



Rochester Urban Renewal Agency

City Hall Room 005A
30 Church Street
Rochester, New York
14614-1290

R. Carlos Carballada
Secretary

Rochester Urban Renewal Agency

Annual Report

7/01/09-6/30/10



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.



R. Carlos Carballada, Secretary



Brian Roulin, Chief Financial Officer

RURA

7/01/09-6/30/10

Operations and Accomplishments

1. ESL Federal Credit Union held their official ribbon cutting ceremony on May 20, 2010, at their new corporate headquarters at 225 Chestnut Street. The City of Rochester and Rochester Urban Renewal Agency (RURA) assisted with this project by selling three parcels of land (225 & 255 Chestnut Street, and 280 S. Clinton Avenue). ESL constructed an approximately 180,000 square foot headquarters on 225 Chestnut Street, and a parking garage located on 280 S. Clinton Avenue. The project has resulted in bringing over 300 positions to the city of Rochester, and an investment of \$50-60 million.
2. Funds received from the sale of the Wegmans Driving Park store that was donated to the City in the amount of \$425,000 is being used to fund the Targeted Commercial Exterior Improvement Grant in the Dewey-Driving Park Urban Renewal District. Four applications for exterior grant were received, reviewed and approved. Four applicants selected an architect to complete design work. One project went out to bid, contractor was selected, grant approved, and work has started.
3. Midtown acquired for sale and redevelopment. (See Projects Undertaken by RURA section.)

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Rochester Urban Renewal Proceedings for 7/1/09-6/30/10

Date	Resolution No.	Action
Proceedings in 2009 7/09	URA-7	Approving and adopting the amended Urban Renewal Plan for the Dewey-Driving Park Urban Renewal District
9/09	URA-8	Authorizing the sale of real estate to the City of Rochester
11/09	URA-9	Approving and adopting the amended Urban Renewal Plan for the Midtown Urban Renewal District
12/09	URA-10	Approving the 2008-09 Annual Report
Proceedings in 2010 3/10	URA-1	Approving the 2010-11 Budget
4/10	URA-2	Approving the Mission Statement and Performance Measures

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RURA

Summary Financial Information

Summary Statement of Net Assets

<u>Assets</u>	<u>6/30/2010</u>	<u>6/30/2009</u>	<u>6/30/2008</u>
Current Assets			
Cash and cash equivalents	1,374,386	97,836	\$1,404,629
Investments	600,000	2,000,000	\$750,000
Receivables, net			
Other assets			
Total Current Assets	1,974,386	2,097,836	\$2,154,629
Noncurrent Assets			
Restricted cash and investments			
Long-term receivables, net			
Other assets			
Capital Assets			
Land and other nondepreciable property	0	0	\$570,000
Buildings and equipment			
Infrastructure			
Accumulated depreciation			
Net capital assets			
Total Noncurrent Assets	0	0	\$570,000
Total Assets	1,974,386	2,097,836	\$2,724,629
 Liabilities			
Current Liabilities			
Accounts payable			
Pension contribution payable			
Other post-employment benefits			
Accrued liabilities			
Deferred revenues	0	0	\$570,000
Bonds and notes payable			
Other long-term obligations due within one year			
Total Current Liabilities	0	0	\$570,000
Noncurrent Liabilities			
Pension contribution payable			
Other post-employment benefits			
Bonds and notes payable			
Other long-term obligations			
Total Noncurrent Liabilities	0	0	\$0
Total Liabilities	0	0	\$570,000
 Net Asset (Deficit)			
Net Assets			
Invested in capital assets, net of related debt			
Restricted	1,974,386	2,097,836	\$2,154,629
Unrestricted			
Total Liabilities and Net Assets	1,974,386	2,097,836	\$2,724,629

Summary Statement of Revenues, Expenses and Change in Net Assets

Operating Revenues

Charges for services			
Rental & financing income			
Other operating revenues			\$2,394,343

Total Operating Revenue			
	0	0	\$2,394,343
<u>Operating Expenses</u>			
Salaries and wages			
Other employee benefits			
Professional services contracts			
Supplies and materials			
Depreciation & amortization			
Other operating expenses			\$250,621
Total Operating Expenses	0	0	\$250,621
Operating Income (Loss)	0	0	\$2,143,722
<u>Nonoperating Revenues</u>			
Investment earnings	1,680	23,507	\$10,908
State subsidies/grants			
Federal subsidies/grants			
Municipal subsidies/grants			
Public authority subsidies			
Other nonoperating revenues			
Total Nonoperating Revenue	1,680	23,507	\$10,908
<u>Nonoperating Expenses</u>			
Interest and other financing charges			
Subsidies to other public authorities			
Grants and donations	125,130	65,000	
Other nonoperating expenses		15,300	
Total Nonoperating Expenses	125,130	80,300	\$0
Income (Loss) Before Contributions	-123,450	-56,793	\$2,154,630
Capital Contributions			\$0
Change in net assets	-123,450	-56,793	\$0
Net assets (deficit) beginning of year	\$2,097,836	\$2,154,629	\$0
Other net assets changes			\$0
Net assets (deficit) at end of year	1,974,386	2,097,836	\$0

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RURA
Debt Report
7/01/09-6/30/10

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.

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RURA
Annual Investment Report
7/1/09-6/30/10

CHASE INSIGHT
INVESTMENT & DEBT
Investment Interest Payment History
 7/1/2009 - 6/30/2010

Payment Date	ID Number	Description	Rate	Maturity Date	Issuer	Bank	Par	Interest
Portfolio Group: 336 Driving Pk Urban Renewal								
Portfolio: 336 Driving Pk Urban Renewal								
7/24/2009		Certificate of Deposit	0.100000	7/24/2009		HSBC NYC	2,000,000.00	172.22
8/27/2009		Certificate of Deposit	0.100000	8/27/2009		HSBC NYC	1,800,000.00	170.00
9/29/2009		Certificate of Deposit	0.110000	9/29/2009		HSBC NYC	1,800,000.00	181.50
11/3/2009		Certificate of Deposit	0.110000	11/3/2009		HSBC NYC	1,800,000.00	192.50
12/10/2009		Certificate of Deposit	0.110000	12/10/2009		HSBC NYC	1,800,000.00	203.50
1/19/2010		Certificate of Deposit	0.110000	1/19/2010		HSBC NYC	1,800,000.00	220.00
2/22/2010		Certificate of Deposit	0.100000	2/22/2010		CHASE NYC	1,600,000.00	151.11
2/22/2010		Certificate of Deposit	0.080000	2/22/2010		CHASE NYC	200,000.00	13.78
3/23/2010		Certificate of Deposit	0.100000	3/23/2010		CHASE NYC	1,800,000.00	145.00
4/22/2010		Certificate of Deposit	0.100000	4/22/2010		CHASE NYC	800,000.00	66.67
5/20/2010		Certificate of Deposit	0.100000	5/20/2010		CHASE NYC	800,000.00	62.22
6/24/2010		Certificate of Deposit	0.130000	6/24/2010		HSBC NYC	800,000.00	101.11

Total Portfolio: 336 Driving Pk Urban Renewal

Total Portfolio Group: 336 Driving Pk Urban Renewal

1,679.61

1,679.61

RURA
Procurement Contracts Report
7/1/09-6/30/10

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

The authority has no open procurement contracts for the above time period.

RURA
7/1/09-6/30/10

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.

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Projects undertaken by RURA
7/1/09-6/30/10

1. **Midtown Plaza**- The Midtown Urban Renewal District was established by the Rochester City Council in March 2007. The purpose of the District was to facilitate the redevelopment and revitalization of an approximately 11 acre area in the center of the downtown district. The area was characterized by significantly vacant and underutilized buildings. The Midtown Urban Renewal Plan included the acquisition of the Midtown Plaza Mall by the City of Rochester. The 1.4 million square foot Midtown Plaza Mall was constructed in 1962 and included office, retail and restaurant uses. When the Urban Renewal District was established, the property was approximately 80% vacant and having adverse economic impacts on the adjacent properties and the ability of the City to revitalize the Region's Center City.

The City acquired Midtown Plaza in May 2008 for \$5.9 million and relocated all but one tenant by June 2009. The last remaining tenant, Trailways/Greyhound was relocated in November 2009. The plans for the former Midtown Plaza include full asbestos remediation and demolition of a majority of the 1.4 million square foot complex. The primary asbestos project will be completed in August 2010 with demolition commencing in the same month. Demolition will continue for a 16 month period.

PAETEC Holdings Corp. will commence construction of their new 222,426 square foot building in 2011 with a projected occupancy date of January 2013. The project cost is \$55.8 million. It is anticipated that PAETEC will bring 800-1,000 employees to their new building. In fall 2009, the City of Rochester awarded the former Midtown Tower building to a development team of Christa Development and Morgan Management. The 17-story tower will not be demolished, but will be renovated and "re-skinned" for a mixed-use project. The project includes 177 market-rate apartments, 24 high-end condominiums and 92,000 square feet of commercial space. The \$60+ million project will commence construction in 2011 and be completed in early 2013.

The redevelopment of the Midtown Urban Renewal District also includes new streets, open space, public amenities and reconstruction of the Cortland Street tunnel (which provides underground services to several properties along East Main Street. The 1809-space underground Midtown Parking Garage will also be retained and rehabilitated. The remaining 3 development opportunities in the district will be developed at a later time as the market permits. A "Broadway-style" performing arts center (PAC) has been proposed on the former McCurdy Department Store site on East Main Street however, the project is subject to the ability to raise capital for the project.

The City has completed all required SEQRA and NEPA review for the project. In November 2009 the Rochester City Council adopted the amended Urban Renewal Plan for the project, updating the creation of 6-7 new parcels and several streets.

2. Funds received from the sale of the Wegmans Driving Park store that was donated to the City in the amount of \$425,000 is being used to fund the Targeted Commercial Exterior Improvement Grant in the Dewey-Driving Park Urban Renewal District. Four applications for exterior grant were received, reviewed and approved. Four applicants selected an architect to complete

design work. One project went out to bid, contractor was selected, grant approved, and work has started.

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RURA Properties with estimated fair market value in excess of \$15,000 that RURA intends to dispose of.

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

338 Ford Street is the parcel resulting from a resubdivision of 376, 334, 338 and 344 Ford Street and 567 and 579 Clarissa Street. The appraisal for the combined parcels with the easement restrictions was \$5,000.

Appraisals were completed in October 2006 for both 47 Savannah Street and 15 Manhattan Square Drive. The estimated market value of the Fee Simple Estate is \$720,000 for 47 Savannah Street and \$321,500 for 15 Manhattan Square Drive.

The South Avenue Garage at 36 South Avenue was appraised at \$5,620,000 in 2008.

Most of the other parcels listed are "non-buildable" and therefore would likely be conveyed for \$1.00.

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 properties not on the list include:

1. 485 N. Clinton Avenue-This is a school and may be considered for potential conveyance to the Rochester City School District.
2. 125-141 S. Clinton-No plan to dispose of this property at this time.
3. 165 Court Street-No plan to dispose of this property at this time.

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.

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URBAN RENEWAL PARCEL STATUS & RECOMMENDATIONS

id	Secno	Block	Lot	Sublot	liaddr	Street	Current Use	Proposed Use
42079	121.023	2	26	2	36	SOUTH AV	Parking Garage	Same, No Action
42563	121.025	2	39	0	50	BROADWAY	Leased to Benderson	Keep RURA, Future Dev Parcel Resub to one parcel
42514	121.025	2	39	0	414	E BROAD ST	Leased to Benderson	
42550	121.025	2	33	0	40	BROADWAY	Leased to Benderson	
42627	121.025	2	34	0	48	BROADWAY	Leased to Benderson	
42126	121.025	2	35	0	52	BROADWAY	Leased to Benderson	
42803	121.025	2	36	0	60	BROADWAY	Leased to Benderson	
42922	121.025	2	37	0	66	BROADWAY	Leased to Benderson	
48659	121.033	1	4	0	15	MANHATTAN SQ DR	Parking Lot Leased	Leased to Museum, No Action
43712	121.033	1	6	0	47	SAVANNAH ST	Tennis Bubble Lease	Continue as Tennis, No Action
44762	121.029	1	42	0	11	FAVOR ST	Vineyard Church Lease & Easements	Transfer to City ownership and resub, review lease for changes
44998	121.037	2	4	1	31	FAVOR ST		
44914	121.037	2	5	1	25	FAVOR ST		
45001	120.044	2	1	32	2	REYNOLDS ST	Contamination	Check Joe B re status
45298	121.039	1	5	1	200	EXCHANGE BLVD	Surface Parking	Keep RURA for Redev
45368	121.037	2	6	0	149	TROUP ST	Vacant & Easements	Trans to City, Consider for Redev
45370	121.037	2	7	1	152	TROUP ST	Easements	Trans to City, Consider for Redev
48976	121.047	1	44	0	151	MT HOPE AV	Reserved for Project	River Commons
49672	121.053	1	16	0	49.5	DR SAMUEL MCCREE WAY	Adjacent to Montgomery Cent	Being Conveyed to Montgomery
49673	121.053	1	15	0	51	DR SAMUEL MCCREE WAY	Adjacent to Montgomery Cent	Being Conveyed to Montgomery
50064	121.053	1	74	0	12.5	CADY ST	Adjacent to Montgomery Cent	Being Conveyed to Montgomery
51075	121.053	2	18	2	338	FORD ST	Lease to AME & Easements	Transfer to City and Assign Agreements
55591	121.069	3	75	0	780	EXCHANGE ST	Easement Restrictions	Offer portion to adjacent owner, subdivide and sell balance to Church of Love

23 parcels remaining

Rochester Urban Renewal Agency
 Real Property Report
 7/1/09-6/30/10

OWNER NAME	PROPERTY ADDRESS
RURA (School #9)	485 N. Clinton Avenue
RURA-COMIDA-Bausch & Lomb	125-141 S. Clinton Avenue
RURA-Excellus Health Plan	165 Court Street
Rochester Urban Renewal Agency	2 Reynolds Street
Rochester Urban Renewal Agency	36 South Avenue
Rochester Urban Renewal Agency	40 Broadway
Rochester Urban Renewal Agency	46-48 Broadway
Rochester Urban Renewal Agency	52 Broadway
Rochester Urban Renewal Agency	54-60 Broadway
Rochester Urban Renewal Agency	66 Broadway
Rochester Urban Renewal Agency	414 E. Broad Street
Rochester Urban Renewal Agency	50 Broadway
Rochester Urban Renewal Agency	11 Favor Street
Rochester Urban Renewal Agency	15 Manhattan Square Drive
Rochester Urban Renewal Agency	47 Savannah Street
Rochester Urban Renewal Agency	31 Favor Street
Rochester Urban Renewal Agency	25 Favor Street
Rochester Urban Renewal Agency	146-148 Troup Street
Rochester Urban Renewal Agency	152 Troup Street
Rochester Urban Renewal Agency	200 Exchange Blvd.
Rochester Urban Renewal Agency	151 Mt. Hope Avenue
Rochester Urban Renewal Agency	51 Dr. Samuel McCree Way
Rochester Urban Renewal Agency	49-49.5 Dr. Samuel McCree Way
Rochester Urban Renewal Agency	12-12.5 Cady Street
Rochester Urban Renewal Agency	338 Ford Street
Rochester Urban Renewal Agency	780 Exchange Street

RURA
Real Property Transactions
7/1/09-6/30/10

There were no property transactions for the reporting period.

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Code of Ethics

All persons acting on behalf of the Rochester Urban Renewal Agency in RURA matters are covered by the Code of Ethics adopted by the RURA. (The City of Rochester's Code of Ethics was adopted by the RURA.)

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Rochester Urban Renewal Report
7/1/09-6/30/10

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 6/30/10 Financial Reports and/or Comprehensive Annual Financial Report will be on file in the office of the Rochester Urban Renewal Agency.

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