

# Urban Renewal Highlights

## 2017 - 2018

### Highlights this year

#### URA Sold Out

For the 2<sup>nd</sup> year in a row the Urban Renewal Agency sold its inventory of residential one – three family homes for the fiscal year 2017 – 2018. One property was not ratified by the Common council and went back on the market. Offers on that property will be reviewed by the URA Board on Thursday 2-22-18.

**To date the URA has approved 69 sales of property for a total of \$590,431.00**

#### New Home Construction - MHA

This year we closed on the sale of multiple properties to the Utica Municipal housing Agency for the construction of new homes.

*The 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 will be financed by a combination of federal, state, and private grants and loans and construction will start later this year. Individual bid packages include general trades, plumbing, HVAC, electrical, and fire protection.*

#### Tiny Home Construction – Rescue Mission

The City of Utica’s Urban Renewal Agency recently approved selling almost half an acre of vacant land across the street from the former Bossert’s manufacturing site in West Utica to the Rescue Mission of Utica.

*They are looking to build a number of homes that are (400) to 600 square feet. The homes are envisioned as having 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 could cost approximately \$35,000 to build.*

*The homes will be 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.*

The City has successfully marketed and sold over 500 commercial and residential properties, in the past 5 years, to private developers which has created jobs, generated millions of dollars in private investment and expanded the tax base by nearly \$9 million.

#### 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

**Total Sales**

**\$4,409,938.80**

**Total Assessments \$17,568,050.00**

# Demo Houses Sold

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 Bleecker\**

Address	Problem	Sale price	Assessment
1526 High Street	Lead Problem	\$4,800.00	\$ 34,000.00
813 Bleecker	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 Pelliettieri	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 Bleecker	Severe Water Damage	\$ 1.00	\$ 80,000.00
<b>Total</b>		<b>\$66,801.00</b>	<b>\$1,273,900.00</b>