

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:  AUGUST 2, 2007

SUBJECT: CAPITAL COST REPORT – JUNE 2007

RECOMMENDATION

Accept the Redevelopment Agency's Capital Cost Report for June 2007 (Preliminary).

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 Redevelopment 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 (June 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 (June 30, 2007).
3. Column C: Encumbrance Balance; represents the outstanding contractual commitments as of June 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 June 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

### JUNE ACTIVITY:

Capital expenditures for June 2007 (Preliminary) totaled \$14.0 million.

Major capital project expenditures include:

- \$5,746,000 Payment to First American Title for the purchase of property at 115 Autumn and 510 W. San Fernando Street from Butcher Brothers.
- \$983,000 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.
- \$830,000 Payment to West Hotel Partners per settlement agreement in connection with the San Jose Hilton and Towers Ground Lease.
- \$512,000 Payment to Isis Properties, LLC, per Owner Participation Agreement for the rehabilitation of buildings located at 35-49 East Santa Clara Street (Bassler & Haynes and Beach Buildings).
- \$305,000 Payment to Joseph J. Albanese, Inc., for South First & Reed Streetscape Improvements Project.
- \$279,000 Payment to Green Valley Enterprises per Owner Participation Agreement to restore facade and seismically retrofit the Porter Stock Building located at 83-91 South First Street.

\$266,000      Payment to Environmental Systems, Inc., for the McCabe  
Hall HVAC project.

Approximately \$1 million of direct and indirect operating costs were associated with capital projects in the month of June.

COORDINATION

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



HARRY S. MAVROGENES  
Executive Director

Attachments

## Attachment A

June 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 June-07	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available
	Almaden Gateway	1,540,000	738,800	2,278,800	0	40,000	738,800
Civic Plaza	310,371	194,310	504,681	161,930	315,058	6,821	182,802
Edenvale	4,973,958	405,160	5,379,118	107,526	2,482,064	1,686,244	1,210,810
Guadalupe Auzerias	4,470,234	288,493	4,758,727	829,944	1,161,967	3,195,541	401,219
Julian/Stockton	3,073,266	2,370,767	5,444,033	39,106	960,127	3,607,782	876,124
Market Gateway	3,216,745	900,514	4,117,259	0	312,148	3,603,414	201,697
Merged Area Impact Program	34,300,927	13,314,786	47,615,713	8,647,876	26,443,959	9,984,938	11,186,816
Neighborhood Investment Program	8,050,886	1,644,695	9,695,581	328,859	2,932,894	2,519,081	4,243,606
Strong Neighborhoods Initiative	26,481,766	4,663,701	31,145,467	2,340,819	9,994,517	2,973,448	18,177,502
Park Center Plaza	3,617,286	550,623	4,167,909	334,626	1,251,132	985,604	1,931,173
Rincon de los Esteros	4,829,729	64,164	4,893,893	93,848	4,098,266	603,242	192,385
San Antonio Plaza	0	600,292	600,292	40,450	120,292	480,000	0
Direct Operating Cost	8,181,369	426,541	8,607,910	603,693	7,519,170	316,504	772,236
Indirect Operating Cost	5,240,412	420,877	5,661,289	438,170	4,548,285	669,729	443,274
<b>Totals:</b>	<b>108,286,948</b>	<b>26,583,723</b>	<b>134,870,672</b>	<b>13,966,849</b>	<b>62,179,879</b>	<b>31,371,148</b>	<b>41,319,645</b>

**ALMADEN GATEWAY REDEVELOPMENT AREA  
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-6/07	% 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 June 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	440,000	1,540,000	40,000	3%	2	Downtown Parking Acquisition	0891	1,540,000	0	1,540,000	0	40,000	0	1,500,000	
<b>TOTALS</b>									<b>1,540,000</b>	<b>738,800</b>	<b>2,278,800</b>	<b>0</b>	<b>40,000</b>	<b>738,800</b>	<b>1,500,000</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. 7/77-6/07	% 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 June 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
51,740,000	-10,230,309	41,509,691	41,320,068	100%	1 Civic Plaza Land Acquisition	0563	310,371	154,310	464,681	161,930	275,058	6,821	182,802	
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>161,930</b>	<b>315,058</b>	<b>6,821</b>	<b>182,802</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. 7/77-6/07	% 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 June 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
2,705,183	1,620,000	4,325,183	4,229,376	98%	1 Industrial Work Program-Implementation	0239	311,529	93,773	405,302	12,273	309,494	92,425	3,383
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	339,964	100%	3 Edenvale Public Improvement	0709	27,350	226,880	254,230	0	254,194	0	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	0	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	2,145,363	98%	6 Biotech Initiative Capital	0865	602,706	57,107	659,813	95,254	605,176	45,618	9,018
2,000,000		2,000,000	0	0%	7 Edenvale Emerging Technologies Fund	0892	2,000,000		2,000,000	0	0	1,520,000	480,000
<b>TOTALS</b>							<b>4,973,958</b>	<b>405,160</b>	<b>5,379,118</b>	<b>107,526</b>	<b>2,482,064</b>	<b>1,686,244</b>	<b>1,210,810</b>

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June 2007 (FY06-07)

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

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-6/07	% 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 June 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
360,000	949,974	1,309,974	713,270	54%	1 CDM-Improvements	0858	640,234	288,493	928,727	0	332,023	195,541	401,163
3,830,000		3,830,000	829,944	22%	2 Hilton Hotel	0901	3,830,000		3,830,000	829,944	829,944	3,000,000	56
					<b>TOTAL</b>		<b>4,470,234</b>	<b>288,493</b>	<b>4,758,727</b>	<b>829,944</b>	<b>1,161,967</b>	<b>3,195,541</b>	<b>401,219</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).

**JULIAN STOCKTON REDEVELOPMENT AREA  
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-6/07	% 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 June 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
26,120,000	-6,614,127	19,505,873	17,582,704	90%	1 North San Pedro Proposed Housing/ Brandenburg	0756	1,970,039	175,319	2,145,358	2,915	222,189	1,843,172	79,997
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	689,816	49%	3 Fallon House Improvement	0768	825,800	455,448	1,281,248	36,191	571,064	64,610	645,574
50,000	139,282	189,282	43,870	23%	4 One East Julian	0817	145,412	40,000	185,412	0	40,000	0	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>3,073,266</b>	<b>2,370,767</b>	<b>5,444,033</b>	<b>39,106</b>	<b>960,127</b>	<b>3,607,782</b>	<b>876,124</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).

**MARKET GATEWAY REDEVELOPMENT AREA  
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-6/07	% 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 June 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
38,457,048	37,789,387	76,246,435	75,441,324	99%	1 California Theatre (1)	0078	216,745	900,514	1,117,259	0	312,148	603,414	201,697	
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	
<b>TOTALS</b>								<b>3,216,745</b>	<b>900,514</b>	<b>4,117,259</b>	<b>0</b>	<b>312,148</b>	<b>3,603,414</b>	<b>201,697</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. 7/77-6/07	% 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 June 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
5,171,539	2,410,000	7,581,539	7,534,917	99%	1 San Jose Downtown Association	0087	350,000	0	350,000	0	303,378	46,622	0
390,659	1,023,798	1,414,457	1,289,997	91%	2 Misc. Public Improvement	0168	115,316	59,985	175,301	4,718	50,841	118,060	6,399
8,523,579	-4,162,273	4,361,306	4,233,557	97%	3 Automatic Public Toilets	0284	487,593	0	487,593	2,049	359,844	0	127,749
1,236,920	1,953,729	3,190,649	3,070,814	96%	4 Software Development Center - Lease	0364	379,209	0	379,209	27,577	259,373	0	119,836
12,697,456	17,621,466	30,318,922	28,808,674	95%	5 GRP & Gardens - Flood Control	0393	1,552,640	177,250	1,729,890	7,209	219,642	168,049	1,342,199
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	8,265,726	100%	7 Software/Environmental Business Clusters - Lease	0408	423,551	0	423,551	34,020	403,380	0	20,171
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	3,273,251	98%	9 International Business Incubator - Lease	0489	292,654	0	292,654	19,485	229,509	0	63,145
25,450,000	-17,812,297	7,637,703	6,974,585	91%	10 Retail Strategy	0506	694,222	252,995	947,217	48,982	284,099	202,856	460,262
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	1,659,000	100%	12 Small Business Administration-Lease	0655	223,367	0	223,367	12,860	223,367	0	0
1,329,520	5,187,433	6,516,953	6,441,152	99%	13 Public Property Management	0676	763,683	23,156	786,839	117,130	711,038	3,169	72,633
4,666,866	3,529,108	8,195,974	8,069,630	98%	14 Assets Management	0677	376,941	102,991	479,932	25,352	353,588	84,547	41,797
80,000	849,876	929,876	841,851	91%	15 Transportation Planning	0680	95,500	4,500	100,000	10,475	11,975	42,525	45,500
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 Chrstmas 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. 7/77-6/07	% 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 June 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	842,144	87%	20 Downtown Project Feasibility Studies	0730	111,110	153,521	264,631	13,638	137,406	94,185	33,039	
10,000,000	-6,000,000	4,000,000	1,637,984	41%	21 Child Care Development Fund	0779	2,382,954	31,965	2,414,919	3,781	52,903	1,110,770	1,251,246	
550,000	523,357	1,073,357	1,048,422	98%	22 Public Space Program	0787	100,000	25,527	125,527	3,723	100,592	24,935	0	
5,000,000	-854,100	4,145,900	4,097,586	99%	23 Mixed Use Project Area Acquisitions	0792	48,765	10,344	59,109	2,929	10,795	10,073	38,241	
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	0	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	2,533,381	100%	26 Litigation Services	0838	641,619	0	641,619	52,913	635,000	0	6,619	
1,000,000	305,325	1,305,325	947,250	73%	27 Real Estate and Relocation Services	0839	334,028	208,959	542,987	13,066	184,912	314,814	43,260	
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	1,488,987	16,697,471	13,627,257	82%	29 Downtown Business Improvement Pool	0844	3,542,573	1,134,959	4,677,532	94,411	1,607,318	1,834,891	1,235,322	
500,000	8,269,234	8,769,234	7,440,835	85%	30 Convention Center South Hall	0848	1,714,261	315,154	2,029,415	123,303	701,017	532,636	795,763	
402,000	200,000	602,000	382,037	63%	31 Transit Mall Lighting	0850	259,451	63,160	322,611	15,300	102,648	100,512	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	17,649,962	99%	33 Downtown Housing Site Acquisition	0855	5,826,831	105,000	5,931,831	5,745,712	5,796,793	78,191	56,847	
396,297	408,533	804,830	472,929	59%	34 City Planning Code Enforcement Services	0856	508,864	0	508,864	64,760	176,963	0	331,901	
1,350,000	200,000	1,550,000	511,941	33%	35 Bassler Haynes URM - OPA	0860	200,000	1,350,000	1,550,000	511,941	511,941	1,038,059	0	
2,000,000	0	2,000,000	1,268,771	63%	36 Porter Stock URM - OPA	0861	0	2,000,000	2,000,000	278,691	1,268,771	731,229	0	

**MERGED AREA IMPACT PROGRAM  
CAPITAL COST REPORT**

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3,000,000	0	3,000,000	1,990,646	66%	37 Fountain Alley URM - OPA	0862	0	2,705,022	2,705,022	983,379	1,695,668	1,009,355	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	592,801	64%	39 South First Street Streetscape	0867	781,750	0	781,750	304,830	454,551	325,758	1,441
500,000	144,000	644,000	632,803	98%	40 North Almaden Avenue Streetscape	0868	604,564	26,210	630,774	0	619,577	11,149	48
2,000,000	-644,000	1,356,000	1,254,438	93%	41 Downtown Streetscape	0870	621,565	200,934	822,499	2,200	720,937	101,181	381
450,000	1,400,000	1,850,000	1,850,000	100%	42 EHC - 3rd & William Street Housing	0871	1,850,000	0	1,850,000	93,834	1,850,000	0	0
200,000	200,000	400,000	99,444	25%	43 Downtown Lighting	0873	324,570	13,160	337,730	0	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	-240,000	360,000	324,000	90%	45 Competitive Art Capital Fund	0879	108,000	0	108,000	0	72,000	36,000	0
700,000	-1,566	698,434	681,604	98%	46 Stadium Feasibilities	0883	0	113,414	113,414	0	96,584	0	16,830
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	76,013	25%	48 Project Support Studies	0888	300,000	0	300,000	20,215	76,013	203,987	20,000
100,000	0	100,000	100,000	100%	49 City Auditor Services	0889	100,000	0	100,000	0	100,000	0	0
500,000	0	500,000	10,016	2%	50 Parking Lot Improvements	0895	500,000	0	500,000	9,392	10,016	60,608	429,376
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	0	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
<b>TOTALS</b>							<b>34,300,927</b>	<b>13,314,786</b>	<b>47,615,713</b>	<b>8,647,876</b>	<b>26,443,959</b>	<b>9,984,938</b>	<b>11,186,816</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. 7/77-6/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	(A) Total Funds Available 2006-07	Current Month Expenditures June 2007	(B)		(C)		(D)
											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	0	0
50,000	775,000	825,000	372,395	45%	2 Alum Rock: Mexican Heritage Corp. Grant	0849	200,347	529,524	729,871	112,800	277,266	452,605	0	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	52,222,808	96%	4 Story Road: King and Story Implementation	0480	2,995,743	92,081	3,087,824	2,269	1,002,335	33,818	2,051,671		
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	152,061	40%	8 Japantown: Cultural Streetscape	0846	250,877	36,000	286,877	0	55,605	2,000	229,272		
50,000	485,500	535,500	118,098	22%	9 Japantown: Corporation Yard	0688	462,019	11,665	473,684	0	56,282	415,500	1,902		
390,000		390,000	120,090	31%	10 Japantown: Public Improvement	0893	390,000		390,000	4,077	120,090	156,795	113,115		
39,600		39,600	0	0%	11 Japantown: Parking Lot Lease	905	39,600		39,600	0	0		39,600		
208,336	1,344,098	1,552,434	1,431,876	92%	12 NBDs: Program Operations	0691	279,124	44,565	323,689	46,699	203,131	117,645	2,913		
5,000,000	-3,270,952	1,729,048	1,642,412	95%	13 Neighborhood Business Clusters	0538	100,621	0	100,621	0	13,985		86,636		
800,000	240,000	1,040,000	800,154	77%	14 Union/Camden	0775	239,958	0	239,958	112	112	0	239,846		
700,000	200,000	900,000	90,598	10%	15 Monterey/Roeder	0776	796,805	16,683	813,488	0	4,086	12,596	796,805		
150,000		150,000	125,832	84%	16 Monterey Corridor: Ind. Wk.	0615	150,000	0	150,000	30,336	125,832	4,664	19,504		
743,000	3,925,995	4,668,995	3,182,308	68%	17 NID - Facade Improvements	0477	1,458,942	475,074	1,934,016	134,999	447,329	927,384	559,303		
150,000	150,000	300,000	173,952	58%	18 NID - Landscape Improvement	0852	13,400	181,463	194,863	0	68,815	122,000	4,048		
1,967,130	350,000	2,317,130	2,043,057	88%	19 NID- Implementation & Opportunity	0737	266,100	46,000	312,100	-2,433	38,027	274,074	0		
<b>TOTALS</b>							<b>8,050,886</b>	<b>1,644,695</b>	<b>9,695,581</b>	<b>328,859</b>	<b>2,932,894</b>	<b>2,519,081</b>	<b>4,243,606</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. 7/77-6/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	Total Funds Available 2006-07	Current Month Expenditures June 2007	(C)		(D)
											Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
6,000,000	610,657	6,610,657	6,208,675	94%	1 SNI Reserve	0651	413,580	151,934	565,514	0	163,532	230,168	171,814
5,745,000	-467,667	5,277,333	4,889,458	93%	2 SNI - 13th Street	0797	392,490	40,969	433,459	12,829	45,584	75,773	312,103
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		2,114,227
2,360,000	-130,000	2,230,000	1,803,762	81%	4 SNI - Delmas Park	0799	242,880	0	242,880	-183,411	-183,358	82,499	343,739
2,090,000	-674,500	1,415,500	1,115,119	79%	5 SNI - East Valley/680 Communities	0800	299,500	0	299,500	-880	-880	0	300,380
990,000	3,943,400	4,933,400	1,814,146	37%	6 SNI - Edenvale/Great Oaks	0801	3,517,139	17,895	3,535,034	164,433	415,781	1,411,950	1,707,304
4,795,000	-449,982	4,345,018	3,954,579	91%	7 SNI - Greater Gardner	0802	797,447	98,524	895,971	-3,749	505,531	14,023	376,416
1,880,000	-17,500	1,862,500	842,477	45%	8 SNI - Hoffman/Via Monte	0803	703,935	502,946	1,206,881	0	186,857	48,314	971,710
250,000	399,714	649,714	269,906	42%	9 SNI - Union/Curtner Business Cluster	0804	379,482	28,000	407,482	7,340	27,674	378,990	818
2,561,000	288,000	2,849,000	2,247,069	79%	10 SNI - University	0805	763,150	0	763,150	13,790	161,219	8,399	593,532
4,920,000	-597,979	4,322,022	3,261,084	75%	11 SNI - Washington	0806	1,161,892	17,352	1,179,244	0	118,306	158,728	902,210
2,334,000	467,641	2,801,641	1,182,148	42%	12 SNI - West Evergreen	0807	1,610,991	0	1,610,991	-8,502	-8,502	0	1,619,493
4,600,000	-1,371,161	3,228,839	2,519,715	78%	13 SNI - Winchester	0808	960,739	12,754	973,493	0	264,369	31,524	677,601
5,120,000	-605,144	4,514,856	3,661,026	81%	14 SNI - Attractive Neighborhoods	0809	1,958,690	51,060	2,009,750	689,542	1,155,920	135,387	718,444
1,155,000	-577,008	577,992	413,222	71%	15 SNI - Outreach and Training	0811	190,981	69,745	260,726	24,385	95,957	72,913	91,856
940,000	4,838,000	5,778,000	5,466,092	95%	16 SNI - Blackford	0826	127,139	1,993,268	2,120,407	67,815	1,808,500	217,070	94,837
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. 7/77-6/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2006-07	C/O Encumbrance 07/01/06	Total Funds Available 2006-07	Current Month Expenditures June 2007	Total Year-to-Date Expenditures	(C)		Remaining Funds Available Current Year
												Encumbrance Balance		
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	1,115,942	62%	19 SNI - Market/Almaden	0829	633,242	713,930	1,347,172	68	675,649	38,487		633,036
910,000	3,200,000	4,110,000	3,689,509	90%	20 SNI - Mayfair	0830	2,875,491	0	2,875,491	0	2,455,000	0		420,491
3,405,000	-364,447	3,040,553	1,666,454	55%	21 SNI - Spartan/Keyes	0831	1,494,171	14,543	1,508,714	38,177	134,615	18,808		1,355,291
3,510,000	204,000	3,714,000	2,803,409	75%	22 SNI - Tully/Senter	0832	899,220	10,748	909,968	-622	-622			910,590
200,000	-140,000	60,000	40,626	68%	23 SNI - SNI Project Area Committee and Neighborhood Advisory Comm./Planning	0833	46,850	0	46,850	579	27,477			19,374
1,561,500	1,342,816	2,904,316	1,674,808	58%	24 SNI - Gateway East	0835	1,241,360	230,033	1,471,393	-2	241,885	42,201		1,187,306
1,026,853	1,165,247	2,192,100	2,167,775	99%	25 SNI - Team (CMO)	0853	1,169,454	0	1,169,454	1,140,922	1,145,129	0		24,325
376,894	350,143	727,037	727,037	100%	26 SNI - City Attorney Code Enforcement	0854	388,727	0	388,727	378,106	388,727	0		0
500,000	-200,000	300,000	116,761	39%	27 SNI - Multi Family Housing Rehab Pilot	0882	300,000	0	300,000	0	116,761	8,214		175,025
150,000		150,000	53,408	36%	28 SNI - Playground Improvement	0894	150,000	0	150,000	0	53,408	0		96,592
<b>TOTALS</b>							<b>26,481,766</b>	<b>4,663,701</b>	<b>31,145,467</b>	<b>2,340,819</b>	<b>9,994,517</b>	<b>2,973,448</b>		<b>18,177,502</b>

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

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-6/07	% 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 June 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
40,578,682	13,970,023	54,548,705	53,805,256	99%	1 Tech Museum of Innovation	0483	1,413,662	13,000	1,426,662	313,185	683,213	680,105	63,344
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
	141,247	141,247	34,464	24%	3 Adobe: Water Monitoring	0890	103,624	37,623	141,247	736	34,464	70,074	36,709
200,000	1,900,000	2,100,000	33,455	2%	4 Civic Auditorium	0874	2,100,000	0	2,100,000	20,705	33,455	235,425	1,831,120
<b>TOTALS</b>							<b>3,617,286</b>	<b>550,623</b>	<b>4,167,909</b>	<b>334,626</b>	<b>1,251,132</b>	<b>985,604</b>	<b>1,931,173</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. 7/77-6/07	% 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 June 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
450,000	1,719,018	2,169,018	2,012,884	93%	1 Industrial Work Program-Implementa	0258	487,729	64,164	551,893	93,803	395,759	96,000	60,134
3,900,000	0	3,900,000	3,260,506	84%	2 Rincon Vision North San Jose	0876	3,900,000	0	3,900,000	45	3,260,506	507,242	132,251
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>93,848</b>	<b>4,098,266</b>	<b>603,242</b>	<b>192,385</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).

**SAN ANTONIO REDEVELOPMENT AREA  
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-6/07	% 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 June 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
700,000	1,357,949	2,057,949	1,577,949	77%	1 Fairmont Annex Retail	0745	0	600,292	600,292	40,450	120,292	480,000	0	
<b>TOTALS</b>								0	600,292	600,292	40,450	120,292	480,000	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 June, 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	8,496,606	8,496,606		-
Site Clearance	1,133,520	943,897	6,821	182,802
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>41,320,067</u>	<u>6,821</u>	<u>182,802</u>
<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>49,215,296</u></u>	<u><u>6,821</u></u>	<u><u>182,802</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 June 30, 2007**

	Civic Plaza Site & Offsite Garage	Civic Plaza Historic Homes Receiver Sites	Civic Plaza Planning	Total
<b>Actual Expenditures:</b>				
GL 6/30/2007	41,320,067 *	5,237,252	2,657,978	49,215,297
FY 02-03 Lawsuit	(5,016)			(5,016)
EHC	(2,844,441)			(2,844,441)
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>37,042,130</b>	<b>6,296,486</b>	<b>2,657,978</b>	<b>45,996,594</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)	182,802	0	0	182,802
	<u>182,802</u>			<u>182,802</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 Civic 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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Amount to be received from the City as of 6/30/2007				<u>300,000</u>
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**Attachment C**

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

	<b>Total Budget</b>	<b>Project to Date Expenditures</b>	<b>Encumbrance Balance</b>	<b>Remaining Balance</b>
<b>California Theatre</b>				
Site Delivery	140,000	-		140,000
Design, Testing & Inspections	9,624,032	9,624,032		0
Public Works	1,037,012	1,037,012		(0)
Administrative Costs	74,989	74,989		(0)
Construction Management Consultant	3,867,450	3,867,450		-
Demolition	964,800	964,800		-
Construction	60,515,944	59,850,835	603,414	61,695
Off-Sites	-			-
Contingency	22,208	22,208		-
Sub Total	<u>76,246,435</u>	<u>75,441,323</u>	603,414	<u>201,698</u>
<b>California Theatre : Art Fund (1)</b>	180,000	180,000	-	-
<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>81,221,322</u>	<u>80,416,210</u>	603,414	<u>201,698</u>

(1) Project Completed.