

**BINGHAMTON LOCAL DEVELOPMENT CORPORATION  
REGULAR MEETING MINUTES  
THURSDAY, JUNE 4, 2015**

<b>ATTENDANCE</b>												
<b>Directors</b>	1/22	2/26	3/26	4/30	6/04	6/25	7/23	8/27	9/24	10/22	11/19	12/17
Berling, Juliet	NA	P	P	P	P							
David , Rich	P	P	EX	EX	P							
Frank, Kenneth	P	P	P	P	P							
Jacyna, Mary	P	P	P	EX	P							
Papastrat, Chris	P	P	P	P	P							
Sall , Ron	EX	P	P	P	P							
Shager, Chuck	P	P	P	P	EX							
Saraceno, John	P	P	P	P	P							
Smith, Art	P	P	P	P	P							
Stromhaug, Per	P	P	P	P	EX							
Webb, Lea	EX	EX	EX	EX	EX							
<b>Staff</b>												
Robert Murphy	P	P	P	P	P							
Joel Boyd	P	P	P	P	P							
Ashley Shager	NA	NA	NA	NA	P							

President John Saraceno called the meeting to order at 9:12AM.

**APPROVAL OF THE MINUTES OF THE APRIL 30, 2015 MEETING**

R. Sall moved, M. Jacyna seconded to approve the minutes of the April 30, 2015 regular meeting as presented. The directors voted unanimously in favor and the motion carried.

**PRESENTATION OF THE APRIL 2015 FINANCIAL REPORT**

Given the time constraint of some board members, R. Murphy asked for any questions about the April financial report. A. Shager discussed the delinquent accounts and informed the board of the amounts owed and actions being taken towards collection. K. Frank discussed his conversation with Mountain Fresh Dairy’s lawyer and expressed his concern about the late payment. Bob Murphy stated the first payment was made and that Mountain Fresh Dairy’s operations manager Gary Bensley, denied having any financial issues. The President accepted the financials.

**NEW BUSINESS:**

Resolution 15-08:

J. Saraceno overviewed the loan options given for 211 Washington Street, the former Metro Garage, to convert it into a new retro-garage American theme bar and restaurant. The options were to reduce the requested loan amount from \$95,000 to \$75,000, which would be the same amount of personal equity they had originally invested in the project or to cross-collateralize with their business based on the original loan request of \$95,000. R. Murphy mentioned the father had explored pledging part of his IRA but found it was not legally possible. As of now, they have not accepted either option; therefore, the board's position does not change and the resolution remains tabled.

Resolution 15-10:

J. Saraceno discussed that the owners of 3 I Graphics have recently requested to make interest only payments for the next 12 months. J. Saraceno asked R. Murphy to present the financials of paying the principal & interest payment vs. the interest only payment. R. Murphy stated that M&T Bank was supporting their request and he had received documents from the bank to prove this. J. Saraceno questioned that if the BLDC did agree to the interest-only payments, would the term of the loan get extended for another 12 months or would they re-amortize based on their original term. C. Papastrat suggested giving them the option. R. Murphy suggested adding it to the balloon payment at 5 years. R. Murphy motioned to go into executive session and Ron Sall seconded at 9:26am. R Sall motioned to return from executive session and J Saraceno seconded at 9:30am. The directors unanimously agreed that more information is needed to make a decision.

Resolution 15-11

Mayor Rich David discussed that after securing the money with the attorney general's office the City needed to do preliminary assessments of the building in which the city plans to turn into a grocery store on the North Side of Binghamton. The assessments were performed by Delta Engineering which had concerns about the structural integrity of the building, and questioned whether the building should be demolished. In order for Delta to make an definitive determination, more money would have to be spent to stabilize parts of the building so they could continue to do more studies and analysis. Mayor David believed that continuing to invest in only part of the building for more studies was a poor use for the grant money. The Mayor stated he approached the county executive about selling the Big Lots parcel to the BLDC for \$1. because various levels of government are involved in this including the Attorney General's office, Broome County Land Bank, Broome County Legislature, County Executive, and the BLDC. Since the BLDC owns the connecting parcel, and has been negotiating with the developer, Mayor David believed they should buy the Big Lots parcel in order to speed up the process. Delta reported to the Mayor and J. Saraceno and indicated that they wanted to continue moving forward with the project as planned. The Mayor believed the grant money could be better spent doing residential demolitions around the North side of the City of Binghamton. R. Sall questions that the developer gets the property for a \$1. The Mayor stated that they would become responsible for substantial cost for site preparation and everything else involving the

property. C Papastrat questioned what would happen if the project did not go through, and the Mayor said that the property comes back to the BLDC in which they would want the property since the city is investing in the area. The Mayor moved, seconded by R. Sall to approve Resolution 15-11 as presented. The Directors voted unanimously in favor and the motion carried.

**OLD BUSINESS:**

There was no old business to discuss.

**COMMITTEE REPORTS:** None

**MAYOR'S REMARKS:** Mayor David thanked the directors for the continued support on the grocery store project and stated that the city is in the midst of the CFA and URI application process. Collier Street redevelopment and the parking situation still remain priorities for the city. There will be a reapplication for the \$200,000 main street grant and \$75,000 marketing grant to help promote economic development. The city has multiple economic development projects underway including the Press Building project for student housing and later this month the first market rate housing project will be moving forward on Court Street. This signifies the first shift from small, medium, and large scale luxury student housing projects to market rate housing projects to non students. The city has applied for a \$100,000 grant for a phase one study to have a micro grid in the City of Binghamton. The state is working with a dozen municipalities to fund these grants in order for core services, such as fire and police, to function with power outages, floods, and natural disasters. NYSEG supports the concept. There will be more information on this at the next meeting.

**EXECUTIVE DIRECTOR'S REMARKS:**

R. Murphy discussed that the natural food business that the city is trying to bring in has signed the LOI . The city is working on putting together a financing package in conjunction with the Job Development Authority, Empire State Development and any other local sources.

A. Smith motioned for adjournment, J Saraceno seconded.

Meeting adjourned at 9:58 AM



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Ron Sall, Secretary  
Binghamton Local Development Corporation