



**Rochester Urban Renewal Agency**

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

R. Carlos Carballada  
Secretary

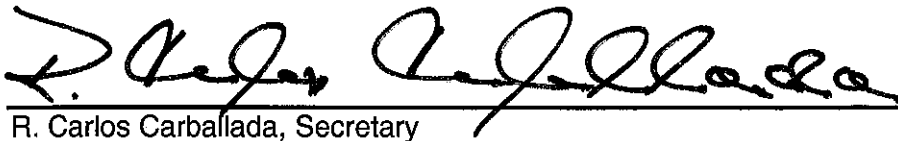
# Rochester Urban Renewal Agency

## Annual Report

7/01/11-6/30/12

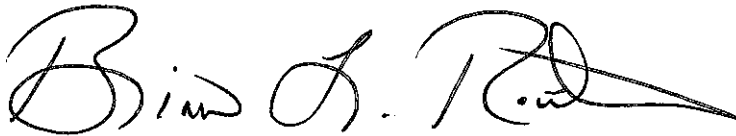


The financial reports submitted are certified that based on the officer's knowledge, the information provided herein is accurate, correct and does not contain any untrue statement of material fact; does not omit any material fact which, if omitted, would cause the financial statements to be misleading 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.

A handwritten signature in black ink, appearing to read "R. Carlos Carballada". The signature is written in a cursive style with a long horizontal stroke at the end.

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R. Carlos Carballada, Secretary

A handwritten signature in black ink, appearing to read "Brian Roulin". The signature is written in a cursive style with a long horizontal stroke at the end.

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Brian Roulin, Chief Financial Officer

RURA

7/01/11-6/30/12

Operations and Accomplishments

1. Midtown Plaza

In partnership with the State of New York, the City of Rochester is moving forward with the redevelopment of the former Midtown Plaza in the heart of the city's central business district. Midtown Plaza consisted of approximately 1.5 million square feet of vacant, office and retail buildings covering 8.6 acres. The Midtown Rising project involves the demolition of most of the Midtown buildings, inclusion of new streets and open space and creation of 6 development parcels. In 2009, the City completed the State Environmental Quality Review Act process for the redevelopment plan. The amended Midtown Urban Renewal Plan was adopted by the Rochester City Council in November 2009.

The asbestos remediation and demolition of the site was funded and supervised by the State of New York at a cost of \$44 million. Construction work is underway on the underground service tunnel and will be under way on the 1,800-vehicle underground garage in 2013. Above ground, a new street grid, sidewalks, and lighting are planned as is the preparation of the remaining development parcels and the public space with an additional \$11MM grant from New York State.

The City of Rochester has currently identified \$4,712,350 in federal assistance for the Midtown project. In February 2009 U.S. Congresswoman Louise M. Slaughter (D-NY-28) announced \$950,000 in funding for transportation improvements relating to the Midtown Project from the 2009 Omnibus Appropriations Act. In September 2009, U.S. Senator Kirsten Gillibrand announced that the Senate passed the Transportation, Housing and Urban Development Appropriations Bill, which included \$340,900 to assist with revitalization of the former Midtown Plaza site. An additional \$1,363,600 was included in the Federal fiscal year 2010 budget through appropriations from the transit bill. The City was awarded a \$2,057,850 grant from the U.S. Economic Development Administration for infrastructure improvements to the Midtown site. The City continues to seek assistance through various federal programs to assist with infrastructure costs to construct streets, utilities and open space.

The City is in the process of selecting among interested developers who have viable commercial tenants for the Midtown Tower. This process will be completed by winter 2012. It is anticipated that the redevelopment plans for the Tower will include 261,000 square feet of residential space and approximately 126,000 square feet of commercial space. The City is seeking state assistance and will assist the developer in seeking other state and federal assistance for project financing.

PAETEC was originally planning on constructing a 224,000 square foot corporate headquarters office building at the northwest corner of the former Midtown Plaza site. In the meantime, the Windstream Corporation and PAETEC, both public-held corporations, entered into an agreement whereby Windstream agreed to purchase PAETEC with no stipulations for advancing the PAETEC corporate headquarters on the Midtown site. Windstream subsequently agreed to locate up to 335 of its employees on a portion of the same site. The reconfigured project involves the adaptive re-use of the former Seneca Building at 245 East Main Street at a total cost of \$19MM. The Pike Development Company will develop and own the approximately 109,000 square foot, three story structure; two floors will be occupied by the Windstream Corporation, and the third floor will be available for other tenants.

Construction started in spring 2012 and will be completed by August 2013. The City of Rochester is providing a \$5,000,000 loan and a \$900,000 grant from federal Community Development Block Grant (CDBG) funds; the City is also providing a \$1,700,000 grant with Empire State Development Corporation (ESDC) funds. Rochester Gas & Electric (RG&E) provided two (2) grants totaling \$800,000 for electric service infrastructure. The balance of funding is developer equity and conventional financing.

The remaining three (3) development parcels 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 is being used to fund the Targeted Commercial Exterior Improvement Grant in the Dewey-Driving Park Urban Renewal District. Storefront renovation projects:
  - 320 Driving Park, Michael Toombs Flooring-completed
  - 308 Driving Park, Clinton & Ralston Auto Repair-approved. The contractor has been selected and funds encumbered.
3. North Plymouth Terrace is a new \$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 consists of twenty-four 2.5-story market rate townhomes and an 11,000 square foot 3-story mixed-use commercial building. The development project represents a significant investment in the historic Cascade District and transforms a 1.5 acre parking lot into new mixed-use urban development. The project will increase the downtown residential population and bring more jobs to the neighborhood.

The City-owned property was sold to the developer in May 2011. The project build-out is being completed in phases. Six townhomes are completed with four more currently under construction. The remaining townhomes are expected to be completed by 2014. The 3-story commercial building is currently under construction and expected to be completed in Fall 2012. The US Postal Service will lease space in the new commercial building bringing 5 new jobs to the downtown location.

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**Rochester Urban Renewal Proceedings for 7/1/11-6/30/12**

<b>Date</b>	<b>Resolution No.</b>	<b>Action</b>
<b>Proceedings in 2011</b>		
8/2011	URA-7	Resolution Approving Submission of the Amended Urban Renewal Plan for the Brooks Landing Urban Renewal District
11/2011	URA-8	Designation Benderson Development Company, Inc. as qualified and eligible to lease 52 Broadway in the Southeast Loop Urban Renewal Project, NYR-175
	URA-9	Approving the Lease by the Rochester Urban Renewal Agency to Benderson Development Company, Inc. of 52 Broadway in the Southeast Loop Urban Renewal Project, NYR-175
<b>Proceedings in 2012</b>		
1/2012	URA-1	Approving the 2010-11 Annual Report
3/2012	URA-2	Approving the 2012-13 Budget and Performance Measures
3/2012	URA-3	Resolution Approving an Amendment to the Urban Renewal Plan for the Brooks Landing Urban Renewal District

Note: The following Urban Renewal Resolutions were inadvertently omitted from the 2010-11 Report

5/2011	URA-5	Approving an Amendment to the Lease of 52 Broadway in the Southeast Loop Urban Renewal Project, NYR-175
5/2011	URA-6	Authorizing the Sale of Parcels to the City of Rochester

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RURA  
Summary Financial Information

Summary Statement of Net Assets

<u>Assets</u>	<u>6/30/2012</u>	<u>6/30/2011</u>	<u>6/30/2010</u>	<u>6/30/2009</u>	<u>6/30/2008</u>
<b>Current Assets</b>					
Cash and cash equivalents	498,447	127,707	1,374,386	97,836	\$1,404,629
Investments		400,000	600,000	2,000,000	\$750,000
Receivables, net					
Other assets					
<b>Total Current Assets</b>	<b>498,447</b>	<b>527,707</b>	<b>1,974,386</b>	<b>2,097,836</b>	<b>\$2,154,629</b>
<b>Noncurrent Assets</b>					
Restricted cash and investments					
Long-term receivables, net					
Other assets					
<b>Capital Assets</b>					
Land and other nondepreciable property	0	0	0	0	\$570,000
Buildings and equipment					
Infrastructure					
Accumulated depreciation					
Net capital assets					
<b>Total Noncurrent Assets</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$570,000</b>
<b>Total Assets</b>	<b>498,447</b>	<b>527,707</b>	<b>1,974,386</b>	<b>2,097,836</b>	<b>\$2,724,629</b>
<b>Liabilities</b>					
<b>Current Liabilities</b>					
Accounts payable					
Pension contribution payable					
Other post-employment benefits					
Accrued liabilities					
Deferred revenues	0	0	0	0	\$570,000
Bonds and notes payable					
Other long-term obligations due within one year					
<b>Total Current Liabilities</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$570,000</b>
<b>Noncurrent Liabilities</b>					
Pension contribution payable					
Other post-employment benefits					
Bonds and notes payable					
Other long-term obligations					
<b>Total Noncurrent Liabilities</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>Total Liabilities</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$570,000</b>
<b>Net Asset (Deficit)</b>					
<b>Net Assets</b>					
invested in capital assets, net of related debt					
Restricted	498,447	527,707	1,974,386	2,097,836	\$2,154,629
Unrestricted					
<b>Total Liabilities and Net Assets</b>	<b>498,447</b>	<b>527,707</b>	<b>1,974,386</b>	<b>2,097,836</b>	<b>\$2,724,629</b>

Summary Statement of Revenues, Expenses and Change in Net Assets

<b>Operating Revenues</b>					
Charges for services					
Rental & financing income					
Other operating revenues					\$2,394,343
<b>Total Operating Revenue</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$2,394,343</b>
<b>Operating Expenses</b>					
Salaries and wages					
Other employee benefits					
Professional services contracts					
Supplies and materials					
Depreciation & amortization					
Other operating expenses					\$250,621
<b>Total Operating Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$250,621</b>
<b>Operating Income (Loss)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$2,143,722</b>
<b>Nonoperating Revenues</b>					
Investment earnings	182	434	1,680	23,507	\$10,908
State subsidies/grants					
Federal subsidies/grants					
Municipal subsidies/grants					
Public authority subsidies					
Other nonoperating revenues					

Total Nonoperating Revenue	182	434	1,680	23,507	\$10,908
<b><u>Nonoperating Expenses</u></b>					
Interest and other financing charges					
Subsidies to other public authorities					
Grants and donations	32,572	1,447,113	125,130	65,000	
Other nonoperating expenses				15,300	
Total Nonoperating Expenses	32,572	1,447,113	125,130	80,300	\$0
Income (Loss) Before Contributions	-32,390	-1,446,679	-123,450	-56,793	\$2,154,630
Capital Contributions					\$0
Change in net assets	-32,390	-1,446,679	-123,450	-56,793	\$0
Net assets (deficit) beginning of year	\$527,707	\$1,974,386	\$2,097,836	\$2,154,629	\$0
Other net assets changes					\$0
Net assets (deficit) at end of year	495,317	527,707	1,974,386	2,097,836	\$0

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RURA  
Debt Report  
7/01/11-6/30/12

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  
7/1/11-6/30/12



Fund 1336 ... URBAN RENE Acct URBAN RENE Acct name 1336-09-00-0000-00000-00000-376000  
 Org 336000000 ... URBAN RENE Acct name URBAN RENE INTEREST EARNINGS  
 Object 376000 ... INT EARN Type Revenue Status Active   
 Project ...

4 Year Comparison	Current Year		History	
	Fiscal Year 2013	Fiscal Year 2012	Fiscal Year 2011	Fiscal Year 2014
Original Budget	.00	.00	.00	.00
Transfers In	.00	.00	.00	.00
Transfers Out	.00	.00	.00	.00
Revised Budget	.00	.00	.00	.00
Actual (Memo)	.00	-182.08	-434.17	.00
Encumbrances	.00	.00	.00	.00
Requisitions	.00	.00	.00	.00
Inceptn To Date	-36,710.40			
Available	36,710.40	182.08	434.17	.00
Percent used	.00	.00	.00	.00

Display detail information for current account.

RURA  
Procurement Contracts Report  
7/1/11-6/30/12

(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  
7/1/11-6/30/12

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  
7/1/11-6/30/12

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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.

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.

485 N. Clinton Avenue-This is a school and may be considered for potential conveyance to the Rochester City School District.

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

Street Address	Current Use	Proposed Action
36 South Avenue	Parking Garage	No Action Proposed
50 Broadway	Leased to Benderson	The sale of a portion of parcel to City has been approved
414 E. Broad	Leased to Benderson	The sale of a portion of parcel to City has been approved
40 Broadway	Leased to Benderson	Keep RURA, future development parcel/Resub to one parcel
48 Broadway	Leased to Benderson	Keep RURA, future development parcel/Resub to one parcel
52 Broadway	Leased to Benderson	Keep RURA, future development parcel/Resub to one parcel
60 Broadway	Leased to Benderson	Keep RURA, future development parcel/Resub to one parcel
66 Broadway	Leased to Benderson	The sale of a portion of parcel to City has been approved
15 Manhattan Square Drive	Parking Lot Leased	Leased to Museum/No Action
47 Savannah	Tennis Bubble Lease	Continue as Tennis Bubble/No Action
2 Reynolds Street	Vacant	No Action Proposed
200 Exchange Blvd.	Surface Parking	Keep RURA for redevelopment
151 Mt. Hope Avenue	Reserved for Project	River Commons
485 N. Clinton Avenue	School	No Action Proposed
125-141 S. Clinton Avenue	Bausch & Lomb/COMIDA	No Action Proposed
165 Court Street	Excellus	No Action Proposed
780 Exchange		Offer portion to adjacent owner, subdivide and sell balance to Church of Love



Rochester Urban Renewal Agency  
Real Property Report  
7/1/11-6/30/12

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	15 Manhattan Square Drive
Rochester Urban Renewal Agency	47 Savannah Street
Rochester Urban Renewal Agency	200 Exchange Blvd.
Rochester Urban Renewal Agency	151 Mt. Hope Avenue
Rochester Urban Renewal Agency	780 Exchange Street

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RURA  
Real Property Transactions  
7/1/11-6/30/12

There were no property sales 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  
7/1/11-6/30/12

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 6/30/12 Comprehensive Annual Financial Report will be on file in the office of the Rochester Urban Renewal Agency.

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