



Rochester Urban Renewal Agency

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

Dana K. Miller
Secretary

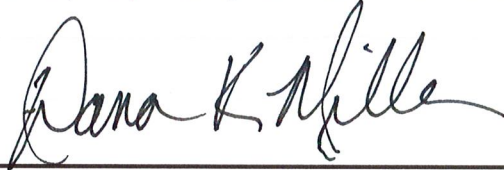
Rochester Urban Renewal Agency

Annual Report

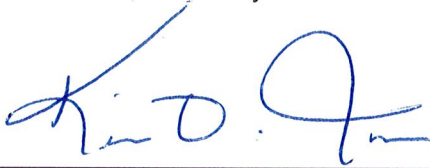
7/01/21-6/30/22



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.



Dana K. Miller, Secretary



Kim D. Jones, Chief Financial Officer

RURA

7/01/21-6/30/22

Operations, Accomplishments & Undertakings

1. Midtown - Construction was completed of a five-story mixed-use building on Parcel 2 for the headquarter building for Butler Till and residential apartments.
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. The City continues to market this program in the Dewey-Driving Park area.
3. 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 plans to increase efforts towards developing housing options and removing blight. The City executed a contract with R.K. Hite & Co., Inc., for acquisition/relocation services. The City had multiple properties appraised in order to begin the process for property acquisition.
4. 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 2023. Environmental due diligence/cleanup remains a key component to creating developable ready sites. The City applied for and was awarded an approximately \$7.5 million streets/infrastructure grant through the federal Transportation Improvement Program (TIP). Preliminary design for streets will start in Spring 2023.

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Rochester Urban Renewal Proceedings
7/1/21-6/30/22

Date	Resolution No.	Action
9/2021	2021-URA-4	Resolution authorizing the sale of 120 Savannah Street for the Southeast Towers Rehabilitation Project
2/2022	2022-URA-1	Resolution approving the 2020-21 Annual Report of the Rochester Urban Renewal Agency
3/2022	2022-URA-2	Resolution approving the Rochester Urban Renewal Agency 2022-23 annual budget, performance measures for 2022, and performance measures report for 2021

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Summary Financial Information

Summary Statement of Net Assets

Assets	6/30/2022	6/30/2021	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
Current Assets												
Cash and cash equivalents	1,119,731	1,119,731	1,396,441	1,396,441	640,666	390,666	435,666	465,666	465,666	465,666	498,447	127,707
Investments												400,000
Receivables, net												
Other assets												
Total Current Assets	1,119,731	1,119,731	1,396,441	1,396,441	640,666	390,666	435,666	465,666	465,666	465,666	498,447	527,707
Noncurrent Assets												
Restricted cash and investments												
Long-term receivables, net	0	0										
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	1,119,731	1,119,731	1,396,441	1,396,441	640,666	390,666	435,666	465,666	465,666	465,666	498,447	527,707
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	0	0	3,130	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	0	0	3,130	0
Net Asset (Deficit)												
Net Assets												
Invested in capital assets, net of related debt												
Restricted	1,119,731	1,119,731	1,396,441	1,396,441	640,666	390,666	435,666	465,666	465,666	465,666	495,317	527,707
Unrestricted												
Total Liabilities and Net Assets	1,119,731	1,119,731	1,396,441	1,396,441	640,666	390,666	435,666	465,666	465,666	465,666	498,447	527,707

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
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
Operating Income (Loss)	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	0	182	434	
State subsidies/grants													
Federal subsidies/grants													
Municipal subsidies/grants													
Public authority subsidies													
Other nonoperating revenues			0	771,750	250,000								
Total Nonoperating Revenue	0	0	0	771,750	250,000	0	0	0	0	0	182	434	
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	
Other nonoperating expenses		276,710	0	15,975									
Total Nonoperating Expenses	0	276,710	0	15,975	0	45,000	30,000	0	0	29,651	32,572	1,447,113	
Income (Loss) Before Contributions	0	-276,710	0	755,775	250,000	-45,000	-30,000	0	0	-29,651	-32,390	-1,446,679	
Capital Contributions													
Change in net assets	0	-276,710	0	755,775	250,000	-45,000	-30,000	0	0	-29,651	-32,390	-1,446,679	
Net assets (deficit) beginning of year	\$1,119,731	\$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	
Other net assets changes													
Net surplus (deficit) at end of year	1,119,731	1,119,731	1,396,441	1,396,441	640,666	390,666	435,666	465,666	465,666	465,666	495,317	527,707	

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Debt Report

7/01/21-6/30/22

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.

G/L ACCOUNT - MASTER INQUIRY

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	270,735.30
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	270,735.30
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

G/L ACCOUNT - MASTER INQUIRY

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 -----			
2022 Actual	.00	2022 Orig Budget	270,735.30
2022 Closed @ YE	.00	2022 Bud Tfr In	.00
2022 Encumbrance	.00	2022 Bud Tfr Out	.00
2022 Memo Bal	.00	2022 C Fwd Budget	.00
2021 Actual	.00	2022 Revsd Budget	270,735.30
2020 Actual	.00		
2019 Actual	15,975.10	2021 Orig Budget	270,735.30
2018 Actual	.00	2021 Revsd Budget	270,735.30
2017 Actual	.00	2020 Orig Budget	270,735.30
2016 Actual	.00	2020 Revsd Budget	270,735.30
2015 Actual	.00		
2014 Actual	.00	2022	0.00
2013 Actual	.00	2021	0.00
		2020	0.00

----- FUTURE YEAR AMOUNTS -----			
PER	2024 BUDGET		BUDGET
00	.00	2024 DEPT	.00
01	.00	2024 RECOMD	.00
02	.00	2024 MAYORS	.00
03	.00	2024 COUNCIL	.00
04	.00	2024 ADOPTED	.00
05	.00	2024 Revised	.00
06	.00	2025 Estimate	.00
07	.00	2026 Estimate	.00
08	.00	2027 Estimate	.00
09	.00	2028 Estimate	.00
10	.00		
11	.00	2024 Memo Bal	.00
12	.00	2024 Encumbrance	.00
13	.00	2024 Requisition	.00
Tot:	.00		

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

** END OF REPORT - Generated by Pragle, Christopher L. **

RURA

Procurement Contracts Report

7/01/21-6/30/22

(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.

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Compensation Report

7/01/21-6/30/22

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

Urban Renewal Parcel Status & Recommendations
7/1/2021-6/30/2022

Street Address	Current Use	Proposed Action	2020-comment/status
36 South Avenue	Parking Garage	No Action Proposed	No Action Proposed
50 Broadway	Leased to Benderson	Parcel disposition being evaluated following the death of the purchaser	Parcel planned to be sold
414 E. Broad	Leased to Benderson	Parcel disposition being evaluated following the death of the purchaser	Parcel planned to be sold
40 Broadway	Leased to Benderson	Parcel disposition being evaluated following the death of the purchaser	Parcel planned to be sold
48 Broadway	Leased to Benderson	Parcel disposition being evaluated following the death of the purchaser	Parcel planned to be sold
52 Broadway	Leased to Benderson	Parcel disposition being evaluated following the death of the purchaser	Parcel planned to be sold
60 Broadway	Leased to Benderson	Parcel disposition being evaluated following the death of the purchaser	Parcel planned to be sold
66 Broadway	Leased to Benderson	Parcel disposition being evaluated following the death of the purchaser	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

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Potential Disposition of Property

7/1/2021-6/30/2022

The attached list indicates properties held by RURA. 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. RURA does not have an estimate of fair market value for all such property held at the end of the reporting period.

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Real Property Transactions
7/1/2021-6/30/2022

One RURA-owned property located at 120 Savannah Street was sold in February of 2022, related to the Southeast Tower redevelopment project.

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Rochester Urban Renewal Agency: Real Property Report
7/1/2021-6/30/2022

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 disposition being evaluated following the death of the purchaser
Rochester Urban Renewal Agency	46-48 Broadway	Parcel disposition being evaluated following the death of the purchaser
Rochester Urban Renewal Agency	52 Broadway	Parcel disposition being evaluated following the death of the purchaser
Rochester Urban Renewal Agency	54-60 Broadway	Parcel disposition being evaluated following the death of the purchaser
Rochester Urban Renewal Agency	66 Broadway	Parcel disposition being evaluated following the death of the purchaser
Rochester Urban Renewal Agency	414 E. Broad Street	Parcel disposition being evaluated following the death of the purchaser
Rochester Urban Renewal Agency	50 Broadway	Parcel disposition being evaluated following the death of the purchaser
Rochester Urban Renewal Agency	151 Mt. Hope Avenue	No action proposed
Rochester Urban Renewal Agency	780 Exchange Street	No action proposed
Rochester Urban Renewal Agency	120 Savannah Street	Property sold as part of the Southeast Tower redevelopment project

RURA

Rochester Urban Renewal Report

7/01/21-6/30/22

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 6/30/22 Annual Comprehensive Financial Report will be on file in the office of the Rochester Urban Renewal Agency.