

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: OCTOBER 31, 2007

SUBJECT: CAPITAL COST REPORT – SEPTEMBER 2007

RECOMMENDATION

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

SEPTEMBER ACTIVITY:

Capital expenditures for September 2007 totaled \$7.4 million.

Major capital project expenditures include:

- \$1,700,000 Payment to Cousins San Jose Market Center, LLC, under an Owner Participation Agreement to assist in the construction and opening of a grocery store in the MarketCenter on Coleman Avenue.
- \$1,665,000 Payment to the State of California under a Purchase and Sale Agreement for the acquisition of real properties located at 331 Terraine Street and 255 Bassett Street.
- \$508,000 Payment to Isis Properties, LLC, under an Owner Participation Agreement for the rehabilitation of buildings located at 35-49 East Santa Clara Street.
- \$500,000 Payment to the Housing Trust of Santa Clara County, Inc., for the Agency's contribution toward the first-time home buyer assistance program.
- \$306,000 Payment to Carrier Johnson Architects for architectural design services in connection with the Edenvale Community Center Project.
- \$132,000 Payment to LMN Architects for architectural services in connection with the San Jose McEnery Convention Center expansion and renovation project.

\$111,000 Payment to the Emergency Housing Consortium under a Relocation and Development Agreement for construction assistance for the Our House Youth Shelter at 3rd and William Streets.

Approximately \$1.0 million in direct and indirect operating costs was associated with capital projects in the month of September.

COORDINATION

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


HARRY S. MAVROGENES
Executive Director

Attachments

Attachment A

September 2007 (FY07-08)

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

CAPITAL COST REPORT

REDEVELOPMENT AREA SUMMARY

Total Project Areas/Programs			(A)			(C)	(D)
	Adopted Budget 2007-08	C/O Encumbrance 07/01/07	Total Funds Available 2007-08	Current Month Expenditures September-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	292	58,850	40,858
Civic Plaza	182,802	6,821	189,623	110,797	186,193	0	3,430
Edenvale	3,875,399	1,912,546	5,787,945	0	1,161	2,032,985	3,753,799
Guadalupe Auzerias	399,894	3,166,570	3,566,464	9,500	21,167	3,145,570	399,727
Julian/Stockton	876,124	3,578,515	4,454,639	3,383,009	3,408,751	187,604	858,284
Market Gateway	201,698	3,603,414	3,805,112	57,088	57,088	3,626,336	121,687
Merged Area Impact Program	37,867,041	8,553,280	46,420,321	1,789,480	2,903,849	11,948,994	31,567,478
Neighborhood Investment Program	10,182,021	2,135,843	12,317,864	371,042	896,909	1,806,547	9,614,408
Strong Neighborhoods Initiative	22,372,108	2,885,452	25,257,560	625,790	1,600,029	2,566,054	21,091,478
Park Center Plaza	3,631,139	893,637	4,524,776	6,063	497,180	473,528	3,554,068
Rincon de los Esteros	289,494	503,000	792,494	36,598	55,405	449,180	287,909
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	618,704	1,992,680	201,041	6,585,022
Indirect Operating Cost	5,246,497	599,423	5,845,920	392,909	1,169,863	541,963	4,134,094
Totals:	101,427,646	29,058,116	130,485,762	7,400,979	12,790,566	27,942,953	89,752,244

**ALMADEN GATEWAY REDEVELOPMENT AREA
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-9/07	% 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 September 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	6,180,000	7,280,000	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).

**CENTURY CENTER REDEVELOPMENT AREA
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-9/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	Total Funds Available 2007-08	(B)			(C)	(D)
										Current Month Expenditures September 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
100,000		100,000	292	0%	1 Fountain Alley Parking Lot	0757	100,000		100,000	0	292	58,850	40,858	
					TOTALS		100,000	0	100,000	0	292	58,850	40,858	

* 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).

September 2007 (FY07-08)

**CIVIC PLAZA REDEVELOPMENT AREA
CAPITAL COST REPORT**

Agency Fund: 055

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-9/07	% 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 September 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
51,740,000	-10,230,309	41,509,691	41,506,261	100%	1 Civic Plaza Land Acquisition	0563	182,802	6,821	189,623	110,797	186,193	0	3,430
TOTALS							182,802	6,821	189,623	110,797	186,193	0	3,430

* 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. 7/77-9/07	% 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 September 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
15,900,000	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	149,000	0
2,200,000	600,000	2,800,000	2,182,082	78%	4 Biotech Initiative Capital	0865	600,673	18,406	619,079	0	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	0	1,161	2,032,985	3,753,799

* 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).

September 2007 (FY07-08)

GUADALUPE - AUZERAIS REDEVELOPMENT AREA
CAPITAL COST REPORT

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-9/07	% 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 September 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
360,000	949,973	1,309,973	764,676	58%	1 CDM-Improvements	0858	399,894	166,570	566,464	9,500	21,167	145,570	399,727
3,830,000	-56	3,829,944	829,944	22%	2 Hilton Hotel	0901		3,000,000	3,000,000	0	0	3,000,000	0
					TOTAL		399,894	3,166,570	3,566,464	9,500	21,167	3,145,570	399,727

* 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. 7/77-9/07	% 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 September 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
26,120,000	-6,614,127	19,505,873	19,284,933	99%	1 North San Pedro Proposed Housing/ Brandenburg	0756	79,997	1,818,355	1,898,352	1,676,017	1,677,412	150,644	70,296
250,000	1,150,000	1,400,000	725,605	52%	2 Fallon House Improvement	0768	645,574	60,160	705,734	6,993	31,339	36,960	637,435
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	1,700,000	100%	4 Cousins Market Center Development	0886	0	1,700,000	1,700,000	1,700,000	1,700,000		0
TOTALS							876,124	3,578,515	4,454,639	3,383,009	3,408,751	187,604	858,284

* 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. 7/77-9/07	% 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 September 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
38,457,048	37,789,388	76,246,436	75,498,413	99%	1 California Theatre (1)	0078	201,698	603,414	805,112	57,088	57,088	626,336	121,687
3,000,000		3,000,000	0	0%	2 St. Claire Building Façade	0909		3,000,000	3,000,000	0	0	3,000,000	0
TOTALS							201,698	3,603,414	3,805,112	57,088	57,088	3,626,336	121,687

* 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. 7/77-9/07	% 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 September 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	0	91,125	308,875	0
9,047,924	742,393	9,790,317	7,590,557	78%	2 Façade Improvement Program	0089	742,393	1,588,095	2,330,488	9,909	130,728	1,895,415	304,345
390,659	1,123,796	1,514,455	1,317,542	87%	3 Misc. Public Improvement	0168	107,027	116,792	223,819	0	26,906	189,123	7,790
8,523,579	-3,682,273	4,841,306	4,354,233	90%	4 Automatic Public Toilets	0284	490,138	0	490,138	921	3,065	0	487,073
1,236,920	2,230,730	3,467,650	3,134,480	90%	5 Software Development Center - Lease	0364	396,836	0	396,836	21,222	63,666	0	333,170
12,697,456	18,721,465	31,418,921	28,830,527	92%	6 GRP & Gardens - Flood Control	0393	2,442,198	166,701	2,608,899	6,764	20,504	153,313	2,435,081
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
3,635,750	5,073,147	8,708,897	8,367,786	96%	8 Software/Environmental Business Clusters - Lease	0408	443,171	0	443,171	34,020	102,060	0	341,111
310,685	169,835	480,520	369,281	77%	9 Assessor	0454	107,748	3,491	111,239	0	0	3,491	107,748
686,504	2,909,893	3,596,397	3,332,733	93%	10 International Business Incubator - Lease	0489	323,146	0	323,146	19,827	59,482	0	263,664
25,450,000	-17,712,296	7,737,704	7,189,089	93%	11 Retail Strategy	0506	561,201	157,003	718,204	122,436	169,589	187,428	361,187
1,350,000	548,000	1,898,000	1,717,952	91%	12 Small Business Administration-Lease	0655	239,000	0	239,000	20,521	58,951	0	180,049
1,329,520	5,908,432	7,237,952	6,550,151	90%	13 Public Property Management	0676	793,632	3,169	796,801	46,210	108,999	429,905	257,896
4,666,866	3,629,108	8,295,974	8,135,105	98%	14 Assets Management	0677	140,094	72,016	212,110	37,491	51,241	113,995	46,874
80,000	849,876	929,876	876,351	94%	15 Transportation Planning	0680	45,500	28,350	73,850	1,913	20,325	8,025	45,500
110,000	81,200	191,200	179,355	94%	16 Development RFQ	0683	12,453	0	12,453	0	608	0	11,845
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	285,980	722,047	701,547	97%	18 Christmas in the Park	0721	100,000	0	100,000	79,500	79,500	0	20,500
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	853,114	88%	20 Downtown Project Feasibility Studies	0730	33,039	91,738	124,777	8,095	8,523	79,434	36,820
10,000,000	-5,250,000	4,750,000	1,637,984	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. 7/77-9/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A) Total Funds Available 2007-08	Current Month Expenditures September 2007	(B) Total Year-to-Date Expenditures	(C) Encumbrance Balance	(D) Remaining Funds Available Current Year
550,000	648,357	1,198,357	1,126,537	94%	22 Public Space Program	0787	125,000	14,585	139,585	2,210	67,765	71,820	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	2,039,036	93%	24 4th St. Prkg.Garage Marketing & Tenant Improvements	0793	17,462	142,502	159,964	0	14,920	127,582	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
635,000	2,540,000	3,175,000	2,586,298	81%	26 Litigation Services	0838	641,619	0	641,619	52,917	52,917	0	588,702
1,000,000	305,325	1,305,325	1,002,649	77%	27 Real Estate and Relocation Services	0839	43,804	288,091	331,895	15,220	29,220	298,871	3,804
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	13,750,905	86%	29 Downtown Business Improvement Pool	0844	2,068,162	198,663	2,266,825	15,848	50,749	320,375	1,895,701
500,000	7,769,235	8,269,235	7,783,975	94%	30 Convention Center South Hall	0848	295,764	460,038	755,802	137,581	270,541	299,675	185,585
402,000	1,200,000	1,602,000	404,537	25%	31 Transit Mall Lighting	0850	1,119,451	100,512	1,219,963	7,200	22,500	78,012	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	17,643,558	64%	33 Downtown Housing Site Acquisition	0855	10,056,802	78,191	10,134,993	0	-6,449	2,078,181	8,063,261
396,297	820,983	1,217,280	472,929	39%	34 City Planning Code Enforcement Services	0856	744,351	0	744,351	0	0		744,351
1,350,000	200,000	1,550,000	1,268,371	82%	35 Bassler Haynes URM - OPA	0860	0	790,007	790,007	508,378	508,378	281,629	0
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	0	100,936		0
920,000		920,000	771,156	84%	39 South First Street Streetscape	0867	1,440	314,401	315,841	73,323	166,997	148,844	0
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	1,456,000	1,280,502	88%	41 Downtown Streetscape	0870	110,986	83,779	194,765	7,170	19,267	67,669	107,829
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	750,000	100%	43 Housing Trust of Santa Clara County	0877	500,000	0	500,000	500,000	500,000		0
600,000	-168,000	432,000	345,600	80%	44 Competitive Art Capital Fund	0879	72,000	36,000	108,000	6,000	21,600	32,400	54,000

**MERGED AREA IMPACT PROGRAM
CAPITAL COST REPORT**

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									Total Funds Available 2007-08	Current Month Expenditures September 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	106,013	27%	46 Project Support Studies	0888	120,000	183,987	303,987	10,000	10,000	264,987	29,000
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	16,583	3%	48 Parking Lot Improvements	0895	429,376	60,608	489,984	0	6,567	127,496	355,921
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 Diridon-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	0	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	0	1,000,000	0	0%	54 Convention Ctr Expansion Phase I	0903	1,000,000	0	1,000,000	0	0	900,000	100,000
200,000	0	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	6,445,901	92%	56 Industrial Work Program Implementation	0918	473,019	187,949	660,968	44,803	72,669	196,771	391,529
TOTALS							37,867,041	8,553,280	46,420,321	1,789,480	2,903,849	11,948,994	31,567,478

* 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. 7/77-9/07	% 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 September 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
50,000	1,375,000	1,425,000	793,633	56%	1 Alum Rock: Mexican Heritage Corp. Grant	0849	600,000	434,105	1,034,105	99,723	402,738	164,286	467,081
620,000	-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
5,525,000	48,783,296	54,308,296	52,303,420	96%	3 Story Road: King and Story Implementation	0480	2,049,063	33,138	2,082,201	74,739	77,325	-1,251	2,006,127
383,333		383,333	190,951	50%	4 Japantown: Cultural Streetscape	0846	229,243	2,000	231,243	31,291	38,862	137,899	54,482
50,000	2,509,500	2,559,500	118,110	5%	5 Japantown: Corporation Yard	0688	2,025,902	415,500	2,441,402	0	12	415,500	2,025,890
390,000	610,000	1,000,000	137,087	14%	6 Japantown: Public Improvement	0893	721,858	156,795	878,653	6,990	15,741	194,918	667,995
39,600		39,600	9,900	25%	7 Japantown: Parking Lot Lease	0905	39,600		39,600	3,300	9,900		29,700
208,336	1,701,097	1,909,433	1,485,777	78%	8 NBDs: Program Operations	0691	362,345	107,160	469,505	12,600	45,849	180,206	243,450
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	4,835,995	5,578,995	3,521,706	63%	12 NID - Facade Improvements	0477	1,469,303	860,481	2,329,784	128,026	272,495	620,313	1,436,976
150,000	420,000	570,000	233,501	41%	13 NID - Landscape Improvement	0852	274,048	90,885	364,933	14,374	28,434	62,451	274,048
1,967,130	950,000	2,917,130	2,299,433	79%	14 NID- Implementation & Opportunity	0737	600,067	23,183	623,250	0	5,553	19,630	598,067
TOTALS							10,182,021	2,135,843	12,317,864	371,042	896,909	1,806,547	9,614,408

* 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. 7/77-9/07	% 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 September 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
6,000,000	3,410,618	9,410,618	6,831,325	73%	1 SNI Reserve	0651	2,971,775	180,283	3,152,058	80,000	572,765	230,168	2,349,125
5,745,000	-467,667	5,277,333	4,884,096	93%	2 SNI - 13th Street	0797	338,375	75,773	414,148	20,910	20,910	54,863	338,375
3,745,000	925,000	4,670,000	2,561,394	55%	3 SNI - Five Wounds/Brookwood Terrace	0798	2,114,227		2,114,227	300	5,621		2,108,606
2,360,000	-130,000	2,230,000	1,823,899	82%	4 SNI - Delmas Park	0799	343,739	82,499	426,238	20,138	20,138	62,362	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	2,217,225	63%	6 SNI - Edenvale/Great Oaks	0801	307,304	1,411,950	1,719,254	354,793	403,079	1,124,039	192,136
4,795,000	-449,982	4,345,018	3,970,566	91%	7 SNI - Greater Gardner	0802	376,416	14,023	390,439	7,994	15,988	15,622	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	295,314	45%	9 SNI - Union/Curtner Business Cluster	0804	818	378,990	379,808	25,408	25,408	353,630	770
2,561,000	288,000	2,849,000	2,577,719	90%	10 SNI - University	0805	593,532	8,399	601,931	0	330,650	52,399	218,882
4,920,000	-667,979	4,252,021	3,330,804	78%	11 SNI - Washington	0806	832,209	158,728	990,937	69,720	69,720	110,008	811,209
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	2,532,967	73%	13 SNI - Winchester	0808	932,600	31,524	964,124	13,253	13,253	18,271	932,600
5,120,000	495,759	5,615,759	3,661,415	65%	14 SNI - Attractive Neighborhoods	0809	1,819,347	135,387	1,954,734	390	390	134,997	1,819,347
1,155,000	-577,009	577,991	433,631	75%	15 SNI - Outreach and Training	0811	92,116	72,653	164,769	8,368	20,408	58,080	86,280
940,000	4,838,000	5,778,000	5,510,995	95%	16 SNI - Blackford	0826	94,837	179,220	274,057	5,748	7,052	177,016	89,989
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. 7/77-9/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures September 2007	Total Year-to-Date Expenditures	(C) Encumbrance Balance	(D) Remaining Funds Available Current Year
930,000	795,000	1,725,000	1,086,363	63%		0828	638,637	0	638,637	0	0	0	638,637
2,580,000	-292,554	2,287,446	1,124,308	49%		0829	1,132,882	38,487	1,171,369	8,230	8,230	30,257	1,132,882
910,000	3,310,039	4,220,039	3,764,509	89%		0830	530,530	0	530,530	0	75,000	0	455,530
3,405,000	35,553	3,440,553	1,666,454	48%		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%		0832	910,592	0	910,592	0	0	0	910,592
200,000	-140,000	60,000	42,587	71%		0833	18,798	0	18,798	522	1,385	0	17,413
1,561,500	1,342,815	2,904,315	1,685,044	58%		0835	1,187,103	42,201	1,229,304	10,017	10,033	32,216	1,187,055
1,026,853	2,354,171	3,381,024	2,167,775	64%		0853	1,213,249	0	1,213,249	0	0	0	1,213,249
376,894	723,585	1,100,479	727,037	66%		0854	373,442	0	373,442	0	0	0	373,442
500,000		500,000	116,761	23%		0882	375,025	8,214	383,239	0	0	8,214	375,025
150,000	350,000	500,000	53,430	11%		0894	446,570	0	446,570	0	0	0	446,570
TOTALS							22,372,108	2,885,452	25,257,560	625,790	1,600,029	2,566,054	21,091,478

September 2007 (FY07-08)

**PARK CENTER REDEVELOPMENT AREA
CAPITAL COST REPORT**

Agency Fund: 050

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-9/07	% 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 September 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
40,578,682	14,482,496	55,061,178	54,368,583	99%	1 Tech Museum of Innovation	0483	63,343	608,582	671,925	818	491,804	117,286	62,835	
	191,246	191,246	51,184	27%	2 Adobe: Water Monitoring	0890	77,628	64,005	141,633	1,570	1,570	124,492	15,571	
200,000	2,159,832	2,359,832	42,588	2%	3 Civic Auditorium	0874	1,840,168	221,050	2,061,218	3,675	3,805	231,751	1,825,662	
600,000	1,550,000	2,150,000	600,000	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	6,063	497,180	473,528	3,554,068

* 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).

September 2007 (FY07-08)

**RINCON DE LOS ESTEROS REDEVELOPMENT AREA
CAPITAL COST REPORT**

Agency Fund: 071

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. thru 6/30/07	Total Proj.Exp. 7/77-9/07	% 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 September 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year		
3,900,000	50,000	3,950,000	3,397,506	3,452,911	87%	1 Rincon Vision North San Jose	0876	49,494	503,000	552,494	36,598	55,405	449,180	47,909		
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	36,598	55,405	449,180	287,909

* 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).

September 2007 (FY07-08)

**SAN ANTONIO REDEVELOPMENT AREA
CAPITAL COST REPORT**

Agency Fund: 073

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. thyr 6/30/07	Total Proj.Exp. 7/77-9/07	% 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 September 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 September 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	8,496,606	8,496,606		-
Site Clearance	1,133,520	1,130,090		3,430
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	41,506,260	-	3,430
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	49,401,489	-	3,430

(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 September 30, 2007

	Civic Plaza Site & Offsite Garage	Civic Plaza Historic Homes Receiver Sites	Civic Plaza Planning	Total
Actual Expenditures:				
General Ledger 9/30/2007	41,506,260 *	5,237,252	2,657,978	49,401,490
FY 02-03 Lawsuit	(5,016)			(5,016)
EHC (Agency contribution)	(2,847,832)			(2,847,832)
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	37,224,932	6,296,486	2,657,978	46,179,396

* 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)	0	0
	<u>0</u>	<u>0</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 9/30/2007	300,000
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Attachment C

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

	<u>Total Budget</u>	<u>Project to Date Expenditures</u>	<u>Encumbrance Balance</u>	<u>Remaining Balance</u>
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	59,907,924	626,336	(18,316)
Off-Sites	-			-
Contingency	22,208	22,208		-
Sub Total	<u>76,246,435</u>	<u>75,498,411</u>	<u>626,336</u>	<u>121,687</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>80,473,298</u>	<u>626,336</u>	<u>121,687</u>

(1) Project Completed.