

# 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: MAY 3, 2007

SUBJECT: CAPITAL COST REPORT – MARCH 2007

### RECOMMENDATION

Accept the Capital Cost Report for March 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 (March 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 (March 31, 2007).
3. Column C: Encumbrance Balance; represents the outstanding contractual commitments as of March 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 March 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

### MARCH ACTIVITY:

Capital expenditures for March 2007 totaled \$5.7 million.

Major capital project expenditures include:

\$564,000	Payment to Emergency Housing Consortium per Relocation and Development Agreement for construction assistance of Our House Youth Shelter at 3 <sup>rd</sup> and Williams Street.
\$130,000	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.
\$116,000	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.
\$2,762,000	Transferred to the City of San Jose per Cooperation Agreements for various projects; including \$1.4 million for the Trimble/101 Interchange and Charcot Avenue Overcrossing over 880 project; \$1.1 million for the North San Jose Transportation Infrastructure design.

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 March.

#### COORDINATION

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



HARRY S. MAVROGENES  
Executive Director

Attachments

## Attachment A

March 2007 (FY06-07)

### THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

#### CAPITAL COST REPORT

#### REDEVELOPMENT AREA SUMMARY

<b>Total Project Areas/Programs</b>			(A)			(C)	(D)
	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	Total Funds Available 2006-07	Current Month Expenditures March-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	78,270	2,119,458	1,881,727	1,377,932
Guadalupe Auzerias	640,234	288,493	928,727	82,330	314,949	57,615	556,163
Julian/Stockton	2,373,266	2,370,767	4,744,033	30,161	827,888	2,022,059	1,894,085
Market Gateway	115,745	900,514	1,016,259	26,200	307,715	507,591	200,953
Merged Area Impact Program	34,300,925	13,314,784	47,615,709	1,490,300	14,033,474	19,270,043	14,312,193
Neighborhood Investment Program	7,350,786	1,644,695	8,995,481	108,106	2,267,801	1,711,494	5,016,187
Strong Neighborhoods Initiative	26,481,766	4,663,701	31,145,467	119,021	4,092,378	3,896,407	23,156,682
Park Center Plaza	3,517,286	550,623	4,067,909	5,653	722,243	642,220	2,703,446
Rincon de los Esteros	4,829,729	64,164	4,893,893	2,516,415	3,175,429	288,438	1,430,025
San Antonio Plaza	0	600,292	600,292	0	4,921	595,371	0
Direct Operating Cost	8,181,369	426,541	8,607,910	803,538	5,699,432	334,318	2,574,161
Indirect Operating Cost	5,240,412	420,877	5,661,289	418,650	3,374,792	467,499	1,818,998
<b>Totals:</b>	<b>99,415,846</b>	<b>26,583,721</b>	<b>125,999,568</b>	<b>5,678,644</b>	<b>37,133,607</b>	<b>32,465,137</b>	<b>56,400,825</b>

**ALMADEN GATEWAY REDEVELOPMENT AREA  
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-3/07	% 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 March 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
<b>TOTALS</b>								<b>1,100,000</b>	<b>738,800</b>	<b>1,838,800</b>	<b>0</b>	<b>40,000</b>	<b>738,800</b>	<b>1,060,000</b>

\* 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. 7/77-3/07	% 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 March 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	
<b>TOTALS</b>								<b>310,371</b>	<b>194,310</b>	<b>504,681</b>	<b>0</b>	<b>153,128</b>	<b>51,553</b>	<b>300,000</b>

\* 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. 7/77-3/07	% Total Budget Expended	Project	Appr. Number	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	Total Funds Available 2006-07	Current Month Expenditures March 2007	Total Year-to-Date Expenditures	(C) Encumbrance Balance	(D) Remaining Funds Available Current Year
2,705,183	1,620,000	4,325,183	4,188,646	97%	1 Industrial Work Program-Implementation	0239	311,529	93,773	405,302	30,860	268,765	128,083	8,454
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	302,238	89%	3 Edenvale Public Improvement	0709	27,350	226,880	254,230	47,410	216,468	37,726	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	0	336,226	172,517	151,070
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
<b>TOTALS</b>							<b>4,973,958</b>	<b>405,160</b>	<b>5,379,118</b>	<b>78,270</b>	<b>2,119,458</b>	<b>1,881,727</b>	<b>1,377,932</b>

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March 2007 (FY06-07)

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

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-3/07	% Total Budget Expended	Project	Appr. 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 March 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
360,000	949,974	1,309,974	696,196	53%	1 CDM-Improvements	0858	640,234	288,493	928,727	82,330	314,949	57,615	556,163	
<b>TOTAL</b>								<b>640,234</b>	<b>288,493</b>	<b>928,727</b>	<b>82,330</b>	<b>314,949</b>	<b>57,615</b>	<b>556,163</b>

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**JULIAN STOCKTON REDEVELOPMENT AREA  
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-3/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	Total Funds Available 2006-07	Current Month Expenditures March 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
26,120,000	-6,614,127	19,505,873	17,526,668	90%	1 North San Pedro Proposed Housing/ Brandenburg	0756	1,970,039	175,319	2,145,358	0	166,153	236,208	1,742,997
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	653,614	93%	3 Fallon House Improvement	0768	125,800	455,448	581,248	30,161	534,862	45,851	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
<b>TOTALS</b>													<b>1,894,085</b>

\* 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).

March 2007 (FY06-07)

**MARKET GATEWAY REDEVELOPMENT AREA  
CAPITAL COST REPORT**

Agency Fund: 069

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-3/07	% 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 March 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
38,457,048	37,688,387	76,145,435	75,436,891	99%	1 California Theatre (1)	0078	115,745	900,514	1,016,259	26,200	307,715	507,591	200,953	
<b>TOTALS</b>								<b>115,745</b>	<b>900,514</b>	<b>1,016,259</b>	<b>26,200</b>	<b>307,715</b>	<b>507,591</b>	<b>200,953</b>

\* 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. 7/77-3/07	% 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 March 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	0	246,423	103,577	0
390,659	1,023,798	1,414,457	1,262,719	89%	2 Misc. Public Improvement	0168	115,316	59,985	175,301	1,072	23,563	128,466	23,272
8,523,579	-4,162,273	4,361,306	4,112,598	94%	3 Automatic Public Toilets	0284	487,593	0	487,593	612	238,885	0	248,708
1,236,920	1,953,729	3,190,649	3,002,248	94%	4 Software Development Center - Lease	0364	379,209	0	379,209	21,222	190,808	0	188,401
12,697,456	17,621,466	30,318,922	28,752,374	95%	5 GRP & Gardens - Flood Control	0393	1,552,640	177,250	1,729,890	65,581	163,342	220,592	1,345,956
21,000,000	18,000,000	39,000,000	39,000,000	100%	6 City Improvements	0395	3,000,000	0	3,000,000	0	3,000,000	0	0
3,635,750	4,650,147	8,285,897	8,163,666	99%	7 Software/Environmental Business Clusters - Lease	0408	423,551	0	423,551	34,020	301,320	0	122,231
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	3,215,580	96%	9 International Business Incubator - Lease	0489	292,654	0	292,654	19,093	171,838	0	120,816
25,450,000	-17,812,297	7,637,703	6,896,816	90%	10 Retail Strategy	0506	694,222	252,995	947,217	1,855	206,329	95,287	645,600
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	1,607,710	97%	12 Small Business Administration-Lease	0655	223,367	0	223,367	19,215	172,077	0	51,290
1,329,520	5,187,433	6,516,953	6,224,377	96%	13 Public Property Management	0676	763,683	23,156	786,839	48,104	494,263	218,959	73,616
4,666,866	3,529,108	8,195,974	8,017,148	98%	14 Assets Management	0677	376,941	102,991	479,932	10,833	301,106	96,754	82,072
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	622,047	100%	18 Christmas in the Park	0721	86,000	0	86,000	0	85,980	0	20

**MERGED AREA IMPACT PROGRAM  
CAPITAL COST REPORT**

Original Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-3/07	% Total Budget Expended	Project	Appro. Number	(A)			(B)		(C)		(D)
							Adopted Budget 2006-07	C/O Encumbrance 07/01/06	Total Funds Available 2006-07	Current Month Expenditures March 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
345,000	20,520,243	20,865,243	14,298,382	69%	19 Downtown Mixed Use Projects	0729	421,426	1,430,314	1,851,740	0	34,879	1,411,278	405,583	
200,000	769,368	969,368	805,357	83%	20 Downtown Project Feasibility Studies	0730	111,110	153,521	264,631	8,895	100,620	152,322	11,689	
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	0	43,722	816,170	1,555,027	
550,000	523,357	1,073,357	1,038,240	97%	22 Public Space Program	0787	100,000	25,527	125,527	0	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	0	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	0	121,294	460,299	17,463	
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	2,374,634	93%	26 Litigation Services	0838	641,619	0	641,619	52,917	476,253	0	165,366	
1,000,000	305,325	1,305,325	929,619	71%	27 Real Estate and Relocation Services	0839	334,028	208,959	542,987	15,518	167,281	157,379	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	13,002,502	78%	29 Downtown Business Improvement Pool	0844	3,578,571	1,134,957	4,713,528	36,189	982,559	1,750,479	1,980,490	
500,000	8,269,234	8,769,234	7,111,953	81%	30 Convention Center South Hall	0848	1,714,261	315,154	2,029,415	52,096	372,134	569,604	1,087,677	
402,000	200,000	602,000	356,737	59%	31 Transit Mall Lighting	0850	259,451	63,160	322,611	0	77,348	125,812	119,451	
485,000	475,000	960,000	957,989	100%	32 Downtown Ice Rink	0851	127,011	0	127,011	0	125,000	0	2,011	
16,230,000	1,555,000	17,785,000	11,904,250	67%	33 Downtown Housing Site Acquisition	0855	5,826,831	105,000	5,931,831	0	51,081	5,817,651	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	990,080	50%	36 Porter Stock URM - OPA	0861	0	2,000,000	2,000,000	116,249	990,080	1,009,920	0	

**MERGED AREA IMPACT PROGRAM  
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-3/07	% Total Budget Expended	Project	Appro. Number	(A)			(B)		(C)	(D)
							Adopted Budget 2006-07	C/O Encumbrance 07/01/06	Total Funds Available 2006-07	Current Month Expenditures March 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
3,000,000	0	3,000,000	666,657	22%	37 Fountain Alley URM - OPA	0862	0	2,705,022	2,705,022	129,737	371,679	2,333,343	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	139,840	15%	39 South First Street Streetscape	0867	781,750	0	781,750	0	1,590	684,178	95,982
500,000	144,000	644,000	602,152	94%	40 North Almaden Avenue Streetscape	0868	604,564	26,210	630,774	47,999	588,926	41,800	48
2,000,000	-644,000	1,356,000	1,223,527	90%	41 Downtown Streetscape	0870	621,565	200,934	822,499	197,753	690,026	102,592	29,881
450,000	1,400,000	1,850,000	635,625	34%	42 EHC - 3rd & William Street Housing	0871	1,850,000	0	1,850,000	563,815	635,625	1,214,375	0
200,000	200,000	400,000	74,444	19%	43 Downtown Lighting	0873	324,570	13,160	337,730	0	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	312,000	96%	45 Competitive Art Capital Fund	0879	72,000	0	72,000	6,000	60,000	12,000	0
700,000	-1,566	698,434	681,604	98%	46 Stadium Feasibilities	0883	0	113,414	113,414	34,058	96,584	11,531	5,300
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	39,701	13%	48 Project Support Studies	0888	300,000	0	300,000	7,466	39,701	260,299	0
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
<b>TOTALS</b>							<b>34,300,925</b>	<b>13,314,784</b>	<b>47,615,709</b>	<b>1,490,300</b>	<b>14,033,474</b>	<b>19,270,043</b>	<b>14,312,193</b>

\* 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. 7/77-3/07	% 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 March 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	241,595	29%	2 Alum Rock: Mexican Heritage Corp. Grant	0849	200,347	529,524	729,871	25,000	146,466	583,001	405
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	52,172,042	96%	4 Story Road: King and Story Implementation	0480	2,995,743	92,081	3,087,824	11,058	951,569	33,138	2,103,117
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	0	200,000	0	0
270,000	0	270,000	270,000	100%	6 W. San Carlos: Median Uplights	0881	270,000	0	270,000	0	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	137,923	36%	8 Japantown: Cultural Streetscape	0846	250,877	36,000	286,877	3,050	41,467	17,477	227,933
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		390,000	0	0%	10 Japantown: Public Improvement	0893	390,000		390,000	0	0	9,375	380,625
208,336	1,344,098	1,552,434	1,365,448	88%	11 NBDs: Program Operations	0691	279,124	44,565	323,689	13,020	136,703	168,654	18,332
5,000,000	-3,270,952	1,729,048	1,642,412	95%	12 Neighborhood Business Clusters	0538	100,621	0	100,621	6,993	13,985	5,000	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		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	3,001,538	64%	16 NID - Facade Improvements	0477	1,458,942	475,074	1,934,016	48,986	266,559	636,605	1,030,852
150,000	150,000	300,000	173,952	58%	17 NID - Landscape Improvement	0852	13,400	181,463	194,863	0	68,815	112,648	13,400
1,967,130	100,000	2,067,130	2,045,489	99%	18 NID- Implementation & Opportunity	0737	16,100	46,000	62,100	0	40,459	18,914	2,727
<b>TOTALS</b>							<b>7,350,786</b>	<b>1,644,695</b>	<b>8,995,481</b>	<b>108,106</b>	<b>2,267,801</b>	<b>1,711,494</b>	<b>5,016,187</b>

\* 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. 7/77-3/07	% 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 March 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
6,000,000	610,657	6,610,657	6,208,342	94%	1 SNI Reserve	0651	413,580	151,934	565,514	199	163,199	135,168	267,147
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	58,414	364,200
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	0	52	34,754	208,074
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	0	43,048	413,388	3,078,599
4,795,000	-449,982	4,345,018	3,958,328	91%	7 SNI - Greater Gardner	0802	797,447	98,524	895,971	8,000	509,280	14,023	372,667
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	262,547	40%	9 SNI - Union/Curtner Business Cluster	0804	379,482	28,000	407,482	12,500	20,315	8,000	379,167
2,561,000	288,000	2,849,000	2,213,379	78%	10 SNI - University	0805	763,150	0	763,150	0	127,529	7,989	627,632
4,920,000	-597,979	4,322,022	3,260,647	75%	11 SNI - Washington	0806	1,161,892	17,352	1,179,244	324	117,870	102,700	958,674
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	2,502,045	77%	13 SNI - Winchester	0808	960,739	12,754	973,493	84,250	246,699	49,194	677,601
5,120,000	-605,144	4,514,856	2,756,691	61%	14 SNI - Attractive Neighborhoods	0809	1,958,690	51,060	2,009,750	155	251,585	954,721	803,444
1,155,000	-577,008	577,992	347,730	60%	15 SNI - Outreach and Training	0811	190,981	69,745	260,726	2,166	30,465	97,285	132,976
940,000	4,838,000	5,778,000	4,911,975	85%	16 SNI - Blackford	0826	127,139	1,993,268	2,120,407	6,821	1,254,382	775,535	90,490
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. 7/77-3/07	% 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 March 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	1,115,846	62%	19 SNI - Market/Almaden	0829	633,242	713,930	1,347,172	0	675,554	38,487	633,131
910,000	3,200,000	4,110,000	1,341,509	33%	20 SNI - Mayfair	0830	2,875,491	0	2,875,491	0	107,000	0	2,768,491
3,405,000	-364,447	3,040,553	1,628,278	54%	21 SNI - Spartan/Keyes	0831	1,494,171	14,543	1,508,714	230	96,438	56,985	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	38,840	65%	23 SNI - SNI Project Area Committee and Neighborhood Advisory Comm./Planning	0833	46,850	0	46,850	968	25,691		21,159
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	0	132,859	48,230	1,290,304
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	3,408	2%	28 SNI - Playground Improvement	0894	150,000	0	150,000	3,408	3,408	0	146,592
<b>TOTALS</b>							<b>26,481,766</b>	<b>4,663,701</b>	<b>31,145,467</b>	<b>119,021</b>	<b>4,092,378</b>	<b>3,896,407</b>	<b>23,156,682</b>

March 2007 (FY06-07)

**PARK CENTER REDEVELOPMENT AREA**  
**CAPITAL COST REPORT**

Agency Fund: 050

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-3/07	% 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 March 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year		
40,578,682	13,870,023	54,448,705	53,310,558	98%	1 Tech Museum of Innovation	0483	1,313,662	13,000	1,326,662	4,330	188,515	562,330	575,817		
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	0	500,000	0	0		
	141,247	141,247	33,728	24%	3 Adobe: Water Monitoring	0890	103,624	37,623	141,247	1,323	33,728	79,890	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		
<b>TOTALS</b>									<b>3,517,286</b>	<b>550,623</b>	<b>4,067,909</b>	<b>5,653</b>	<b>722,243</b>	<b>642,220</b>	<b>2,703,446</b>

\* 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. 7/77-3/07	% 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 March 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
450,000	1,719,018	2,169,018	1,840,108	85%	1 Industrial Work Program-Implementa	0258	487,729	64,164	551,893	8,727	222,983	271,196	57,714
3,900,000	0	3,900,000	2,510,446	64%	2 Rincon Vision North San Jose	0876	3,900,000	0	3,900,000	2,507,688	2,510,446	17,242	1,372,312
442,000	0	442,000	442,000	100%	3 Landscaping on Zanker Road	0878	442,000	0	442,000	0	442,000	0	0
<b>TOTALS</b>							<b>4,829,729</b>	<b>64,164</b>	<b>4,893,893</b>	<b>2,516,415</b>	<b>3,175,429</b>	<b>288,438</b>	<b>1,430,025</b>

\* 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).

March 2007 (FY06-07)

**SAN ANTONIO REDEVELOPMENT AREA  
CAPITAL COST REPORT**

Agency Fund: 073

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-3/07	% 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 March 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	0	4,921	595,371	0	
<b>TOTALS</b>								0	600,292	600,292	0	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 March 31, 2007  
Civic Plaza (1)**

	Total Budget	Project to Date Expenditures	Encumbrance Balance	Balance Remaining
<b>Civic Plaza Land Acquisition</b>				
Property Acquisition (2)	28,486,609	28,486,610		(0)
Relocation	8,796,606	8,496,606		300,000
Site Clearance	833,520	781,967	51,553	0
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>41,158,137</u>	51,553	300,000
<b>Civic Plaza - Historic (House Relocation) (4)</b>				
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>	-	-
<b>Civic Plaza Planning (4)</b>				
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>	-	-
<b>Total Civic Plaza Cost</b>	<u><u>49,404,921</u></u>	<u><u>49,053,366</u></u>	51,553	300,000

(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 March 31, 2007**

	Civic Plaza Site & Offsite Garage	Civic Plaza Historic Homes Receiver Sites	Civic Plaza Planning	Total
<b>Actual Expenditures:</b>				
<b>GL 3/31/2007</b>	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)
<b>Total</b>	<b>36,924,932</b>	<b>6,296,486</b>	<b>2,657,978</b>	<b>45,879,396</b>

\* 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>

<b>Total Cost</b>	<b>40,279,177</b>	<b>6,296,486</b>	<b>2,657,978</b>	<b>49,233,641</b>
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<b>Interest</b>	<u>3,436,648</u>			<u>3,436,648</u>
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<b>Total Civil Plaza Cost</b>	<b>43,715,825</b>	<b>6,296,486</b>	<b>2,657,978</b>	<b>52,670,289</b>
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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 3/31/2007				<u>300,000</u>
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## Attachment C

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

	Total Budget	Project to Date Expenditures	Encumbrance Balance	Remaining Balance
<b>California Theatre</b>				
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	74,989	74,989		(0)
Construction Management Consultant	3,867,450	3,867,450		-
Demolition	978,510	964,800		13,710
Construction	60,353,994	59,846,403	507,591	0
Off-Sites	-			-
Contingency	22,208	22,208		-
Sub Total	<u>76,145,435</u>	<u>75,436,891</u>	<u>507,591</u>	<u>200,953</u>
<b>California Theatre : Art Fund (1)</b>	180,000	180,000	-	-
<b>Hyatt St. Claire Skylight (OPA)</b>	750,000	750,000		-
<b>California Theatre: Signage</b>	70,338	70,338	-	-
<b>California Theatre Land Acquisition (Prior to 1998)</b>	4,724,549	4,724,549	-	-
<b>Total California Theatre</b>	<u>81,870,321</u>	<u>81,161,777</u>	<u>507,591</u>	<u>200,953</u>

(1) Project Completed.