



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

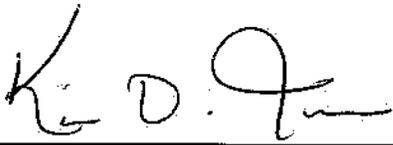
7/01/22-6/30/23



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

7/01/22-6/30/23

Operations, Accomplishments & Undertakings

1. 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 Program in the Dewey-Driving Park Urban Renewal District. The program has been created solely to implement commercial exterior façade grants within Dewey-Driving Park Urban Renewal District. To date, \$238,113 of the fund has been expended towards the implementation of this program as follows:

<u>Expenditure / Use</u>	<u>Amount</u>	<u>Disbursement Dates</u>
Ingalls Planning / Consultant Services	\$18,600	November 2008-May 2009
321 Driving Park LLC / Business Assistance	\$28,403	August 2010-November 2010
Tricom Communications / Business Assistance	\$30,000	January 2011-October 2011
Sharp Edgez Barber Shop / Business Assistance	\$27,722	November 2011-December 2011
Micheal E. Toombs / Business Assistance	\$28,988	June 2011-October 2012
Clinton & Ralston Auto Repair / Business Assistance	\$29,400	February 2013
International Products & Services / Business Assistance	\$30,000	January 2016-May 2016
Ocean Fish Market / Business Assistance	\$45,000	April 2017-May 2017

2. An amendment to the Marketview Heights Urban Renewal District (URD) Plan was approved by City Council in May 2023. The amendment revised the goals to allow for increased single-family home ownership development, the elimination of a land swap with the nearby Ametek business and removal of a related large rental project development site. R.K. Hite & Co., Inc. hired for acquisition/relocation services, have begun negotiations for property acquisitions on the north side of Lewis Street. The City continues to engage with the Marketview Heights Collective Action Project (CAP).
3. The City's Bull's Head Neighborhood Revitalization initiative continued 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 started in spring of 2023.

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Rochester Urban Renewal Proceedings
7/1/22-6/30/23

Date	Resolution No.	Action
2/2023	2023-URA-1	Resolution approving the Rochester Urban Renewal Agency 2021-22 Rochester Urban Renewal Agency Annual Report
3/2023	2023-URA-2	Resolution approving the Rochester Urban Renewal Agency 2023-24 Annual Budget, Performance Measures for 2023, and Performance Measures Report for 2022

RURA

Summary Financial Information

Summary Statement of Net Assets

Assets	6/30/2023	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
Current Assets												
Cash and cash equivalents	1,155,430	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
Investments												
Receivables, net												
Other assets												
Total Current Assets	1,155,430	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
Noncurrent Assets												
Restricted cash and investments												
Long-term receivables, net	0	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	1,155,430	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
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	0	3,130
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	0	3,130
Net Asset (Deficit)												
Net Assets												
Invested in capital assets, net of related debt												
Restricted	1,155,430	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
Unrestricted												
Total Liabilities and Net Assets	1,155,430	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

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	0	0	182
State subsidies/grants													
Federal subsidies/grants													
Municipal subsidies/grants													
Public authority subsidies													
Other nonoperating revenues	35,700			0	771,750	250,000							
Total Nonoperating Revenue	35,700	0	0	0	771,750	250,000	0	0	0	0	0	0	182

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	
Other nonoperating expenses			276,710	0	15,975								
Total Nonoperating Expenses	0	0	276,710	0	15,975	0	45,000	30,000	0	0	29,651	32,572	
Income (Loss) Before Contributions	35,700	0	-276,710	0	755,775	250,000	-45,000	-30,000	0	0	-29,651	-32,390	

Capital Contributions

Change in net assets	35,700	0	-276,710	0	755,775	250,000	-45,000	-30,000	0	0	-29,651	-32,390	
Net assets (deficit) beginning 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	
Other net assets changes													
Net surplus (deficit) at end of year	1,155,431	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	

RURA

Debt Report

7/01/22-6/30/23

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	306,435.30
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	306,435.30

----- CURRENT YEAR TOTAL AMOUNTS -----			
Actual (Memo)	.00	Original Budget	306,435.30
Encumbrances	.00	Budget Tranfr In	.00
Requisitions	.00	Budget Tranfr Out	.00
Total	.00	Carry Fwd Budget	.00
Available Budget	306,435.30	Carry Fwd Bud Tfr	.00
Percent Used	.00	Revised Budget	306,435.30
Inceptn to SOY	15,975.10	Inceptn Orig Bud	286,710.40
		Inceptn Revsd Bud	322,410.40
Encumb-Last Yr	.00	DEPT	.00
Actual-Last Yr	.00	RECOMD	.00
Estim-Actual	306,435.30	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	35,700.00
11	.00	.00	.00
12	.00	.00	.00
13	.00	.00	.00
Tot:	.00	.00	306,435.30

----- PRIOR YEARS TOTAL AMOUNTS -----			
2023 Actual	.00	2023 Orig Budget	270,735.30
2023 Closed @ YE	.00	2023 Bud Tfr In	35,700.00
2023 Encumbrance	.00	2023 Bud Tfr Out	.00
2023 Memo Bal	.00	2023 C Fwd Budget	.00
2022 Actual	.00	2023 Revsd Budget	306,435.30
2021 Actual	.00		
2020 Actual	.00	2022 Orig Budget	270,735.30
2019 Actual	15,975.10	2022 Revsd Budget	270,735.30
2018 Actual	.00	2021 Orig Budget	270,735.30
2017 Actual	.00	2021 Revsd Budget	270,735.30
2016 Actual	.00		
2015 Actual	.00	2023	0.00
2014 Actual	.00	2022	0.00
		2021	0.00

----- FUTURE YEAR AMOUNTS -----			
PER	2025 BUDGET		BUDGET
00	.00	2025 DEPT	.00
01	.00	2025 RECOMD	.00
02	.00	2025 MAYORS	.00
03	.00	2025 COUNCIL	.00
04	.00	2025 ADOPTED	.00
05	.00	2025 Revised	.00
06	.00	2026 Estimate	.00
07	.00	2027 Estimate	.00
08	.00	2028 Estimate	.00
09	.00	2029 Estimate	.00
10	.00		
11	.00	2025 Memo Bal	.00
12	.00	2025 Encumbrance	.00
13	.00	2025 Requisition	.00
Tot:	.00		

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

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

RURA

Procurement Contracts Report

7/01/22-6/30/23

(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

7/01/22-6/30/23

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 officers, directors or employees compensated by the Rochester Urban Renewal Agency.

RURA

Personal Property Transactions Statement

7/01/22-6/30/23

The authority did not have any personal property transactions at any point during the reporting period.

RURA

Urban Renewal Parcel Status & Recommendations

7/1/2022-6/30/2023

Street Address	Current Use	Proposed Action	2023-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 70 Broadway*	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

*= 414 E. Broad Street is now known as 70 Broadway – the address was changed when the ROW dedication was finalized and re-mapped.

RURA

Potential Disposition of Property

7/1/2022-6/30/2023

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.

RURA

Real Property Transactions

7/1/2022-6/30/2023

There were no transactions of RURA owned real property during the reporting period.

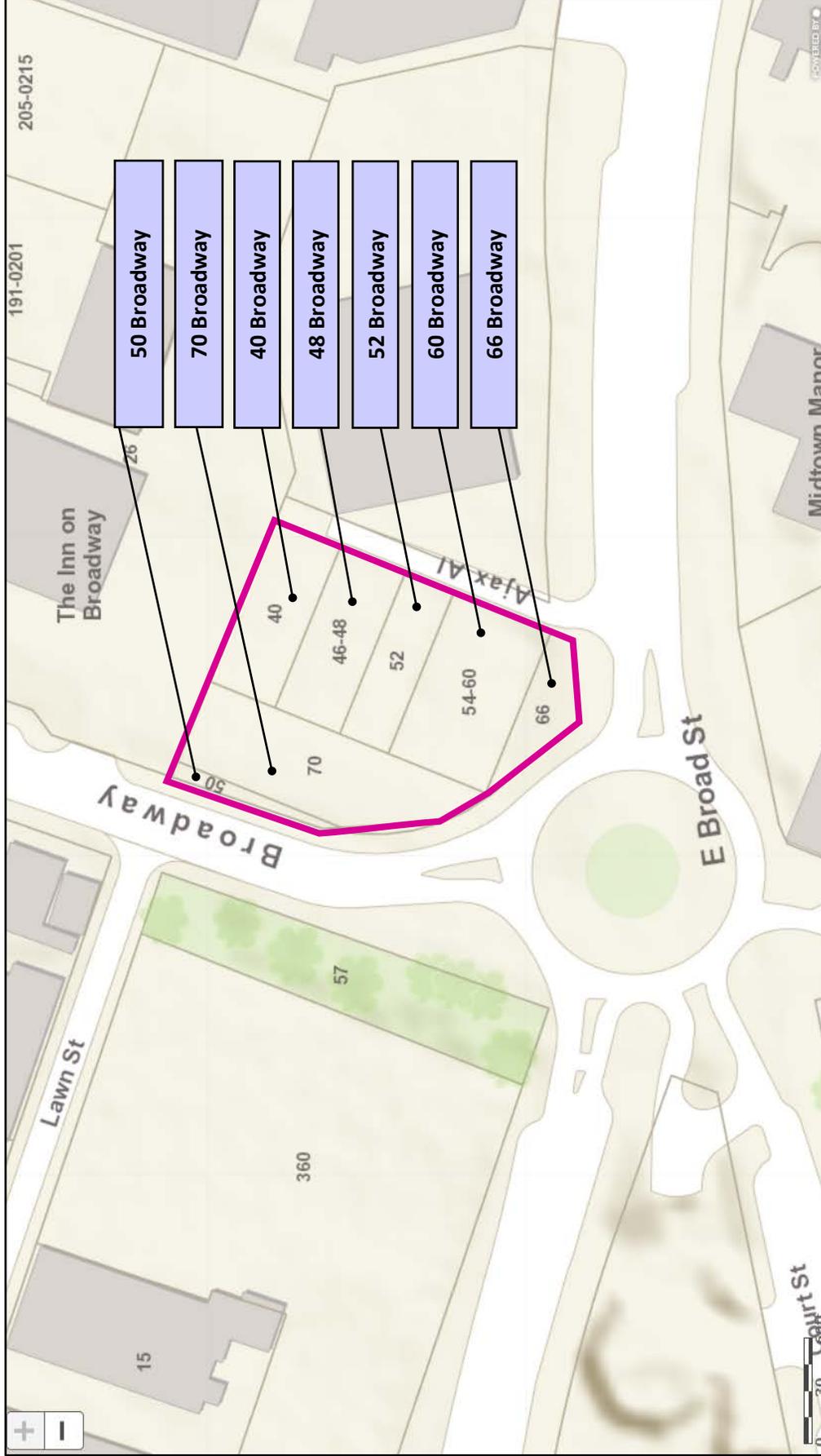
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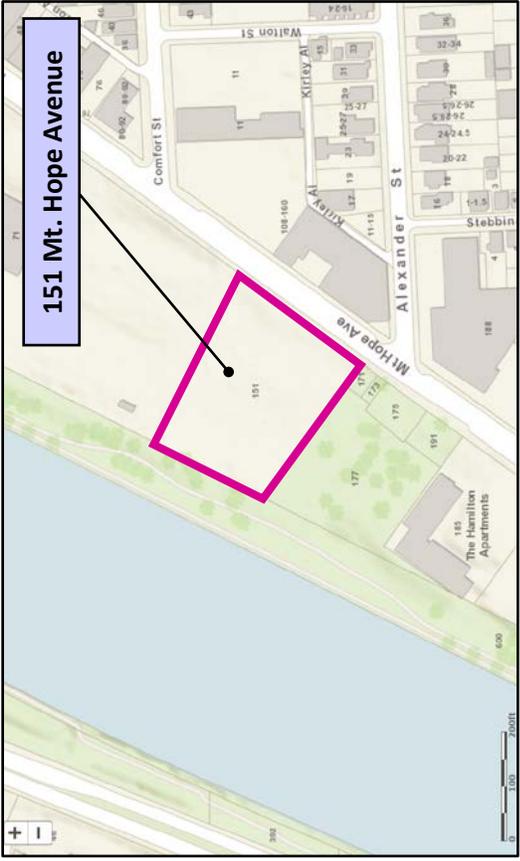
Rochester Urban Renewal Agency: Real Property Report
7/1/2022-6/30/2023

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 70 Broadway*	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

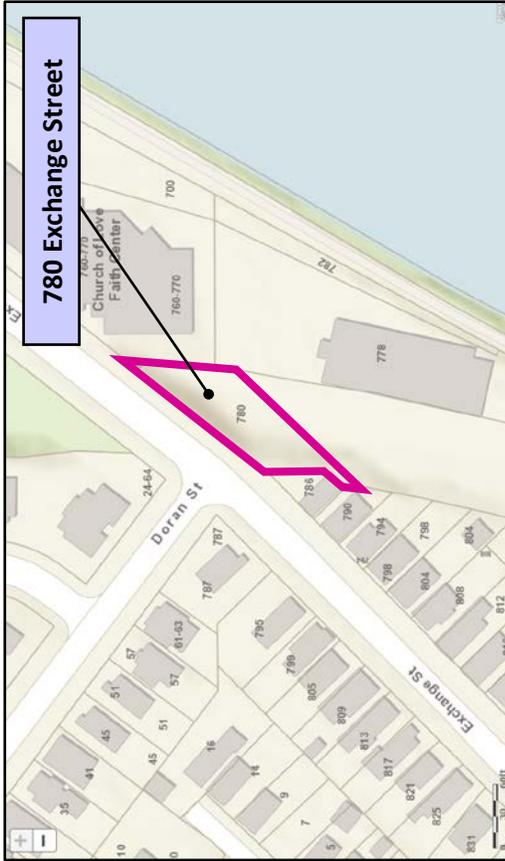
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RURA-owned Properties 2022-2023

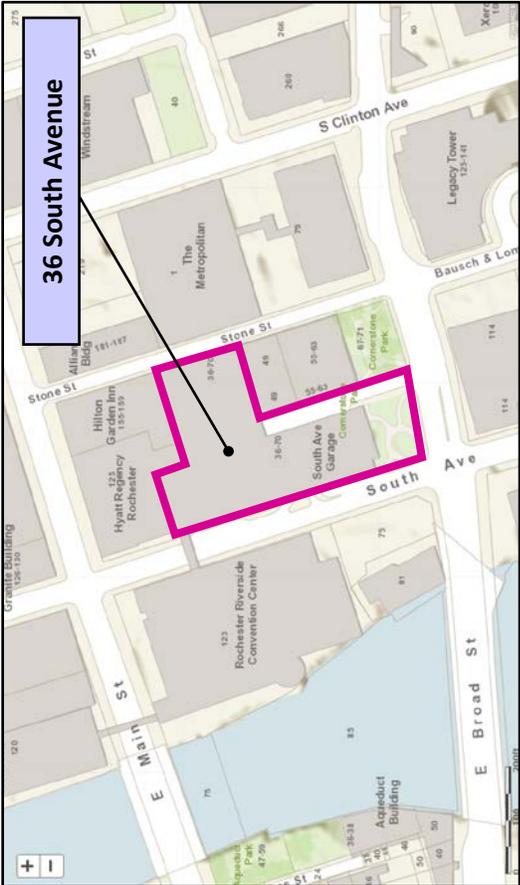




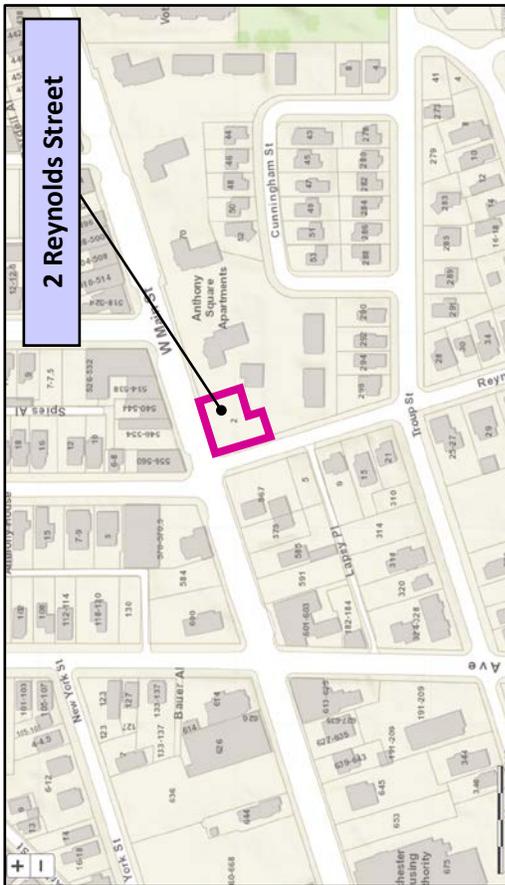
151 Mt. Hope Avenue



780 Exchange Street



36 South Avenue



2 Reynolds Street

RURA

Rochester Urban Renewal Report

7/01/22-6/30/23

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 & Rochester Urban Renewal Agency audited financial statements.

A copy of the City of Rochester & Rochester Urban Renewal Agency fiscal year ended 6/30/23 Annual Comprehensive Financial Report will be on file in the office of the Rochester Urban Renewal Agency.