

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: DECEMBER 6, 2007

SUBJECT: CAPITAL COST REPORT – OCTOBER 2007

RECOMMENDATION

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

OCTOBER ACTIVITY:

Capital expenditures for October 2007 totaled \$5.2 million.

Major capital project expenditures include:

- | | |
|-----------|---|
| \$222,000 | Payment to Isis Properties, LLC. per Owner Participation Agreement for the rehabilitation of buildings located at 35-49 East Santa Clara Street. |
| \$192,000 | Payment to Allied Construction Services per Façade Improvement Agreement for the Community Towers located at 111 West St. John and 111 North Market Streets. |
| \$149,000 | Payment to Integrated Device Technology, Inc. per Real Property Agreement for the right to use for public parking purposes 206 parking spaces located at 6024 Silver Creek Valley Road. |
| \$132,000 | Payment to San Jose Downtown Association per Agreement in connection with Agency's marketing/promotional services and public space programming project. |
| \$118,000 | Payment to Environmental Systems, Inc. per Owner-Contractor Agreement for the Mexican Heritage Plaza HVAC and Electrical Upgrade project. |

\$2,223,000 Transferred to the City of San Jose per Cooperation Agreements for various projects; including \$779,000 for the construction of pedestrian scale streetlights in the Spartan Keyes and Greater Gardner neighborhoods; \$500,000 for the installation of a new skate park within Roosevelt Park in the SNI - Five Wound/Brookwood Terrace neighborhood; \$497,000 for the installation of sanitary sewer mainlines and wye cleanouts to prevent sanitary sewer backup in the SNI - Gateway East neighborhood; \$250,000 to repaint light poles in the redevelopment project areas.

Approximately \$1.1 million direct and indirect operating costs were associated with capital projects in the month of October.

COORDINATION

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



HARRY S. MAVROGENES
Executive Director

Attachments

Attachment A

October 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 October-07	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available
Almaden Gateway	9,540,000	738,800	10,278,800	0	0	4,138,800	6,140,000
Century Center	300,000	0	300,000	0	292	58,850	240,858
Civic Plaza	182,802	6,821	189,623	0	170,604	0	19,019
Edenvale	7,410,399	1,912,546	9,322,945	149,000	150,161	1,883,985	7,288,799
Guadalupe Auzerias	399,894	3,157,070	3,556,964	20,750	32,417	3,124,820	399,727
Julian/Stockton	1,626,124	3,561,115	5,187,239	1,500	3,392,851	175,304	1,619,084
Market Gateway	201,698	3,603,414	3,805,112	10,358	67,446	3,617,811	119,855
Merged Area Impact Program	56,191,993	8,535,384	64,727,377	1,502,106	4,387,825	13,974,966	46,364,586
Neighborhood Investment Program	12,362,470	2,135,843	14,498,313	347,924	1,244,833	1,697,079	11,556,401
Strong Neighborhoods Initiative	29,852,855	2,885,452	32,738,307	2,026,848	3,626,876	3,661,693	25,449,738
Park Center Plaza	11,631,139	893,637	12,524,776	16,580	513,760	442,573	11,568,443
Rincon de los Esteros	1,289,494	503,000	1,792,494	17,550	72,955	433,132	1,286,407
San Antonio Plaza	750,052	165,500	915,552	0	0	184,300	731,252
Direct Operating Cost	8,463,430	315,314	8,778,744	682,184	2,674,865	179,710	5,924,169
Indirect Operating Cost	5,246,497	571,663	5,818,160	434,804	1,604,667	471,400	3,742,093
Totals:	145,448,846	28,985,560	174,434,407	5,209,604	17,939,551	34,044,424	122,450,432

October 2007 (FY07-08)

ALMADEN GATEWAY REDEVELOPMENT AREA
CAPITAL COST REPORT

Agency Fund: 076

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-10/07	% 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 October 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	8,480,000	9,580,000	40,000	0%	2	Downtown Parking Acquisition	0891	9,540,000	0	9,540,000	0	0	3,400,000	6,140,000	
TOTALS									9,540,000	738,800	10,278,800	0	0	4,138,800	6,140,000

* 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).

October 2007 (FY07-08)

**CENTURY CENTER REDEVELOPMENT AREA
CAPITAL COST REPORT**

Agency Fund: 065

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-10/07	% 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 October 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	
200,000		200,000	0	0%	2 Fountain Alley Pedestrian Enhancements	0912	200,000		200,000	0	0		200,000	
TOTALS								300,000	0	300,000	0	292	58,850	240,858

* 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).

**CIVIC PLAZA REDEVELOPMENT AREA
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-10/07	% 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 October 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year		
51,740,000	-10,230,309	41,509,691	41,490,672	100%	1 Civic Plaza Land Acquisition	0563	182,802	6,821	189,623	0	170,604	0	19,019		
TOTALS									182,802	6,821	189,623	0	170,604	0	19,019

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October 2007 (FY07-08)

**EDENVALE REDEVELOPMENT AREA
CAPITAL COST REPORT**

Agency Fund: 066

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-10/07	% 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 October 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
15,900,000	10,246,484	26,146,484	25,995,341	99%	1 Assessment District/Interchange Impvts.	0520	151,143	0	151,143	0	0	0	151,143	
2,000,000	4,848,093	6,848,093	4,934,370	72%	2 BioCenter: Initial Build Out	0764	1,546,983	366,740	1,913,723	0	0	366,740	1,546,983	
176,400	270,600	447,000	447,000	100%	3 IDT Lease	0864	121,600	27,400	149,000	149,000	149,000	0	0	
2,200,000	600,000	2,800,000	2,182,082	78%	4 BioCenter: Equipment Acquisitions and Tenant Improvements	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	
2,500,000		2,500,000	0	0%	6 BioCenter: First Floor Expansion	0913	2,500,000		2,500,000		0		2,500,000	
810,000		810,000	0	0%	7 BioCenter: Initiative Lease	0914	810,000		810,000		0		810,000	
200,000		200,000	0	0%	8 Biotech Manufacturing Initiative	0915	200,000		200,000		0		200,000	
TOTALS								7,410,399	1,912,546	9,322,945	149,000	150,161	1,883,985	7,288,799

* 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).

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

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-10/07	% 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 October 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
360,000	949,973	1,309,973	785,426	60%	1 CDM-Improvements	0858	399,894	157,070	556,964	20,750	32,417	124,820	399,727
3,830,000	-55	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	3,157,070	3,556,964	20,750	32,417	3,124,820	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. 7/77-10/07	% 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 October 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	0	1,677,412	150,644	70,296	
250,000	1,150,000	1,400,000	727,105	52%	2 Fallon House Improvements	0768	645,574	42,760	688,334	1,500	15,439	24,660	648,235	
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	0	1,700,000	0	0	
700,000		700,000	0	0%	5 Demolition of Westinghouse Warehouse Building	0916	700,000		700,000	0	0	0	700,000	
50,000		50,000	0	0%	6 Guardrail for Taylor Street	0917	50,000		50,000	0	0	0	50,000	
TOTALS:								1,626,124	3,561,115	5,187,239	1,500	3,392,851	175,304	1,619,084

* 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).

October 2007 (FY07-08)

**MARKET GATEWAY REDEVELOPMENT AREA
CAPITAL COST REPORT**

Agency Fund: 069

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-10/07	% 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 October 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
38,457,048	37,789,388	76,246,436	75,508,770	99%	1 California Theatre (1)	0078	201,698	603,414	805,112	10,358	67,446	617,811	119,855	
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	10,358	67,446	3,617,811	119,855

* 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. 7/77-10/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures October 2007	(B) Total Year-to-Date Expenditures	(C) Encumbrance Balance	(D)
													Remaining Funds Available Current Year
5,171,539	2,810,000	7,981,539	7,804,289	98%	1 San Jose Downtown Association	0087	400,000	0	400,000	131,625	222,750	177,250	0
9,047,924	742,393	9,790,317	7,782,086	79%	2 Façade Improvement Program	0089	742,393	1,588,095	2,330,488	191,529	322,257	1,697,687	310,544
390,659	1,723,796	2,114,455	1,324,262	63%	3 Misc. Public Improvement	0168	707,027	116,792	823,819	6,720	33,626	220,881	569,312
716,308	36,594	752,902	672,902	89%	4 Seasonal Street Banners	0214	80,000		80,000	0	0		80,000
8,523,579	-3,682,273	4,841,306	4,474,059	92%	5 Automatic Public Toilets	0284	490,138	0	490,138	119,826	122,890	0	367,248
1,236,920	2,030,730	3,267,650	3,147,678	96%	6 Software Development Forum - Lease	0364	196,836	0	196,836	13,199	76,865	0	119,972
12,697,455	18,721,465	31,418,921	28,833,784	92%	7 GRP Improvements	0393	2,442,198	166,701	2,608,899	3,257	23,761	200,522	2,384,615
21,000,000	22,000,000	43,000,000	39,000,000	91%	8 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	8,401,806	96%	9 Software/Environmental Business Clusters - Lease	0408	443,171	0	443,171	34,020	136,080	0	307,091
310,885	169,835	480,520	369,281	77%	10 Assessor	0454	107,748	3,491	111,239	0	0	3,491	107,748
686,504	2,909,893	3,596,397	3,352,561	93%	11 US Market Access Center - Lease	0489	323,146	0	323,146	19,827	79,310	0	243,836
25,450,000	-17,002,061	8,447,939	7,196,406	85%	12 Retail Strategy	0506	1,271,201	157,238	1,428,439	7,317	176,906	316,643	934,890
1,350,000	548,000	1,898,000	1,737,820	92%	13 Entrepreneur Center - Lease	0655	239,000	0	239,000	19,868	78,820	0	160,180
1,329,520	5,908,432	7,237,952	6,586,601	91%	14 Public Property Management	0676	793,632	3,169	796,801	36,451	145,450	393,952	257,399
4,666,866	1,089,108	5,755,974	5,167,942	93%	15 Assets Management	0677	600,094	72,016	672,110	32,837	84,078	139,778	448,254
80,000	849,876	929,876	876,351	94%	16 Transportation Planning	0680	45,500	28,350	73,850	0	20,325	8,025	45,500
110,000	231,200	341,200	179,355	53%	17 Development RFQ	0683	162,453	0	162,453	0	608	0	161,845
1,500,000	334,220	1,834,220	1,365,780	65%	18 Downtown Directional Signage	0698	200,000	0	200,000	0	0	0	200,000
436,067	285,980	722,047	701,547	97%	19 Downtown for the Holidays	0721	100,000	0	100,000	0	79,500	20,500	0
345,000	15,570,243	15,915,243	14,299,509	90%	20 Downtown Mixed Use Projects	0729	205,499	1,411,278	1,616,777	1,042	1,042	1,411,278	204,457
200,000	1,069,368	1,269,368	856,971	68%	21 Downtown Project Feasibility Studies	0730	333,039	91,738	424,777	3,858	12,380	87,077	325,320
10,000,000	-5,250,000	4,750,000	1,637,984	34%	22 Child Care Development Fund	0779	2,061,916	1,050,100	3,112,016	0	0	1,550,000	1,562,016

**MERGED AREA IMPACT PROGRAM
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj. Exp. 7/77-10/07	% 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 October 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
550,000	648,357	1,198,357	1,154,137	96%	23 Public Space Program	0787	125,000	14,585	139,585	27,600	95,365	44,220	0
5,000,000	654,099	4,345,901	4,097,602	94%	24 Mixed Use Project Area Acquisitions	0792	238,242	10,073	248,315	16	16	10,073	238,226
2,000,000	734,081	2,734,081	2,039,037	75%	25 4th St. Prkg. Garage Marketing & Tenant Improvements	0793	567,462	135,372	702,834	0	7,790	127,582	567,462
100,000	339,957	439,957	328,000	75%	26 OEA Audit Services	0837	111,957	0	111,957	0	0	0	111,957
635,000	4,540,000	5,175,000	2,745,049	53%	27 Litigation Services/Reserve	0838	2,641,619	0	2,641,619	158,751	211,668	0	2,429,951
1,000,000	640,325	1,640,325	1,005,449	61%	28 Real Estate and Relocation Services	0839	378,804	288,091	666,895	2,800	32,020	291,071	343,804
150,000		150,000	78,151	52%	29 School Opportunity Sites	0840	0	71,849	71,849	0	0	71,849	0
15,208,484	1,058,497	16,266,981	13,816,388	85%	30 Downtown Business Improvement Pool	0844	2,368,162	198,663	2,566,825	65,483	116,232	297,629	2,152,964
500,000	7,769,235	8,269,235	7,870,738	95%	31 Convention Center Improvements	0848	295,764	460,038	755,802	86,764	357,305	390,939	7,557
402,000	1,200,000	1,602,000	404,537	25%	32 Transit Mall Lighting	0850	1,119,451	100,512	1,219,963	0	22,500	78,012	1,119,451
485,000	700,000	1,185,000	957,989	81%	33 Downtown Ice Rink	0851	227,011	0	227,011	0	0	155,000	72,011
16,230,000	10,865,000	27,095,000	17,643,558	65%	34 Land Banking for Future Development	0855	9,366,802	78,191	9,444,993	0	-6,449	2,078,181	7,373,261
396,297	820,983	1,217,280	472,929	39%	35 City Planning Code Enforcement Services	0856	744,351	0	744,351	0	0	0	744,351
1,350,000	200,000	1,550,000	1,490,825	96%	36 Bassler Haynes URM - OPA	0860	0	790,007	790,007	222,454	730,833	59,175	0
2,000,000		2,000,000	1,268,771	63%	37 Porter Stock URM - OPA	0861	0	731,229	731,229	0	0	731,229	0
3,000,000	350,000	3,350,000	3,000,000	90%	38 Fountain Alley URM - OPA	0862	350,000	100,936	450,936	0	100,936	0	350,000
500,000	722,750	1,222,750	222,750	18%	39 Enhancement Graffiti Abatement	0866	1,000,000	0	1,000,000	0	0	0	1,000,000
920,000		920,000	851,994	93%	40 South First Street Streetscape	0867	1,440	314,401	315,841	80,838	247,835	65,681	2,325
500,000	143,952	643,952	632,803	98%	41 North Almaden Avenue Streetscape	0868	0	11,149	11,149	0	0	11,149	0
2,000,000	544,000	2,544,000	1,403,127	96%	42 Downtown Streetscape	0870	110,986	83,779	194,765	122,625	141,892	52,123	750
450,000	3,112,750	3,562,750	2,072,750	58%	43 EHC - 3rd & William Street Housing	0871	1,480,000	0	1,480,000	0	0	1,490,000	0
250,000	500,000	750,000	750,000	100%	44 Housing Trust of Santa Clara County	0877	500,000	0	500,000	0	500,000	0	0
600,000	-168,000	432,000	351,600	81%	45 Competitive Art Capital Fund	0879	72,000	36,000	108,000	6,000	27,600	32,400	48,000

**MERGED AREA IMPACT PROGRAM
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-10/07	% 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 October 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
1,000,000		1,000,000	0	0%	46 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%	47 Project Support Studies	0888	120,000	183,987	303,987	0	10,000	257,912	36,075
100,000	200,000	300,000	100,000	33%	48 City Auditor Services	0889	200,000	0	200,000	0	0	0	200,000
500,000		500,000	16,583	3%	49 Parking Lot Improvements	0895	429,376	60,608	489,984	0	6,567	346,736	136,681
500,000		500,000	0	0%	50 Theatre Improvements	0896	500,000	0	500,000	0	0	0	500,000
400,000	1,600,000	2,000,000	0	0%	51 Autumn Street Infrastructure Funding Plan	0898	2,000,000	0	2,000,000	0	0	0	2,000,000
800,000	800,000	1,600,000	777	0%	52 Vietnamese-American Community Center	0899	1,600,000	0	1,600,000	777	777	0	1,599,223
200,000		200,000	0	0%	53 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%	54 Development Incentives	0902	1,400,000	0	1,400,000	0	0	0	1,400,000
1,000,000	4,000,000	5,000,000	77	0%	55 Conventon Ctr Expansion Phase I	0903	5,000,000	0	5,000,000	77	77	970,000	4,029,923
2,400,556	0	2,400,556	80,000	3%	56 1st ACT Small Wonders	0910	2,400,556	0	2,400,556	80,000	80,000	20,000	2,300,556
3,305,183	4,494,017	7,799,200	6,472,446	83%	57 Industrial Work Program Implementation	0918	1,238,019	176,949	1,414,968	26,545	88,214	166,924	1,159,831
400,000	0	400,000	0	0%	58 Eletronic Transportation Dev Center	0919	400,000	0	400,000	0	0	0	400,000
500,000	0	500,000	0	0%	59 Industrial FIP Program	0920	500,000	0	500,000	0	0	0	500,000
250,000	0	250,000	0	0%	60 Silicon Valley Neighborhood Hsg Services	0921	250,000	0	250,000	0	0	0	250,000
100,000	0	100,000	0	0%	61 Vietnamese Heritage Gardens	0922	100,000	0	100,000	0	0	0	100,000
1,000,000	0	1,000,000	0	0%	62 St. James Park Improvement	0923	1,000,000	0	1,000,000	0	0	0	1,000,000
200,000	0	200,000	0	0%	63 Permanent Major Outdoor Events Site	0924	200,000	0	200,000	0	0	0	200,000
TOTALS							56,191,993	8,535,384	64,727,377	1,502,106	4,387,825	13,974,966	46,364,586

* 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 BUSINESS INVESTMENT PROGRAM
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-10/07	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	(A) Total Funds Available 2007-08	(B) Current Month Expenditures October 2007	(B) Total Year-to-Date Expenditures	(C)		(D)
												Encumbrance Balance	Remaining Funds Available Current Year	
50,000	1,375,000	1,425,000	911,992	64%	1 Alum Rock: Mexican Heritage Corp.	0849	600,000	434,105	1,034,105	118,359	521,097	45,927	467,081	
620,000	466,525	153,475	53,475	35%	2 E.S.C. Street: Mixed Use Opportunities	0611	100,000	0	100,000	0	0	0	100,000	
5,525,000	48,201,095	53,726,095	52,304,282	97%	3 Story Road: King and Story Implementation	0480	1,466,862	33,138	1,500,000	862	78,187	-1,251	1,423,064	
500,000		500,000	0	0%	4 The Alameda: Parking Solution	0925	500,000	0	500,000	0	0	0	500,000	
50,000		50,000	0	0%	5 The Alameda: Historic Pillar Project	0929	50,000	0	50,000	0	0	0	50,000	
383,333		383,333	196,051	51%	4 Japantown: Public Facilities	0846	229,243	2,000	231,243	5,100	43,962	132,799	54,482	
50,000	2,509,500	2,559,500	131,021	5%	5 Japantown: Corporation Yard	0688	2,025,902	415,500	2,441,402	12,911	12,923	449,589	1,978,890	
390,000	610,000	1,000,000	181,210	18%	6 Japantown: Public Improvements	0893	721,858	156,795	878,653	44,122	59,863	246,800	571,990	
39,600		39,600	13,200	33%	7 Japantown: Parking Lot Lease	0905	39,600		39,600	3,300	13,200		26,400	
1,400,000		1,400,000	0	0%	8 Japantown: Nishioka Site Acquisition	0926	1,400,000		1,400,000	0	0		1,400,000	
208,336	1,751,097	1,959,433	1,492,862	76%	8 NBD - Program Operations	0691	412,345	107,160	519,505	7,085	52,933	173,591	292,981	
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	3,565,791	64%	12 NBD - Facade Improvements	0477	1,469,303	860,481	2,329,784	44,085	316,580	576,262	1,436,942	
150,000	420,000	570,000	345,601	61%	13 NBD - Landscape Improvement	0852	274,048	90,885	364,933	112,100	140,534	50,351	174,048	
1,967,130	1,650,000	3,617,130	2,299,433	64%	14 NBD- Implementation & Opportunity Sites	0737	1,300,067	23,183	1,323,250	0	5,553	10,416	1,307,281	
TOTALS							12,362,470	2,135,843	14,498,313	347,924	1,244,833	1,697,079	11,556,401	

* 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. 7/77-10/07	% 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 October 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
6,000,000	3,410,618	9,410,618	6,931,325	74%	1 SNI Reserve	0651	2,971,775	180,283	3,152,058	100,000	672,765	281,365	2,197,928
5,745,000	1,532,333	7,277,333	4,904,392	67%	2 SNI - 13th Street	0797	2,338,375	75,773	2,414,148	20,296	41,206	34,567	2,338,375
3,745,000	925,000	4,670,000	3,061,394	66%	3 SNI - Five Wounds/Brookwood Terrace	0798	2,114,227		2,114,227	500,000	505,621		1,608,606
2,360,000	-130,000	2,230,000	1,851,761	83%	4 SNI - Delmas Park	0799	343,739	82,499	426,238	27,862	48,000	34,500	343,739
2,090,000	924,000	1,166,000	1,108,007	95%	5 SNI - East Valley/680 Communities	0800	50,880	0	50,880	-7,112	-7,112	0	57,992
990,000	2,824,147	3,814,147	2,275,346	60%	6 SNI - Edenvale/Great Oaks	0801	588,051	1,411,950	2,000,001	58,121	461,200	1,110,083	428,718
4,795,000	-449,982	4,345,018	4,000,566	92%	7 SNI - Greater Gardner	0802	376,416	14,023	390,439	30,000	45,988	15,622	328,829
1,880,000	792,760	2,672,760	842,477	32%	8 SNI - Hoffman/Via Monte	0803	1,781,969	48,314	1,830,283	0	0	48,314	1,781,969
250,000	399,714	649,714	295,314	45%	9 SNI - Union/Curtner Business Cluster	0804	818	378,990	379,808	0	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	0	69,720	117,083	804,134
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	0	13,253	18,271	932,600
5,120,000	495,759	5,615,759	3,670,319	65%	14 SNI - Attractive Neighborhoods	0809	1,819,347	135,387	1,954,734	8,904	9,294	1,249,384	696,056
1,155,000	-577,009	577,991	440,784	76%	15 SNI - Outreach and Training	0811	92,116	72,653	164,769	7,153	27,562	52,820	84,387
940,000	6,038,000	6,978,000	5,539,205	79%	16 SNI - Blackford	0826	1,294,837	179,220	1,474,057	28,210	35,262	171,170	1,267,625
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. 7/77-10/07	% 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 October 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	0	638,637		
2,580,000	292,554	2,287,446	1,130,971	49%	19 SNI - Market/Almaden	0829	1,132,882	38,487	1,171,369	6,664	14,894	26,457	1,130,018		
910,000	3,310,039	4,220,039	3,764,509	89%	20 SNI - Mayfair	0830	530,530	0	530,530	0	75,000	0	455,530		
3,405,000	35,553	3,440,553	2,415,454	70%	21 SNI - Spartan/Keyes	0831	1,755,291	18,808	1,774,099	749,000	749,000	55,597	969,502		
3,510,000	2,704,001	6,214,001	2,803,409	45%	22 SNI - Tully/Senter	0832	3,410,592		3,410,592	0	0		3,410,592		
200,000	-140,000	60,000	43,336	72%	23 SNI - SNI Project Area Committee and Neighborhood Advisory Comm./Planning	0833	18,798		18,798	749	2,135		16,663		
1,561,500	1,342,815	2,904,315	2,182,044	75%	24 SNI - Gateway East	0835	1,187,103	42,201	1,229,304	497,000	507,033	32,216	690,055		
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	350,000	500,000	53,430	11%	28 SNI - Playground Improvement	0894	446,570	0	446,570	0	0	0	446,570		
TOTALS									29,852,855	2,885,452	32,738,307	2,026,848	3,626,876	3,661,693	25,449,738

**PARK CENTER REDEVELOPMENT AREA
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-10/07	% 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 October 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
40,578,682	13,970,022	54,548,704	54,384,983	100%	1 Tech Museum of Innovation	0483	63,343	608,582	671,925	16,400	508,204	100,886	62,835	
	191,246	191,246	51,184	27%	2 Adobe: Water Monitoring	0890	77,628	64,005	141,633	0	1,570	124,492	15,571	
200,000	9,900,000	10,100,000	42,768	0%	3 Civic Auditorium	0874	9,840,168	221,050	10,061,218	180	3,985	217,196	9,840,037	
600,000	1,550,000	2,150,000	600,000	28%	4 Center for Performing Arts Impvts	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								11,631,139	893,637	12,524,776	16,580	513,760	442,573	11,568,443

* 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. 7/77-10/07	% 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 October 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
3,900,000	50,000	3,950,000	3,470,461	88%	1 Rincon Vision North San Jose.	0876	49,494	503,000	552,494	17,550	72,955	433,132	46,407	
240,000		240,000	0	0%	2 Façade Improvements	0911	240,000		240,000	0	0		240,000	
1,000,000		1,000,000	0	0%	3 Industrial Development Office Opportunities	0927	1,000,000		1,000,000	0	0		1,000,000	
TOTALS								1,289,494	503,000	1,792,494	17,550	72,955	433,132	1,286,407

* 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).

October 2007 (FY07-08)

**SAN ANTONIO REDEVELOPMENT AREA
CAPITAL COST REPORT**

Agency Fund: 073

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj. Exp. 7/77-10/07	% 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 October 2007	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
700,000	1,407,949	2,107,949	1,892,397	90%	1 Fairmont Annex Retail	0745	50,052	165,500	215,552			184,300	31,252	
500,000		500,000	0	0%	2 Museum of Art Expansion	0907	500,000		500,000				500,000	
200,000		200,000	0	0%	3 Block 2: Remediation	0928	200,000		200,000				200,000	
TOTALS:								750,052	165,500	915,552	0	0	184,300	731,252

* 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 October 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	1,114,502		19,018
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	41,490,672		19,018
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	49,385,901	-	19,018

(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 October 31, 2007

	Civic Plaza Site & Offsite Garage	Civic Plaza Historic Homes Receiver Sites	Civic Plaza Planning	Total
Actual Expenditures:				
General Ledger 10/31/2007	41,490,672 *	5,237,252	2,657,978	49,385,902
FY 02-03 Lawsuit	(5,016)			(5,016)
EHC (Agency contribution)	(3,132,245)			(3,132,245)
Estimated home moving cost	(280,184)	280,184		0
392-4 N Fourth St. APN 249-46-077	(409,050)	409,050		0
380 N. Fourth St. APN 249-46-076	(370,000)	370,000		0
Adj. Expense on revised footprint	(369,246)			(369,246)
Total	36,924,932	6,296,486	2,657,978	45,879,396

* Includes Off-site Garage \$5,551,718.

Costs Transfers: (A)

Additional Costs to be transferred to Civic Plaza Land Acquisition project line (costs originally incurred in the Santa Clara Street Development Site project line), due to decision to move the parking garage south. Costs represent % of acquisition costs to be used in the revised footprint.

467-20-016 40 N. 4th Tang (42%)	1,262,707	1,262,707
467-20-006 43-47 N. 5th Kim (100%)	1,076,113	1,076,113
467-20-007 39 N. 5th Pries (50%)	715,425	715,425
	<u>3,054,245</u>	<u>3,054,245</u>

Future Expenditures Forecast:

467-20-008 (33 N. Fifth Street EHC)	300,000			300,000
	<u>300,000</u>	0	0	<u>300,000</u>
Total Cost	40,279,177	6,296,486	2,657,978	49,233,641
Interest	<u>3,436,648</u>			<u>3,436,648</u>
Total Civil Plaza Cost	43,715,825	6,296,486	2,657,978	52,670,289
Reimbursement from City 7/1/2002				<u>47,649,729</u>
Balance Due from City as of 12/31/2005 (Per Amended Transfer Agreement)				<u>5,020,560</u>
Received from the City on February 22, 2006				(3,850,000)
Received from the City on March 9, 2006				<u>(870,560)</u>
Amount to be received from the City as of 10/31/2007				<u>300,000</u>

Attachment C

**Redevelopment Agency of The City of San Jose
Project Status Report: As of October 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	59,918,281	617,811	(20,149)
Off-Sites	-			-
Contingency	22,208	22,208		-
Sub Total	<u>76,246,435</u>	<u>75,508,769</u>	<u>617,811</u>	<u>119,854</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>80,483,656</u>	<u>617,811</u>	<u>119,854</u>

(1) Project Completed.