

## **Urban Renewal Highlights**

### **2018 - 2019**

#### **Highlights this year**

**To date: March 31, 2019 – For the 3<sup>rd</sup> year in a row all Residential properties were sold!**

- **The URA has approved**
  - **76 sales of property for a total of \$505,401.00**
- **Auction Properties** (*Properties outside URA Target Area must be sold @ Public Auction*)
  - **10 Properties \$106,550.00** (Urban Renewal facilitates the Auction for the City)
- **Industrial Development Agency** (*Commercial properties – outside the URA Target Area*)
  - **1 Property - \$400,000.00** (Urban Renewal helped Market the Property for the IDA)

**City Wide – 64 Properties - Sold for \$1,877,951.00**

#### **MHA - New Home Construction Started 2018**

*The Roosevelt project consists of 25 new, wood framed buildings, including 23 two family homes, 1 four family home, and a Resident Center. Upon completion, there will be 50 new apartments on 11 sites within the City of Utica located in the Corn Hill neighborhood including the site of the former Roosevelt School. The project is financed by a combination of federal, state, and private grants and loans and construction started in spring of 2018. Individual bid packages include general trades, plumbing, HVAC, electrical, and fire protection. The Roosevelt site and 19 additional properties were purchased from the Urban Renewal Agency.*

#### **Rescue Mission - Tiny Home Construction Started 2018**

*The Rescue Mission is now building three homes that are 600 – 800 square feet on property purchased from the Urban Renewal Agency. The homes are have a bedroom on the first floor and one or two lofts on the second floor, along with a kitchen, bathroom and living space. Each home will cost approximately \$35,000 to build. The homes are designed and constructed by participants in a program called Skills for Success — a job-training program and partnership among the Rescue Mission, the city, On Point for College and Mohawk Valley Community College — that gives mission residents and others the chance to learn construction trades.*

#### **Ribbon Cutting – Completed Projects 2018**

##### **West St. apartments**

*May 21 – 2018 A ribbon cutting ceremony was held for the Rescue Mission of Utica's West Street Apartments. The nearly \$14 million complex provides 42 units of affordable housing. It includes 11 supportive units for persons recovering from mental illness and six units for formerly homeless individuals and their families. All 42 units are occupied, with an additional 200 applications waiting in the wings. The funding came from a variety of sources, but mostly through New York State Homes and Community Renewal, OTIDA, and some city funds through HOME Funds. 5 lots on Miller and West St were purchased from the Urban Renewal Agency.*

##### **Kemble Park**

*October 7 – 2018 Here We Grow Again! Kemble Park is a prime example of what can happen when the residents work together with the City, the School, the County and the State. They never took no for final answer. That was just a jumping off point for further discussion. The neighbors stuck together for over a decade and a half to bring this to fruition. Now they are looking at adding additional elements to enhance the park. The City will continue to support their efforts. The park cost approximately \$875,000 to complete, with most of the money coming from state grants. The park features a basketball court, a pavilion, and a mural which serves as the backdrop for the park. To facilitate the project the City did a land swap with the Utica School District for the property and Urban Renewal Land Banked three lots to expand the foot print of the park.*

##### **Your Bargain Grocer**

##### **December 3 – 2018**

*The new location of Your Bargain Grocer looks amazing. This new, larger facility at 1110 Lincoln Avenue will allow the Compassion Coalition, Inc. to provide affordable and healthy food to the areas of Utica that need it most in West Utica! The Utica Urban Renewal Agency sold them the vacant land in 2016 and the Compassion Coalition has since invested \$3.5 million dollars to bring their vision to fruition! You'll be pleasantly surprised when you visit their new 12,000 square foot store!*

## URA Comparison to previous years

2011 – 2012	148 Properties	\$822,137.23	Average Sale	\$5,554.98	Assessments	\$1,879,460
2012 – 2013	79 Properties	\$169,244.63	Average Sale	\$2,142.33	Assessments	\$1,544,430
2013 – 2014	156 Properties	\$892,861.68	Average Sale	\$5,723.47	Assessments	\$4,846,650
2014 – 2015	87 Properties	\$576,763.34	Average Sale	\$6,629.45	Assessments	\$2,633,950
2015 – 2016	96 Properties	\$773,450.00	Average Sale	\$8,056.77	Assessments	\$2,650,480
2016 – 2017	65 Properties	\$585,051.00	Average Sale	\$8,211.12	Assessments	\$2,005,380
2017 – 2018	69 Properties	\$590,431.00	Average Sale	\$8,556.97	Assessments	\$2,007,700
2018 – 2019*	76 Properties	\$505,401.00	Average Sale	\$6,650.02*	Assessments	\$1,308,930

**\$11,304.57\* w/o lots**

**Total Sales \$4,822,339.88 Total Assessments \$18,876,980.00**

## Auction Properties (Properties outside URA Target Area must be sold @ Public Auction)

• August 2012	19 Properties	\$298,850.00	Average Sale	\$15,728.94	Assessments	\$ 525,340
• July 2013	8 Properties	\$204,000.00	Average Sale	\$25,500.00	Assessments	\$ 419,600
• October 2013	10 Properties	\$204,860.00	Average Sale	\$20,485.00	Assessments	\$ 216,000
• May 28, 2014	15 Properties	\$465,000.00	Average Sale	\$31,000.00	Assessments	\$ 664,400
• June 17, 2015	9 Properties	\$209,100.00	Average Sale	\$23,333.00	Assessments	\$ 386,600
• May 25, 2016	21 Properties	\$349,700.00	Average Sale	\$16,652.00	Assessments	\$ 752,840
• May 25, 2017	16 Properties	\$334,650.00	Average Sale	\$20,915.62	Assessments	\$ 430,100
• Sept. 21, 2017	3 Properties	\$ 67,750.00*	Average Sale		Assessments	\$ 82,400
• Oct. 24, 2018	10 Properties	\$106,550.00**	Average Sale	\$21,060.00	Assessments	\$ 182,040

\* 9-21-17 - Two properties sold as a package (House & Adjacent Lot – one separate lot - \$250.00)

\*\* 10-24-18 – One property sold w/adjacent lot; one house sold by private sale after the auction; five separate lots were sold at auction. One property was sold by private sale after the Auction.  
– Average Sale is calculated on just the houses

**Total Sales \$2,240,460.00 Total Assessments \$3,659,320.00**

**Total URA Sales + Auction \$7,062,799.88 Total Assessments \$22,536,300.00**

## Demo Houses Sold since 2012

Following are the properties that the City slated for demolition that were sold by URA - Demolition cost would have been \$1,250,000.00 for residential houses. Estimated cost of \$1,000,000.00 Demolition 253 Genesee & 120-126 Blecker\*

<u>Address</u>	<u>Problem</u>	<u>Sale price</u>	<u>Assessment</u>
1526 High Street	Lead Problem	\$4,800.00	\$ 34,000.00
813 Blecker	Supreme Court Demo Order	\$1,000.00	\$ 45,000.00
15 Walker St	Fire Damage	\$1,000.00	\$ 37,000.00
1122 Court	Fire Damage	\$1,000.00	\$ 10,000.00
908 Lenox	Fire Damage	\$1,000.00	\$ 45,000.00
908 Harper	back end collapsing	\$1,000.00	\$ 24,000.00
133 Wall	Foundation collapsing	\$1,000.00	\$ 40,500.00
125 Wall	Foundation collapsing	\$1,000.00	\$ 30,500.00
1205 Park	center fire & water damage	\$1,000.00	\$ 10,000.00
914 Stark	Fire Damage	\$1,000.00	\$ 34,900.00
1231 Steuben	foundation Collapsing	\$7,000.00	\$ 28,000.00
24-26 Noyes	structural damage wall	\$2,000.00	\$ 37,200.00
147 Eagle	interior decay – water	\$1,000.00	\$ 28,000.00
1542 West	Fire Damage	\$1,000.00	\$ 35,000.00
311 Lansing	Severe Water Damage	\$1,000.00	\$ 29,300.00
1531 Steuben	Foundation collapsing	\$1,000.00	\$ 31,700.00
2 Saratoga	Interior collapsing	\$2,000.00	\$ 53,500.00
740 Catherine	Severe Water damage	\$3,000.00	\$ 43,900.00
712 Tracy	Foundation collapsing	\$1,500.00	\$ 35,300.00
211 Kossuth	Totally Gutted	\$1,250.00	\$ 35,000.00
202 Pellietieri	Roof Collapsing	\$1,000.00	\$ 48,000.00
509 Nichols	Severe Water Damage	\$2,000.00	\$ 37,000.00
1101 Whitesboro	Fire Damage	\$1,000.00	\$ 36,000.00
1306 Dudley –	Severe Water Damage	MHA	\$ 20,000.00
1220 Dudley –	Foundation, roof, water damage	MHA	\$ 38,400.00
123 Harding	Sewage backup & lateral damage	\$10,000.00	\$ 36,700.00
309 James St.	Fire damage & flooded basement	\$6,000.00	\$ 20,000.00
*253 Genesee	Severe Water Damage	\$10,000.00	\$300,000.00
*120 – 126 Blecker	Severe Water Damage	\$ 1.00	\$ 80,000.00
<b>Total</b>		<b>\$66,801.00</b>	<b>\$1,273,900.00</b>