

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: APRIL 8, 2008

SUBJECT: CAPITAL COST REPORT – FEBRUARY 2008

RECOMMENDATION

Accept the Capital Cost Report for February 2008

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 (February 29, 2008), 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 (February 29, 2008).
3. Column C: Encumbrance Balance; represents the outstanding contractual commitments as of February 29, 2008. 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 February 29, 2008, 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, and the Civic Plaza Transfer Agreement and Expenditure Summary is Attachment B1.

ANALYSIS

FEBRUARY ACTIVITY:

Capital expenditures for February 2008 totaled \$6.6 million.

Major capital project expenditures include:

- | | |
|-----------|---|
| \$695,000 | Payment to Mission West Properties, LP for the San Jose BioCenter rent payments for the period September 2006 through March 2008. |
| \$350,000 | Payment to Fountain Alley, LLC. per Owner Participation Agreement for the rehabilitation of buildings located at 28-40 East Santa Clara Street and 27-37 Fountain Alley. |
| \$265,000 | Payment to Kuehne Construction per Façade Improvement Agreement for the property located at 2600-2638 Union Avenue (Maplewood Plaza Shopping Center). |
| \$250,000 | Payment to Charities Housing Development Corporation for the assistance with building of the Smart Start child care center at the Paseo Senter Plaza rental housing project on Senter Road. |
| \$247,000 | Payment to Emergency Housing Consortium per Relocation and Development Agreement for assistance for construction of Our House Youth Shelter (Sobrato House) at 3 rd and William Streets. |

- \$225,000 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 for work occurring prior to the fire on January 17, 2008.
- \$187,000 Payment to Randazzo Enterprise, Inc. for the Japantown Corporation Yard Building Demolition project.
- \$146,000 Payment to Ken Kay Associates for urban design services in connection with SoFA Demonstration Project and Handbook.
- \$135,000 Payment to Allied Construction Services per Façade Improvement Agreement for the Community Towers located at 111 West St. John and 111 North Market Streets.
- \$1,096,000 Transferred to the City of San Jose per Cooperation Agreements for various projects; including \$353,000 for the construction of pedestrian scale street lights and street tree infill in the Winchester neighborhood; \$350,000 for the San Antonio Avenue Traffic Signal Modification project in the Mayfair neighborhood.

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

COORDINATION

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



HARRY S. MAVROGENES
Executive Director

Attachments

Attachment A

February 2008 (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 February-08	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available
Almaden Gateway	9,540,000	738,800	10,278,800	72,500	139,325	2,462,000	7,677,475
Century Center	300,000	0	300,000	46,037	104,464	19,715	175,821
Civic Plaza	182,802	6,821	189,623	0	170,604	0	19,019
Edenvale	7,410,399	1,912,546	9,322,945	695,513	2,427,019	1,114,301	5,781,625
Guadalupe Auzerais	399,894	3,157,070	3,556,964	45,092	148,534	3,092,035	316,395
Julian/Stockton	2,276,124	3,561,115	5,837,239	165,927	3,596,107	1,067,976	1,173,156
Market Gateway	3,201,698	3,603,414	6,805,112	0	2,537,328	3,149,509	1,118,275
Merged Area Impact Program	54,547,393	8,535,384	63,082,777	2,378,094	17,131,202	10,037,415	35,914,160
Neighborhood Investment Program	15,062,470	2,135,843	17,198,313	475,574	2,176,712	1,526,869	13,494,733
Strong Neighborhoods Initiative	29,852,855	2,885,452	32,738,307	1,524,143	6,571,607	3,135,863	23,030,837
Park Center Plaza	11,631,139	893,637	12,524,776	8,444	576,707	211,752	11,736,317
Rincon de los Esteros	1,289,494	503,000	1,792,494	113,473	235,968	359,011	1,197,515
San Antonio Plaza	750,052	165,500	915,552	0	187,240	0	728,312
Direct Operating Cost	8,109,854	315,314	8,425,168	646,682	5,328,448	216,169	2,880,551
Indirect Operating Cost	5,381,039	571,663	5,952,702	432,961	3,433,100	441,170	2,078,431
Totals:	149,935,213	28,985,560	178,920,773	6,604,441	44,764,365	26,833,784	107,322,623

**ALMADEN GATEWAY REDEVELOPMENT AREA
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-2/08	% 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 February 2008	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	738,800	0		
1,100,000	8,480,000	9,580,000	179,325	2%	2	Downtown Parking Acquisition	0891	9,540,000	0	9,540,000	72,500	139,325	1,723,200	7,677,475	
TOTALS									9,540,000	738,800	10,278,800	72,500	139,325	2,462,000	7,677,475

* 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).

**CENTURY CENTER REDEVELOPMENT AREA
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-2/08	% 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 February 2008	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year		
100,000		100,000	68,464	68%	1 Fountain Alley Parking Lot	0757	100,000		100,000	10,037	68,464	715	30,821		
200,000		200,000	36,000	18%	2 Fountain Alley Pedestrian Enhancements	0912	200,000		200,000	36,000	36,000	19,000	145,000		
TOTALS:									300,000	0	300,000	46,037	104,464	19,715	175,821

* 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. 7/77-2/08	% 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 February 2008	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		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. 7/77-2/08	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A) Total Funds Available 2007-08	Current Month Expenditures February 2008	(B) Total Year-to-Date Expenditures	(C) Encumbrance Balance	(D) Remaining Funds Available Current Year
15,900,000	10,246,484	26,146,484	26,145,341	100%	1 Assessment District/Interchange Impvts.	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 BioCenter: Initial Build Out	0764	1,546,983	366,740	1,913,723	0	0	800	1,912,923
176,400	270,600	447,000	447,000	100%	3 IDT Lease	0864	121,600	27,400	149,000	0	149,000		0
2,200,000	600,000	2,800,000	2,196,427	79%	4 BioCenter: Equipment Acquisitions and Tenant Improvements	0865	600,673	18,406	619,079	0	17,506	3,919	597,655
2,000,000	1,000,000	3,000,000	1,435,227	48%	5 Edenvale Emerging Technologies Fund	0892	1,480,000	1,500,000	2,980,000	227	1,415,227	800,000	764,773
2,500,000		2,500,000	0	0%	6 BioCenter: First Floor Expansion	0913	2,500,000		2,500,000		0		2,500,000
810,000		810,000	695,286	86%	7 BioCenter: Initiative Lease	0914	810,000		810,000		695,286	109,782	4,932
200,000		200,000	0	0%	8 Biotech Manufacturing Initiative	0915	200,000		200,000		0	199,800	200
TOTALS:							7,410,399	1,912,546	9,322,945	227	2,427,019	1,114,301	5,781,625

* 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 - AUZERAI REDEVELOPMENT AREA
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj,Exp. 7/77-2/08	% Total Budget Expended	Project	Appro. Number	(A)	(A)	(A)	(B)	(C)	(A-B-C)		
							Adopted Budget 2007-08	C/O Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures February 2008	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
360,000	949,973	1,309,973	901,543	69%	1 CDM-Improvements	0858	399,894	157,070	556,964	45,092	148,534	92,035	316,395	
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	45,092	148,534	3,092,035	316,395

* 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. 7/77-2/08	% 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 February 2008	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
26,120,000	-5,964,127	20,155,873	19,347,012	96%	1 North San Pedro Proposed Housing/ Brandenburg	0756	729,997	1,818,355	2,548,352	26,940	1,739,491	717,374	91,487
250,000	1,150,000	1,400,000	757,527	54%	2 Fallon House Improvements	0768	645,574	42,760	688,334	28,233	45,861	350,603	291,870
50,000	144,423	194,423	154,624	80%	3 One East Julian	0817	150,553	0	150,553	110,754	110,754	0	39,799
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
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	165,927	3,596,107	1,067,976	1,173,156

* 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. 7/77-2/08	% 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 February 2008	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year		
38,457,048	40,789,388	79,246,436	77,978,652	98%	1 California Theatre (1)	0078	3,201,698	603,414	3,805,112	0	2,537,328	149,509	1,118,275		
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									3,201,698	3,603,414	6,805,112	0	2,537,328	3,149,509	1,118,275

* 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. 7/77-2/08	% 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 February 2008	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
5,171,539	2,810,000	7,981,539	7,901,039	99%	1 San Jose Downtown Association	0087	400,000	0	400,000	96,750	319,500	80,500	0
9,047,924	742,393	9,790,317	7,984,270	82%	2 Façade Improvement Program	0089	742,393	1,588,095	2,330,488	151,308	524,441	1,680,578	125,469
390,659	1,723,798	2,114,455	1,567,664	74%	3 Misc. Public Improvement	0168	707,027	116,792	823,819	25,307	277,028	123,227	423,564
716,308	38,694	752,902	672,902	89%	4 Seasonal Street Banners	0214	80,000		80,000	0	0		80,000
6,523,679	3,682,273	10,205,952	4,597,854	95%	5 Automatic Public Toilets	0284	490,138	0	490,138	501	246,685	0	243,453
1,236,920	2,030,730	3,267,650	3,200,472	98%	6 Software Development Forum - Lease	0364	196,836	0	196,836	13,199	129,659	0	67,178
12,697,456	18,721,485	31,418,921	28,865,487	92%	7 GRP Improvements	0393	2,442,198	166,701	2,608,899	19,731	55,465	142,003	2,411,431
21,000,000	22,000,000	43,000,000	43,000,000	100%	8 City Improvements	0395	4,000,000	0	4,000,000	0	4,000,000	0	0
3,636,760	5,073,147	8,708,897	8,542,746	98%	9 Software/Environmental Business Clusters - Lease	0408	443,171	0	443,171	35,235	277,020	0	166,151
310,686	169,835	480,520	369,281	77%	10 Assessor	0454	107,748	3,491	111,239	0	0	3,491	107,748
686,504	2,909,893	3,596,397	3,431,871	95%	11 US Market Access Center - Lease	0489	323,146	0	323,146	19,827	158,620	0	164,526
25,450,000	17,002,061	42,452,061	37,332,056	87%	12 Retail Strategy	0506	1,271,201	157,238	1,428,439	24,881	312,556	310,065	805,818
1,050,000	648,000	1,698,000	1,817,293	96%	13 Entrepreneur Center - Lease	0655	239,000	0	239,000	19,868	158,292	0	80,708
1,329,520	5,877,432	7,206,952	6,809,406	94%	14 Public Property Management	0676	762,632	3,169	765,801	70,285	368,254	229,988	167,559
4,668,866	4,089,108	8,755,974	8,421,889	96%	15 Assets Management	0677	600,094	72,016	672,110	34,745	338,025	110,870	223,214
80,000	849,876	929,876	876,376	94%	16 Transportation Planning	0680	45,500	28,350	73,850	25	20,350	8,000	45,500
110,000	231,200	341,200	179,356	53%	17 Development RFQ	0683	162,453	0	162,453	0	608	0	161,845
1,500,000	934,220	2,434,220	365,780	65%	18 Downtown Directional Signage	0698	200,000	0	200,000	0	0	0	200,000
436,067	285,980	722,047	722,047	100%	19 Downtown for the Holidays	0721	100,000	0	100,000	20,500	100,000	0	0
345,000	15,570,243	15,915,243	14,312,795	90%	20 Downtown Mixed Use Projects	0729	205,499	1,411,278	1,616,777	0	14,330	1,411,278	191,169
200,000	1,069,368	1,269,368	699,666	71%	21 Downtown Project Feasibility Studies	0730	333,039	91,738	424,777	14,858	55,075	161,128	208,574
10,000,000	5,250,000	14,750,000	2,159,576	45%	22 Child Care Development Fund	0779	2,061,916	1,050,100	3,112,016	250,000	520,592	1,044,403	1,547,021

MERGED AREA IMPACT PROGRAM
CAPITAL COST REPORT

Original Project Budget	Total Adjustments	Current Project Budget	Total Proj. Exp. 7/77-2/08	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A) Total Funds Available 2007-08	Current Month Expenditures February 2008	(B) Total Year-to-Date Expenditures	(C) Encumbrance Balance	(D) Remaining Funds Available Current Year
550,000	679,357	1,229,357	1,175,642	96%	23 Public Space Program	0787	156,000	14,585	170,585	13,600	116,870	53,715	0
5,000,000	854,099	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	2,110,011	77%	25 4th St. Prkg. Garage Marketing & Tenant Improvements	0793	567,462	135,372	702,834	70,000	78,764	68,308	555,762
100,000	339,957	439,957	439,954	100%	26 OEA Audit Services	0837	111,957	0	111,957	0	111,954	0	3
835,000	2,540,000	3,175,000	2,956,717	93%	27 Litigation Services/Reserve	0838	641,619	0	641,619	52,917	423,336	0	218,283
1,000,000	640,325	1,640,325	1,081,270	66%	28 Real Estate and Relocation Services	0839	378,804	288,091	666,895	16,699	107,841	373,500	185,554
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	1,058,497	16,266,981	14,223,255	87%	30 Downtown Business Improvement Pool	0844	2,368,162	198,663	2,566,825	158,071	523,099	656,007	1,387,719
800,000	7,789,235	8,289,235	8,084,205	98%	31 Convention Center Improvements	0848	295,764	460,038	755,802	38,997	570,771	179,418	5,613
402,000	1,200,000	1,602,000	404,691	25%	32 Transit Mall Lighting	0850	1,119,451	100,512	1,219,963	154	22,654	78,012	1,119,297
485,000	700,000	1,185,000	1,100,489	93%	33 Downtown Ice Rink	0851	227,011	0	227,011	15,000	142,500	12,500	72,011
16,230,000	10,885,000	27,095,000	19,774,852	73%	34 Land Banking for Future Development	0855	9,366,802	78,191	9,444,993	29,741	2,124,845	52,949	7,267,199
396,297	820,883	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	0	790,007		0
2,000,000		2,000,000	1,648,621	82%	37 Porter Stock URM - OPA	0861	0	731,229	731,229	224,719	379,850	351,379	0
3,000,000	350,000	3,350,000	3,350,000	100%	38 Fountain Alley URM - OPA	0862	350,000	100,936	450,936	350,000	450,936		0
600,000	600,000	1,000,000	0	0%	39 Enhancement Graffiti Abatement	0866	1,000,000	0	1,000,000	0	0	0	1,000,000
920,000		920,000	825,021	90%	40 South First Street Streetscape	0867	1,440	314,401	315,841	-75,143	220,863	16,975	78,003
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	1,456,000	1,417,643	97%	42 Downtown Streetscape	0870	110,986	83,779	194,765	0	156,408	34,107	4,250
450,000	2,890,000	3,340,000	2,806,869	87%	43 EHC - 3rd & William Street Housing	0871	1,490,000	0	1,490,000	246,917	1,056,869	433,131	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
800,000	168,000	432,000	376,276	87%	45 Competitive Art Capital Fund	0879	72,000	36,000	108,000	6,000	52,275	31,725	24,000

**MERGED AREA IMPACT PROGRAM
CAPITAL COST REPORT**

Agency Fund: 090

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-2/08	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures February 2008	(B)		(C)		(D)
											Year-to-Date Expenditures	Total Year-to-Date Expenditures	Encumbrance Balance	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	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	206,987	74,820		
100,000	200,000	300,000	103,550	35%	48 City Auditor Services	0889	200,000	0	200,000	3,550	3,550	195,550	900		
500,000	355,400	855,400	249,213	29%	49 Parking Lot Improvements	0895	784,776	60,608	845,384	49,940	239,197	261,788	344,400		
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	410,296	8%	55 Convention Ctr Expansion Phase I	0903	5,000,000	0	5,000,000	84,199	410,296	852,246	3,737,457		
2,400,556	0	2,400,556	316,918	13%	56 1st ACT Small Wonders	0910	2,400,556	0	2,400,556	231,979	316,918	335,275	1,748,363		
3,306,183	4,494,017	7,799,200	6,582,421	84%	57 Industrial Work Program Implementation	0918	1,238,019	176,949	1,414,968	22,563	198,189	229,765	987,014		
400,000	0	400,000	51,171	13%	58 Electronic Transportation Dev Center	0919	400,000	0	400,000	41,171	51,171	67,500	281,329		
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	0	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							54,547,393	8,535,384	63,082,777	2,378,094	17,131,202	10,037,415	35,914,160		

* 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. 7/77-2/08	% 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 February 2008	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
50,000	1,375,000	1,425,000	951,659	67%	1 Alum Rock: Mexican Heritage Corp.	0849	600,000	434,105	1,034,105	10,000	560,765	6,315	467,025
2,700,000		2,700,000	0	0%	2 Alum Rock: Fire Station#2	0930	2,700,000		2,700,000	0	0		2,700,000
620,000	-466,525	153,475	53,475	35%	3 E.S.C. Street: Mixed Use Opportunities	0611	100,000	0	100,000	0	0		100,000
5,526,000	48,201,095	53,726,095	52,323,342	97%	4 Story Road: King and Story Implementation	0480	1,466,862	33,138	1,500,000	862	97,247		1,402,753
500,000		500,000	0	0%	5 The Alameda: Parking Solution	0925	500,000	0	500,000	0	0		500,000
50,000		50,000	0	0%	6 The Alameda: Historic Pillar Project	0929	50,000	0	50,000	0	0		50,000
383,333		383,333	291,274	76%	7 Japantown: Public Facilities	0846	229,243	2,000	231,243	29,077	139,185	67,482	24,576
50,000	2,509,500	2,559,500	421,763	16%	8 Japantown: Corporation Yard	0688	2,025,902	415,500	2,441,402	207,765	303,665	387,538	1,750,199
390,000	610,000	1,000,000	436,182	44%	9 Japantown: Public Improvements	0893	721,858	156,795	878,653	108,916	314,835	177,769	386,049
39,600		39,600	26,400	67%	10 Japantown: Parking Lot Lease	0905	39,600		39,600	3,300	26,400		13,200
1,400,000		1,400,000	0	0%	11 Japantown: Nishioka Site Acquisition	0926	1,400,000		1,400,000	0	0		1,400,000
208,336	1,751,097	1,959,433	1,568,871	80%	12 NBD - Program Operations	0691	412,345	107,160	519,505	52,474	128,942	203,123	187,440
5,000,000	-2,770,952	2,229,048	1,642,457	74%	13 Neighborhood Business Clusters	0538	586,591		586,591	0	0		586,591
800,000	390,000	1,190,000	800,602	67%	14 Union/Camden	0775	389,846	0	389,846	0	348		389,499
700,000	200,000	900,000	90,598	10%	15 Monterey/Roeder	0776	796,805	12,596	809,401	0	0	12,596	796,805
743,000	4,835,995	5,578,995	3,705,773	66%	16 NBD - Facade Improvements	0477	1,469,303	860,481	2,329,784	46,544	456,562	644,302	1,228,920
150,000	420,000	570,000	346,551	61%	17 NBD - Landscape Improvement	0852	274,048	90,885	364,933	14,910	141,484	19,401	204,048
1,967,130	1,650,000	3,617,130	2,301,159	64%	18 NBD- Implementation & Opportunity Sites	0737	1,300,067	23,183	1,323,250	1,726	7,279	8,342	1,307,628
TOTALS:							15,062,470	2,135,843	17,198,313	475,574	2,176,712	1,526,869	13,494,733

* 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. 7/77-2/08	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures February 2008	Total Year-to-Date Expenditures	(C) Encumbrance Balance	(D)
													Remaining Funds Available Current Year
6,000,000	3,410,618	9,410,618	6,962,634	74%	1 SNI Reserve	0651	2,971,775	180,283	3,152,058	24,110	704,074	245,397	2,202,587
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	3,063,594	66%	3 SNI - Five Wounds/Brookwood Terrace	0798	2,114,227		2,114,227	269	507,821	56,819	1,549,587
2,360,000	130,000	2,230,000	1,883,101	84%	4 SNI - Delmas Park	0799	343,739	82,499	426,238	0	79,339	3,161	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	3,090,611	81%	6 SNI - Edenvale/Great Oaks	0801	588,051	1,411,950	2,000,001	80,775	1,276,465	367,036	356,500
4,795,000	449,962	4,345,018	3,994,788	92%	7 SNI - Greater Gardner	0802	376,416	14,023	390,439	-5,778	40,210	13,986	336,243
1,880,000	792,760	2,672,760	842,477	32%	8 SNI - Hoffman/Via Monte	0803	1,781,969	48,314	1,830,283	0	0		1,830,283
250,000	399,714	649,714	560,314	86%	9 SNI - Union/Curtner Business Cluster	0804	818	378,990	379,808	265,000	290,408	88,630	770
2,561,000	288,000	2,849,000	2,597,216	91%	10 SNI - University	0805	593,532	8,399	601,931	0	350,147	76,493	175,292
4,920,000	667,979	4,252,021	3,517,606	83%	11 SNI - Washington	0806	832,209	158,728	990,937	177,027	256,522	107,308	627,107
2,334,000	632,969	1,701,641	1,182,148	69%	12 SNI - West Evergreen	0807	519,493	0	519,493	0	0	500,000	19,493
4,600,000	1,118,161	3,483,839	2,886,003	83%	13 SNI - Winchester	0808	932,600	31,524	964,124	353,036	366,289	17,844	579,991
5,120,000	495,759	5,615,759	4,167,885	74%	14 SNI - Attractive Neighborhoods	0809	1,819,347	135,387	1,954,734	245,222	506,860	1,052,498	395,376
1,155,000	577,009	577,991	482,073	83%	15 SNI - Outreach and Training	0811	92,116	72,653	164,769	2,233	68,791	49,621	46,357
940,000	6,038,000	6,978,000	5,613,320	80%	16 SNI - Blackford	0826	1,294,837	179,220	1,474,057	13,265	109,377	88,753	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. 7/77-2/08	% 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 February 2008	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	4,220,039	100%	20 SNI - Mayfair	0830	530,530	0	530,530	455,530	530,530	0	0
3,405,000	35,553	3,440,553	2,313,298	67%	21 SNI - Spartan/Keyes	0831	1,755,291	18,808	1,774,099	-109,778	646,844	103,952	1,023,304
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	45,543	76%	23 SNI - SNI Project Area Committee and Neighborhood Advisory Comm./Planning	0833	18,798		18,798	1,359	4,341		14,457
1,561,500	1,342,815	2,904,315	2,431,299	84%	24 SNI - Gateway East	0835	1,187,103	42,201	1,229,304	1,774	756,288	243,043	229,973
1,026,853	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	73,530	15%	28 SNI - Playground Improvement	0894	446,570	0	446,570	20,100	20,100	60,300	366,170
TOTALS							29,852,855	2,885,452	32,738,307	1,524,143	6,571,607	3,135,863	23,030,837

**PARK CENTER REDEVELOPMENT AREA
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-2/08	% 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 February 2008	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	110,614	52,835	
	191,246	191,246	90,779	47%	2 Adobe: Water Monitoring	0890	77,628	64,005	141,633	7,364	41,165	96,272	4,195	
200,000	9,900,000	10,100,000	65,848	1%	3 Civic Auditorium	0874	9,840,168	221,050	10,061,218	1,080	27,065	4,866	10,029,287	
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	8,444	576,707	211,752	11,736,317

* 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. 7/77-2/08	% 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 February 2008	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
3,900,000	50,000	3,950,000	3,633,474	92%	1 Rincon Vision North San Jose	0876	49,494	503,000	552,494	113,473	235,968	119,011	197,515	
240,000		240,000	0	0%	2 Façade Improvements	0911	240,000		240,000	0	0	240,000	0	
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	113,473	235,968	359,011	1,197,515

* 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. 7/77-2/08	% 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 February 2008	Total Year-to-Data Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
700,000	1,407,949	2,107,949	2,079,638	99%	1 Fairmont Annex Retail	0745	50,052	165,500	215,552	0	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	0	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 February 29, 2008
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	<u>41,509,691</u>	<u>41,490,672</u>	-	<u>19,018</u>
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	<u>5,237,252</u>	<u>5,237,252</u>	-	<u>-</u>
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	<u>2,657,978</u>	<u>2,657,978</u>	-	<u>-</u>
Total Civic Plaza Cost	<u><u>49,404,921</u></u>	<u><u>49,385,901</u></u>	-	<u><u>19,018</u></u>

(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 February 29, 2008

	Civic Plaza Site & Offsite Garage	Civic Plaza Historic Homes Receiver Sites	Civic Plaza Planning	Total
Actual Expenditures:				
General Ledger 2/29/2008	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 Civic 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 2/29/2008				<u>300,000</u>
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