

## Binghamton Urban Renewal Agency

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4<sup>th</sup> floor City Hall, 38 Hawley Street, Binghamton, New York 13902-7244  
607 – 772-7161

### MINUTES

#### Special Meeting

November 30, 2015

3:00 PM, Mayor's Conference Room

Attending: K. Frank, C. Shager, J. Matzo, T. Kellogg, R. Standish  
Staff: R. Murphy, J. Boyd, J. Kraham, R. Conway

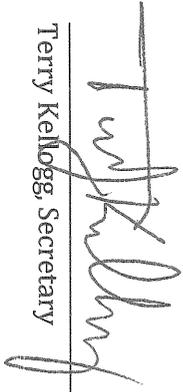
Executive Director Murphy called the meeting to order at 3:03 PM. He said the purpose of the meeting was to review the bids received for 142 Water Street in response to an RFP. The bids were opened at the Board of Estimate & Apportionment meeting on November 12<sup>th</sup>. Two bids were received: one from Marchuska Brothers Construction and HH&K on behalf of Ellis Brothers & Joseph, Inc. Subsequently Marchuska withdrew their offer. This left the one bid of Ellis Brothers to purchase Tax Parcel #160.40-2-39 for \$7,200.00. K. Frank explained that the strip of property appeared to be adjacent to the structure at 1 W. Street which Ellis Brothers had purchased and otherwise the parcel was contiguous with the CVS parking lot. No survey existed and the locations of property lines was unknown, whether it is striped consistently with the CVS lot, contiguous or 10' away from the building. Therefore one of the conditions of the purchase would be for the purchaser to survey the property and provide a survey and a meets and bounds description. K. Frank asked about the status of the purchaser in developing the building. R. Murphy said Ellis Brothers was moving ahead with the property perhaps not as quickly as they or anyone had hoped due to delays in the planning approval process. He said they had been approved for display windows wrapping around the corner and that they had decorated the existing Court and Hawley Street display windows with merchandise. K. Frank said his point was that BURA was selling the property in anticipation of prompt development occurring at the location and should it not take occur in a reasonable time, BURA should have the right to take back the property. R. Murphy agreed that BURA's condition of acceptance of the bid should be that if development was not forthcoming, the developer should not proceed with the purchase and/or BURA should have the option to take back the property. K. Frank said he had been in conversation with the buyer's attorney and understood Ellis Brothers was proceeding with the development. He said his office would have to work out the contract language.

K. Frank motioned to approve the purchase with the aforementioned stipulations. J. Matzo seconded and the motion was approved (5-0-0). R. Murphy said he would proceed with an award letter to the buyer's attorney.

R. Murphy reminded Board Members that the next meeting would take place on January 12, 2016 and that City Council would need to appoint two new representatives to the Board.

There being no further business to come before the board, J. Matzo motioned for adjournment. T. Kellogg seconded and the meeting adjourned at 3:09 PM (5-0-0).

Respectfully certified,



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Terry KeNogg, Secretary