

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: MASSENA  
Local Government Number: 15G133

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MASSENA URBAN RENEWAL	15010	2

**TIF Debt Outstanding:** 884,610

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	<b>33,946</b>	<b>0</b>	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
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TIF Revenue:	868,011
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>868,011</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	480,801
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>480,801</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>421,156</b>	<b>41,012</b>	<b>Amount of 06-30-2020 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** -17,347

## Urban Renewal Area Data Collection

Local Government Name: MASSENA (15G133)  
 Urban Renewal Area: MASSENA URBAN RENEWAL  
 UR Area Number: 15010

UR Area Creation Date: 10/2014

UR Area Purpose: To alleviate Blighted Conditions  
 and promote economic growth  
 through the encouragement of  
 commercial, industrial and  
 residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MASSENA TWP/CAM SCH/MASSENA CITY TIF INCREM	150085	150086	19,362,240
VICTORIA TWP/CAM SCH/MASSENA CITY TIF INCREM	150087	150088	17,426,016

## Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	40,875,840	0	0	40,875,840	0	40,875,840
Taxable	0	0	0	36,788,256	0	0	36,788,256	0	36,788,256
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** 33,946 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 868,011  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 868,011**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 480,801  
 Returned to County Treasurer: 0  
**Total Expenditures: 480,801**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** 421,156 41,012 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For MASSENA URBAN RENEWAL

### Sewer Rehabilitation Project

Description:	sewer lining and repairs
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	Yes

### Residential Subdivision Development Project

Description:	housing development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

### City Park Playground Equipment Project

Description:	replace equipment
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

### Red Sox Field Improvement Project

Description:	park improvement
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

### Mulberry Street Improvements Project

Description:	street repairs
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Blight Alleviation Demolition Project

Description:	nuisance properties
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

### CAM High School Blight Alleviation Project

Description:	bus ramp repairs
Classification:	Roads, Bridges & Utilities

Physically Complete:	Yes
Payments Complete:	Yes

## **Administrative Expenses**

Description:	lawyers fees
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## **Massena Hillside Harvest Garden Support Program**

Description:	community garden
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

## **Clarke Ave Project**

Description:	street repair
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## **Main Street Beautification Project**

Description:	beautify street
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

## **Sanitary Sewer Improvement Project**

Description:	improve lagoons
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MASSENA URBAN RENEWAL

### G.O. Sewer Improvement Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/09/2013
FY of Last Payment:	2018

### Residential Subdivision Development Agreement

Debt/Obligation Type:	Rebates
Principal:	180,000
Interest:	0
Total:	180,000
Annual Appropriation?:	Yes
Date Incurred:	11/10/2014
FY of Last Payment:	2020

### LMI related to development agreement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	75,240
Interest:	0
Total:	75,240
Annual Appropriation?:	Yes
Date Incurred:	11/10/2014
FY of Last Payment:	2020

### Park Improvement Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/11/2014
FY of Last Payment:	2016

### Sanitary Sewer Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/14/2013

FY of Last Payment: 2016

## Administrative Costs

Debt/Obligation Type: Internal Loans  
Principal: 16,800  
Interest: 0  
Total: 16,800  
Annual Appropriation?: Yes  
Date Incurred: 11/19/2019  
FY of Last Payment: 2020

## Massena Hillside Harvest

Debt/Obligation Type: Internal Loans  
Principal: 0  
Interest: 0  
Total: 0  
Annual Appropriation?: No  
Date Incurred: 08/17/2015  
FY of Last Payment: 2016

## Administrative Costs

Debt/Obligation Type: Internal Loans  
Principal: 75,000  
Interest: 0  
Total: 75,000  
Annual Appropriation?: Yes  
Date Incurred: 09/18/2018  
FY of Last Payment: 2020

## Administrative Costs

Debt/Obligation Type: Internal Loans  
Principal: 0  
Interest: 0  
Total: 0  
Annual Appropriation?: No  
Date Incurred: 06/13/2016  
FY of Last Payment: 2016

## Red Sox Field Improvements

Debt/Obligation Type: Internal Loans  
Principal: 0  
Interest: 0  
Total: 0  
Annual Appropriation?: No  
Date Incurred: 11/13/2017  
FY of Last Payment: 2018

## 2017A GO Note

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/30/2017
FY of Last Payment:	2019

## 2017B GO AA Note

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	207,000
Interest:	9,360
Total:	216,360
Annual Appropriation?:	Yes
Date Incurred:	03/30/2017
FY of Last Payment:	2021

## Administrative Costs

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/13/2017
FY of Last Payment:	2018

## CAM School Bus Ramp

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/29/2016
FY of Last Payment:	2017

## Blight Allevation

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/15/2016
FY of Last Payment:	2018

## 2018 GO AA Note

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	300,000
Interest:	21,210
Total:	321,210

Annual Appropriation?:	Yes
Date Incurred:	07/25/2018
FY of Last Payment:	2022



## Non-Rebates For MASSENA URBAN RENEWAL

TIF Expenditure Amount:	122,208
Tied To Debt:	Residential Subdivision Development Agreement
Tied To Project:	Residential Subdivision Development Project
TIF Expenditure Amount:	51,083
Tied To Debt:	LMI related to development agreement
Tied To Project:	Residential Subdivision Development Project
TIF Expenditure Amount:	108,210
Tied To Debt:	2017B GO AA Note
Tied To Project:	Main Street Beautification Project
TIF Expenditure Amount:	107,500
Tied To Debt:	2018 GO AA Note
Tied To Project:	Main Street Beautification Project
TIF Expenditure Amount:	16,800
Tied To Debt:	Administrative Costs
Tied To Project:	Administrative Expenses
TIF Expenditure Amount:	75,000
Tied To Debt:	Administrative Costs
Tied To Project:	Administrative Expenses

## Income Housing For MASSENA URBAN RENEWAL

Amount of FY 2020 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	122,208
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	68,812
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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### TIF Taxing District Data Collection

Local Government Name: MASSENA (15G133)  
 Urban Renewal Area: MASSENA URBAN RENEWAL (15010)  
 TIF Taxing District Name: MASSENA TWP/CAM SCH/MASSENA CITY TIF INCREM  
 TIF Taxing District Inc. Number: 150086  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	10/2013
Economic Development	10/2013

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	21,513,600	0	0	21,513,600	0	21,513,600
Taxable	0	0	0	19,362,240	0	0	19,362,240	0	19,362,240
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	19,362,240	19,362,240	0	0

FY 2020 TIF Revenue Received: 464,924

### TIF Taxing District Data Collection

Local Government Name: MASSENA (15G133)  
 Urban Renewal Area: MASSENA URBAN RENEWAL (15010)  
 TIF Taxing District Name: VICTORIA TWP/CAM SCH/MASSENA CITY TIF INCREM  
 TIF Taxing District Inc. Number: 150088  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	10/2014
Economic Development	10/2014

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	19,362,240	0	0	19,362,240	0	19,362,240
Taxable	0	0	0	17,426,016	0	0	17,426,016	0	17,426,016
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	17,426,016	17,426,016	0	0

FY 2020 TIF Revenue Received: 403,087