	0
270,000	0	270,000	270,000	100%	6 W. San Carlos: Median Uplights	0881	270,000	0	270,000	270,000	270,000	0	0
12,255,000	896,768	13,151,768	13,090,128	100%	7 Japantown: Miraido	0410	50,000	11,640	61,640	0	0	0	61,640
383,333	0	383,333	127,673	33%	8 Japantown: Cultural Streetscape	0846	250,877	36,000	286,877	0	31,217	14,000	241,660
50,000	75,000	125,000	113,098	90%	9 Japantown: Corporation Yard	0688	51,519	11,665	63,184	0	51,282	10,000	1,902
390,000	0	390,000	0	0%	10 Japantown: Public Improvement	0893	390,000	0	390,000	0	0	0	390,000
208,336	1,344,098	1,552,434	1,351,334	87%	11 NBDs: Program Operations	0691	279,124	44,565	323,689	36,519	122,589	85,871	115,229
5,000,000	-3,270,952	1,729,048	1,635,420	95%	12 Neighborhood Business Clusters	0538	100,621	0	100,621	0	6,993	11,993	81,636
800,000	240,000	1,040,000	800,042	77%	13 Union/Camden	0775	239,958	0	239,958	0	0	0	239,958
700,000	200,000	900,000	86,512	10%	14 Monterey/Roeder	0776	796,805	16,683	813,488	0	0	16,683	796,805
150,000	0	150,000	30,496	20%	15 Monterey Corridor: Ind. Wk.	0615	150,000	0	150,000	0	30,496	100,000	19,504
743,000	3,925,995	4,668,995	2,906,981	62%	16 NID - Facade Improvements	0477	1,458,942	475,074	1,934,016	19,163	172,002	463,609	1,298,405
150,000	150,000	300,000	171,532	57%	17 NID - Landscape Improvement	0852	13,400	181,463	194,863	7,570	66,395	115,068	13,400
1,967,130	100,000	2,067,130	2,044,692	99%	18 NID- Implementation & Opportunity	0737	16,100	46,000	62,100	0	39,662	19,805	2,634
TOTALS							7,350,786	1,644,695	8,995,481	564,780	2,003,352	1,481,193	5,510,936

* 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. 7/77-10/06	% Total Budget Expended	Project	Appr. Number	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	(A) Total Funds Available 2006-07	Current Month Expenditures January 2007	(B)		(C)		(D)
											Total Year-to-Date Expenditures	Encumbrance Balance	Encumbrance Balance	Remaining Funds Available Current Year	
6,000,000	610,657	6,610,657	6,208,143	94%	1 SNI Reserve	0651	413,580	151,934	565,514	0	163,000	138,934	263,580		
5,745,000	-467,667	5,277,333	4,854,719	92%	2 SNI - 13th Street	0797	392,490	40,969	433,459	0	10,845	59,554	363,060		
3,745,000	925,000	4,670,000	2,555,773	55%	3 SNI - Five Wounds/Brookwood Terrace	0798	1,404,227	710,000	2,114,227	0	0	710,000	1,404,227		
2,360,000	-130,000	2,230,000	1,987,172	89%	4 SNI - Delmas Park	0799	242,880	0	242,880	31	52	0	242,828		
2,090,000	-674,500	1,415,500	1,115,999	79%	5 SNI - East Valley/680 Communities	0800	299,500	0	299,500	0	0	0	299,500		
990,000	3,943,400	4,933,400	1,441,413	29%	6 SNI - Edenvale/Great Oaks	0801	3,517,139	17,895	3,535,034	396	43,048	413,388	3,078,599		
4,795,000	-449,982	4,345,018	3,950,328	91%	7 SNI - Greater Gardner	0802	797,447	98,524	895,971	24,221	501,280	14,023	380,667		
1,880,000	-17,500	1,862,500	841,952	45%	8 SNI - Hoffman/Via Monte	0803	703,935	502,946	1,206,881	0	186,332	330,809	689,740		
250,000	399,714	649,714	249,983	38%	9 SNI - Union/Curtner Business Cluster	0804	379,482	28,000	407,482	0	7,752	20,500	379,230		
2,561,000	288,000	2,849,000	2,109,379	74%	10 SNI - University	0805	763,150	0	763,150	0	23,529	7,989	731,632		
4,920,000	-597,979	4,322,022	3,260,324	75%	11 SNI - Washington	0806	1,161,892	17,352	1,179,244	100,000	117,546	102,700	958,998		
2,334,000	467,641	2,801,641	1,190,650	42%	12 SNI - West Evergreen	0807	1,610,991	0	1,610,991	0	0	0	1,610,991		
4,600,000	-1,371,161	3,228,839	2,444,346	76%	13 SNI - Winchester	0808	960,739	12,754	973,493	64,000	189,000	12,754	771,739		
5,120,000	-605,144	4,514,856	2,756,536	61%	14 SNI - Attractive Neighborhoods	0809	1,958,690	51,060	2,009,750	30,000	251,430	954,721	803,599		
1,155,000	-577,008	577,992	344,934	60%	15 SNI - Outreach and Training	0811	190,981	69,745	260,726	9,259	27,668	99,429	133,629		
940,000	4,838,000	5,778,000	4,449,092	77%	16 SNI - Blackford	0826	127,139	1,993,268	2,120,407	18,968	791,500	1,229,281	99,626		
3,420,000	-429,000	2,991,000	1,370,648	46%	17 SNI - Burbank/Del Monte	0827	1,620,352	0	1,620,352	0	0	0	1,620,352		

**STRONG NEIGHBORHOODS INITIATIVE AREAS
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-10/06	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	(A)	(B)	(C)	(D)	
									Total Funds Available 2006-07	Current Month Expenditures January 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
930,000	895,000	1,825,000	1,086,363	60%	18 SNI - K.O.N.A	0828	738,637	0	738,637	0	0	0	738,637
2,580,000	-792,535	1,787,465	1,098,576	61%	19 SNI - Market/Almaden	0829	633,242	713,930	1,347,172	0	658,284	55,628	633,261
910,000	3,200,000	4,110,000	1,296,509	32%	20 SNI - Mayfair	0830	2,875,491	0	2,875,491	0	62,000	0	2,813,491
3,405,000	-364,447	3,040,553	1,628,048	54%	21 SNI - Spartan/Keyes	0831	1,494,171	14,543	1,508,714	96,208	96,208	57,215	1,355,291
3,510,000	204,000	3,714,000	2,804,032	75%	22 SNI - Tully/Senter	0832	899,220	10,748	909,968	0	0	10,750	899,218
200,000	-140,000	60,000	36,272	60%	23 SNI - SNI Project Area Committee and Neighborhood Advisory Comm./Planning	0833	46,850	0	46,850	20,000	23,123		23,727
1,561,500	1,342,816	2,904,316	1,565,781	54%	24 SNI - Gateway East	0835	1,241,360	230,033	1,471,393	-64,925	132,859	35,270	1,303,264
1,026,853	1,165,247	2,192,100	1,026,853	47%	25 SNI - Team (CMO)	0853	1,169,454	0	1,169,454	0	4,207	0	1,165,247
376,894	350,143	727,037	348,931	48%	26 SNI - City Attorney Code Enforcement	0854	388,727	0	388,727	0	10,621	0	378,106
500,000	-200,000	300,000	75,000	25%	27 SNI - Multi Family Housing Rehab Pilot	0882	300,000	0	300,000	0	75,000	49,975	175,025
150,000		150,000	0	0%	28 SNI - Playground Improvement	0894	150,000	0	150,000	0	0	0	150,000
TOTALS							26,481,766	4,663,701	31,145,467	298,157	3,375,284	4,302,920	23,467,264

PARK CENTER REDEVELOPMENT AREA
CAPITAL COST REPORT

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-10/06	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	(A)	(B)	(C)	(D)	
									Total Funds Available 2006-07	Current Month Expenditures January 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
40,578,682	13,870,023	54,448,705	53,246,211	98%	1 Tech Museum of Innovation	0483	1,313,662	13,000	1,326,662	61,022	124,168	212,500	989,994
25,000,000	9,616,990	34,579,367	34,579,367	100%	2 Adobe: Phase II Tower II	0485	0	500,000	500,000	500,000	500,000	0	0
	141,247	141,247	28,464	20%	3 Adobe: Water Monitoring	0890	103,624	37,623	141,247	0	28,464	85,155	27,628
200,000	1,900,000	2,100,000	0	0%	4 Civic Auditorium	0874	2,100,000	0	2,100,000	0	0	0	2,100,000
TOTALS							3,517,286	550,623	4,067,909	561,022	652,632	297,655	3,117,622

* 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. 7/77-10/06	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	(A)	(B)	(C)	(D)	
									Total Funds Available 2006-07	Current Month Expenditures January 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
450,000	1,719,018	2,169,018	1,812,759	84%	1 Industrial Work Program-Implementa	0258	487,729	64,164	551,893	34,870	195,634	298,493	57,766
3,900,000	0	3,900,000	2,758	0%	2 Rincon Vision North San Jose	0876	3,900,000	0	3,900,000	2,758	2,758	17,242	3,880,000
442,000	0	442,000	442,000	100%	3 Landscaping on Zanker Road	0878	442,000	0	442,000	0	442,000	0	0
TOTALS							4,829,729	64,164	4,893,893	37,628	640,392	315,735	3,937,766

* 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. 7/77-10/06	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	(A)	(B)	(C)	(D)	
									Total Funds Available 2006-07	Current Month Expenditures January 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
700,000	1,357,949	2,057,949	1,462,578	71%	1 Fairmont Annex Retail	0745	0	600,292	600,292	4,921	4,921	595,371	0
TOTALS							0	600,292	600,292	4,921	4,921	595,371	0

* 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 January 31, 2007 Civic Plaza (1)

	Total Budget	Project to Date Expenditures	Encumbrance Balance	Balance Remaining
Civic Plaza Land Acquisition				
Property Acquisition (2)	28,580,780	28,486,610		94,171
Relocation	8,496,606	8,496,606		-
Site Clearance	1,300,000	781,967	51,553	466,480
Infrastructure				
City Services	1,000,000	979,821		20,179
Environmental Services	350,000	320,017		29,983
Consulting Services	550,000	538,182		11,818
Architectural Services - Design	740,000	703,146		36,854
Engineering Services	110,000	107,239		2,761
Leasehold Improvements	120,000	108,380		11,620
Administrative Costs	650,000	636,171		13,829
Contingency	-	-		-
Sub Total	41,897,386	41,158,137	51,553	687,696
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	49,792,616	49,053,366	51,553	687,696

(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 January 31, 2007

	Civic Plaza Site & Offsite Garage	Civic Plaza Historic Homes Receiver Sites	Civic Plaza Planning	Total
Actual Expenditures:				
GL 1/31/2007	41,158,137 *	5,237,252	2,657,978	49,053,367
FY 02-03 Lawsuit	(5,016)			(5,016)
EHC	(2,799,709)			(2,799,709)
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:

467-24-017 (26-28 S. Fifth Street EHC)	300,000			300,000
	<u>300,000</u>	0	0	<u>300,000</u>

Total Cost	40,279,177	6,296,486	2,657,978	49,233,641
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Interest	3,436,648			3,436,648
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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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Estimate Future Cost as of 1/31/2007				<u>300,000</u>
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Attachment C

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

	Total Budget	Project to Date Expenditures	Encumbrance Balance	Remaining Balance
California Theatre				
Site Delivery	140,000	-		140,000
Design, Testing & Inspections	9,627,744	9,624,032		3,712
Public Works	1,080,540	1,037,012		43,528
Administrative Costs	273,880	74,989		198,891
Construction Management Consultant	3,867,450	3,867,450		-
Demolition	1,027,664	964,800		62,864
Construction	60,105,949	59,820,203	533,791	(248,045)
Off-Sites	-			-
Contingency	22,208	22,208		-
Sub Total	<u>76,145,435</u>	<u>75,410,691</u>	<u>533,791</u>	<u>200,953</u>
California Theatre : Art Fund (1)	180,000	180,000	-	-
Hyatt St. Claire Skylight (OPA)	750,000	750,000		-
California Theatre: Signage	70,338	70,338	-	-
California Theatre Land Acquisition (Prior to 1998)	4,724,549	4,724,549	-	-
Total California Theatre	<u>81,870,321</u>	<u>81,135,577</u>	<u>533,791</u>	<u>200,953</u>

(1) Project Completed.