

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: JUNE 6, 2007

SUBJECT: CAPITAL COST REPORT – APRIL 2007

RECOMMENDATION

Accept the Capital Cost Report for April 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 (April 30, 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 (April 30, 2007).
3. Column C: Encumbrance Balance; represents the outstanding contractual commitments as of April 30, 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 April 30, 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

APRIL ACTIVITY:

Capital expenditures for April 2007 totaled \$5.8 million.

Major capital project expenditures include:

\$271,000	Payment to Emergency Housing Consortium per Relocation and Development Agreement for construction assistance of Our House Youth Shelter at 3 rd and William Street.
\$248,000	Payment to Flames Coffee Shop for construction of Shell and Tenant Improvements.
\$236,000	Payment to Calstate Construction, Inc. for the Starbird Teen Center Project.
\$170,000	Payment to BD Biosciences for specialized equipment for the San Jose BioCenter.
\$2,623,000	Transferred to the City of San Jose per Cooperation Agreement for various projects; including \$2.3 million for the construction of the Mayfair Neighborhood Community Center; \$100,000 for the San Jose Downtown ZeroOne Art Series; \$100,000 to reimburse the Office of City Auditor for project audit services provided to the Agency.

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 \$910,000 direct and indirect operating costs were associated with capital projects in the month of April.

COORDINATION

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



HARRY S. MAVROGENES
Executive Director

Attachments

Attachment A

April 2007 (FY06-07)

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

CAPITAL COST REPORT

REDEVELOPMENT AREA SUMMARY

Total Project Areas/Programs			(A)			(C)	(D)
	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	Total Funds Available 2006-07	Current Month Expenditures April-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	235,359	2,354,817	1,673,207	1,351,094
Guadalupe Auzerias	640,234	288,493	928,727	0	314,949	57,615	556,163
Julian/Stockton	3,073,266	2,370,767	5,444,033	8,772	836,661	2,013,298	2,594,074
Market Gateway	115,745	900,514	1,016,259	4,432	312,148	503,191	200,920
Merged Area Impact Program	34,300,925	13,314,784	47,615,709	1,333,290	15,366,764	18,648,554	13,600,392
Neighborhood Investment Program	7,350,786	1,644,695	8,995,481	96,177	2,363,978	1,667,599	4,963,904
Strong Neighborhoods Initiative	26,481,766	4,663,701	31,145,467	2,970,682	7,063,060	3,406,470	20,675,937
Park Center Plaza	3,517,286	550,623	4,067,909	71,788	794,031	823,720	2,450,158
Rincon de los Esteros	4,829,729	64,164	4,893,893	58,362	3,233,791	230,091	1,430,010
San Antonio Plaza	0	600,292	600,292	74,921	79,842	520,450	0
Direct Operating Cost	8,181,369	426,541	8,607,910	561,279	6,260,711	315,818	2,031,382
Indirect Operating Cost	5,240,412	420,877	5,661,289	348,791	3,723,583	463,075	1,474,630
Totals:	100,115,846	26,583,721	126,699,568	5,763,854	42,897,460	31,113,442	52,688,665

**ALMADEN GATEWAY REDEVELOPMENT AREA
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-4/07	% 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 April 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. 7/77-4/07	% 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 April 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. 7/77-4/07	% 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 April 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
2,705,183	1,620,000	4,325,183	4,201,948	97%	1 Industrial Work Program-Implementation	0239	311,529	93,773	405,302	13,302	282,067	110,020	13,215
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	335,398	99%	3 Edenvale Public Improvement	0709	27,350	226,880	254,230	33,160	249,628	4,566	36
2,000,000	3,500,000	5,500,000	4,934,370	90%	4 Biotech Initiative Lease	0764	1,580,830	0	1,580,830	15,200	1,015,200	800	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	2,050,110	93%	6 Biotech Initiative Capital	0865	602,706	57,107	659,813	173,697	509,923	30,420	119,470
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	235,359	2,354,817	1,673,207	1,351,094

* 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).

April 2007 (FY06-07)

GUADALUPE - AUZERAIS REDEVELOPMENT AREA
CAPITAL COST REPORT

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-4/07	% 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 April 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	0	314,949	57,615	556,163
					TOTAL		640,234	288,493	928,727	0	314,949	57,615	556,163

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**JULIAN STOCKTON REDEVELOPMENT AREA
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-4/07	% 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 April 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
26,120,000	-6,614,127	19,505,873	17,535,429	90%	1 North San Pedro Proposed Housing/ Brandenburg	0756	1,970,039	175,319	2,145,358	8,761	174,914	227,447	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	1,150,000	1,400,000	653,625	47%	3 Fallon House Improvement	0768	825,800	455,448	1,281,248	11	534,873	45,851	700,524
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							3,073,266	2,370,767	5,444,033	8,772	836,661	2,013,298	2,594,074

* 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. 7/77-4/07	% 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 April 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
38,457,048	37,688,387	76,145,435	75,441,324	99%	1 California Theatre (1)	0078	115,745	900,514	1,016,259	4,432	312,148	503,191	200,920
TOTALS							115,745	900,514	1,016,259	4,432	312,148	503,191	200,920

* 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. 7/77-4/07	% 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 April 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	1,277,889	90%	2 Misc. Public Improvement	0168	115,316	59,985	175,301	15,170	38,733	115,296	21,272
8,523,579	-4,162,273	4,361,306	4,113,391	94%	3 Automatic Public Toilets	0284	487,593	0	487,593	792	239,678	0	247,915
1,236,920	1,953,729	3,190,649	3,023,470	95%	4 Software Development Center - Lease	0364	379,209	0	379,209	21,222	212,030	0	167,179
12,697,456	17,621,466	30,318,922	28,801,465	95%	5 GRP & Gardens - Flood Control	0393	1,552,640	177,250	1,729,890	49,091	212,434	170,770	1,346,687
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	8,197,686	99%	7 Software/Environmental Business Clusters - Lease	0408	423,551	0	423,551	34,020	335,340	0	88,211
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	3,234,673	97%	9 International Business Incubator - Lease	0489	292,654	0	292,654	19,093	190,931	0	101,723
25,450,000	-17,812,297	7,637,703	6,909,756	90%	10 Retail Strategy	0506	694,222	252,995	947,217	12,941	219,270	85,487	642,460
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	1,626,925	98%	12 Small Business Administration-Lease	0655	223,367	0	223,367	19,215	191,292	0	32,075
1,329,520	5,187,433	6,516,953	6,276,729	96%	13 Public Property Management	0676	763,683	23,156	786,839	52,352	546,615	166,423	73,800
4,666,866	3,529,108	8,195,974	8,025,930	98%	14 Assets Management	0677	376,941	102,991	479,932	8,782	309,888	89,417	80,627
80,000	849,876	929,876	831,376	89%	15 Transportation Planning	0680	95,500	4,500	100,000	300	1,500	3,000	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. 7/77-4/07	% 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 April 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	828,506	85%	20 Downtown Project Feasibility Studies	0730	111,110	153,521	264,631	23,149	123,768	129,173	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	1,040,195	97%	22 Public Space Program	0787	100,000	25,527	125,527	1,955	92,365	33,162	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	1,954,005	89%	24 4th St. Prkg. Garage Marketing & Tenant Improvements	0793	32,136	566,920	599,056	247,686	368,980	212,613	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	2,427,551	96%	26 Litigation Services	0838	641,619	0	641,619	52,917	529,170	0	112,449
1,000,000	305,325	1,305,325	932,884	71%	27 Real Estate and Relocation Services	0839	334,028	208,959	542,987	3,265	170,546	254,114	118,327
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	13,104,199	78%	29 Downtown Business Improvement Pool	0844	3,578,571	1,134,957	4,713,528	101,697	1,084,256	1,703,173	1,926,098
500,000	8,269,234	8,769,234	7,116,127	81%	30 Convention Center South Hall	0848	1,714,261	315,154	2,029,415	4,174	376,309	579,056	1,074,050
402,000	200,000	602,000	366,737	61%	31 Transit Mall Lighting	0850	259,451	63,160	322,611	10,000	87,348	115,812	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	408,169	51%	34 City Planning Code Enforcement Services	0856	508,864	0	508,864	112,203	112,203	0	396,661
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	0	990,080	1,009,920	0

MERGED AREA IMPACT PROGRAM
CAPITAL COST REPORT

Original Project Budget	Total Adjustments	Current Project Budget	Total Proj. Exp. 7/77-4/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	Total Funds Available 2006-07	Current Month Expenditures April 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	0	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	141,865	15%	39 South First Street Streetscape	0867	781,750	0	781,750	2,025	3,615	684,178	93,957
500,000	144,000	644,000	607,637	94%	40 North Almaden Avenue Streetscape	0868	604,564	26,210	630,774	5,485	594,411	36,315	48
2,000,000	-644,000	1,356,000	1,245,027	92%	41 Downtown Streetscape	0870	621,565	200,934	822,499	21,500	711,526	107,082	3,881
450,000	1,400,000	1,850,000	906,244	49%	42 EHC - 3rd & William Street Housing	0871	1,850,000	0	1,850,000	270,619	906,244	943,756	0
200,000	200,000	400,000	99,444	25%	43 Downtown Lighting	0873	324,570	13,160	337,730	25,000	37,174	1,547	299,009
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	318,000	98%	45 Competitive Art Capital Fund	0879	72,000	0	72,000	6,000	66,000	6,000	0
700,000	-1,566	698,434	681,504	98%	46 Stadium Feasibilities	0883	0	113,414	113,414	0	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	51,714	17%	48 Project Support Studies	0888	300,000	0	300,000	12,013	51,714	248,286	0
100,000	0	100,000	100,000	100%	49 City Auditor Services	0889	100,000	0	100,000	100,000	100,000	0	0
500,000	0	500,000	624	0%	50 Parking Lot Improvements	0895	500,000	0	500,000	624	624	25,000	474,376
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	100,000	100%	52 Downtown ZeroOne Art Series	0889	100,000	0	100,000	100,000	100,000	0	0
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	1,333,290	15,366,764	18,648,554	13,600,392

* 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. 7/77-4/07	% 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 April 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	0	146,466	583,405	0
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	52,176,926	96%	4 Story Road: King and Story Implementation	0480	2,995,743	92,081	3,087,824	4,884	956,453	37,138	2,094,233
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	144,977	38%	8 Japantown: Cultural Streetscape	0846	250,877	36,000	286,877	7,054	48,521	2,000	236,356
50,000	75,000	125,000	118,098	94%	9 Japantown: Corporation Yard	0688	51,519	11,665	63,184	5,000	56,282	5,000	1,902
390,000	0	390,000	16	0%	10 Japantown: Public Improvement	0893	390,000	0	390,000	16	16	22,879	367,105
208,336	1,344,098	1,552,434	1,375,540	89%	11 NBDs: Program Operations	0691	279,124	44,565	323,689	10,093	146,795	164,499	12,395
5,000,000	-3,270,952	1,729,048	1,642,412	95%	12 Neighborhood Business Clusters	0538	100,621	0	100,621	0	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	0	150,000	95,496	64%	15 Monterey Corridor: Ind. Wk.	0615	150,000	0	150,000	65,000	95,496	35,000	19,504
743,000	3,925,995	4,668,995	3,005,669	64%	16 NID - Facade Improvements	0477	1,458,942	475,074	1,934,016	4,131	270,690	655,082	1,008,244
150,000	150,000	300,000	173,952	58%	17 NID - Landscape Improvement	0852	13,400	181,463	194,863	0	68,815	122,000	4,048
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
TOTALS							7,350,786	1,644,695	8,995,481	96,177	2,363,978	1,667,599	4,963,904

* 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. 7/77-4/07	% 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 April 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	0	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	84,682	337,932
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	1,519,413	31%	6 SNI - Edenvale/Great Oaks	0801	3,517,139	17,895	3,535,034	78,000	121,048	335,388	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	0	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	329,667	690,882
250,000	399,714	649,714	262,547	40%	9 SNI - Union/Curtner Business Cluster	0804	379,482	28,000	407,482	0	20,315	41,330	345,837
2,561,000	288,000	2,849,000	2,213,379	78%	10 SNI - University	0805	763,150	0	763,150	0	127,529	42,089	593,532
4,920,000	-597,979	4,322,022	3,260,915	75%	11 SNI - Washington	0806	1,161,892	17,352	1,179,244	268	118,138	102,700	958,406
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	0	246,699	49,194	677,601
5,120,000	-605,144	4,514,856	2,971,483	66%	14 SNI - Attractive Neighborhoods	0809	1,958,690	51,060	2,009,750	214,793	466,377	739,929	803,444
1,155,000	-577,008	577,992	348,980	60%	15 SNI - Outreach and Training	0811	190,981	69,745	260,726	1,250	31,715	96,035	132,976
940,000	4,838,000	5,778,000	5,147,953	89%	16 SNI - Blackford	0826	127,139	1,993,268	2,120,407	235,978	1,490,360	539,595	90,452
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. 7/77-4/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	Total Funds Available 2006-07	Current Month Expenditures April 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	1,115,874	62%	19 SNI - Market/Almaden	0829	633,242	713,930	1,347,172	27	675,581	38,487	633,104
910,000	3,200,000	4,110,000	3,689,509	90%	20 SNI - Mayfair	0830	2,875,491	0	2,875,491	2,348,000	2,455,000	0	420,491
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	0	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		909,968
200,000	-140,000	60,000	39,446	66%	23 SNI - SNI Project Area Committee and Neighborhood Advisory Comm./Planning	0833	46,850	0	46,850	606	26,296		20,554
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	116,761	39%	27 SNI - Multi Family Housing Rehab Pilot	0882	300,000	0	300,000	41,761	116,761	8,214	175,025
150,000		150,000	53,408	36%	28 SNI - Playground Improvement	0894	150,000	0	150,000	50,000	53,408	0	96,592
TOTALS							26,481,766	4,663,701	31,145,467	2,970,682	7,063,060	3,406,470	20,675,937

PARK CENTER REDEVELOPMENT AREA
CAPITAL COST REPORT

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-4/07	% 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 April 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
40,578,682	13,870,023	54,448,705	53,382,346	98%	1 Tech Museum of Innovation	0483	1,313,662	13,000	1,326,662	71,788	260,303	493,830	572,529
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	0	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	250,000	1,850,000
TOTALS							3,517,286	550,623	4,067,909	71,788	794,031	823,720	2,450,158

* 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. 7/77-4/07	% 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 April 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
450,000	1,719,018	2,169,018	1,898,455	88%	1 Industrial Work Program-Implementa	0258	487,729	64,164	551,893	58,347	281,330	212,849	57,714
3,900,000	0	3,900,000	2,510,461	64%	2 Rincon Vision North San Jose	0876	3,900,000	0	3,900,000	15	2,510,461	17,242	1,372,297
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	58,362	3,233,791	230,091	1,430,010

* 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. 7/77-4/07	% 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 April 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
700,000	1,357,949	2,057,949	1,537,499	75%	1 Fairmont Annex Retail	0745	0	600,292	600,292	74,921	79,842	520,450	0
TOTALS							0	600,292	600,292	74,921	79,842	520,450	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 April 30, 2007
Civic Plaza (1)**

	Total Budget	Project to Date Expenditures	Encumbrance Balance	Balance Remaining
Civic Plaza Land Acquisition				
Property Acquisition (2)	28,486,609	28,486,610		(0)
Relocation	8,796,606	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
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>	-	-
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>	-	-
Total Civic Plaza Cost	<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 April 30, 2007

	Civic Plaza Site & Offsite Garage	Civic Plaza Historic Homes Receiver Sites	Civic Plaza Planning	Total
Actual Expenditures:				
GL 4/30/2007	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>	<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	47,649,729
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Balance Due from City as of 12/31/2005 (Per Amended Transfer Agreement)	5,020,560
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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	(870,560)
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Estimate Future Cost as of 4/30/2007	300,000
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Attachment C

**Redevelopment Agency of The City of San Jose
Project Status Report: As of April 30, 2007
California Theatre**

	Total Budget	Project to Date Expenditures	Encumbrance Balance	Remaining Balance
California Theatre				
Site Delivery	140,000	-		140,000
Design, Testing & Inspections	9,627,712	9,624,032		3,680
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	60,354,026	59,850,835	503,191	(0)
Off-Sites	-			-
Contingency	22,208	22,208		-
Sub Total	<u>76,145,435</u>	<u>75,441,323</u>	<u>503,191</u>	<u>200,921</u>
California Theatre : Art Fund (1)	180,000	180,000	-	-
California Theatre: Signage	70,338	70,338	-	-
California Theatre Land Acquisition (Prior to 1998)	4,724,549	4,724,549	-	-
Total California Theatre	<u>81,120,322</u>	<u>80,416,210</u>	<u>503,191</u>	<u>200,921</u>

(1) Project Completed.