



Rochester Urban Renewal Agency

City Hall Room 223B
30 Church Street
Rochester, New York
14614-1290

Gary Kirkmire
Secretary

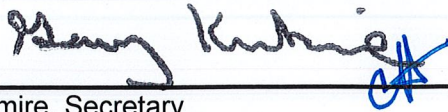
Rochester Urban Renewal Agency

Annual Report

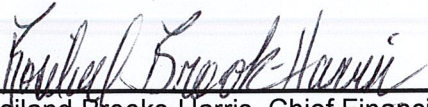
7/01/19-6/30/20



The financial reports submitted are certified that based on the officer's knowledge, the information provided herein is accurate, correct and does not contain any untrue statement of material fact; does not omit any material fact which, if omitted, would cause the financial statements to be misleading in light of the circumstances under which such statements are made; and fairly presents in all material respects the financial condition and results of operations of the authority as of, and for, the periods presented in the financial statements.



Gary Kirkmire, Secretary



Rosiland Brooks-Harris, Chief Financial Officer

RURA

7/01/19-6/30/20

Operations, Accomplishments & Undertakings

1. Midtown - In the beginning of 2020 Buckingham commenced construction of a five-story mixed-use building on Parcel 2 for a headquarter building for Butler Till as well as a number of residential apartments. The project is anticipated to be complete in 2021. The future use of Parcel 5 is still under review and the remaining development parcel in the Midtown Urban Renewal District will be developed at a later time as a function of supply and demand within the market.
2. Funds received from the sale of the Wegmans Driving Park store that was donated to the City in the amount of \$425,000 continue to be used to fund the Targeted Commercial Exterior Improvement Grant in the Dewey-Driving Park Urban Renewal District. One grant was approved but was not closed. No other new projects were completed during this reporting period. The City continues to market this program in the Dewey-Driving Park area.
3. North Plymouth Terrace is a \$6.5 million mixed-use development in the heart of downtown along the west side of North Plymouth Avenue at West Main Street. The development project was completed in phases and includes twenty-four 2.5-story market rate townhomes and an 11,000 square foot 3-story mixed-use building. The project has been fully completed.
4. The City is working on action items outlined in the Marketview Heights Urban Renewal District (URD) Plan, with a focus on the acquisition and demolition of properties, the development of affordable rental and owner-occupied housing, and continued engagement with the Marketview Heights Collective Action Project (CAP). The City continues to work with the CAP to refine and implement the URD plan action items, and in 2020 plans to increase efforts towards developing housing options and removing blight.
5. The City's Bull's Head Neighborhood Revitalization initiative continues with land assembly activities for the first phase targeted redevelopment area identified in the approved urban renewal plan. Land assembly for the area north of W. Main St. is anticipated to be completed in 2021. Environmental due diligence/cleanup remains a key component to creating developable ready sites.

RURA

Rochester Urban Renewal Proceedings
7/1/19-6/30/20

Date	Resolution No.	Action
1/2020	URA-1	Resolution approving the 2018-19 Annual Report of the Rochester Urban Renewal Agency
4/2020	URA-2	Resolution approving the Rochester Urban Renewal Agency 2020-21 annual budget, performance measures for 2020, and performance measures report for 2019

RURA															
Summary Financial Information															
Summary Statement of Net Assets															
Assets				6/30/2020	6/30/2019	6/30/2018	6/30/2017	6/30/2016	6/30/2015	6/30/2014	6/30/2013	6/30/2012	6/30/2011	6/30/2010	6/30/2009
Current Assets															
	Cash and cash equivalents			1,396,441	1,396,441	640,666	390,666	435,666	465,666	465,666	465,666	498,447	127,707	1,374,386	97,836
	Investments												400,000	600,000	2,000,000
	Receivables, net														
	Other assets														
	Total Current Assets			1,396,441	1,396,441	640,666	390,666	435,666	465,666	465,666	465,666	498,447	527,707	1,974,386	2,097,836
Noncurrent Assets															
	Restricted cash and investments														
	Long-term receivables, net														
	Other assets														
Capital Assets															
	Land and other nondepreciable property			0	0	0	0	0	0	0	0	0	0	0	0
	Buildings and equipment														
	Infrastructure														
	Accumulated depreciation														
	Net capital assets														
	Total Noncurrent Assets			0	0	0	0	0	0	0	0	0	0	0	0
	Total Assets			1,396,441	1,396,441	640,666	390,666	435,666	465,666	465,666	465,666	498,447	527,707	1,974,386	2,097,836
Liabilities															
Current Liabilities															
	Accounts payable											3,130			
	Pension contribution payable														
	Other post-employment benefits														
	Accrued liabilities														
	Deferred revenues			0	0	0	0	0	0	0	0	0	0	0	0
	Bonds and notes payable														
	Other long-term obligations due within one year														
	Total Current Liabilities			0	0	0	0	0	0	0	0	3,130	0	0	0
Noncurrent Liabilities															
	Pension contribution payable														
	Other post-employment benefits														
	Bonds and notes payable														
	Other long-term obligations														
	Total Noncurrent Liabilities			0	0	0	0	0	0	0	0	0	0	0	0
	Total Liabilities			0	0	0	0	0	0	0	0	3,130	0	0	0
Net Asset (Deficit)															
Net Assets															
	Invested in capital assets, net of related debt														
	Restricted			1,396,441	1,396,441	640,666	390,666	435,666	465,666	465,666	465,666	495,317	527,707	1,974,386	2,097,836
	Unrestricted														
	Total Liabilities and Net Assets			1,396,441	1,396,441	640,666	390,666	435,666	465,666	465,666	465,666	498,447	527,707	1,974,386	2,097,836

Summary Statement of Revenues, Expenses and Change in Net Assets																		
Operating Revenues																		
	Charges for services																	
	Rental & financing income																	
	Other operating revenues																	
Total Operating Revenue		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Expenses																		
	Salaries and wages																	
	Other employee benefits																	
	Professional services contracts																	
	Supplies and materials																	
	Depreciation & amortization																	
	Other operating expenses																	
Total Operating Expenses		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Income (Loss)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nonoperating Revenues																		
	Investment earnings	0	0	0	0	0	0	0	0	0	182	434	1,680	23,507				
	State subsidies/grants																	
	Federal subsidies/grants																	
	Municipal subsidies/grants																	
	Public authority subsidies																	
	Other nonoperating revenues	0	771,750	250,000														
Total Nonoperating Revenue		0	771,750	250,000	0	0	0	0	0	0	182	434	1,680	23,507				
Nonoperating Expenses																		
	Interest and other financing charges																	
	Subsidies to other public authorities																	
	Grants and donations				45,000	30,000	0	0	29,651	32,572	1,447,113	125,130	65,000					
	Other nonoperating expenses	0	15,975											15,300				
Total Nonoperating Expenses		0	15,975	0	45,000	30,000	0	0	29,651	32,572	1,447,113	125,130	80,300					
Income (Loss) Before Contributions		0	755,775	250,000	-45,000	-30,000	0	0	-29,651	-32,390	-1,446,679	-123,450	-56,793					
Capital Contributions																		
Change in net assets		0	755,775	250,000	-45,000	-30,000	0	0	-29,651	-32,390	-1,446,679	-123,450	-56,793					
Net assets (deficit) beginning of year		\$1,396,441	\$640,666	\$390,666	\$435,666	\$465,666	\$465,666	\$465,666	\$495,317	\$527,707	\$1,974,386	\$2,097,836	\$2,154,629					
Other net assets changes																		
Net assets (deficit) at end of year		1,396,441	1,396,441	640,666	390,666	435,666	465,666	465,666	465,666	495,317	527,707	1,974,386	2,097,836					

RURA

Debt Report

7/01/19-6/30/20

1. The authority did not have any outstanding debt, including conduit debt, at any point during the reporting period.
2. There was no new debt issuance during the reporting period.

12/08/2020 09:17
Praglec

CITY OF ROCHESTER, NY
G/L ACCOUNT - MASTER INQUIRY

P 1
glactinq

Org code: 33600000 URBAN RENEWAL FUND Type: E
Object code: 640010 GENERAL DISBURSEMENT Status: A
Project code: Budgetary: Y

Fund 1336 URBAN RENEWAL FUND
Function 09 NEIGHBORHOOD BUSINESS DEVELOPM
Department 00 UNASSIGNED
Bureau 0000 UNASSIGNED
SubB/Year 000000 UNASSIGNED
Ord/Activity 00000 UNASSIGNED
Unassigned 00000 UNASSIGNED
Unassigned 000000 UNASSIGNED

Full description: URBAN RENE GENERAL DISBURSEMEN Short desc: GEN DISB
Reference Acct: Auto-encumber? (Y/N) N

----- CURRENT YEAR MONTHLY AMOUNTS -----				
PER	ACTUAL	ENCUMBRANCE	BUD TRANSFER	BUDGET
00	.00	.00	.00	.00
01	.00	.00	.00	270,735.30
02	.00	.00	.00	.00
03	.00	.00	.00	.00
04	.00	.00	.00	.00
05	.00	.00	.00	.00
06	.00	.00	.00	.00
07	.00	.00	.00	.00
08	.00	.00	.00	.00
09	.00	.00	.00	.00
10	.00	.00	.00	.00
11	.00	.00	.00	.00
12	.00	.00	.00	.00
13	.00	.00	.00	.00
Tot:	.00	.00	.00	270,735.30

----- CURRENT YEAR TOTAL AMOUNTS -----			
Actual (Memo)	.00	Original Budget	.00
Encumbrances	.00	Budget Tranfr In	.00
Requisitions	.00	Budget Tranfr Out	.00
Total	.00	Carry Fwd Budget	.00
Available Budget	270,735.30	Carry Fwd Bud Tfr	.00
Percent Used	.00	Revised Budget	.00
Inceptn to SOY	15,975.10	Inceptn Orig Bud	286,710.40
		Inceptn Revsd Bud	286,710.40
Encumb-Last Yr	.00	DEPT	.00
Actual-Last Yr	.00	RECOMD	.00
Estim-Actual	270,735.30	MAYORS	.00
	.00	COUNCIL	.00
		ADOPTED	.00

PER	LAST YEAR MONTHLY AMOUNTS		
	ACTUAL	ENCUMBRANCE	BUDGET
00	.00	.00	.00
01	.00	.00	270,735.30
02	.00	.00	.00
03	.00	.00	.00
04	.00	.00	.00
05	.00	.00	.00
06	.00	.00	.00
07	.00	.00	.00
08	.00	.00	.00
09	.00	.00	.00
10	.00	.00	.00
11	.00	.00	.00
12	.00	.00	.00
13	.00	.00	.00
Tot:	.00	.00	270,735.30

----- PRIOR YEARS TOTAL AMOUNTS -----			
2020 Actual	.00	2020 Orig Budget	.00
2020 Closed @ YE	.00	2020 Bud Tfr In	.00
2020 Encumbrance	.00	2020 Bud Tfr Out	.00
2020 Memo Bal	.00	2020 C Fwd Budget	.00
2019 Actual	15,975.10	2020 Revsd Budget	.00
2018 Actual	.00		
2017 Actual	.00	2019 Orig Budget	.00
2016 Actual	.00	2019 Revsd Budget	.00
2015 Actual	.00	2018 Orig Budget	.00
2014 Actual	.00	2018 Revsd Budget	.00
2013 Actual	.00		
2012 Actual	.00	2020	0.00
2011 Actual	.00	2019	0.00
		2018	0.00

----- FUTURE YEAR AMOUNTS -----			
PER	2022 BUDGET		BUDGET
00	.00	2022 DEPT	.00
01	.00	2022 RECOMD	.00
02	.00	2022 MAYORS	.00
03	.00	2022 COUNCIL	.00
04	.00	2022 ADOPTED	.00
05	.00	2022 Revised	.00
06	.00	2023 Estimate	.00
07	.00	2024 Estimate	.00
08	.00	2025 Estimate	.00
09	.00	2026 Estimate	.00
10	.00		
11	.00	2022 Memo Bal	.00
12	.00	2022 Encumbrance	.00
13	.00	2022 Requisition	.00
Tot:	.00		

----- ACCOUNT NOTES -----

** END OF REPORT - Generated by Praglec, Chris **

RURA

Procurement Contracts Report

7/01/19-6/30/20

(Procurement contracts open during the reporting period with an actual or estimated value of \$5,000 or more.)

There were no procurement contracts for the reporting period.

RURA

Compensation Report

7/01/19-6/30/20

Compensation Schedule

Position	Title & Name of Person holding Position	Salary, Compensation, Allowance and/or benefits provided to any officer, director or employee in a decision making or managerial position whose salary is in excess of \$100,000

There are no paid officers, directors or employees of the Rochester Urban Renewal Agency.

RURA

Potential Disposition of Property
7/1/2019-6/30/2020

The attached list indicates properties held by RURA. We do not have appraisals for most of the properties listed.

The Broadway and East Broad St properties were appraised in December 2017 for \$330,000 and the parking garage at 36 South Avenue was appraised as of April 2018 for \$1,120,000.

The other parcels listed are buildable/developable and therefore would likely be offered via RFP before consideration of any conveyance would occur.

The intent to dispose of these properties is dependent upon development opportunities. As appropriate opportunities arise, properties may be disposed of. These actions would be subject to RURA approval.

Other than the projects for which there is a current appraisal, RURA does not have an estimate of fair market value for all such property held at the end of the reporting period.

RURA

Rochester Urban Renewal Agency: Real Property Report
7/1/2019-6/30/2020

OWNER NAME	PROPERTY ADDRESS	
Rochester Urban Renewal Agency	2 Reynolds Street	No action proposed
Rochester Urban Renewal Agency	36 South Avenue	No Action Proposed
Rochester Urban Renewal Agency	40 Broadway	Parcel planned to be sold
Rochester Urban Renewal Agency	46-48 Broadway	Parcel planned to be sold
Rochester Urban Renewal Agency	52 Broadway	Parcel planned to be sold
Rochester Urban Renewal Agency	54-60 Broadway	Parcel planned to be sold
Rochester Urban Renewal Agency	66 Broadway	Parcel planned to be sold
Rochester Urban Renewal Agency	414 E. Broad Street	Parcel planned to be sold
Rochester Urban Renewal Agency	50 Broadway	Parcel planned to be sold
Rochester Urban Renewal Agency	151 Mt. Hope Avenue	No action proposed
Rochester Urban Renewal Agency	780 Exchange Street	No action proposed

RURA

Urban Renewal Parcel Status & Recommendations
7/1/2019-6/30/2020

Street Address	Current Use	Proposed Action	2019-comment/status
36 South Avenue	Parking Garage	No Action Proposed	No Action Proposed
50 Broadway	Leased to Benderson	Parcel planned to be sold	Parcel planned to be sold
414 E. Broad	Leased to Benderson	Parcel planned to be sold	Parcel planned to be sold
40 Broadway	Leased to Benderson	Parcel planned to be sold	Parcel planned to be sold
48 Broadway	Leased to Benderson	Parcel planned to be sold	Parcel planned to be sold
52 Broadway	Leased to Benderson	Parcel planned to be sold	Parcel planned to be sold
60 Broadway	Leased to Benderson	Parcel planned to be sold	Parcel planned to be sold
66 Broadway	Leased to Benderson	Parcel planned to be sold	Parcel planned to be sold
2 Reynolds Street	Vacant	No Action Proposed	No Action Proposed
151 Mt. Hope Avenue	Reserved for redevelopment	No Action Proposed	No Action Proposed
780 Exchange	Vacant	No Action Proposed	No Action Proposed

RURA

Real Property Transactions
7/1/2019-6/30/2020

There were no property sales for the reporting period.

RURA

Rochester Urban Renewal Report

7/01/19-6/30/20

Assessment of the effectiveness of the Authority's internal control structure and procedures.

Audit Report

The Rochester Urban Renewal Agency financial information is included in the City of Rochester's audited financial statements.

A copy of the City of Rochester's fiscal year ended 6/30/20 Comprehensive Annual Financial Report will be on file in the office of the Rochester Urban Renewal Agency.