

## THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

## MEMORANDUM

TO: PUBLIC SAFETY, FINANCE AND STRATEGIC SUPPORT COMMITTEE	FROM: DAVID BAUM CHIEF FINANCIAL OFFICER
SUBJECT: CAPITAL COST REPORT -- FEBRUARY 2009	DATE: MARCH 30, 2009
APPROVED:	DATE:

RECOMMENDATION

Accept the Capital Cost Report for February 2009.

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 (February 28, 2009), and Carryover Encumbrances reflecting contractual commitments of prior years' outstanding funds (June 30, 2008).
2. Column B: Total Year-to-Date Expenditures; captures the total amount expended from the start of the current fiscal year (July 1, 2008) through the reporting month's closing date (February 28, 2009).
3. Column C: Encumbrance Balance; represents the outstanding contractual commitments as of February 28, 2009. 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 from July 1, 1977 through February 28, 2009, 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.

### ANALYSIS

Capital expenditures for February 2009 totaled \$8.5 million. This amount varies from the amount reported on the Cash Flow because the Capital Cost report utilizes the accrual method of the accounting. Major capital project expenditures for February include:

- \$4,637,000 Transferred to the City of San Jose under Cooperation Agreements for various projects: including \$1,585,000 to acquire the Westinghouse property at 292 Stockton Avenue and 610 West Julian Street; \$1,000,000 to reimburse traffic infrastructure improvements expenditures in SNI Redevelopment Project areas; \$665,000 for the Autumn Street Extension Project; \$500,000 for City Capital Improvements; \$360,000 for the pole painting project in the greater downtown and Neighborhood Business Districts; \$200,000 for the SNI Multi-Family Home Improvement program; and \$194,000 for the expansion and improvements to the existing Convention Center Central Utility Plant.
- \$738,000 Payment to various vendors in connection with the San Jose McEnery Convention Center Expansion and Renovation project, including \$686,000 to LMN Architects for architectural services.
- \$279,000 Payment to various vendors in connection with the Edenvale Community Center project, including \$182,000 to Ralph Larsen & Son, Inc.

- \$250,000 Payment to Housing Trust of Santa Clara County for the Agency's contribution to the Trust's Affordable Housing Programs.
- \$173,000 Payment to Baseball Acquisition Company, Inc., under a grant agreement for Agency assistance to provide for public improvements to the San Jose Municipal Stadium.

Approximately \$1.1 million in direct and indirect operating costs associated with capital projects were recorded in the Capital Project Fund in the month of February.

COORDINATION

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



DAVID BAUM  
Chief Financial Officer

Attachment

## Attachment A

February 2009 (FY08-09)

### THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE CAPITAL COST REPORT REDEVELOPMENT AREA SUMMARY

<b>Total Project Areas/Programs</b>			(A)			(B)	(C)	(D)
	Adopted Budget	C/O Encumbrance	Total Funds Available	Current Month Expenditures	Total Year-to-Date	Encumbrance Balance	Remaining Funds	
	2008-09	07/01/08	2008-09	February-09	Expenditures	Balance	Available	
Almaden Gateway	3,610,919	749,408	4,360,327	0	17,547	769,408	3,573,372	
Century Center	43,871	515,715	559,586	26,804	477,001	39,179	43,406	
Edenvale	5,601,920	950,800	6,552,720	43,422	1,069,704	974,125	4,508,891	
Guadalupe Auzerals	235,693	3,028,731	3,264,424	0	3,039,815	104,535	120,074	
Julian/Stockton	4,913,295	855,630	5,768,925	1,647,894	2,098,835	699,096	2,970,994	
Market Gateway	580,486	139,490	719,976	0	106,635	32,855	580,486	
Merged Area Impact Program	67,997,697	13,542,739	81,540,436	4,826,487	19,679,095	24,846,903	37,014,439	
Neighborhood Investment Program	9,148,112	1,980,330	11,128,442	101,971	1,416,369	2,233,522	7,478,551	
Strong Neighborhoods Initiative	50,319,594	1,861,850	52,181,444	656,386	6,120,803	15,268,526	30,792,115	
Park Center Plaza	13,490,556	1,937,582	15,428,138	16,142	1,657,352	1,112,987	12,657,800	
Rincon de los Esteros	17,650,508	306,486	17,956,994	35,000	257,268	81,859	17,617,867	
San Antonio Plaza	1,100,000	0	1,100,000	10,000	13,983	17,000	1,069,017	
Direct & Indirect Operating Cost	15,586,440	901,492	16,487,932	1,146,011	9,127,570	574,172	6,786,190	
<b>Totals:</b>	<b>190,279,091</b>	<b>26,770,254</b>	<b>217,049,344</b>	<b>8,510,116</b>	<b>45,081,976</b>	<b>46,754,166</b>	<b>125,213,202</b>	

**ALMADEN GATEWAY REDEVELOPMENT AREA  
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-2/09	% Total Budget Expended	Project	Appr. Number	Adopted Budget 2008-09	C/O Encumbrance July 2008	(A) Total Funds Available 2008-09	Current Month Expenditures February 2009	(B) Total Year-to-Date Expenditures	(C) Encumbrance Balance	(D) Remaining Funds Available Current Year
4,000,000	-291,018	3,708,982	2,970,182	80%	1	0590	0	738,800	738,800	0	0	738,800	0
1,100,000	1,440,000	2,540,000	2,236,020	88%	2	0891	310,919	10,608	321,527	0	17,547	30,608	273,372
3,300,000		3,300,000	0	0%	3	0942	3,300,000		3,300,000	0	0		3,300,000
<b>TOTALS</b>							<b>3,610,919</b>	<b>749,408</b>	<b>4,360,327</b>	<b>0</b>	<b>17,547</b>	<b>769,408</b>	<b>3,573,372</b>

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

February 2009 (FY08-09)

**CENTURY CENTER REDEVELOPMENT AREA  
CAPITAL COST REPORT**

Agency Fund: 065

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-2/09	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2008-09	C/O Encumbrance July 2008	(A)	(B)	(C)	(D)		
									Total Funds Available 2008-09	Current Month Expenditures February 2009	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
100,000		100,000	68,464	68%	1 Fountain Alley Parking Lot	0757	30,821	715	31,536	0	0	715	30,821	
200,000	390,000	590,000	538,951	91%	2 Fountain Alley Pedestrian Enhancements	0912	13,050	515,000	528,050	26,804	477,001	38,464	12,585	
<b>TOTALS</b>								<b>43,871</b>	<b>515,715</b>	<b>559,586</b>	<b>26,804</b>	<b>477,001</b>	<b>39,179</b>	<b>43,406</b>

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**EDENVALE REDEVELOPMENT AREA  
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-2/09	% Total Budget Expended	Project	Appr. Number	Adopted Budget 2008-09	C/O Encumbrance July 2008	(A)	(B)	(C)	(D)		
									Total Funds Available 2008-09	Current Month Expenditures February 2009	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
15,900,000	10,398,484	25,298,484	26,292,341	100%	1 Assessment District/Interchange Impvts.	0520	153,143		153,143	0	147,000	0	6,143	
2,000,000	6,698,093	8,698,093	6,820,615	78%	2 BioCenter: Initial Build Out	0764	1,876,678	800	1,877,478	0	0	800	1,876,678	
176,400	419,600	596,000	596,000	100%	3 IDT Lease	0864	149,000		149,000	0	149,000		0	
2,200,000	600,000	2,800,000	2,412,618	86%	4 BioCenter: Equipment Acquisitions and Tenant Improvements	0865	531,573	45,000	576,573	6,828	189,191	213,543	173,839	
2,000,000	1,600,000	3,600,000	2,885,000	80%	5 Edenvale Emerging Technologies Fund	0892	65,000	900,000	965,000	0	250,000	650,000	65,000	
2,500,000	-500,000	2,000,000	167	0%	6 BioCenter: First Floor Expansion	0913	2,000,000		2,000,000	0	167		1,999,833	
810,000	435,000	1,245,000	1,097,820	88%	7 BioCenter Lease	0914	476,526		476,526	36,594	329,346	109,782	37,398	
200,000	200,000	400,000	200,000	50%	8 Biotech Manufacturing Initiative	0915	200,000	5,000	205,000	0	5,000		200,000	
150,000		150,000	0	0%	9 Industrial Development Incentives	0952	150,000		150,000	0	0		150,000	
<b>TOTALS</b>								<b>5,601,920</b>	<b>950,800</b>	<b>6,552,720</b>	<b>43,422</b>	<b>1,069,704</b>	<b>974,125</b>	<b>4,508,891</b>

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

February 2009 (FY08-09)

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

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-2/09	% Total Budget Expended	Project	Appro. Number	(A)	(A)	(B)	(C)	(A-B-C)		
							Adopted Budget 2008-08	C/O Encumbrance July 2008	Total Funds Available 2008-09	Current Month Expenditures February 2008	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
360,000	949,973	1,309,973	1,182,684	90%	1 CDM-Improvements	0858	235,693	28,731	264,424	0	137,035	7,315	120,074
3,830,000	-56	3,829,944	3,732,724	97%	2 Hilton Hotel	0901		3,000,000	3,000,000	0	2,902,780	97,220	0
<b>TOTAL</b>							<b>235,693</b>	<b>3,028,731</b>	<b>3,264,424</b>	<b>0</b>	<b>3,039,815</b>	<b>104,535</b>	<b>120,074</b>

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

**JULIAN STOCKTON REDEVELOPMENT AREA  
CAPITAL COST REPORT**

Original Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-2/09	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2008-09	C/O Encumbrance July 2008	(A)	(B)	(C)	(D)		
									Total Funds Available 2008-09	Current Month Expenditures February 2009	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
26,120,000	-3,498,063	22,621,937	20,241,869	89%	1 North San Pedro Proposed Housing/ Brandenburg	0756	2,165,000	636,614	2,801,614	46,804	421,546	486,976	1,893,092	
250,000	1,150,000	1,400,000	1,107,321	79%	2 Fallon House Improvements	0768	255,020	120,861	375,881	16,090	83,702	118,433	173,746	
700,000	1,900,000	2,600,000	1,602,157	62%	3 Demolition/Acquisition of Westinghouse Warehouse Building	0916	2,493,275	98,155	2,591,430	1,585,000	1,593,587	93,687	804,156	
<b>TOTALS</b>								<b>4,913,295</b>	<b>855,630</b>	<b>5,768,925</b>	<b>1,647,894</b>	<b>2,098,835</b>	<b>699,096</b>	<b>2,970,994</b>

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

**MARKET GATEWAY REDEVELOPMENT AREA  
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-2/09	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2008-09	C/O Encumbrance July 2008	(A)	(B)	(C)	(D)		
									Total Funds Available 2008-09	Current Month Expenditures February 2009	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year	
38,457,048	40,289,388	78,746,436	78,133,095	99%	1 California Theatre (1)	0078	580,486	45,333	625,819	0	12,478	32,855	580,486	
3,000,000		3,000,000	3,000,000	100%	2 St. Claire Building Façade	0909		94,157	94,157	0	94,157	0	0	
<b>TOTALS</b>								<b>580,486</b>	<b>139,490</b>	<b>719,976</b>	<b>0</b>	<b>106,635</b>	<b>32,855</b>	<b>580,486</b>

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

(1) Non-Redevelopment Funding Sources: Packard Humanities Institute - \$26,172,667

**MERGED AREA IMPACT PROGRAM  
CAPITAL COST REPORT**

Original Project Budget	Total Adjustments	Current Project Budget	Total Proj. Exp. 7/77-2/09	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2008-09	C/O Encumbrance July 2008	(A)	(B)	(C)	(D)	
									Total Funds Available 2008-09	Current Month Expenditures February 2009	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
5,171,539	3,210,000	8,381,539	8,292,039	99%	1 San Jose Downtown Association	0087	400,000		400,000	99,900	310,500	89,500	0
9,047,924	2,142,393	11,190,317	9,290,917	83%	2 Façade Improvement Program	0089	457,091	1,916,152	2,373,243	1,856	473,843	1,837,268	62,132
390,659	2,223,787	2,614,456	2,146,775	82%	3 Misc. Public Improvement	0168	547,957	103,238	651,195	-28,686	183,514	128,076	339,604
716,308	116,594	832,902	827,902	99%	4 Seasonal Street Banners	0214	85,000		85,000	80,000	80,000		5,000
8,523,579	-3,187,273	5,336,306	5,077,807	95%	5 Automatic Public Toilets	0284	527,026		527,026	900	268,527	0	258,499
1,236,920	2,194,728	3,431,649	3,361,494	98%	6 Software Development Forum - Lease	0364	178,383		178,383	13,726	108,228	0	70,155
12,687,456	16,421,464	29,118,920	28,927,208	99%	7 GRP Improvements	0393	75,502	150,046	225,548	7,500	33,836	131,103	60,610
21,000,000	26,858,000	47,858,000	47,858,000	100%	8 City Improvements	0395	4,858,000		4,858,000	500,000	4,858,000	0	0
3,635,750	5,529,147	9,164,897	8,980,587	98%	9 Software/Environmental Business Clusters - Lease	0408	471,050		471,050	36,450	286,740	0	184,310
310,685	269,838	580,520	461,588	80%	10 Assessor	0454	108,286	102,953	211,239	0	92,307	10,646	108,286
686,504	3,159,893	3,846,397	3,676,066	96%	11 US Market Access Center - Lease	0489	334,825		334,825	20,562	164,494	0	170,331
25,450,000	-16,219,410	9,230,590	7,744,647	84%	12 Retail Strategy	0506	1,500,000	184,266	1,684,266	46,358	198,323	362,830	1,123,113
1,350,000	829,000	2,179,000	2,081,027	96%	13 Entrepreneur Center - Lease	0655	282,235		282,235	23,485	184,262	0	97,973
1,329,520	6,485,266	7,814,786	7,473,782	96%	14 Public Property Management	0676	742,000	1,341	743,341	41,521	402,337	271,446	69,558
4,666,866	4,656,009	9,322,875	8,881,975	95%	15 Assets Management	0677	703,000	93,571	796,571	33,403	355,671	90,348	350,552
80,000	849,876	929,876	879,376	95%	16 Transportation Planning	0680	45,500	8,000	53,500	0	3,000		50,500
110,000	169,355	279,355	192,970	69%	17 Development RFQ	0683	100,000		100,000	1,923	13,615	0	86,385
1,500,000	-1,092,207	407,793	383,981	94%	18 Downtown Directional Signage	0698		42,000	42,000	0	18,188	23,812	0
436,067	390,980	827,047	822,047	99%	19 Downtown for the Holidays	0721	105,000		105,000	0	100,000		5,000
345,000	18,090,243	18,435,243	14,329,659	78%	20 Downtown Mixed Use Projects	0729	2,700,897	1,420,823	4,121,720	22	16,336	1,640,259	2,465,125
200,000	1,269,068	1,469,068	1,011,377	69%	21 Downtown Project Feasibility Studies	0730	408,286	136,737	545,023	18,031	87,332	232,740	224,952
10,000,000	-5,250,000	4,750,000	3,071,613	65%	22 Child Care Development Fund	0779	1,546,572	752,442	2,299,014	21,109	620,626	1,311,816	366,572

**MERGED AREA IMPACT PROGRAM  
CAPITAL COST REPORT**

Original Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-2/09	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2008-09	C/O Encumbrance July 2008	(A) Total Funds Available 2008-09	Current Month Expenditures February 2009	(B) Total Year-to-Date Expenditures	(C) Encumbrance Balance	(D) Remaining Funds Available Current Year
550,000	804,357	1,354,357	1,311,057	97%	23 Public Space Program	0787	125,000	22,550	147,550	11,870	104,250	43,300	0
5,000,000	-654,099	4,345,901	4,156,673	96%	24 Mixed Use Project Area Acquisitions	0792	139,226	84,073	223,299	0	34,071	53,073	136,155
2,000,000	434,081	2,434,081	2,169,483	89%	25 4th St. Prkg.Garage Marketing & Tenant Improvements	0793	237,807	68,308	306,115	4,000	41,517	49,036	215,562
100,000	464,344	564,344	439,954	78%	26 OEA Audit Services	0837	124,390		124,390	0	0	0	124,390
635,000	3,168,381	3,803,381	3,591,713	94%	27 Litigation Services/Reserve	0838	635,000		635,000	52,917	423,332	0	211,668
1,000,000	910,325	1,910,325	1,384,284	72%	28 Real Estate and Relocation Services	0839	270,554	438,783	709,337	11,760	183,296	344,349	181,692
15,208,484	812,297	16,020,781	14,901,523	93%	29 Downtown Business Improvement Pool	0844	1,309,780	451,916	1,761,696	150,835	642,438	266,049	853,209
500,000	7,761,641	8,261,641	8,130,354	98%	30 Convention Center Improvements	0848		143,648	143,648	0	12,361	98,805	32,482
402,000	3,100,000	3,502,000	529,891	15%	31 Transit Mall Lighting	0850	2,940,109	44,600	2,984,709	0	12,600	32,000	2,940,109
485,000	870,000	1,355,000	1,242,989	92%	32 Downtown Ice Rink	0851	242,011		242,011	0	130,000	25,000	87,011
16,230,000	10,865,000	27,095,000	26,220,544	97%	33 Land Banking for Future Development	0855	871,421	8,567	879,988	675	5,531	8,567	865,890
396,297	1,005,894	1,402,191	821,623	59%	34 City Planning Code Enforcement Services	0856	638,826		638,826	0	58,258		580,568
2,000,000		2,000,000	1,648,621	82%	35 Porter Stock URM - OPA	0861		351,379	351,379	0	0	351,379	0
500,000	500,000	1,000,000	1,000,000	100%	36 Enhancement Graffiti Abatement	0866	1,000,000		1,000,000	1,000,000	1,000,000	0	0
2,000,000	456,000	2,456,000	1,871,285	76%	37 Downtown Streetscape	0870	1,004,250	31,315	1,035,565	402,710	450,850	49,731	534,984
250,000	750,000	1,000,000	1,000,000	100%	38 Housing Trust of Santa Clara County	0877	250,000		250,000	250,000	250,000		0
600,000	-20,500	579,500	539,846	93%	39 Competitive Art Capital Fund	0879	147,500	31,725	179,225	13,571	139,571	15,142	24,512
800,000	600,000	1,400,000	186,960	13%	40 Project Support Studies	0888	901,564	376,543	1,278,107	3,248	65,067	891,997	321,042
100,000	300,000	400,000	205,868	51%	41 City Auditor Services	0889	100,792	105,240	206,032	0	11,900	93,340	100,792
500,000	1,189,065	1,689,065	1,398,842	83%	42 Parking Lot Improvements	0895	679,290	320,710	1,000,000	33,452	709,777	261,742	28,481
500,000	-194,744	305,256	287,900	94%	43 Theatre Improvements	0896		39,431	39,431	0	22,075	17,357	0
400,000	400,000	800,000	721,256	90%	44 Autumn Street Infrastructure Funding Plan	0898	702,936	90,851	793,787	676,679	715,043		78,744

**MERGED AREA IMPACT PROGRAM  
CAPITAL COST REPORT**

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									Total Funds Available 2008-09	Current Month Expenditures February 2009	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
800,000	800,000	1,600,000	37,036	2%	45 Vietnamese-American Community Center	0899	1,600,000		1,800,000	2,845	37,036	50,414	1,512,550
200,000		200,000	0	0%	46 African-American Community Center Feasibility Study	0900	200,000		200,000	0	0	200,000	0
1,000,000	20,786,526	21,786,526	6,585,867	30%	47 Convention Ctr Expansion Phase I	0903	14,690,673	5,165,680	19,856,353	932,424	4,655,693	7,833,948	7,366,713
2,400,556	1,210,116	3,610,672	1,024,719	28%	48 1st ACT Small Wonders	0910	2,699,033	180,064	2,879,097	40,771	293,144	627,065	1,958,888
3,305,183	4,594,017	7,899,200	7,030,446	89%	49 Industrial Work Program Implementation	0918	705,186	326,507	1,031,693	21,022	162,939	267,574	601,180
400,000	-31,329	368,671	118,671	32%	50 Electronic Transportation Dev Center	0919	250,000		250,000	0	0		250,000
1,000,000	2,565,000	3,565,000	277,171	8%	51 St. James Park Improvement	0923	3,250,739	245,200	3,495,939	24,249	208,110	65,250	3,222,579
200,000	37,000	237,000	145,175	61%	52 Permanent Major Outdoor Events Site	0924	100,000	104,080	204,080	10,775	112,255	45,825	46,000
630,000	0	630,000	0	0%	53 505 South Market Street (OPA)	0935	630,000		630,000	0	0	630,000	0
500,000	100,000	600,000	20,500	3%	54 Public Education and Outreach	0936	600,000		600,000	0	20,500	105,000	474,500
150,000	0	150,000	63,501	36%	55 Arena Employee Parking	0937	150,000		150,000	5,600	53,501	16,800	79,699
1,085,000	415,000	1,500,000	0	0%	56 Downtown Major Tenant Fund	0938	1,500,000		1,500,000	0	0		1,500,000
2,500,000	0	2,500,000	0	0%	57 Clean Tech Jobs Investment Fund	0939	2,500,000		2,500,000	0	0		2,500,000
1,000,000	0	1,000,000	0	0%	58 490 & 500 S. First Building Improvements	0943	1,000,000		1,000,000	0	0		1,000,000
1,500,000	0	1,500,000	0	0%	59 Emerging Technologies Fund	0944	1,500,000		1,500,000	0	0		1,500,000
300,000	0	300,000	111	0%	60 Downtown Healthcare Facilities	0945	300,000		300,000	111	111		299,889
600,000	0	600,000	52,224	9%	61 Demolition of Agency-owned Buildings	0946	600,000		600,000	52,224	52,224	54,730	493,046
2,125,000	4,000,000	6,125,000	209	0%	62 San Pedro Square Urban Market	0947	6,125,000		6,125,000	209	209	6,018,000	106,791
500,000	0	500,000	38,342	8%	63 Plan Amendment Process	0948	500,000		500,000	33,066	38,342		461,658
600,000	0	600,000	173,415	29%	64 Municipal Stadium	0953	600,000		600,000	173,415	173,415	201,585	225,000
<b>TOTALS</b>							<b>67,997,697</b>	<b>13,542,739</b>	<b>81,540,436</b>	<b>4,826,487</b>	<b>19,679,095</b>	<b>24,846,903</b>	<b>37,014,439</b>

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**NEIGHBORHOOD BUSINESS INVESTMENT PROGRAM  
CAPITAL COST REPORT**

Original Project Budget	Total Adjustments	Current Project Budget	Total Proj. Exp. 7/77-2/09	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2008-09	C/O Encumbrance July 2008	(A)	(B)	(C)	(D)	
									Total Funds Available 2008-09	Current Month Expenditures February 2009	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
50,000	1,575,000	1,625,000	1,052,067	65%	1 Alum Rock: Mexican Heritage Plaza	0849	566,618	16,315	582,933	10,000	10,000	5,120	567,813
300,000	400,000	700,000	0	0%	2 Alum Rock: Alum Rock Village Enhancements	0933	700,000		700,000	0	0		700,000
662,000		662,000	0	0%	3 Story Road: Career Training Center	0941	662,000		662,000	0	0		662,000
5,525,000	47,874,843	53,399,843	52,604,516	99%	4 Story Road: King and Story Implementation	0480	1,000,000	72,072	1,072,072	882	276,744	605,564	189,764
500,000	-250,000	250,000	2,827	1%	5 The Alameda: Parking Solutions	0925	250,000		250,000	487	2,827		247,173
850,000	50,000	900,000	850,000	94%	6 The Alameda: Billy DeFrank Bldg Rehab	0752	50,000		50,000	0	0		50,000
50,000	2,613,251	2,663,251	913,799	34%	7 Japantown: Corporation Yard	0688	1,483,694	384,932	1,868,626	12,175	119,175	350,842	1,398,609
390,000	990,150	1,380,150	320,981	23%	8 Japantown: Public Improvements	0893	1,055,553	8,917	1,064,470	8,580	3,201	159,345	901,923
39,600	41,000	80,600	66,792	83%	9 Japantown: Parking Lot Lease	0905	41,000		41,000	3,399	27,192		13,808
208,336	2,071,107	2,279,443	1,784,684	79%	10 NBD - Program Operations	0691	408,452	186,248	594,700	21,223	109,941	421,748	63,011
5,000,000	-2,770,852	2,229,048	1,968,085	88%	11 Neighborhood Business Clusters	0538	264,496		264,496	0	3,533		260,964
800,000	190,000	990,000	800,154	81%	12 Union/Camden	0775	189,846		189,846	0	0		189,846
700,000	12,723	712,723	679,319	95%	13 Monterey/Roeder	0776		622,125	622,125	0	588,720	11,280	22,125
743,000	5,535,995	6,278,995	4,218,223	67%	14 NBD - Facade Improvements	0477	1,776,453	508,383	2,284,836	17,782	224,064	528,437	1,532,335
150,000	416,330	566,330	444,168	78%	15 NBD - Landscape Improvement	0852		172,996	172,996	27,443	50,834	107,163	15,000
1,967,130	1,067,719	3,034,849	2,326,646	77%	16 NBD- Implementation & Opportunity Sites	0737	700,000	8,342	708,342	0	139	44,022	664,181
<b>TOTALS</b>							<b>9,148,112</b>	<b>1,980,330</b>	<b>11,128,442</b>	<b>101,971</b>	<b>1,416,369</b>	<b>2,233,522</b>	<b>7,478,551</b>

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**STRONG NEIGHBORHOODS INITIATIVE AREAS  
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-2/09	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2008-09	C/O Encumbrance July 2008	Total Funds Available 2008-09	Current Month Expenditures February 2009	Total Year-to-Date Expenditures	(C) Encumbrance Balance	(D)
													Remaining Funds Available Current Year
6,000,000	2,382,455	3,382,455	8,042,805	96%	1 SNI Reserve	0651	241,916	609,712	851,628	39,618	511,978	193,912	145,739
5,745,000	3,798,991	9,543,991	4,998,182	52%	2 SNI - 13th Street	0797	4,473,311	107,765	4,581,076	0	35,267	178,918	4,366,891
3,745,000	1,481,564	5,226,564	3,413,117	65%	3 SNI - Five Wounds/Brookwood Terrace	0798	1,817,151	14,876	1,832,027	6,005	18,580	90,000	1,723,447
2,360,000	66,791	2,426,791	2,083,101	86%	4 SNI - Delmas Park	0799	340,529	3,161	343,690	0	0		343,690
2,090,000	-317,387	1,772,613	1,114,620	63%	5 SNI - East Valley/680 Communities	0800	657,992	0	657,992	0	0	0	657,992
990,000	18,456,254	19,446,254	4,863,309	25%	6 SNI - Edenvale/Great Oaks	0801	15,942,351	169,861	16,112,212	278,678	1,529,267	14,094,007	488,937
4,795,000	65,366	4,850,366	4,022,939	83%	7 SNI - Greater Gardner	0802	847,592	4,835	852,427	25,000	25,000	1,599	825,828
1,880,000	2,760,260	4,640,260	3,081,301	66%	8 SNI - Hoffman/Via Monte	0803	3,780,283		3,780,283	13,346	2,221,324	45,801	1,513,158
250,000	899,714	1,149,714	682,636	59%	9 SNI - Union/Curtner Business Cluster	0804	501,400	3,000	504,400	0	37,322	4,214	462,864
2,561,000	829,958	3,390,958	2,654,900	78%	10 SNI - University	0805	718,311	53,095	771,406	0	35,348	26,595	709,463
4,920,000	282,021	5,202,021	3,585,301	69%	11 SNI - Washington	0806	1,662,384	7,308	1,669,692	0	52,972	42,292	1,574,428
2,334,000	-272,360	2,061,640	1,442,147	70%	12 SNI - West Evergreen	0807	379,493	240,000	619,493	0	0	240,000	379,493
4,600,000	-1,016,161	3,583,839	3,425,614	96%	13 SNI - Winchester	0808	685,082	12,754	697,836	0	539,611		158,225
5,120,000	2,063,774	7,183,774	5,110,934	71%	14 SNI - Attractive Neighborhoods	0809	1,840,278	376,289	2,216,567	47,873	143,727	214,481	1,858,359
1,155,000	-377,008	777,992	525,251	68%	15 SNI - Outreach and Training	0811	239,390	43,067	282,457	2,891	29,716	36,963	215,777
940,000	5,433,000	6,373,000	5,647,720	89%	16 SNI - Blackford	0826	670,927	87,978	758,905	2,779	33,626	68,180	657,098
3,420,000	-79,000	3,341,000	1,370,648	41%	17 SNI - Burbank/DeMonte	0827	1,970,352	0	1,970,352	0	0	0	1,970,352

**STRONG NEIGHBORHOODS INITIATIVE AREAS  
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj. Exp. 7/77-2/09	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2008-09	C/O Encumbrance July 2008	(A) Total Funds Available 2008-09	Current Month Expenditures February 2009	(B) Total Year-to-Date Expenditures	(C) Encumbrance Balance	(D) Remaining Funds Available Current Year
930,000	1,122,706	2,052,706	1,196,134	58%	18 SNI - K.O.N.A	0828	856,572	0	856,572	0	0	0	856,572
2,580,000	-300,000	2,280,000	1,123,525	49%	19 SNI - Market/Almaden	0829	1,130,018	26,457	1,156,475	0	0	0	1,156,475
910,000	4,853,828	5,763,828	4,253,828	74%	20 SNI - Mayfair	0830	1,543,828	0	1,543,828	0	33,828	0	1,510,000
3,405,000	-259,227	3,145,773	2,633,242	84%	21 SNI - Spartan/Keyes	0831	707,831	72,829	780,660	0	268,129	2,700	509,831
3,510,000	5,228,801	8,738,801	2,878,409	33%	22 SNI - Tully/Senter	0832	5,935,392		5,935,392	0	75,000		5,860,392
200,000	-140,000	60,000	56,393	94%	23 SNI - SNI Project Area Committee and Neighborhood Advisory Comm./Planning	0833	12,319		12,319	0	8,713		3,606
1,661,500	2,054,712	3,616,212	2,466,866	68%	24 SNI - Gateway East	0835	1,120,482	28,864	1,149,346	0	0	28,864	1,120,482
1,026,853	3,419,944	4,446,797	3,249,434	73%	25 SNI - Team (CMO)	0853	1,197,363	0	1,197,363	0	0	0	1,197,363
376,894	1,169,005	1,545,899	1,385,214	90%	26 SNI - City Attorney Code Enforcement	0854	482,053	0	482,053	40,171	321,368	0	160,685
500,000		500,000	500,000	100%	27 SNI - Multi Family Housing Rehab Pilot	0882	200,025	0	200,025	200,025	200,025	0	0
150,000	350,000	500,000	135,031	27%	28 SNI - Playground Improvement	0894	364,969		364,969	0	0		364,969
<b>TOTALS</b>							<b>50,319,594</b>	<b>1,861,850</b>	<b>52,181,444</b>	<b>656,386</b>	<b>6,120,803</b>	<b>15,268,526</b>	<b>30,792,115</b>

**PARK CENTER REDEVELOPMENT AREA  
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-2/09	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2008-09	C/O Encumbrance July 2008	(A)	(B)	(C)	(D)	
									Total Funds Available 2008-09	Current Month Expenditures February 2009	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
40,578,682	14,670,022	55,248,704	54,634,787	99%	1 Tech Museum of Innovation	0483	626,931	46,986	673,917	0	60,000	46,986	566,931
38,624	302,622	341,246	162,982	48%	2 Adobe: Water Monitoring	0890	154,195	66,398	220,593	7,498	42,328	176,536	1,729
200,000	12,900,000	13,100,000	1,623,885	12%	3 Civic Auditorium	0874	11,209,430	1,818,698	13,028,128	8,633	1,552,013	788,820	10,687,296
2,500,000	1,611,000	4,111,000	3,108,511	76%	4 Center for Performing Arts Impvts	0875	1,000,000	5,500	1,005,500	11	3,011	100,645	901,844
500,000		500,000	0	0%	5 Montgomery Theatre	0949	500,000		500,000	0	0		500,000
<b>TOTALS</b>							<b>13,490,556</b>	<b>1,937,582</b>	<b>15,428,138</b>	<b>16,142</b>	<b>1,657,352</b>	<b>1,112,987</b>	<b>12,657,800</b>

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

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

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-2/09	% Total Budget Expended	Project	Appr. Number	Adopted Budget 2008-09	C/O Encumbrance July 2008	(A)	(B)	(C)	(D)	
									Total Funds Available 2008-09	Current Month Expenditures February 2009	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
3,900,000	800,000	4,700,000	4,037,521	86%	1 Rincon - Vision North San Jose Infrastructure and Park Impvts	0876	650,508	66,486	716,994	35,000	54,516	22,070	640,408
240,000		240,000	196,752	82%	2 Façade Improvements	0911		240,000	240,000	0	196,752	30,788	12,460
1,000,000	900,000	1,900,000	0	0%	3 Industrial Development Office Opportunities	0927	1,900,000	0	1,900,000	0	0	0	1,900,000
7,500,000	7,500,000	15,000,000	6,000	0%	4 Rincon - Vision North San Jose Schools	0934	15,000,000	0	15,000,000	0	6,000	29,000	14,965,000
100,000		100,000	0	0%	5 Streetscape Improvements	0951	100,000		100,000	0	0		100,000
<b>TOTALS</b>							<b>17,650,508</b>	<b>306,486</b>	<b>17,956,994</b>	<b>35,000</b>	<b>257,268</b>	<b>81,859</b>	<b>17,617,867</b>

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**SAN ANTONIO REDEVELOPMENT AREA  
CAPITAL COST REPORT**

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-2/09	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2008-09	C/O Encumbrance July 2008	(A)	(B)	(C)	(D)	
									Total Funds Available 2008-09	Current Month Expenditures February 2009	Total Year-to-Date Expenditures	Encumbrance Balance	Remaining Funds Available Current Year
200,000		200,000	0	0%	1 Block 2: Remediation	0928	200,000		200,000	0	0		200,000
270,000	130,000	400,000	13,983	3%	2 Block 3: Central Place Parking Garage	0940	400,000		400,000	10,000	13,983	17,000	369,017
500,000		500,000	0	0%	3 Circle of Palms Plaza Improvements	0950	500,000		500,000	0			500,000
<b>TOTALS</b>							<b>1,100,000</b>	<b>0</b>	<b>1,100,000</b>	<b>10,000</b>	<b>13,983</b>	<b>17,000</b>	<b>1,059,017</b>

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