

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: SEPTEMBER 11, 2007

SUBJECT: CAPITAL COST REPORT – JULY 2007

RECOMMENDATION

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

JULY ACTIVITY:

Capital expenditures for July 2007 totaled \$2.0 million.

Major capital project expenditures include:

- | | |
|-----------|--|
| \$435,000 | Payment to Western Roofing Service for the Parkside Hall Roof Improvement Project. |
| \$101,000 | 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. |

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

COORDINATION

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



HARRY S. MAVROGENES
Executive Director

Attachments

Attachment A

July 2007 (FY07-08)

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

CAPITAL COST REPORT

REDEVELOPMENT AREA SUMMARY

Total Project Areas/Programs	(A)	(B)	(C)	(D)			
	Adopted Budget 2007-08	C/O Encumbrance 07/01/07	Total Funds Available 2007-08	Current Month Expenditures July-07	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available
Almaden Gateway	7,240,000	738,800	7,978,800	0	0	738,800	7,240,000
Century Center	100,000	0	100,000	0	0	0	100,000
Civic Plaza	182,802	6,821	189,623	0	0	6,821	182,802
Edenvale	3,875,399	1,912,546	5,787,945	1,161	1,161	2,060,385	3,726,399
Guadalupe Auzerias	399,894	3,166,570	3,566,464	0	0	3,166,570	399,894
Julian/Stockton	876,124	3,578,515	4,454,639	17	17	3,603,332	851,290
Market Gateway	201,698	3,603,414	3,805,112	0	0	3,683,414	121,698
Merged Area Impact Program	37,867,041	8,553,280	46,420,321	489,373	489,373	11,143,697	34,787,250
Neighborhood Investment Program	10,182,021	2,135,843	12,317,864	7,184	7,184	2,269,412	10,041,269
Strong Neighborhoods Initiative	22,372,108	2,885,452	25,257,560	101,013	101,013	2,992,194	22,164,353
Park Center Plaza	3,631,139	893,637	4,524,776	435,298	435,298	473,203	3,616,275
Rincon de los Esteros	289,494	503,000	792,494	0	0	535,000	257,494
San Antonio Plaza	500,000	165,500	665,500	0	0	165,500	500,000
Direct Operating Cost	8,463,430	315,314	8,778,744	650,415	650,415	315,314	7,813,015
Indirect Operating Cost	5,246,497	599,423	5,845,920	364,731	364,731	575,219	4,905,970
Totals:	101,427,646	29,058,116	130,485,762	2,049,192	2,049,192	31,728,861	96,707,709

**ALMADEN GATEWAY REDEVELOPMENT AREA
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-7/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)	
									Total Funds Available 2007-08	Current Month Expenditures July 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	6,140,000	7,240,000	40,000	1%	2 Downtown Parking Acquisition	0891	7,240,000	0	7,240,000	0	0	0	7,240,000
TOTALS							7,240,000	738,800	7,978,800	0	0	738,800	7,240,000

* 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).

July 2007 (FY07-08)

**CENTURY CENTER REDEVELOPMENT AREA
CAPITAL COST REPORT**

Agency Fund: 065

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-7/07	% Total Budget Expended	Project	Appr. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)		
									Total Funds Available 2007-08	Current Month Expenditures July 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
100,000		100,000	0	0%	1 Fountain Alley Parking Lot	0757	100,000		100,000	0	0		100,000	
TOTALS								100,000	0	100,000	0	0	0	100,000

* 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. 7/77-7/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)			
									Total Funds Available 2007-08	Current Month Expenditures July 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	182,802	6,821	189,623	0	0	6,821	182,802		
TOTALS									182,802	6,821	189,623	0	0	6,821	182,802

* 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. 7/77-7/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)			
									Total Funds Available 2007-08	Current Month Expenditures July 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year		
15,800,000	10,221,484	26,121,484	25,995,341	100%	1 Assessment District/Interchange Impvts.	0520	126,143	0	126,143	0	0	0	126,143		
2,000,000	4,848,093	6,848,093	4,934,370	72%	2 Biotech Initiative Lease	0764	1,546,983	366,740	1,913,723	0	0	366,740	1,546,983		
176,400	270,600	447,000	298,000	67%	3 IDT Lease	0864	121,600	27,400	149,000	0	0	176,400	-27,400		
2,200,000	600,000	2,800,000	2,182,082	78%	4 Biotech Initiative Capital	0865	600,673	18,406	619,079	1,161	1,161	17,245	600,673		
2,000,000	1,000,000	3,000,000	20,000	1%	5 Edenvale Emerging Technologies Fund	0892	1,480,000	1,500,000	2,980,000	0	0	1,500,000	1,480,000		
TOTALS									3,875,399	1,912,546	5,787,945	1,161	1,161	2,060,385	3,726,399

* 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).

July 2007 (FY07-08)

GUADALUPE - AUZERAIS REDEVELOPMENT AREA
CAPITAL COST REPORT

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-7/07	% Total Budget Expended	Project	Appro. Number	(A)	(A)	(B)	(C)	(A-B-C)			
							Adopted Budget 2007-08	C/O Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures July 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
360,000	949,973	1,309,973	743,509	57%	1 CDM-Improvements	0858	399,894	166,570	566,464	0	0	166,570	399,894	
3,830,000	56	3,829,944	629,944	22%	2 Hilton Hotel	0901		3,000,000	3,000,000	0	0	3,000,000	0	
TOTAL								399,894	3,166,570	3,566,464	0	0	3,166,570	399,894

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**JULIAN STOCKTON REDEVELOPMENT AREA
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-7/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)		
									Total Funds Available 2007-08	Current Month Expenditures July 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
26,120,000	5,614,127	19,505,873	17,607,521	90%	1 North San Pedro Proposed Housing/ Brandenburg	0756	79,997	1,818,355	1,898,352	0	0	1,843,172	55,180	
250,000	1,150,000	1,400,000	694,283	50%	2 Fallon House Improvement	0768	645,574	60,160	705,734	17	17	60,160	645,557	
50,000	144,423	194,423	43,870	23%	3 One East Julian	0817	150,553	0	150,553	0	0	0	150,553	
1,700,000		1,700,000	0	0%	4 Cousins Market Center Development	0886	0	1,700,000	1,700,000	0	0	1,700,000	0	
TOTALS								876,124	3,578,515	4,454,639	17	17	3,603,332	851,290

* 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. 7/77-7/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)	
									Total Funds Available 2007-08	Current Month Expenditures July 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
38,457,048	37,789,388	76,246,436	75,441,324	99%	1 California Theatre (1)	0078	201,698	603,414	805,112	0	0	683,414	121,698
3,000,000		3,000,000		0%	2 St. Claire Building Façade	0909		3,000,000	3,000,000	0	0	3,000,000	0
TOTALS							201,698	3,603,414	3,805,112	0	0	3,683,414	121,698

* 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. 7/77-7/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)	
									Total Funds Available 2007-08	Current Month Expenditures July 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
5,171,539	2,810,000	7,981,539	7,672,664	96%	1 San Jose Downtown Association	0087	400,000	0	400,000	91,125	91,125	308,875	0
9,047,924	742,393	9,790,317	7,459,829	76%	2 Façade Improvement Program	0089	742,393	1,588,095	2,330,488	0	0	0	2,330,488
390,659	1,123,796	1,514,455	1,294,241	85%	3 Misc. Public Improvement	0168	107,027	116,792	223,819	3,605	3,605	114,792	105,422
8,523,579	3,682,273	12,205,852	11,351,941	90%	4 Automatic Public Toilets	0284	490,138	0	490,138	772	772	0	489,366
1,236,820	2,230,730	3,467,550	3,092,036	89%	5 Software Development Center - Lease	0364	396,836	0	396,836	21,222	21,222	0	375,614
12,697,456	18,721,465	31,418,921	28,813,101	92%	6 GRP & Gardens - Flood Control	0393	2,442,198	166,701	2,608,899	3,078	3,078	163,622	2,442,198
21,000,000	22,000,000	43,000,000	39,000,000	91%	7 City Improvements	0395	4,000,000	0	4,000,000	0	0	0	4,000,000
3,634,750	5,073,147	8,708,897	8,289,746	95%	8 Software/Environmental Business Clusters - Lease	0408	443,171	0	443,171	34,020	34,020	0	409,151
310,686	169,836	480,520	369,281	77%	9 Assessor	0454	107,748	3,491	111,239	0	0	3,491	107,748
686,504	2,909,693	3,596,197	3,293,078	92%	10 International Business Incubator - Lease	0489	323,146	0	323,146	19,827	19,827	0	303,319
25,450,000	17,712,295	43,162,295	40,119,500	91%	11 Retail Strategy	0506	561,201	157,003	718,204	0	0	207,606	510,598
1,350,000	548,000	1,898,000	1,679,215	88%	12 Small Business Administration-Lease	0655	239,000	0	239,000	19,215	19,215	0	219,785
1,329,520	5,908,432	7,237,952	6,441,740	89%	13 Public Property Management	0676	793,632	3,169	796,801	588	588	3,169	793,044
4,666,866	3,629,108	8,295,974	8,083,864	97%	14 Assets Management	0677	140,094	72,016	212,110	0	0	78,304	133,806
80,000	849,876	929,876	866,026	93%	15 Transportation Planning	0680	45,500	28,350	73,850	10,000	10,000	18,350	45,500
110,000	81,200	191,200	179,355	94%	16 Development RFQ	0683	12,453	0	12,453	608	608	0	11,845
1,500,000	934,220	2,434,220	2,065,780	85%	17 Downtown Signage	0698	200,000	0	200,000	0	0	0	200,000
438,067	285,880	723,947	622,047	86%	18 Christmas in the Park	0721	100,000	0	100,000	0	0	0	100,000
345,000	15,770,243	16,115,243	14,298,466	89%	19 Downtown Mixed Use Projects	0729	405,499	1,411,278	1,816,777	0	0	1,411,278	405,499
200,000	769,368	969,368	844,591	87%	20 Downtown Project Feasibility Studies	0730	33,039	91,738	124,777	0	0	87,957	36,820
10,000,000	5,250,000	15,250,000	11,637,984	34%	21 Child Care Development Fund	0779	2,061,916	1,050,100	3,112,016	0	0	1,050,100	2,061,916

**MERGED AREA IMPACT PROGRAM
CAPITAL COST REPORT**

Original Project Budget	Total Adjustments	Current Project Budget	Total Proj. Exp. 7/77-7/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)	
									Total Funds Available 2007-08	Current Month Expenditures July 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
550,000	648,357	1,198,357	1,124,327	94%	22 Public Space Program	0787	125,000	14,585	139,585	65,555	65,555	74,030	0
5,000,000	854,099	4,145,901	4,097,586	99%	23 Mixed Use Project Area Acquisitions	0792	38,242	10,073	48,315	0	0	10,073	38,242
2,000,000	184,081	2,184,081	2,031,907	93%	24 4th St. Prkg. Garage Marketing & Tenant Improvements	0793	17,462	142,502	159,964	7,790	7,790	134,711	17,462
100,000	339,957	439,957	328,000	75%	25 OEA Audit Services	0837	111,957	0	111,957	0	0	0	111,957
639,000	2,440,000	3,179,000	2,523,381	80%	26 Litigation Services	0838	641,619	0	641,619	0	0	0	641,619
1,000,000	305,325	1,305,325	977,929	75%	27 Real Estate and Relocation Services	0839	43,804	288,091	331,895	4,500	4,500	283,591	43,804
150,000		150,000	78,151	52%	28 School Opportunity Sites	0840	0	71,849	71,849	0	0	71,849	0
15,208,484	758,497	15,966,981	13,700,156	86%	29 Downtown Business Improvement Pool	0844	2,068,162	198,663	2,266,825	0	0	1,860,587	406,238
500,000	7,769,235	8,269,235	7,513,433	91%	30 Convention Center South Hall	0848	295,764	460,038	755,802	0	0	524,038	231,764
402,000	1,200,000	1,602,000	382,037	24%	31 Transit Mall Lighting	0850	1,119,451	100,512	1,219,963	0	0	100,512	1,119,451
485,000	525,000	1,010,000	957,989	95%	32 Downtown Ice Rink	0851	52,011	0	52,011	0	0	0	52,011
16,230,000	11,555,000	27,785,000	17,650,007	64%	33 Downtown Housing Site Acquisition	0855	10,056,802	78,191	10,134,993	0	0	2,078,181	8,056,812
396,287	320,983	1,217,280	472,929	39%	34 City Planning Code Enforcement Services	0856	744,351	0	744,351	0	0	0	744,351
1,350,000	200,000	1,550,000	759,993	49%	35 Bassler Haynes URM - OPA	0860	0	790,007	790,007	0	0	1,038,059	-248,051
2,000,000		2,000,000	1,268,771	63%	36 Porter Stock URM - OPA	0861	0	731,229	731,229	0	0	731,229	0
3,000,000		3,000,000	3,000,000	100%	37 Fountain Alley URM - OPA	0862	0	100,936	100,936	100,936	100,936	0	0
920,000		920,000	695,859	76%	39 South First Street Streetscape	0867	1,440	314,401	315,841	91,700	91,700	222,701	1,440
500,000	144,000	644,000	632,803	98%	40 North Almaden Avenue Streetscape	0868	48	11,149	11,197	0	0	11,149	48
2,000,000	544,000	2,544,000	1,261,235	87%	41 Downtown Streetscape	0870	110,986	83,779	194,765	0	0	90,409	104,356
200,000	200,000	400,000	99,444	25%	42 Downtown Lighting	0873	300,556	0	300,556	0	0	0	300,556
250,000	500,000	750,000	250,000	33%	43 Housing Trust of Santa Clara County	0877	500,000	0	500,000	0	0	0	500,000
600,000	168,000	768,000	330,000	76%	44 Competitive Art Capital Fund	0879	72,000	36,000	108,000	6,000	6,000	36,000	66,000

MERGED AREA IMPACT PROGRAM
CAPITAL COST REPORT

Original Project Budget	Total Adjustments	Current Project Budget	Total Proj. Exp. 7/77-7/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures July 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
1,000,000		1,000,000	0	0%	45 Building Use Intensification	0887	1,000,000	0	1,000,000	0	0	0	1,000,000
800,000	400,000	400,000	96,013	24%	46 Project Support Studies	0888	120,000	183,987	303,987	0	0	183,987	120,000
100,000	200,000	300,000	100,000	33%	47 City Auditor Services	0889	200,000	0	200,000	0	0	0	200,000
500,000		500,000	15,340	3%	48 Parking Lot Improvements	0895	429,376	60,608	489,984	5,324	5,324	60,608	424,052
500,000		500,000	0	0%	49 Montgomery Theatre	0896	500,000	0	500,000	0	0	0	500,000
400,000		400,000	0	0%	50 Dindon-Arena Infrastructure Funding Plan	0898	400,000	0	400,000	0	0	0	400,000
800,000	800,000	1,600,000	0	0%	51 Vietnamese-American Community Center	0899	1,600,000	0	1,600,000	0	0	0	1,600,000
200,000		200,000	0	0%	52 African-American Community Center Feasibility Study	0900	200,000	0	200,000	0	0	0	200,000
1,400,000		1,400,000	0	0%	53 Development Incentives	0902	1,400,000	0	1,400,000	0	0	0	1,400,000
1,000,000		1,000,000	0	0%	54 Convention Ctr Expansion Phase I	0903	1,000,000	0	1,000,000	0	0	0	1,000,000
200,000		200,000	0	0%	55 San Carlos Street Improvements	0904	200,000	0	200,000	0	0	0	200,000
3,305,183	3,729,017	7,034,200	6,376,740	91%	56 Industrial Work Program Implementation	New	473,019	187,949	660,968	3,508	3,508	184,441	473,019
					TOTALS:		37,867,041	8,553,280	46,420,321	489,373	489,373	11,143,697	34,787,250

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**NEIGHBORHOOD INVESTMENT PROGRAM
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-7/07	% Total Budget Expended	Project	Appr. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)	
									Total Funds Available 2007-08	Current Month Expenditures July 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
50,000	1,375,000	1,425,000	390,895	27%	1 Alum Rock: Mexican Heritage Corp. Grant	0849	600,000	434,105	1,034,105	0	0	464,025	570,080
520,000	529,175	90,825	53,475	59%	2 E.S.C. Street: Hospital Area Masterplan/Studies	0611	37,350	0	37,350	0	0	0	37,350
5,626,000	48,783,296	54,308,296	52,226,095	96%	3 Story Road: King and Story Implementation	0480	2,049,063	33,138	2,082,201	0	0	33,138	2,049,063
383,333		383,333	156,213	40%	4 Japantown: Cultural Streetscape	0846	229,243	2,000	231,243	3,124	3,124	7,100	221,019
50,000	2,509,500	2,559,500	118,110	5%	5 Japantown: Corporation Yard	0688	2,025,902	415,500	2,441,402	12	12	415,500	2,025,890
390,000	610,000	1,000,000	121,347	12%	6 Japantown: Public Improvement	0893	721,858	156,795	878,653	0	0	156,795	721,858
39,600		39,600	3,300	8%	7 Japantown: Parking Lot Lease	0905	39,600		39,600	3,300	3,300		36,300
208,336	1,701,097	1,909,433	1,440,676	75%	8 NBDs: Program Operations	0691	362,345	107,160	469,505	748	748	189,534	279,223
5,000,000	2,770,952	2,229,048	1,642,457	74%	9 Neighborhood Business Clusters	0538	586,591		586,591	0	0		586,591
800,000	390,000	1,190,000	800,154	67%	10 Union/Camden	0775	389,846	0	389,846	0	0	0	389,846
700,000	200,000	900,000	90,598	10%	11 Monterey/Roeder	0776	796,805	12,596	809,401	0	0	12,596	796,805
743,000	4,835,395	5,578,395	3,249,211	58%	12 NID - Facade Improvements	0477	1,469,303	860,481	2,329,784	0	0	860,481	1,469,303
150,000	420,000	570,000	205,067	36%	13 NID - Landscape Improvement	0852	274,048	90,885	364,933	0	0	105,060	259,873
1,957,130	950,000	2,917,130	2,293,880	79%	14 NID- Implementation & Opportunity	0737	600,067	23,183	623,250	0	0	25,183	598,067
TOTALS:							10,182,021	2,135,843	12,317,864	7,184	7,184	2,269,412	10,041,269

* 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. 7/77-7/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)	
									Total Funds Available 2007-08	Current Month Expenditures July 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
6,000,000	3,410,618	9,410,618	6,283,675	67%	1 SNI Reserve	0651	2,971,775	180,283	3,152,058	25,115	25,115	230,168	2,896,775
5,745,000	467,667	5,277,333	4,863,186	92%	2 SNI - 13th Street	0797	338,375	75,773	414,148	0	0	75,773	338,375
3,745,000	925,000	4,670,000	2,555,873	55%	3 SNI - Five Wounds/Brookwood Terrace	0798	2,114,227		2,114,227	100	100		2,114,127
2,360,000	130,000	2,230,000	1,803,762	81%	4 SNI - Delmas Park	0799	343,739	82,499	426,238	0	0	82,499	343,739
2,090,000	924,000	1,166,000	1,115,119	96%	5 SNI - East Valley/680 Communities	0800	50,880	0	50,880	0	0	0	50,880
990,000	2,543,400	3,533,400	1,814,146	51%	6 SNI - Edenvale/Great Oaks	0801	307,304	1,411,950	1,719,254	0	0	1,411,950	307,304
4,795,000	449,982	4,345,018	3,954,579	91%	7 SNI - Greater Gardner	0802	376,416	14,023	390,439	0	0	31,610	358,829
1,880,000	707,240	1,172,760	842,477	72%	8 SNI - Hoffman/Via Monte	0803	281,969	48,314	330,283	0	0	48,314	281,969
250,000	399,714	649,714	269,906	42%	9 SNI - Union/Curtner Business Cluster	0804	818	378,990	379,808	0	0	378,990	818
2,561,000	288,000	2,849,000	2,247,069	79%	10 SNI - University	0805	593,532	8,399	601,931	0	0	8,399	593,532
4,920,000	867,979	4,252,021	3,261,084	77%	11 SNI - Washington	0806	832,209	158,728	990,937	0	0	158,728	832,209
2,334,000	632,359	1,701,641	1,182,148	69%	12 SNI - West Evergreen	0807	519,493	0	519,493	0	0	0	519,493
4,600,000	1,116,161	3,483,839	2,519,715	72%	13 SNI - Winchester	0808	932,600	31,524	964,124	0	0	31,524	932,600
5,120,000	495,789	5,615,789	3,661,026	65%	14 SNI - Attractive Neighborhoods	0809	1,819,347	135,387	1,954,734	0	0	135,387	1,819,347
1,155,000	577,009	577,991	413,353	72%	15 SNI - Outreach and Training	0811	92,116	72,653	164,769	131	131	72,588	92,050
940,000	4,838,000	5,778,000	5,503,943	95%	16 SNI - Blackford	0826	94,837	179,220	274,057	0	0	181,765	92,292
3,420,000	71,000	3,491,000	1,370,648	39%	17 SNI - Burbank/Del Monte	0827	2,120,352	0	2,120,352	0	0	0	2,120,352

**STRONG NEIGHBORHOODS INITIATIVE AREAS
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-7/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)	
									Total Funds Available 2007-08	Current Month Expenditures July 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
930,000	795,000	1,725,000	1,086,363	63%	18 SNI - K.O.N.A	0828	638,637	0	638,637	0	0	638,637	
2,580,000	292,554	2,287,446	1,116,078	49%	19 SNI - Market/Almaden	0829	1,132,882	38,487	1,171,369	0	0	38,487	1,132,882
910,000	3,310,039	4,220,039	3,764,509	89%	20 SNI - Mayfair	0830	530,530	0	530,530	75,000	75,000	0	455,530
3,405,000	35,553	3,440,553	1,666,454	48%	21 SNI - Spartan/Keyes	0831	1,755,291	18,808	1,774,099	0	0	55,597	1,718,502
3,510,000	204,001	3,714,001	2,803,409	75%	22 SNI - Tully/Senter	0832	910,592		910,592	0	0		910,592
200,000	140,000	60,000	41,870	70%	23 SNI - SNI Project Area Committee and Neighborhood Advisory Comm./Planning	0833	18,798		18,798	668	668		18,130
1,581,500	1,342,818	2,904,318	1,875,011	58%	24 SNI - Gateway East	0835	1,187,103	42,201	1,229,304	0	0	42,201	1,187,103
1,026,853	2,354,171	3,381,024	2,167,775	64%	25 SNI - Team (CMO)	0853	1,213,249	0	1,213,249	0	0	0	1,213,249
376,894	723,585	1,100,479	727,037	66%	26 SNI - City Attorney Code Enforcement	0854	373,442	0	373,442	0	0	0	373,442
500,000		500,000	116,761	23%	27 SNI - Multi Family Housing Rehab Pilot	0882	375,025	8,214	383,239	0	0	8,214	375,025
150,000	390,000	500,000	53,430	11%	28 SNI - Playground Improvement	0894	446,570	0	446,570	0	0	0	446,570
TOTALS							22,372,108	2,885,452	25,257,560	101,013	101,013	2,992,194	22,164,353

**PARK CENTER REDEVELOPMENT AREA
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-7/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)	
									Total Funds Available 2007-08	Current Month Expenditures July 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
40,578,682	14,482,496	55,061,178	54,312,077	99%	1 Tech Museum of Innovation	0483	63,343	608,582	671,925	435,298	435,298	173,773	82,854
	191,246	191,246	49,614	26%	2 Adobe: Water Monitoring	0890	77,628	64,005	141,633	0	0	64,005	77,628
200,000	2,159,832	2,359,832	38,782	2%	3 Civic Auditorium	0874	1,840,168	221,050	2,061,218	0	0	235,425	1,825,793
600,000	1,550,000	2,150,000	800,000	28%	4 Center for Performing Arts	0875	1,550,000	0	1,550,000	0	0	0	1,550,000
100,000		100,000	0	0%	5 Park Center Streetscape	0906	100,000	0	100,000	0	0	0	100,000
TOTALS							3,631,139	893,637	4,524,776	435,298	435,298	473,203	3,616,275

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

RINCON DE LOS ESTEROS REDEVELOPMENT AREA
CAPITAL COST REPORT

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. thru 6/30/07	Total Proj.Exp. 7/77-7/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A)	(B)	(C)	(D)	
										Total Funds Available 2007-08	Current Month Expenditures July 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
3,900,000	50,000	3,950,000	3,397,506	3,397,506	86%	1 Rincon Vision North San Jose	0876	49,494	503,000	552,494	0	0	535,000	17,494
240,000		240,000	3,397,506	0	0%	2 Façade Improvements	0911	240,000		240,000	0	0		240,000
						TOTALS		289,494	503,000	792,494	0	0	535,000	257,494

* 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. thyr 6/30/07	Total Proj.Exp. 7/77-7/07	% Total Budget Expended	Project	Appro. Number	(A)		(B)		(C)	(D)		
								Adopted Budget 2007-08	C/O Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures July 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
700,000	1,357,897	2,057,897	1,892,397	1,892,397	92%	1 Fairmont Annex Retail	0745	0	165,500	165,500			165,500	0	
500,000		500,000		0	0%	2 Museum of Art Expansion	0907	500,000		500,000				500,000	
TOTALS									500,000	165,500	665,500	0	0	165,500	500,000

* 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).

Attachment B

Redevelopment Agency of The City of San Jose Project Status Report: As of July 31, 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	8,496,606	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	41,509,691	41,320,067	6,821	182,802
Civic Plaza - Historic (House Relocation) (4)				
Acquisition - Landmark Houses (3)	1,577,987	1,577,987		-
Moving Costs	2,684,734	2,684,734		-
Architectural & Management Services	972,998	972,998		-
Administrative Costs	1,533	1,533		-
Sub-Total	5,237,252	5,237,252	-	-
Civic Plaza Planning (4)				
Architectural Services - Design	2,042,978	2,058,495		-
Engineering Services	160,000	155,917		-
Environmental services	100,000	97,967		-
Asbestos Services	10,000	9,960		-
Consulting Services	200,000	195,240		-
Administrative Costs	145,000	140,399		-
Sub-Total	2,657,978	2,657,978	-	-
Total Civic Plaza Cost	49,404,921	49,215,296	6,821	182,802

(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 July 31, 2007

	Civic Plaza Site & Offsite Garage	Civic Plaza Historic Homes Receiver Sites	Civic Plaza Planning	Total
Actual Expenditures:				
General Ledger 7/31/2007	41,320,067 *	5,237,252	2,657,978	49,215,297
FY 02-03 Lawsuit	(5,016)			(5,016)
EHC (Agency contribution)	(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)
Total	37,042,130	6,296,486	2,657,978	45,996,594

* 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	182,802
	<u>182,802</u>	<u>182,802</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 Civic Plaza Cost	43,715,825	6,296,486	2,657,978	52,670,289
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Reimbursement from City 7/1/2002	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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Amount to be received from the City as of 7/31/2007	300,000
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Attachment C

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

	Total Budget	Project to Date Expenditures	Encumbrance Balance	Remaining Balance
California Theatre				
Site Delivery	140,000	-		140,000
Design, Testing & Inspections	9,624,032	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	683,414	(18,305)
Off-Sites	-			-
Contingency	22,208	22,208		-
Sub Total	<u>76,246,435</u>	<u>75,441,323</u>	<u>683,414</u>	<u>121,698</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>81,221,322</u>	<u>80,416,210</u>	<u>683,414</u>	<u>121,698</u>

(1) Project Completed.