

**BINGHAMTON LOCAL DEVELOPMENT CORPORATION
SPECIAL MEETING MINUTES
MONDAY, MAY 9, 2016**

ATTENDANCE												
Directors	5/9											
David , Rich	P											
Frank, Kenneth	P											
Jacyna, Mary	P											
Papastrat, Chris	P											
Sall , Ron	P											
Shager, Chuck	P											
Saraceno, John	EX											
Smith, Art	P											
Stromhaug, Per	P											
Berling, Juliet	P											
Staff												
Robert Murphy	P											
Joel Boyd	P											
Lesley Cornwall	P											

R. David called the meeting to order at 9:08 AM.

NEW BUSINESS:

RESOLUTION 16-05

A RESOLUTION OF THE BINGHAMTON LOCAL DEVELOPMENT CORPORATION AUTHORIZING THE APPROVAL OF ADVERTISING FOR BIDS FOR A PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT FOR THE BLDC PROPERTY LOCATED AT 435 STATE STREET, BINGHAMTON, NEW YORK.

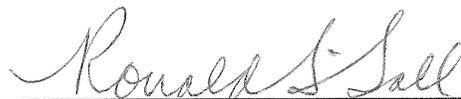
R. David explained that the reason this item was not taken to the last meeting was because we were straightening out what financing was going to be used and which line was going to be used. Whether using BLDC funds, CDBG funds or City funds sometimes depending on the source of funding that is utilized there are requirements attached to it. The BLDC needed to comply with the City procurement processes. R. David explained that this is something that we need to do in order to advance any project at this site. One of the things we have tried to do is

not to encompass every single development item into the guise of one project at one time. For example the old public works garage has already had the asbestos abatement already and now in the next 30 days we are starting the demolition to make the site shovel ready and more attractive for development. We are trying to take smaller bites and be a little more proactive. One of the reasons, whether you want to use this specific site as an example or other sites across the City, that there is no action is because it is difficult for someone to come in and say okay if you spend half a million dollars to demolish the Collier Street ramp then you can do project X there. In this particular case since it was located on a landfill and the other site that the BLDC owns, the old McDonald's site, had a Phase I already, there are some indications that we should pursue a Phase II which is something that would have to be done anyway. So we are just advancing at this time so that we can get this part of it done. We continue to talk to multiple parties about a project at this site. However there is always a lot of questions that seem to hinder a developer's ability to move forward so we need to start answering these questions in a non-speculative manner.

This resolution is authorizing the advertising for bids for the Phase II. It will go through the same process the City utilizes to advertise and solicit bids and we are using the UDAG line. One of the conditions of using this line is that when the property is sold the BLDC will be reimbursed for the cost of the Phase II. K. Frank explained the other condition is that it would be used for a community development purpose. The best example being a grocery store. It would have to fit into one of those economic development requirements. C. Papastrat asked about the cost and R. David said that there were some verbal estimates from Keystone and Jennings which ranged between \$10,000 and \$25,000. C. Papastrat explained that the Land Bank paid \$20,000 for the Phase I. R. David said that they also did a structural assessment which would be more expensive.

R. Sall moved seconded by C. Papastrat. The Directors voted in favor and the motion carried (9-0-0).

There being no further business to come before the BLDC Board of Directors, R. Sall moved, seconded by C. Papastrat, to adjourn. The members voted and the motion carried unanimously. The meeting adjourned at 9:14 AM.



Ronald S. Sall
Ron Sall, Secretary
Binghamton Local Development Corporation