

**BINGHAMTON LOCAL DEVELOPMENT CORPORATION
REGULAR MEETING MINUTES
THURSDAY, August 25, 2016**

ATTENDANCE												
Directors	1/28	2/25	3/24	4/28	5/26	6/23	7/28	8/25	9/22	10/27	11/17	12/15
David , Rich	P	P	P	EX	P	EX	P	P				
Frank, Kenneth	EX	P	P	P	P	P	EX	P				
Jacyna, Mary	P	P	P	P	P	P	EX	P				
Papastrat, Chris	P	P	P	P	P	EX	P	P				
Sall , Ron	P	P	P	P	P	P	P	P				
Shager, Chuck	P	P	P	P	P	P	P	P				
Saraceno, John	P	P	P	EX	P	P	P	EX				
Smith, Art	P	P	P	P	P	P	P	P				
Stromhaug, Per	EX	P	P	EX	EX	P	P	P				
Berling, Juliet	EX	P	P	P	EX	EX	P	P				
Berg, Bill	P	P	P	NA	NA	NA						
MacGregor, Justin	NA	NA	NA	NA	NA	NA	P	EX				
Staff												
Robert Murphy	P	P	P	P	P	P	P	P				
Joel Boyd	P	P	P	P	P	P	P	EX				
Lesley Cornwall	P	P	P	P	P	P	P	P				

President pro tempore Art Smith called the meeting to order at 9:02 AM.

APPROVAL OF THE MINUTES OF THE JULY 28, 2016 REGULAR MEETING

M. Jacyna moved, seconded by R. Sall to approve the minutes of the June 23, 2016 regular meeting as presented. The Directors voted unanimously in favor and the motion carried.

PRESENTATION OF THE JULY 2016 FINANCIAL REPORT

L. Cornwall presented the July 2016 financial report. The Directors accepted the financial report. C. Papastrat asked when VMR could be taken off the report. R. Murphy explained that there will be a conversation with the auditors in the future regarding this.

C. Papastrat made a motion to go into Executive Session, seconded by M. Jacyna regarding potential litigation against VMR. The Board went into Executive Session at 9:08am. The Board came out of Executive Session at 9:18 am and the meeting resumed.

OLD BUSINESS:

Update on Mountain Fresh Dairy:

R. Murphy had a conversation with Gary Bensley the day before and he offered to pay with his credit card although we were unable to accept payment by credit card. Part of the conversation with him was about the \$2,000 payment to the Joint Sewer Board in which Gary Bensley thought was not a valid request. R. Murphy explained that this payment for the permit was legal and was under the impression that they would pay the fee. They have all of their approvals except for the permit to the Joint Sewer which they should be paying soon.

R. Murphy explained he is trying to find a way to get them on track. Auto pay was discussed as well as direct deposit. However there will be a fee no matter how it is done. C. Shager and R. Murphy will discuss and will come back with some options for the October meeting. Paypal may be an option as well.

Update on Phase II Environmental on 435 State Street:

R. Murphy explained that they have been drilling and results have gone to the lab. We should have a better idea of the results by the next meeting and will give an update then. R. David explained that the Phase II is just for the testing and not the remediation. The point of the Phase II is to identify any issues. The first documentation of the results should be done by the end of next week with a final report to follow. By the next meeting we will have a final report that can be distributed to the Board. The survey has been complete and was both a topographical and boundary survey. We bought the Big Lots site from the County for \$1 and the market value for the McDonalds site is around \$130,000. We are required to get the market value of the McDonalds property. Our goal is to recoup the costs of the survey and the Phase II during the sale of the property. The survey cost is around \$3,000 and the Phase II cost is around \$12,000 to \$15,000. We do have opportunities and once the results of this are complete we can delve into the options.

Update on Live on the Waterfront 2016:

R. Murphy explained that we had a record setting number of vendors during a very hot summer. There were a good number of people from outside the area that came to this event. A couple from Germany who have been coming to Binghamton to visit for many years remarked how much better the Binghamton area has improved over the last few years. We are looking into doing events in September and October as well. There was a report that the City of Binghamton was ranked 20 in the United States for its music scene. R. Sall suggested that the bars and restaurants become more involved with the event. R. Murphy explained that there are different businesses that participate. R. Murphy is looking to turn it over but is looking for someone to turn it over to. R. Sall suggested that we speak with the Colonial and that he would be more than happy to work with them. R. David asked that we get some ideas together to have the businesses be more involved.

Downtown Student Kickoff:

The BLDC is helping sponsor that. It provides new students with how to use CommuniKey and introduce them to what is available downtown.

LUMA update:

This will be held September 2nd. There will be approximately 20,000 people downtown for this event. There will be many vendors at \$150 per tent. The Chamber is putting up \$2,000 as a match for the kick starter. There have been many meetings within City Hall in order to accommodate the amount of people coming to this event, as well as, parking spaces.

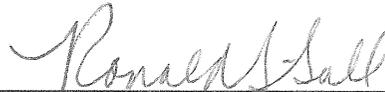
MAYOR'S REMARKS:

None

EXECUTIVE DIRECTOR'S REMARKS:

None

There being no further business to come before the BLDC Board of Directors, R. Sall moved, seconded by K. Frank, to adjourn. The members voted and the motion carried unanimously. The meeting adjourned at 9:52 AM.



Ron Sall, Secretary
Binghamton Local Development Corporation