



LEGISLATIVE BRANCH ▪ CITY OF BINGHAMTON

Teri Rennia, City Council President
 Angela Holmes, City Clerk

CITY COUNCIL WORK SESSION AGENDA
City Council Work Room, 38 Hawley Street, Binghamton
Monday May 19, 2014

The Work Session begins at 6:00pm. Times for RL(s)/Topics are approximate only and items may be considered earlier or later.

Time	Committee	Chair	RL(s)/Topic	Pages	Presenter
6:00pm	-----	-----	Discussion: Update from the Community Development Advisory Committee	-----	Marty Doorey
6:15pm	MPA	Motsavage	RL 14-62: Resolution in Support of Global Alliance of Greater Binghamton	-----	Lois Andrascik, Steve Day
6:45pm	-----	-----	Discussion: Review of 2014 1 st Quarter Financial Statements	-----	Charles Pearsall
	Finance	Berg	RL 14-64: Partial Reimbursement for demolition of flood damaged homes	4-31	
	Finance	Berg	RL 14-66: Adjustments to 2013 budget to remove negative variances	33-35	
7:15pm	Finance	Berg	RL 14-67: Grant Application to NYS DOT Transportation Alternatives Program for Multi-Modal Improvements Along the State and Hawley Street Intersection	36-37	Jennifer Taylor, Gary Holmes
7:30pm	-----	-----	Discussion: New York Rising Community Reconstruction Program Plans for the City of Binghamton	-----	Thomas Costello, Gary Holmes
7:45pm	-----	-----	Discussion: City of Binghamton 2014 Mill & Pave Plan	-----	Gary Holmes, Philip T. Krey
8:00pm	Finance	Berg	RL 14-31: Budget Transfer to Fund Comprehensive Parking Study	1-3	Gary Holmes
8:15pm	Finance	Berg	RL 14-70: Market New York Grant Program grant application	38-40	Robert Murphy
	Finance	Berg	RL 14-71: Grant Application to Empire State Development for Collier Street Commons Development	41-50	
	Finance	Berg	RL 14-72: Grant Application to Empire State Development for 70-72 Court Street	51-57	
8:30pm	Planning	Webb	RL 14-73: Granting an Easement at 142 State Street ("Commercial Alley") for the Installation of a Fire Stairway	58-74	Angela Holmes
8:45pm	Employees	Berg	RL 14-55: Residency Requirements for City of Binghamton Employees	-----	Councilman Berg
	-----	-----	Discussion: Review of Traffic Board Minutes	85	



LEGISLATIVE BRANCH ▪ CITY OF BINGHAMTON

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Time	Committee	Chair	RL(s)/Topic	Pages	Presenter
9:00pm	MPA	Motsavage	RL 14-65: Support of Life is Washable Grant Application	32	Councilman Mihalko
9:15pm	-----	-----	Discussion: Resolution Supporting the Establishment of a Casino at Traditions at the Glen	76-77	Council President Rennia
	-----	-----	Discussion: Noise Variance for The Belmar Pub	-----	
	-----	-----	Discussion: Review Amended Comprehensive Plan "Housing" Chapter Recommendation 2.4	75	
	-----	-----	Discussion: Resolution in Support of the Hillcrest Depot	78-84	
	-----	-----	Discussion: Review of Pending Legislation and Committee Reports	-----	

COMMITTEE REPORTS

Municipal & Public Affairs Committee: Motsavage (Chair), Webb, Matzo

1. Potential amendments to the City of Binghamton's noise ordinance regulations.
2. Potential amendments to the City of Binghamton regulations pertaining to mobile food vendor establishments.



Legislative Branch

RL Number:
14-31
Date Submitted:
3/12/14

City Clerk, City Hall, Binghamton, NY 13901 607-772-7005

REQUEST FOR LEGISLATION

Requests for Legislation (RLs) may be submitted to the City Clerk's Office for consideration at City Council Work Sessions. RLs generated from within City Hall departments must be submitted to the Mayor, Comptroller and Corporation Counsel for review before submission. RLs generated by citizens may be submitted directly to the City Clerk's Office.

Applicant Information

Request submitted by: Mayor Rich David

Title/Department: Mayor

Contact Information: 772-7001

RL Information

Proposed Title: An ordinance authorizing a transfer of funds from various departments to A1440.54410 Professional Services to fund Binghamton Parking Study

Suggested Content: see attached transfer Add Budget Line
see attached

Additional Information

Does this RL concern grant funding? Yes No

If 'Yes', is the required RL Grant Worksheet attached? Yes No

Is additional information related to the RL attached? Yes No

Is RL related to previously adopted legislation? Yes No

If 'Yes', please provide Permanent Ordinance/Resolution/Local Law number(s): _____

	OFFICE USE ONLY				
Mayor:					
Comptroller:					
Corporation Counsel:					
Finance <input checked="" type="checkbox"/>	Planning <input type="checkbox"/>	MPA <input type="checkbox"/>	PW/Parks <input type="checkbox"/>	Employees <input type="checkbox"/>	Rules/Special Studies <input type="checkbox"/>



CITY OF BINGHAMTON

City Hall, 38 Hawley Street, Binghamton, NY 13901 607-772-7005

REQUEST FOR TRANSFER OF FUNDS

Transfer requests of \$2500 or less must be approved by the Comptroller.
Transfer requests over \$2500 and not in excess of \$10,000 must be approved by Board of E&A and Chair of Finance Committee.
Transfer requests in excess of \$10,000 must be approved by City Council.

City Comptroller
c/o Board of Estimate and Apportionment
38 Hawley Street
Binghamton, NY 13901

Date: 03/12/2014

I respectfully request the below described transfer of funds due to the following reasons:

Fund Parking Study

From Budget Line (No. and Title)	To Budget Line (No. and Title)	Total Transfer Amount
see attached.	see attached	\$50,000.00

I do hereby certify that the funds will not be needed in the budget line from which I am requesting this transfer to be made.

Signature: *Jennifer Taffe* Date: 03/12/2014

OFFICE USE ONLY

I hereby certify that the above funds are unencumbered and available for Transfer. Certified by the Comptroller.

Signature: *Cheryl Bull* Date: 3/12/14

I hereby certify that the above described funds have been transferred, in accordance with the Code of the City of Binghamton Chapter 9, Appropriations. Certified by the Treasurer.

Signature: _____ Date: _____

Transfer of funds APPROVED / DENIED on _____. Certified by the Secretary of the Board of Estimate and Apportionment.

Signature: _____ Date: _____

Transfer of funds reviewed by the Binghamton City Council Finance Chair. Recommendations to be attached.

Signature: _____ Date: _____

Transfer of Funds

From Budget Line (No. and title)	To Budget Line (No. and Title)	Total Transfer Amount
A1490.51000 Personal Services - Superintendent of City Streets	A1440.54410 Professional Services	\$ 12,120.00
A1620.51000 Personal Services - Asst Bldg Maintenance Mechanic	A1440.54410 Professional Services	\$ 8,600.00
A1650.51000 Personal Services - Laborer	A1440.54410 Professional Services	\$ 7,800.00
A6889.51000 Personal Services - Director of Economic Development	A1440.54410 Professional Services	\$ 12,700.00
A8684.51000 Personal Services - Chief Planner	A1440.54410 Professional Services	\$ 6,100.00
A8686.51000 Personal Services - PHCD Director	A1440.54410 Professional Services	\$ 2,680.00
		\$ 50,000.00



Legislative Branch

RL Number: 14-64
 Date Submitted: 5/7/14

City Clerk, City Hall, Binghamton, NY 13901 607-772-7005

REQUEST FOR LEGISLATION

Requests for Legislation (RLs) may be submitted to the City Clerk's Office for consideration at City Council Work Sessions. RLs generated from within City Hall departments must be submitted to the Mayor, Comptroller and Corporation Counsel for review before submission. RLs generated by citizens may be submitted directly to the City Clerk's Office.

Applicant Information

Request submitted by: Charlie Pearsall
Title/Department: Comptroller / Finance
Contact Information: 772-7011, cpearsall@cityofbinghamton.com

RL Information

Proposed Title: Partial reimbursement for Flood Damaged homes demolished

Suggested Content: Accept reimbursement of capital funded debt in order to pay down principal on \$3,500,000 for the demolition projects on flood damaged homes. Appropriate \$1,506,544.60 of revenue budget in H43089 "STATE AID - OTHER" and establish same amount on budget line H1310. 550000. DEMO " BOND REDEMPTION" to be used to pay down 2014 BAN when rolled in early 2015.

Additional Information

Does this RL concern grant funding? Yes No
 If 'Yes', is the required RL Grant Worksheet attached? Yes No
 Is additional information related to the RL attached? Yes No
 Is RL related to previously adopted legislation? Yes No

If 'Yes', please provide Permanent Ordinance/Resolution/Local Law number(s): O14-007, O13-001

OFFICE USE ONLY						
Mayor:						
Comptroller:						
Corporation Council:						
Finance <input checked="" type="checkbox"/>	Planning <input type="checkbox"/>	MPA <input type="checkbox"/>	PW/Parks <input type="checkbox"/>	Employees <input type="checkbox"/>	Rules/Special Studies <input type="checkbox"/>	

Review Payments

Payment Details

Vendor Name: BINGHAMTON CITY OF
 Reference: 1155462 Business Unit: DHS01
 Invoice Number: 326143 Phone: (518) 486-6011
 Method: ACH Payment Date: 03/31/2014
 Amount: \$1,506,544.60 USD Pay Status: Paid
 Paid To: BINGHAMTON CITY OF

Country: USA United States
 Address 1: Attn: Treasurer
 Address 2: 38 Hawley St
 Address 3:

City: Binghamton
 County: Broome Postal: 13901
 State: NY New York
 From: Key Bank

Payment Advice

<u>Invoice</u>	<u>Gross Amount</u>	<u>Discount</u>	<u>Discount Taken</u>	<u>Paid Amount</u>	<u>Pymnt Msg</u>
326141	651,277.63 USD	0.00 USD	0.00 USD	651,277.63 USD	hmgp 1957-0002 question
326143	855,266.97 USD	0.00 USD	0.00 USD	855,266.97 USD	4020-0043 questions call

1,506,544.60

Return to Payments Made

T. Costello

Acquistion

'11 Home Buyout

'10 Home Buyout

518-292-2375

Legal Counsel Approval 

RI.14-025

Introductory No. O14-6

Permanent No. 014-7



THE COUNCIL OF THE CITY OF BINGHAMTON
STATE OF NEW YORK

Date: February 19, 2014

Sponsored by Council Members: Berg, Matzo, Motsavage, Webb, Rennia, Mihalko, Papastrat

Introduced by Committee: Finance

ORDINANCE

entitled

AN ORDINANCE AUTHORIZING THE PURCHASE, CLOSING COST, AND DEMOLITION OF FLOOD-DAMAGED HOMES, STATING THE ESTIMATED MAXIMUM COST OF \$3,500,000, APPROPRIATING SAID AMOUNT FOR SUCH PURPOSE, AND AUTHORIZING THE ISSUANCE OF \$3,500,000 BONDS OF SAID CITY TO FINANCE SAID APPROPRIATION

WHEREAS, the Council of the City of Binghamton adopted Permanent Ordinance 13-1 on January 9, 2013, entitled "An Ordinance Authorizing the Demolition of Flood-Damaged Homes, Stating the Estimated Maximum Cost of \$3,500,000, Appropriating said Amount for such Purposes, and Authorizing the Issuance of \$3,500,000 Bonds of said City to Finance said Appropriation"; and

WHEREAS, the City of Binghamton has determined that it is in the best interest of the City to acquire said flood-damaged homes in connection with the demolition and to amend the bond to include both acquisition and demolition of the flood-damaged homes, the full text of which is attached hereto as "Exhibit A".

NOW, THEREFORE, the Council of the City of Binghamton, duly convened in regular session, does hereby ordain as follows:

Section 1. That this Bond Ordinance, authorizing the issuance of serial bonds in an amount not to exceed Three Million, Five Hundred Thousand Dollars (\$3,500,000) by the City of Binghamton is hereby amended, attached hereto as "Exhibit A".

Section 2. That this Ordinance shall take effect immediately upon (1) adoption by the Council of the City of Binghamton and approved in writing by the Mayor of the City of Binghamton in the manner prescribed by law; and (2) its approval in writing by the Board of Estimate and Apportionment of the City of Binghamton.

I hereby certify the above to be a true copy
of the legislation adopted by the Council
of the City of Binghamton at a meeting
held on 2/20/14. Approved by the
Mayor on 2/24/14.

Introductory No. O14-6

Permanent No. O14-7

Sponsored by City Council Members:
Berg, Marzo, Mottsavage, Webb, Rennia, Mihaliko,
Papasrnat

AN ORDINANCE AUTHORIZING THE
PURCHASE, CLOSING COST, AND
DEMOLITION OF FLOOD-DAMAGED HOMES,
STATING THE ESTIMATED MAXIMUM COST
OF \$3,500,000, APPROPRIATING SAID AMOUNT
FOR SUCH PURPOSE, AND AUTHORIZING THE
ISSUANCE OF \$3,500,000 BONDS OF SAID CITY
TO FINANCE SAID APPROPRIATION

The within Ordinance was adopted by the Council of
the City of Binghamton.

FEBRUARY 20, 2014

[Signature]
City Clerk

FEBRUARY 21, 2014

Date Presented to Mayor

[Signature]
Date Approved

[Signature]
Mayor

First reading legislation occurred at the
Business Meeting on February 19, 2014.

Motion to approve legislation.
Moved by Berg, seconded by Webb.

Motion to declare City Council as lead
agency.
Moved by Webb, seconded by Mottsavage.
Voice vote, none opposed.

Motion to declare Introductory Ordinance
114-6 as an unlisted action under the State
Environmental Review Act.
Moved by Webb, seconded by Mottsavage.
Voice vote, none opposed.

Motion to hold legislation.
Moved by Rennia, seconded by Mottsavage.
Legislation held.

Second reading legislation occurred at the
Special Business Meeting on February 20,
2014.

Motion to approve legislation.
Moved by Berg, seconded by Webb.
Legislation adopted see ("Final Vote").

"Final Vote"

	Ayes	Nays	Abstain	Absent
Mottsavage	✓			
Mihaliko	✓			
Rennia	✓			
Webb	✓			
Papasrnat	✓			
Marzo	✓			
Berg	✓			
Total	7	0	0	0

Code of the City of Binghamton

Adopted Defeated

7 Ayes Nays Abstain Absent

State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Project Number: None

Date: February 19, 2014

This Notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The City of Binghamton City Council as lead agency has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Approval of bond for purchase and demolition of houses, including closing cost, pursuant to a FEMA and New York State buy-out program.

SEQR Status: Type 1
 Unlisted X

Conditioned Negative Declaration: Yes
 No X

Description of Action:

The Federal Emergency Management Agency (FEMA) and New York State (NYS) have approved a buy-out program for the purchase and demolition of homes damaged by flood waters during Tropical Storm Lee. The FEMA/NYS program will reimburse the City for the purchase costs, including title and closing costs, and demolition costs. The City previously approved a bonding pending reimbursement for the demolition costs in January 2013, and now wishes to extend the bond to include the purchase costs, including title and closing costs, and demolition costs pending reimbursement from FEMA/NYS for the following properties: 9 Duke St., 14 Baltimore Ave., 6 Baltimore Ave., 1 Baltimore Ave., 29 Baltimore Ave., 1 Avon Road, 7 Laurel Ave., 9 Laurel Ave., 22 New St., 24 New St., 3 Avon Road, 4 Avon Road, 5 Vermont Ave., 91 Charles Place, 96 Charles Place, 7 Vermont Ave., 8 Vermont Ave., 12 Lourdes Road, 14 Lourdes Road, 16 Lourdes Road.

Location: The City of Binghamton, Broome County, New York

Reasons Supporting This Determination:

Insofar as these homes are not habitable and are in the natural watercourse during flood conditions, the demolition of these homes will remove blight and provide for natural disbursement of flood waters.

The lead agency has reviewed the Environmental Assessment Form and the criteria contained in 6 NYCRR 617.7 (c) to identify the relevant areas of environmental concern, thoroughly analyzed the identified relevant areas of environmental concern, and determined that the action will not have a significant adverse impact on the environment for the following reasons:

The action will not produce a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production, a substantial increase in potential for erosion, flooding, leaching or drainage problems.

The action will not involve the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant or the habitat of such a species; or other significant adverse impacts to natural resources.

The action will not cause the impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to 6 NYCRR 617.14 (g).

The action will not create a material conflict with a community's current plans or goals as officially approved or adopted. Indeed, it is in keeping with the City of Binghamton's Comprehensive Plan.

The action will not impair the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character.

The action will not cause a major change in the use of either the quantity or type of energy.

The action will not create a hazard to human health.

The action will not cause a substantial change in the use or intensity of use of land including agriculture, open space or recreation resources, or in its capacity to support existing uses.

The action will not change two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together results in a substantial adverse impact on the environment.

Impacts from the action may combine with impacts of other, possible independent actions in the vicinity. The lead agency finds that when considered cumulatively such combination will not create a significant adverse impact on the environment.

For Further Information

Contact Person: Teri Renna, President
City of Binghamton City Council

Address: City Hall
38 Hawley Street
Binghamton, NY 13901

Telephone Number: 607-772-7005 (City Clerk's Office)



PHONE (212) 820-9300
FAX (212) 814-8425

ONE CHASE MANHATTAN PLAZA
NEW YORK, NY 10005
WWW.HAWKINS.COM

NEW YORK
WASHINGTON
NEWARK
HARTFORD
LOS ANGELES
SACRAMENTO
SAN FRANCISCO

(212) 820-9620

February 14, 2014

City of Binghamton, New York
Amending Bond Resolution
(Our File Designation: 5040/35930)

Mr. Charles L. Pearsall
City Comptroller/CFO
City of Binghamton
City Hall
38 Hawley Street
Binghamton, New York 13901-3766

Dear Charlie:

Pursuant to your request, I have prepared the attached draft Extract of Minutes of a Council meeting to be held on February 19, 2014, showing adoption of the above amending bond ordinance and providing for publication, in summary.

Please note that the bond ordinance is to be adopted by at least a two-thirds vote of the entire Council membership (not taking into account any temporary vacancies).

The Clerk's statutory estoppel notice, including the summary form of the bond ordinance, in readiness for publication in the official City newspaper, is also enclosed. You will recall that publication of the bond ordinance, in summary, commences a 20-day statute of limitations period pursuant to the provisions of Section 80.00 *et seq.* of the Local Finance Law.

Please obtain and forward to me a certified copy of the Extract of Minutes and an original Affidavit of Publication, when available.

With best regards, I am

Very truly yours,

William J. Jackson

WJJ/ml
Enclosures

1337373.1 035930 RSIND

Handwritten signature

EXTRACT OF MINUTES

**Meeting of the Council of the City of Binghamton,
in the County of Broome, New York**

February 20, 2014

* * *

A regular meeting of the Council of the City of Binghamton, in the County of Broome, New York, was held at the City Hall, Binghamton, New York, on February 20, 2014.

There were present:

Councilpersons: Teri Renna, Lea Webb, Jerry Motsavage, Bill Berg, John Matzo, Joseph Mihalko, Chirs Papastrat

There were absent: None

Also present: Angela Holmes, City Clerk

* * *

Councilman Bill Berg offered the following ordinance and moved its adoption:

Handwritten text

Handwritten text

EXHIBIT A

AMENDING BOND ORDINANCE OF THE CITY OF BINGHAMTON,
NEW YORK, ADOPTED FEBRUARY 20, 2014, AMENDING THE
BOND ORDINANCE ADOPTED JANUARY 9, 2013 RELATING TO
THE ACQUISITION AND DEMOLITION OF FLOOD-DAMAGED
HOMES IN THE CITY

Recitals

WHEREAS, the Council of the City of Binghamton (the "City"), in the County of Broome, New York, has heretofore duly authorized the issuance of bonds in the principal amount of not to exceed \$3,500,000 to finance the demolition of flood-damaged homes located in the City, as specified in the bond ordinance adopted on January 9, 2013; and

WHEREAS, the Council has now determined that it is in the best interests of the City to acquire said flood-damaged homes in connection with the demolition thereof and to amend the description of the project to include both acquisition and demolition;

Now, therefore, be it

RESOLVED BY THE COUNCIL OF THE CITY OF BINGHAMTON, IN THE COUNTY OF BROOME, NEW YORK (by the favorable vote of not less than two-thirds of all members of said Board of Trustees) AS FOLLOWS:

Section A. The bond ordinance of said City duly adopted by the Council of the City on January 9, 2013 is hereby amended to read as follows:

1337373.1 035930 RSIND

BOND ORDINANCE OF THE CITY OF BINGHAMTON, NEW YORK, ADOPTED JANUARY 9, 2013 AND AMENDED ON FEBRUARY 20, 2014, AUTHORIZING THE ACQUISITION AND DEMOLITION OF FLOOD-DAMAGED HOMES LOCATED IN THE CITY, STATING THE ESTIMATED TOTAL COST THEREOF IS \$3,500,000, APPROPRIATING SAID AMOUNT THEREFOR, AND AUTHORIZING THE ISSUANCE OF BONDS OF SAID CITY IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$3,500,000 TO FINANCE SAID APPROPRIATION.

Recital

WHEREAS, the Council of the City of Binghamton recognizes the need to provide for the acquisition and demolition of homes damaged by recent storms;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BINGHAMTON, NEW YORK, DULY CONVENED (by the favorable vote of not less than two-thirds of all the members of said Council) AS FOLLOWS:

Section 1. The City of Binghamton, in the County of Broome, New York (herein called the "City"), is hereby authorized to: (a) acquire flood-damaged homes located in the City, at the estimated maximum cost of \$1,894,000 and (b) demolish said flood-damaged homes, at the estimated maximum cost of \$1,606,000. The estimated total cost of the foregoing, including preliminary costs and costs incidental thereto and the financing thereof, is \$3,500,000 and said

amount is hereby appropriated, therefor, such appropriation having been authorized by the Council pursuant to Ordinance No. 14-7. The plan of financing includes the issuance of bonds of the City in the principal amount of not to exceed \$3,500,000 to finance said appropriation, and the levy and collection of taxes on all the taxable real property in the City to pay the principal of said bonds and the interest thereon as the same shall become due and payable. Any grant funds received or to be received from the United States of America and/or the State of New York or any other source in connection with such project are hereby authorized to be applied towards the cost of such project or redemption of the bonds or notes issued therefor, or shall be budgeted as an offset to the taxes for the payment of the principal and interest on said bonds or notes.

Section 2. Bonds of the City in the principal amount of not to exceed \$3,500,000 are hereby authorized to be issued pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (herein called the "Law"), to finance said appropriation.

Section 3. (a) The period of probable usefulness applicable to \$1,894,000 of the bonds herein authorized, for the purposes referred to in Section 1(a) hereof, within the limitations of Sections 11.00 a. 21(a) of the Law, is thirty (30) years.

(b) The period of probable usefulness applicable to \$1,606,000 of the bonds herein authorized, for the purposes referred to in Section 1(b) hereof, within the limitations of Sections 11.00 a. 12-a of the Law, is five (5) years.

Section 4. The proceeds of the bonds herein authorized, and any bond anticipation notes issued in anticipation of said bonds, may be applied to reimburse the City for expenditures made after the effective date of this ordinance for the purpose or purposes for which said bonds are authorized. The foregoing statement of intent with respect to

1337373.1 035930 RSIND

reimbursement is made in conformity with Treasury Regulation Section 1.150-2 of the United States Treasury Department.

Section 5. Each of the bonds authorized by this ordinance, and any bond anticipation notes issued in anticipation of the sale of said bonds, shall contain the recital of validity as prescribed by Section 52.00 of the Law and said bonds, and any notes issued in anticipation of said bonds, shall be general obligations of the City, payable as to both principal and interest by general tax upon all the taxable real property within the City. The faith and credit of the City are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds, and any notes issued in anticipation of the sale of said bonds, and provision shall be made annually in the budget of the City by appropriation for (a) the amortization and redemption of the bonds and any notes in anticipation thereof to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 6. Subject to the provisions of this ordinance and of the Law and pursuant to the provisions of Section 21.00 relative to the authorization of the issuance of bonds with substantially level or declining annual debt service, Section 30.00 relative to the authorization of the issuance of bond anticipation notes and Section 50.00 and Sections 56.00 to 60.00 and 168.00 of the Law, the powers and duties of the Council relative to authorizing bond anticipation notes and prescribing the terms, form and contents and as to the sale and issuance of the bonds herein authorized, and of any bond anticipation notes issued in anticipation of said bonds, and the renewals of said bond anticipation notes, and as to executing agreements for credit enhancements, are hereby delegated to the City Comptroller, the chief fiscal officer of the City.

Section 7. The validity of the bonds authorized by this ordinance, and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

- (a) such obligations are authorized for an object or purpose for which the City is not authorized to expend money, or
- (b) the provisions of law which should be complied with at the date of the publication of such ordinance, or a summary thereof, are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

- (c) such obligations are authorized in violation of the provisions of the constitution.

Section B. This bond ordinance shall take effect immediately, and the City Clerk is hereby authorized and directed to publish the foregoing ordinance, in summary, together with a Notice attached in substantially the form prescribed by §81.00 of the Law in the "BINGHAMTON PRESS," a newspaper published in Binghamton, New York, having a general circulation in the City and hereby designated the official newspaper of said City for such publication.

Section C. The amendment of the bond ordinance set forth in Section A of this ordinance, shall in no way affect the validity of the liabilities incurred, obligations issued, or action taken pursuant to said bond ordinance, and all such liabilities incurred, obligations issued, or action taken shall be deemed to have been incurred, issued or taken pursuant to said bond ordinance, as so amended.

* * *

The adoption of the foregoing ordinance was seconded by Councilwoman Lea Webb and duly put to a vote on roll call, which resulted as follows:

1337373.1 035930 RSIND

AYES: Molsavage, Mihalko, Rennie, Webb, Matzo, Berg, Papastrat

NOES: None

The ordinance was declared adopted.

CERTIFICATE

I, ANGELA FAGERSTROM, City Clerk of the City of Binghamton, in the County of Broome, State of New York, HEREBY CERTIFY that the foregoing annexed extract from the minutes of a meeting of the Council of said City of Binghamton duly called and held on February 19, 2014, has been compared by me with the original minutes as officially recorded in my office in the Minute Book of said Council and is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relate to the subject matter referred to in said extract. Such ordinance was approved in writing by the Mayor of the City on February 24, 2014 and by the Board of Estimate and Apportionment of the City on February 19, 2014.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate

seal of said City of Binghamton this 25 day of February 2014.

(SEAL)


City Clerk

NOTICE

The ordinance, a summary of which is published herewith, has been adopted by the Council of the City of Binghamton on February 20, 2014, as an amendment to the bond ordinance adopted on January 9, 2013. Such ordinance was approved in writing by the Mayor of the City on February 24, 2014 and by the Board of Estimate and Apportionment of the City on February 19, 2014.

The validity of the obligations authorized by such ordinance may be hereafter contested only if the obligations authorized hereby were authorized for an object or purpose for which the City of Binghamton, in the County of Broome, New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the constitution.

DATE: February 14, 2014

ANGELA HOLMES

City Clerk, City of Binghamton

AMENDING BOND ORDINANCE OF THE CITY OF
BINGHAMTON, NEW YORK, ADOPTED FEBRUARY 20,
2014, AMENDING THE BOND ORDINANCE ADOPTED
JANUARY 9, 2013 RELATING TO THE ACQUISITION AND
DEMOLITION OF FLOOD-DAMAGED HOMES IN THE CITY

The objects or purposes for which the bonds are authorized are to: (a) acquire flood-damaged homes located in the City, at the estimated maximum cost of \$1,894,000 and (b) demolish said flood-damaged homes, at the estimated maximum cost of \$1,606,000.

The total amount of obligations to be issued is not to exceed \$3,500,000.

The period of probable usefulness of \$1,894,000 of the bonds is thirty (30) years and the period of probable usefulness of \$1,606,000 of the bonds is five (5) years.

A complete copy of the Bond Ordinance summarized above shall be available for public inspection during normal business hours at the office of the City Clerk, City of Binghamton, City Hall, 38 Hawley Street, Binghamton, New York.

Dated: February 20, 2014

Introductory No. 013-1

Permanent No. 013-1

Sponsored by City Council Members:
Webb, Mottsavage, Matzo, Remmia, Mihaliko, Berg,
Papastreat

AN ORDINANCE AUTHORIZING THE
DEMOLITION OF FLOOD-DAMAGED HOMES,
STATING THE ESTIMATED MAXIMUM COST
OF \$3,500,000, APPROPRIATING SAID AMOUNT
FOR SUCH PURPOSE, AND AUTHORIZING THE
ISSUANCE OF \$3,500,000 BONDS OF SAID CITY
TO FINANCE SAID APPROPRIATION

The within Ordinance was adopted by the Council of
the City of Binghamton.

Date JANUARY 9, 2013
[Signature]
City Clerk

Date Presented to Mayor JANUARY 10, 2013
1/10/13
Date Approved [Signature]
Mayor

Motion to approve legislation
Moved by Webb, seconded by Mottsavage

Motion to declare City Council as lead
agency, and to declare this action as an
unlisted action according to the State
Environmental Quality Review Act.

Moved by Webb, seconded by Mottsavage
Voice vote, none opposed.

Motion to approve a State Environmental
Quality Review Act Negative Declaration
Moved by Webb, seconded by Mottsavage.
Voice vote, none opposed.

Motion to approve legislation
Moved by Webb, seconded by Mottsavage
Motion carried. Legislation adopted as
Permanent Ordinance 13-1. See "Final Vote"

"Final Vote"

	Ayes	Nays	Abstain	Absent
Mottsavage	✓			
Mihaliko	✓			
Remmia	✓			
Webb	✓			
Papastreat	✓			
Matzo	✓			
Berg	✓			
Total	7	0	0	0

Code of the City of Binghamton

Adopted Defeated

Ayes Nays Abstain Absent

State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Project Number: None

Date: January 9, 2013

This Notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The City of Binghamton City Council as lead agency has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Approval of bond for demolition of houses pursuant to a FEMA buy-out program.

SEQR Status: Type 1
 Unlisted X

Conditioned Negative Declaration: Yes
 No X

Description of Action:

The Federal Emergency Management Agency (FEMA) has approved a buy-out program for demolition of homes damaged by flood waters during Tropical Storm Lee. The FEMA program will pay a portion of the cost and the homeowner will pay the balance. The City wishes to bond for the amount of the cost of demolition and will be reimbursed.

Location: The City of Binghamton, Broome County, New York

Reasons Supporting This Determination:

Insofar as these homes are not habitable and are in the natural watercourse during flood conditions, the demolition of these homes will remove blight and provide for natural disbursement of flood waters.

The lead agency has reviewed the Environmental Assessment Form and the criteria contained in 6 NYCRR 617.7 (c) to identify the relevant areas of environmental concern, thoroughly analyzed the identified relevant areas of environmental concern, and determined that the action will not have a significant adverse impact on the environment for the following reasons:

The action will not produce a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production, a substantial increase in potential for erosion, flooding, leaching or drainage problems.

The action will not involve the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant or the habitat of such a species; or other significant adverse impacts to natural resources.

The action will not cause the impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to 6 NYCRR 617.14 (g).

The action will not create a material conflict with a community's current plans or goals as officially approved or adopted. Indeed, it is in keeping with the City of Binghamton's Comprehensive Plan.

The action will not impair the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character.

The action will not cause a major change in the use of either the quantity or type of energy.

The action will not create a hazard to human health.

The action will not cause a substantial change in the use or intensity of use of land including agriculture, open space or recreation resources, or in its capacity to support existing uses.

The action will not change two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together results in a substantial adverse impact on the environment.

Impacts from the action may combine with impacts of other, possible independent actions in the vicinity. The lead agency finds that when considered cumulatively such combination will not create a significant adverse impact on the environment.

For Further Information

Contact Person: Teri Rennia, President
City of Binghamton City Council

Address: City Hall
38 Hawley Street
Binghamton, NY 13901

Telephone Number: 607-772-7005 (City Clerk's Office)

EXTRACT OF MINUTES

Meeting of the Council of the City of Binghamton,
in the County of Broome, New York

January 9, 2013

* * *

A regular meeting of the Council of the City of Binghamton, in the County of Broome, New York, was held at the City Hall, Binghamton, New York, on January 9, 2013.

There were present: Jerry Motsavage, Joseph Mihalko, Teri Rennie, Lea Webb, Chris Papastrat, John Matzo, Bill Berg

Councilpersons: (See above)

There were absent: None

Also present: Angela Holmes, City Clerk

* * *

Councilwoman Lea Webb offered the following ordinance and moved its adoption:

EXHIBIT A

BOND ORDINANCE OF THE CITY OF BINGHAMTON, NEW YORK, ADOPTED JANUARY 9, 2013, AUTHORIZING THE DEMOLITION OF FLOOD-DAMAGED HOMES, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$3,500,000, APPROPRIATING SAID AMOUNT FOR SUCH PURPOSE, AND AUTHORIZING THE ISSUANCE OF \$3,500,000 BONDS OF SAID CITY TO FINANCE SAID APPROPRIATION

Recital

WHEREAS, the Council of the City of Binghamton recognizes the need to provide for the demolition of damaged homes caused by recent storms;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BINGHAMTON, NEW YORK, DULY CONVENED (by the favorable vote of not less than two-thirds of all the members of said Council) AS FOLLOWS:

Section 1. The City of Binghamton, in the County of Broome, New York (herein called the "City"), is hereby authorized to demolish flood-damaged homes. The estimated maximum cost of the foregoing, including preliminary costs and costs incidental thereto and the financing thereof, is \$3,500,000 and said amount is hereby appropriated for such purpose, such appropriation having been authorized by the Council pursuant to Ordinance No. 13-1. The plan of financing includes the issuance of \$3,500,000 bonds of the City to finance said appropriation, and the levy and collection of taxes on all the taxable real property in the City to pay the

1223639.1 035930 RSIND

principal of said bonds and the interest thereon as the same shall become due and payable. It is expected that grant funds shall be received from the United States of America (FEMA), the State of New York and/or other sources, and any such grant funds shall be used to pay all or part of the cost of the projects described herein or to pay debt service on any bonds or notes issued pursuant to this ordinance. In the event that grant funds are used to pay any part of the cost of the project expected to be financed pursuant to this ordinance, the principal amount of bonds or notes issued shall be reduced by a like amount.

Section 2. Bonds of the City in the principal amount of not to exceed \$3,500,000 are hereby authorized to be issued pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (herein called the "Law"), to finance said appropriation.

Section 3. (a) The period of probable usefulness applicable to the object or purpose for which said bonds are authorized to be issued, within the limitations of Section 11.00 a. 12-a of the Law, is five (5) years.

(b) The proceeds of the bonds herein authorized, and any bond anticipation notes issued in anticipation of said bonds, may be applied to reimburse the City for expenditures made after the effective date of this ordinance for the purposes for which said bonds are authorized. The foregoing statement of intent with respect to reimbursement is made in conformity with Treasury Regulation Section 1.150-2 of the United States Treasury Department.

Section 4. Each of the bonds authorized by this ordinance, and any bond anticipation notes issued in anticipation of the sale of said bonds, shall contain the recital of validity as prescribed by Section 52.00 of the Law and said bonds, and any notes issued in anticipation of said bonds, shall be general obligations of the City, payable as to both principal

1223639.1 035930 RSIND

and interest by general tax upon all the taxable real property within the City. The faith and credit of the City are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds, and any notes issued in anticipation of the sale of said bonds, and provision shall be made annually in the budget of the City by appropriation for (a) the amortization and redemption of the bonds and any notes in anticipation thereof to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 5. Subject to the provisions of this ordinance and of the Law and pursuant to the provisions of Section 21.00 relative to the authorization of the issuance of bonds with substantially level or declining annual debt service, Section 30.00 relative to the authorization of the issuance of bond anticipation notes and Section 50.00 and Sections 56.00 to 60.00 and 168.00 of the Law, the powers and duties of the Council relative to authorizing bond anticipation notes and prescribing the terms, form and contents and as to the sale and issuance of the bonds herein authorized, and of any bond anticipation notes issued in anticipation of said bonds, and the renewals of said bond anticipation notes, and as to executing agreements for credit enhancements, are hereby delegated to the City Comptroller, the chief fiscal officer of the City.

Section 6. The validity of the bonds authorized by this ordinance, and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

- (a) such obligations are authorized for an object or purpose for which the City is not authorized to expend money, or
- (b) the provisions of law which should be complied with at the date of the publication of such ordinance, or a summary thereof, are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

- (c) such obligations are authorized in violation of the provisions of the constitution.

Section 7. This bond ordinance shall take effect immediately, and the City Clerk is hereby authorized and directed to publish the foregoing ordinance, in summary, together with a Notice attached in substantially the form prescribed by §81.00 of the Law in the "*Binghamton Press*," a newspaper published in Binghamton, New York, having a general circulation in the City and hereby designated the official newspaper of said City for such publication.

* * *

The adoption of the foregoing ordinance was seconded by Councilman Jerry Motsavage and duly put to a vote on roll call, which resulted as follows:

AYES: Jerry Motsavage, Joseph Mihalko, Teri Rennie, Lea Webb, Chris Papastrat, John Matzo, Bill Berg

NOES: None

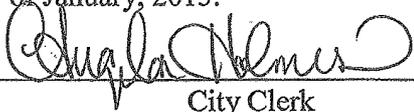
The ordinance was declared adopted.

Approved by the Mayor on January 10, 2013.

CERTIFICATE

I, ANGELA HOLMES, City Clerk of the City of Binghamton, in the County of Broome, State of New York, HEREBY CERTIFY that the foregoing annexed extract from the minutes of a meeting of the Council of said City of Binghamton duly called and held on January 9, 2013, has been compared by me with the original minutes as officially recorded in my office in the Minute Book of said Council and is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relate to the subject matters referred to in said extract.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said City of Binghamton this 9th day of January, 2013.



City Clerk



RB MAYOR'S OFFICE

AFFIDAVIT OF PUBLICATION

State of New York
City of Binghamton
County of Broome, .ss.:

Stacie Heath being duly sworn, deposes and says that she is the Principal Clerk of the Binghamton Press Company Inc., publisher of the following newspaper printed in Johnson City published in the City of Binghamton New York and of general circulation in the Counties of Broome, Chenango, Delaware, Tioga State of New York and Susquehanna County State of Pennsylvania PRESS & SUN BULLETIN.

A notice of which the annexed is a printed copy, was published on the following dates:
1/12/2013

Stacie Heath

Stacie Heath

Sworn to before me this 14th day of January, 2013

Suzanne J. Weston

Notary Public

SUZANNE J. WESTON
Notary Public, State of New York
No. 01WE4980512
Residing in Broome County
My Commission Expires *4-22-2015*

FOR SUCH PURPOSE AND AUTHORIZING THE ISSUANCE OF \$3,500,000 BONDS OF SAID CITY TO FINANCE SAID APPROPRIATION.

The bonds are authorized to be issued for demolition of flood-damaged homes as listed herewith, has been the estimated total cost of adopted by the Council of the City of Binghamton on January 9, 2013. Such ordinance was approved in writing by the Mayor of the City on January 10, 2013. The period of probable use and by the Board of Estimate and Apportionment of the City on January 9, 2013. A complete copy of the Bond Ordinance summarized above shall be available for public inspection during normal business hours at the office of the City Clerk, City of Binghamton, City Hall, 38 Hawley Street, Binghamton, New York. The validity of the obligations authorized by such ordinance may be hereafter during normal business hours at the office of the City Clerk, City of Binghamton, New York, which the City of Binghamton, New York is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding, contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the constitution.

DATE: January 11, 2013

ANGELA HOLMES
City Clerk
City of Binghamton, New York

BOND ORDINANCE OF THE CITY OF BINGHAMTON, NEW YORK, ADOPTED JANUARY 9, 2013, AUTHORIZING THE DEMOLITION OF FLOOD-DAMAGED HOMES, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$3,500,000; APPROPRIATING SAID AMOUNT



Legislative Branch

RL Number:

14-65

Date Submitted:

5/12/2014

City Clerk, City Hall, Binghamton, NY 13901 607-772-7005

REQUEST FOR LEGISLATION

Requests for Legislation (RLs) may be submitted to the City Clerk's Office for consideration at City Council Work Sessions. RLs generated from within City Hall departments must be submitted to the Mayor, Comptroller and Corporation Counsel for review before submission. RLs generated by citizens may be submitted directly to the City Clerk's Office.

Applicant Information

Request submitted by: Joseph Mihalko

Title/Department: Councilman, 2nd District

Contact Information: district2@cityofbinghamton.com

RL Information

Proposed Title: A Resolution in support of the Life is Washable Inc. application to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) for a grant under the Environmental Protection Fund for a park or trail project

Suggested Content: _____

Additional Information

Does this RL concern grant funding? Yes No

If 'Yes', is the required RL Grant Worksheet attached? Yes No

Is additional information related to the RL attached? Yes No

Is RL related to previously adopted legislation? Yes No

If 'Yes', please provide Permanent Ordinance/Resolution/Local Law number(s): _____

OFFICE USE ONLY

Mayor: _____

Comptroller: _____

Corporation Counsel: _____

Finance Planning MPA PW/Parks Employees Rules/Special Studies



Legislative Branch

RL Number:
14-66

Date Submitted:
5/14/14

City Clerk, City Hall, Binghamton, NY 13901 607-772-7005

REQUEST FOR LEGISLATION

Requests for Legislation (RLs) may be submitted to the City Clerk's Office for consideration at City Council Work Sessions. RLs generated from within City Hall departments must be submitted to the Mayor, Comptroller and Corporation Counsel for review before submission. RLs generated by citizens may be submitted directly to the City Clerk's Office.

Applicant Information

Request submitted by: Charlie Pearsall

Title/Department: Comptroller / Finance

Contact Information: clpearsall@cityofbinghamton.com

RL Information

Proposed Title: Adjustments to 2013 Budget to remove negative variances

Suggested Content: See attached - These are at a level requiring approval from City Council

Additional Information

Does this RL concern grant funding? Yes No

If 'Yes', is the required RL Grant Worksheet attached? Yes No

Is additional information related to the RL attached? Yes No

Is RL related to previously adopted legislation? Yes No

If 'Yes', please provide Permanent Ordinance/Resolution/Local Law number(s): _____

OFFICE USE ONLY					
Mayor:					
Comptroller:					
Corporation Counsel:					
Finance <input checked="" type="checkbox"/>	Planning <input type="checkbox"/>	MPA <input type="checkbox"/>	PW/Parks <input type="checkbox"/>	Employees <input type="checkbox"/>	Rules/Special Studies <input type="checkbox"/>



CITY OF BINGHAMTON

City Hall, 38 Hawley Street, Binghamton, NY 13901 607-772-7005

REQUEST FOR TRANSFER OF FUNDS

*Transfer requests of \$2500 or less must be approved by the Comptroller.
Transfer requests over \$2500 and not in excess of \$10,000 must be approved by Board of E&A and Chair of Finance Committee.
Transfer requests in excess of \$10,000 must be approved by City Council.*

City Comptroller
c/o Board of Estimate and Apportionment
38 Hawley Street
Binghamton, NY 13901

Date: 5/14/2014

I respectfully request the below described transfer of funds due to the following reasons:

Annual exercise to remove negative variances from prior year budget. These amounts are at a level
requiring City Council legislation.

From Budget Line (No. and Title)	To Budget Line (No. and Title)	Total Transfer Amount
See Attached		

I do hereby certify that the funds will not be needed in the budget line from which I am requesting this transfer to be made.

Signature: 

Date: 5/14/14

OFFICE USE ONLY

I hereby certify that the above funds are unencumbered and available for Transfer. Certified by the Comptroller.

Signature: 

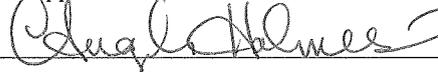
Date: 5/14/14

I hereby certify that the above described funds have been transferred, in accordance with the Code of the City of Binghamton Chapter 9, *Appropriations*. Certified by the Treasurer.

Signature: _____

Date: _____

Transfer of funds **APPROVED** / **DENIED** on 5/14/14. Certified by the Secretary of the Board of Estimate and Apportionment.

Signature: 

Date: 5/14/14

Transfer of funds reviewed by the Binghamton City Council Finance Chair. Recommendations to be attached.

Signature: _____

Date: _____

Adjustments to 2013 Budget to eliminate negative balances

Comptroller			Finance Chair			Council		
Mayor			Engineering			Police		
A1210.51000	1,646.32	Per. Svs.	A1440.51900	7,776.93	O.T.	A3120.51600	6,174.12	Holiday Pay
A1210.54742	(1,646.32)	Promo/Mkt	A1440.51000	(7,776.93)	Per. Svs.	A3120.51900	67,382.99	O.T.
Assessment			Water			A3120.51000		
A1355.51000	83.08	Per. Svs.	FX8340.51900	5,039.93	O.T.	Fire		
A1355.54654	(83.08)	Misc. Fees	FX8340.51000	(5,039.93)	Per. Svs.	A3410.51600	16,142.97	Holiday Pay
City Clerk						A3410.51900	40,025.09	O.T.
A1410.51000	443.55	Per. Svs.				A3410.51000	(56,168.06)	Per. Svs.
A1410.51900	(443.55)	O.T.				DPW		
DPW Admin						A5110.51900	27,396.95	O.T.
A1490.54101	55.37	Office Supplies				A5142.51000	13,429.12	Per. Svs.
A1490.54610	(55.37)	Bldg/Eq Repair				A5182.51000	802.96	Per. Svs.
City Hall Op.						A8160.51900	15,673.68	O.T.
A1620.54663	1,232.64	Shared Maint (County)				A8160.51000	(57,302.71)	Per. Svs.
A1620.54202	(1,232.64)	Electricity				Financing		
Central Garage						A9710.57000	29,641.45	Bond Interest
A1640.51900	255.81	O.T.				A9710.56000	(29,641.45)	Bond Principal
A1640.51000	(255.81)	Per. Svs.				A9730.57000	103,046.42	BAN Interest
Central Services						A9710.56000	(103,046.42)	Bond Principal
A1660.51000	1,810.52	Per. Svs.				Water		
A1660.51900	294.09	O.T.				FX8330.51900	44,785.12	O.T.
A1660.54210	(2,104.61)	Telephone				FX8330.54150	(44,785.12)	Chemicals
On Street Parking						Parking Ramps		
A3320.51000	1,733.32	Per. Svs.				CP5650.54102	734.60	Gen Supplies
A3320.51900	64.65	O.T.				CP5650.54300.RAMPA	3,030.32	Insurance
A3320.54190	286.64	Uniforms				CP5650.54427	18,344.70	Mgmt Svs
A3320.54102	(2,084.61)	Gen Supplies				CP5650.54427.RAMPA	6,648.81	Mgmt Svs
Dog Control						CP5650.54202	(28,758.43)	Electricity
A3510.51000	101.92	Per. Svs.						
A3510.54410	(101.92)	Prof. Svs.						



Legislative Branch

RL Number:

14-67

Date Submitted:

5/14/19

City Clerk, City Hall, Binghamton, NY 13901 607-772-7005

REQUEST FOR LEGISLATION

Requests for Legislation (RLs) may be submitted to the City Clerk's Office for consideration at City Council Work Sessions. RLs generated from within City Hall departments must be submitted to the Mayor, Comptroller and Corporation Counsel for review before submission. RLs generated by citizens may be submitted directly to the City Clerk's Office.

Applicant Information

Request submitted by: Jennifer Taylor and Gary Holmes

Title/Department: Grants Administrator, PHCD / DPW Commissioner

Contact Information: jmtaylor@cityofbinghamton.com

RL Information

Proposed Title: An ordinance authorizing the Mayor to submit a grant application under the

2014 NYSDOT Transportation Alternatives Program funding cycle to implement multi-modal

improvements and streetscape enhancements along the State/Hawley Street intersection

Suggested Content: To be drafted by Corporation Counsel

Additional Information

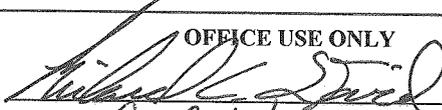
Does this RL concern grant funding? Yes No

If 'Yes', is the required RL Grant Worksheet attached? Yes No

Is additional information related to the RL attached? Yes No

Is RL related to previously adopted legislation? Yes No

If 'Yes', please provide Permanent Ordinance/Resolution/Local Law number(s):

OFFICE USE ONLY	
Mayor:	
Comptroller:	
Corporation Counsel:	
Finance <input checked="" type="checkbox"/>	Planning <input type="checkbox"/> MPA <input type="checkbox"/> PW/Parks <input type="checkbox"/> Employees <input type="checkbox"/> Rules/Special Studies <input type="checkbox"/>



Legislative Branch

City Clerk, City Hall, Binghamton, NY 13901 607-772-7005

GRANT APPLICATION WORKSHEET

*The Request for Legislation must include the project title and the purpose of the grant.
Please provide the following additional information.*

Agency providing the grant: NYS Department of State

Total project cost: \$600,000

Total amount of grant: \$480,000

Local match (if any): \$120,000

If local match is monetary, provide the budget line and title: Will request bond financing

If local match is "in kind", provide the anticipated personnel and hours to be dedicated to the project:

Disbursement of grant (upfront, reimbursable?): Reimbursement

If reimbursable, source of funds pending reimbursement: Will request bond financing

Grant project manager: Gary Holmes

Anticipated date of project completion: Fall 2016

Special project completion requirements (if any): _____

Attach any required form of Resolution from the Agency providing the grant.

Please provide any additional information in the space provided below, including any other government agency or private partner participating in the grant, along with a description of such participation:



Legislative Branch

RL Number:
14-20
 Date Submitted:
5/15/14

City Clerk, City Hall, Binghamton, NY 13901 607-772-7005

REQUEST FOR LEGISLATION

Requests for Legislation (RLs) may be submitted to the City Clerk's Office for consideration at City Council Work Sessions. RLs generated from within City Hall departments must be submitted to the Mayor, Comptroller and Corporation Counsel for review before submission. RLs generated by citizens may be submitted directly to the City Clerk's Office.

Applicant Information

Request submitted by: Robert C. Murphy
Title/Department: Director, Binghamton Economic Development Office
Contact Information: X7161

RL Information

Proposed Title: A RESOLUTION AUTHORIZING THE BINGHAMTON ECONOMIC DEVELOPMENT OFFICE TO SUBMIT A PROPOSAL ON BEHALF OF THE CITY OF BINHAMTON TO THE MARKET NEW YORK GRANT PROGRAM: CONSOLIDATED FUNDING APPLICATION
Suggested Content: TO BE DEVELOPED BY CORPORATION COUNSEL

Additional Information

Does this RL concern grant funding? Yes No
 If 'Yes', is the required RL Grant Worksheet attached? Yes No
 Is additional information related to the RL attached? Yes No
 Is RL related to previously adopted legislation? Yes No

If 'Yes', please provide Permanent Ordinance/Resolution/Local Law number(s): _____

OFFICE USE ONLY	
Mayor:	<u>[Signature]</u>
Comptroller:	<u>[Signature]</u>
Corporation Counsel:	<u>[Signature]</u>
Finance <input checked="" type="checkbox"/>	Planning <input type="checkbox"/> MPA <input type="checkbox"/> PW/Parks <input type="checkbox"/> Employees <input type="checkbox"/> Rules/Special Studies <input type="checkbox"/>



Legislative Branch

City Clerk, City Hall, Binghamton, NY 13901 607-772-7005

GRANT APPLICATION WORKSHEET

*The Request for Legislation must include the project title and the purpose of the grant.
Please provide the following additional information.*

Agency providing the grant: NYS EMPIRE STATE DEVELOPMENT

Total project cost: \$100,000

Total amount of grant: \$75,000

Local match (if any): \$10,000 (City), \$15,000 (Partners)

If local match is monetary, provide the budget line and title: A6989.54742 BEDO Marketing

If local match is "in kind", provide the anticipated personnel and hours to be dedicated to the project:

Disbursement of grant (upfront, reimbursable?): REIMBURSEABLE

If reimbursable, source of funds pending reimbursement: _____

Grant project manager: Robert C. Murphy

Anticipated date of project completion: December 31, 2015

Special project completion requirements (if any): _____

Attach any required form of Resolution from the Agency providing the grant.

Please provide any additional information in the space provided below, including any other government agency or private partner participating in the grant, along with a description of such participation:

**City of Binghamton
Market NY**

Funding available 10 million

Must be regionally themed

Generating investment through tourism promotion in targeted area regionally

CFA could pay all of the marketing funds and 20% of the facility improvement portion

General rule: do not include project matching funds that have not been secured.

“Regional Tourism Marketing Competition”

ESD will pay up to 75% to market regional tourism destinations or attractions and existing or newly created special events. If you have some level of matching, the project is more competitive.

- purchase of recognized media advertising;
- production costs of audio/visual;
- licensing/talent fees to ensure ownership of finished product;
- tourism center marketing costs (ex. displays, updates, etc.);
- website design/updates; and
- administrative costs related to the above activities



Legislative Branch

RL Number:
14-71
 Date Submitted:
5/16/14

City Clerk, City Hall, Binghamton, NY 13901 607-772-7005

REQUEST FOR LEGISLATION

Requests for Legislation (RLs) may be submitted to the City Clerk's Office for consideration at City Council Work Sessions. RLs generated from within City Hall departments must be submitted to the Mayor, Comptroller and Corporation Counsel for review before submission. RLs generated by citizens may be submitted directly to the City Clerk's Office.

Applicant Information

Request submitted by: Richard C. David
Title/Department: Mayor
Contact Information: X7001

RL Information

Proposed Title: A RESOLUTION AUTHORIZING THE CITY OF BINGHAMTON TO SUBMIT A PROPOSAL TO EMPIRE STATE DEVELOPMENT CAPITAL GRANT FUND FOR THE COLLIER STREET COMMONS PARKING + MIXED USE DEVELOPMENT
Suggested Content: TO BE DEVELOPED BY CORPORATION COUNSEL

Additional Information

Does this RL concern grant funding? Yes No
 If 'Yes', is the required RL Grant Worksheet attached? Yes No
 Is additional information related to the RL attached? Yes No
 Is RL related to previously adopted legislation? Yes No

If 'Yes', please provide Permanent Ordinance/Resolution/Local Law number(s): _____

OFFICE USE ONLY	
Mayor:	<u>Richard C. David</u>
Comptroller:	<u>[Signature]</u>
Corporation Counsel:	<u>[Signature]</u>
Finance <input checked="" type="checkbox"/>	Planning <input type="checkbox"/> MPA <input type="checkbox"/> PW/Parks <input type="checkbox"/> Employees <input type="checkbox"/> Rules/Special Studies <input type="checkbox"/>



Legislative Branch

City Clerk, City Hall, Binghamton, NY 13901 607-772-7005

GRANT APPLICATION WORKSHEET

*The Request for Legislation must include the project title and the purpose of the grant.
Please provide the following additional information.*

Agency providing the grant: NYS EMPIRE STATE DEVELOPMENT

Total project cost: 25 Million

Total amount of grant: 9 Million

Local match (if any): _____

If local match is monetary, provide the budget line and title: _____

If local match is "in kind", provide the anticipated personnel and hours to be dedicated to the project:

Disbursement of grant (upfront, reimbursable?): _____

If reimbursable, source of funds pending reimbursement: _____

Grant project manager: Richard C. David

Anticipated date of project completion: _____

Special project completion requirements (if any): _____

Attach any required form of Resolution from the Agency providing the grant.

Please provide any additional information in the space provided below, including any other government agency or private partner participating in the grant, along with a description of such participation:

**REQUEST FOR DEVELOPMENT
PROPOSALS
&
STATEMENT OF QUALIFICATIONS
CITY OF BINGHAMTON, NEW YORK
COLLIER STREET COMMONS**



MAYOR RICHARD C. DAVID

CITY of BINGHAMTON

Requests for additional information or questions about this bid and the process should be directed to:

Gary Holmes, Public Works Commissioner
38 Hawley Street
Binghamton, NY 13901
E-mail: grholmes@cityofbinghamton.com
Phone: (607) 772-7021

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PROJECT INFORMATION

The City of Binghamton is proposing the construction of a mixed-use development, known as "*Collier Street Commons*." The project entails the construction of a public parking garage, market rate residential units and commercial space.

The City is seeking a private development partner for the housing and commercial components of the development, with additional parking.

PROJECT DESCRIPTION

The *Collier Street Commons* development project is proposed on approximately 1 acre of City-owned land at 69 Collier Street, the majority to be utilized for public parking. The plan for the area specifically calls for the development of market rate housing and commercial space (Figure 1). There is currently a parking garage structure on the site with 504 parking spaces.

The plan calls for a mixed-use project including approximately 31,000 square feet of commercial space, 100-200 units of market rate housing and a parking structure containing up to 600 parking spaces. The public parking proposed for the site should be sized to accommodate parking for the proposed housing and commercial uses.

The private developer is responsible for operating the housing and commercial components of the project, including attracting and leasing space to tenants.

PROJECT LOCATION AND ZONING

The project site is located downtown in the City of Binghamton in the central business. Any proposal may be subject to review by the Commission on Architecture and Urban Design (CAUD) and State Historic Preservation Office (SHPO).

The project site is surrounded by mixed residential, commercial and hotel developments. Across the street, a government plaza consists of Binghamton City Hall, New York State and Broome County Office Buildings. The Broome County Veterans Memorial Area, a 6,925-seat multipurpose entertainment and sports venue that hosts an AHL professional hockey team, is one (1) block from the site.

The City is exploring financing opportunities for this project, including private and public funding. The financial package and ownership structure will be developed once the chosen developer has presented the scope and cost estimates of the project.

DEVELOPMENT GOALS

The *Collier Street Commons* project is an integral part in redeveloping Binghamton's central business district. Development of the *Collier Street Commons* will promote a number of key community goals, including:

- Development of a key City structure in need of complete reconstruction
- Additional downtown parking
- New downtown housing
- Expanded downtown commercial space

Collier Street Commons will be a complex and challenging project. The City is seeking a development partner experienced in the development, construction and management of market rate housing, commercial and mixed-use projects.

It is the City of Binghamton's desire to partner with a private developer who will undertake the following:

- Review existing development concepts for the *Collier Street Commons* project.
- Prepare a housing and commercial development concept that meets City of Binghamton requirements.
- Present an experienced development and management team.
- Establish development budgets for construction and soft costs.
- Possess the financial strength to implement their development proposal.
- Undertake redevelopment of the residential and commercial components of project.

All potential firms should tour the site. City staff is available to answer all questions about the development requirements. As part of the response to this RFP, firms shall submit a preliminary housing and commercial development plan that will outline proposed uses for the site, summary of project costs and projected sources and uses of funds.

Green technology should be considered for all components of this project, especially measures eligible for grants. Technologies that improve traffic flow and full parking ramp utilization should also be included in project proposal.

The respondents will also supply the City with proof that if chosen to implement this project, the selected developer has the financial capacity to undertake the project.

The City is also interested in the developer's proposal to provide parking to replace the Collier St. parking ramp spaces during construction.

PROJECT SCHEDULE

Below is the tentative project schedule for the project. The schedule is approximate and subject to modification.

June 11, 2014 — Receive RFP at 10:30am

July 2014 — Review RFP

August 2014 — Select Developer

December 2014 — Complete Financing Package

June 2015 — Complete Design

September 2015 — Start Construction

October 2016 — Complete Construction

REQUEST FOR PROPOSAL

PART 1 — PROPOSAL INFORMATION

SCOPE OF RFP:

This Request for Proposal (RFP) contains instructions concerning the response to be submitted and the material to be included in the proposal, a description of the overall development concept, selection criteria and other requirements that must be met to be eligible for consideration.

AMENDMENT TO THE RFP:

If it becomes necessary to revise any part of this RFP, addenda will be issued to all firms who received the RFP. The company in the proposal must acknowledge all addenda. Additionally, only submitted written questions may be addressed in addenda; verbal questions and responses are not official and in no way change the requirements of the RFP.

ISSUING OFFICE:

Questions and requests for clarifications regarding this RFP must be submitted in writing no later than five (5) days prior to submission date.

PROPOSAL SUBMISSION:

To be considered, a company must submit a complete response to this RFP providing all the information required. Ten (10) copies of the response must be submitted. The contents of the response of the selected firm(s) will become contractual obligations should a contract be entered into as a result of the RFP.

DISCLOSURE OF PROPOSAL CONTENTS:

The RFP must include estimated cost for the development being considered with estimated revenues from the commercial and housing components. All materials become the property of City of Binghamton.

PREPARATION COSTS:

The City is not liable for any costs incurred by applicants prior to naming the project's preferred developer. Firms may also be requested to make an oral presentation to the City. The purpose of such presentation is to provide the firm an opportunity to elaborate on their qualifications and to ensure a thorough, mutual understanding of the project. Any oral presentations will be at no cost to the City.

REJECTION OF PROPOSALS:

The City reserves the right to reject any or all responses as a result of this RFP, or to negotiate with any or all-responding firms.

PART II — INFORMATION REQUIRED FROM THE COMPANY

Companies shall submit a response to this RFP, including the following:

- A company profile. This section should state the firm's background, services provided and other relevant information.
- Examples that indicate the firm's ability to develop projects of this type.
- References for projects in which the firm was the developer.
- A thorough description of the firm's approach to this project, including proposed uses for the site, summary of project costs and projected sources and uses of funds.
- A detailed time schedule for development of the project.
- Schematics, drawings or renderings of the proposed project layout and appearance.
- Concepts for initial project identity materials (name, logo, branding, etc.).

PART III — SELECTION OF COMPANY

SELECTION PROCESS:

The City disclaims any liability whatsoever as to its review of the responses submitted and in formulating its recommendation for selection. All recommendations for selection made by the City shall be final.

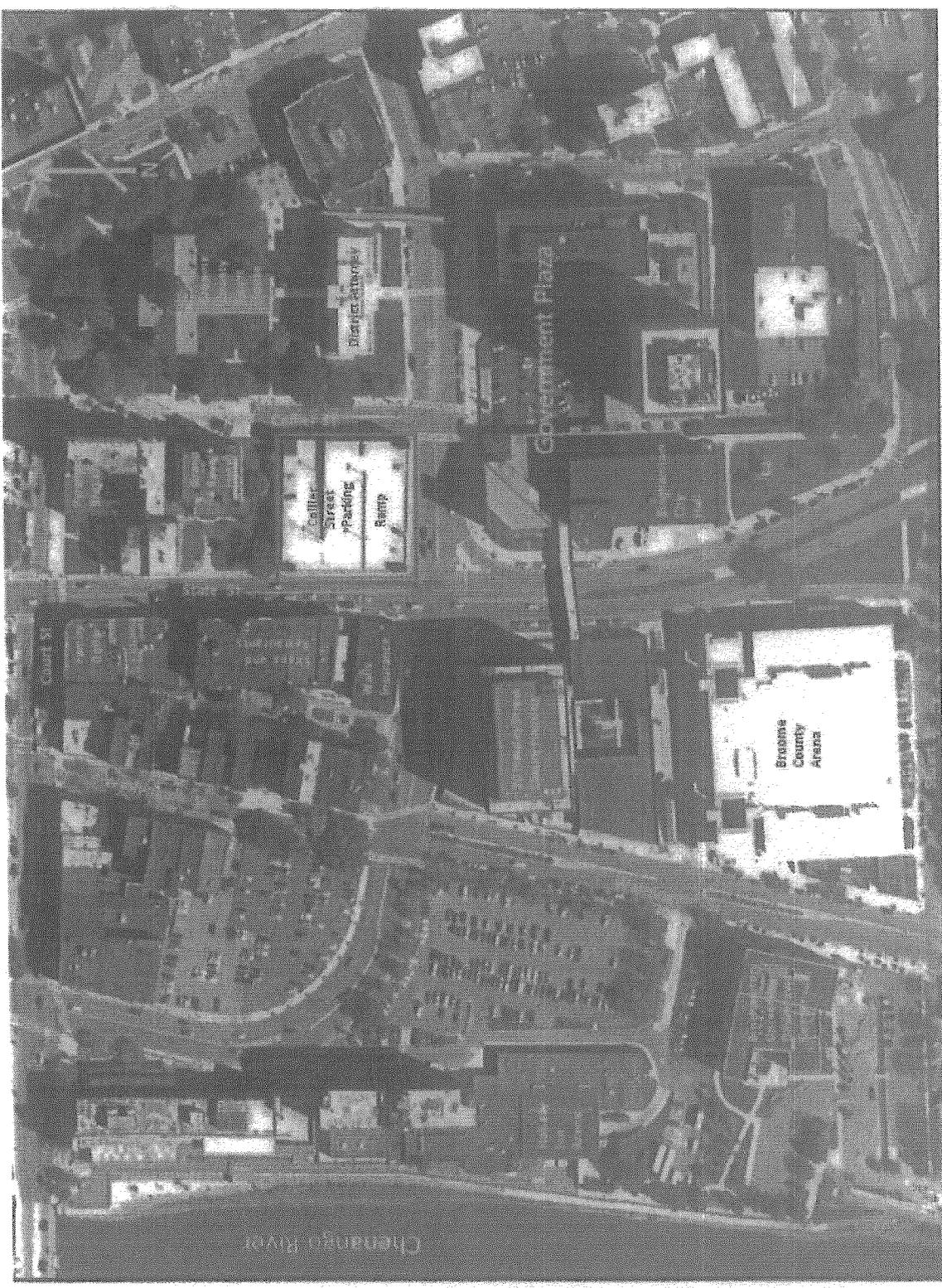
SELECTION CRITERIA:

Selection will be based upon the following:

- Firm's previous five (5) years experience and competence acting as a developer. Particular attention shall be paid to the work experience on similar projects.
- Qualification of key personnel assigned to this project, including length of time with firm, education and experience on similar assignments.
- Quality and thoroughness of the conceptual design and programmatic development concept, including the proposed budget and sources and uses of funds.
- The statement of qualifications received will be closely evaluated as to the ability to meet specified time schedules.
- City will favor proposals that emphasize commercial and housing uses in their site plan.
- Priority will be given to proposals that fully utilize the commercial and residential potential of the site.
- Five (5) copies of the proposal shall be submitted in a sealed envelope marked Collier St Commons Proposal on or before 10:30am, June 11, 2014 to:

Mike Dervay, Purchasing Agent
2nd Floor, City Hall
38 Hawley Street
Binghamton, NY 13901

FIGURE 1: COLLIER STREET COMMONS SITE PLAN



ADDENDUM #1 FOR THE RFP/RFQ FOR COLLIER STREET RAMP/COMMONS

The date of opening of this proposal has been moved up to **May 28, 2014**, by 10:30 am at Binghamton City Hall 38 Hawley Street 2nd Floor Binghamton, NY 13901.



Legislative Branch

RL Number:
14-72
 Date Submitted:
5/16/19

City Clerk, City Hall, Binghamton, NY 13901 607-772-7005

REQUEST FOR LEGISLATION

Requests for Legislation (RLs) may be submitted to the City Clerk's Office for consideration at City Council Work Sessions. RLs generated from within City Hall departments must be submitted to the Mayor, Comptroller and Corporation Counsel for review before submission. RLs generated by citizens may be submitted directly to the City Clerk's Office.

Applicant Information

Request submitted by: Richard C. David
Title/Department: Mayor
Contact Information: X7001

RL Information

Proposed Title: A RESOLUTION AUTHORIZING THE CITY OF BINGHAMTON TO SUBMIT A PROPOSAL TO EMPIRE STATE DEVELOPMENT CAPITAL GRANT FUND FOR DEVELOPMENT OF 70-72 COURT STREET
Suggested Content: TO BE DEVELOPED BY CORPORATION COUNSEL

Additional Information

- Does this RL concern grant funding? Yes No
- If 'Yes', is the required RL Grant Worksheet attached? Yes No
- Is additional information related to the RL attached? Yes No
- Is RL related to previously adopted legislation? Yes No

If 'Yes', please provide Permanent Ordinance/Resolution/Local Law number(s): _____

OFFICE USE ONLY	
Mayor:	<u>[Signature]</u>
Comptroller:	<u>[Signature]</u>
Corporation Counsel:	<u>[Signature]</u>
Finance <input checked="" type="checkbox"/>	Planning <input type="checkbox"/> MPA <input type="checkbox"/> PW/Parks <input type="checkbox"/> Employees <input type="checkbox"/> Rules/Special Studies <input type="checkbox"/>



Legislative Branch

City Clerk, City Hall, Binghamton, NY 13901 607-772-7005

GRANT APPLICATION WORKSHEET

*The Request for Legislation must include the project title and the purpose of the grant.
Please provide the following additional information.*

Agency providing the grant: NYS EMPIRE STATE DEVELOPMENT

Total project cost: To be determined

Total amount of grant: \$500,000

Local match (if any): _____

If local match is monetary, provide the budget line and title: _____

If local match is "in kind", provide the anticipated personnel and hours to be dedicated to the project:

Disbursement of grant (upfront, reimbursable?): _____

If reimbursable, source of funds pending reimbursement: _____

Grant project manager: _____

Anticipated date of project completion: _____

Special project completion requirements (if any): _____

Attach any required form of Resolution from the Agency providing the grant.

Please provide any additional information in the space provided below, including any other government agency or private partner participating in the grant, along with a description of such participation:



City of Binghamton
38 Hawley Street
Binghamton, NY 13901

Mayor, Richard C. David

**REQUEST FOR SEALED BIDS –
PURCHASE OF 70-72 COURT STREET
FEBRUARY 21, 2014**

INTRODUCTION

The City of Binghamton requests sealed bids to purchase the property at 70-72 Court Street (Parcel ID No. 160.41-4-14), a vacant lot primarily being used as graded green space. The site is .13 acre (71.3' x 85') with frontages on Court Street and State Street. The south border abuts (formerly a shared wall) the building at 92 State Street Parcel ID No. 160.41-4-14. Public water & sewer; highway access less than 2 miles. The property is in a State and National Register Historic District and may be eligible for the New York State Historic tax credit program.

The property is zoned C-2 Downtown Business District. The C-2 Downtown Business District is for large retail stores, specialty shops and services, business services, financial institutions, offices, theaters, hotels, government buildings, and sports and entertainment facilities, which have primarily city-wide and regional significance, will be permitted at a relatively high level of development intensity. It is further intended that zoning regulations recognize, preserve, and promote the historic importance of large portions of the C-2 district and reflect the viability and desirability of downtown residential development. Traffic count: estimated 7,000 cars per day.

The property is being offered for sale in its AS IS condition with no representations by the City of Binghamton. Applicants should inspect the property and perform all due diligence prior to submitting a Purchase Bid. There will not be any contingencies for inspection or financing in the contract of sale.

The sale will be subject to a permanent easement for pedestrian ingress and egress from a basement stairwell at 92 State Street. Construction above the stairwell will be permitted.

Due to the location in the State and National Register Historic District and the prior use of the property, the City of Binghamton Commission on Architecture and Urban Design (CAUD) and NYS Office of Parks and Historic Preservation will have to conduct an aesthetic review and approve the exterior design and plans prior to the issuance of a building permit.

PURCHASE BID DEADLINE

Three (3) copies of a Purchase Bid, including the completed Conflict of Interest Questionnaire, must be received by 10:30 am on Wednesday, April 16, 2014

Purchase Bids should be delivered or mailed to the following address:

Michael Dervay, Purchasing Agent
City of Binghamton, Second Floor
38 Hawley Street
Binghamton, NY 13901

Purchase Bids must be submitted within a sealed envelope with a label marked "Purchase of 70-72 Court Street." Purchase Bids that are faxed or received after the deadline will not be processed. Applicants, not courier services or other intermediaries, are responsible for the timely submission of Purchase Bids.

Applicants must be in good standing with the City of Binghamton with regard to taxes, water fees, and all applicable ordinances.

THE CITY RESERVES THE RIGHT TO REJECT ANY OR ALL PURCHASE BIDS

ANTICIPATED SCHEDULE

Friday, February 21, 2014	Issue Bid
February 23 – April 14, 2014	Property available for site visit and inspection during regular work hours by appointment. Call Michael Dervay at 607 772-7025 to schedule an appointment
Wednesday April 16, by 10:30 am	Response deadline for Purchase Bids
April 17 – May 5, 2014	Review Purchase Bids with City Council and Board of Estimate & Apportionment (E&A)
May 21 – June 11, 2014	City Council and E&A either rejects all Purchase Bids or accepts a Purchase Bid, authorizes sale, and proceeds to contract of sale
Within 120 days of approval by Council and E&A *	Applicant may apply for site plan or other necessary approvals for proposed use from Planning Commission (PC), Zoning Board of Appeals (ZBA), Commission on Architecture and Urban Design (CAUD) and NYS Office of Parks and Historic Preservation (NYS OPHP).
Within 30 days of PC, ZBA, CAUD and NYS OPHP approval	Close on property

Subsequent to the Response Deadline, the City reserves the right to shorten or extend its time to review, reject, or approve Purchase Bids. Other deadlines will be amended accordingly.

*** The City reserves the right to extend the Applicant's time to obtain site plan or other necessary approvals for up to an additional 90 days. The applicant will make a good faith effort to obtain such approvals.**

DEPOSIT

A deposit of 5% of the Purchase Bid (the "Deposit") will be required with the Bid. The Deposit will be held by the City of Binghamton Finance Department in escrow pending closing or other termination the contract of Sale. If the Applicant closes as required by this Request for Sealed Bids, the Deposit will be credited to the purchase price. If the Applicant fails to close for any reason, other than failure to obtain site plan or other approvals for the proposed use after a good faith application, the Deposit will be released to the City of Binghamton as liquated damages and the Applicant's Purchase Bid will be null and void. If the Applicant does not obtain site plan or other approvals for the proposed use after a good faith application, the Deposit will be returned to the Applicant.

PURCHASE BID GUIDELINES & REVIEW

The Purchase Bid should be succinct and clear, and include the minimum information:

- Name, address, and contact information
- Brief description of your firm / organization, if appropriate
- Qualifications and locations of previous projects with a similar scope
- Proposed compatibility with existing neighborhood character and appearance
- Proposed use of the property, including conceptual plans
- Price to be paid to City of Binghamton for the property*
- An anticipated project time schedule & project readiness
- Project budget and funding sources
- Letters of support for project, if appropriate

*** If the Applicant is working with a Real Estate Broker, the applicant must make arrangements to pay any proposed commission directly. No Real Estate Broker's fee will be paid by the City and should not be included in the Purchase Bid.**

The City reserves the right to make such investigations as it deems necessary to determine the ability of the Applicant to carry out the project, meeting a satisfactory level of performance in accordance with the City's requirements.

Interviews or presentations by one, several or all of the Applicants may be requested by the City if deemed necessary to fully understand and compare the Applicants' capabilities and project goals.

A presentation by the Applicant to City Council and/or selected City Officials may be required prior to the recommendation and consideration of an award. By City law, the sale of 70-72 State Street must receive formal approval by the City Council by a supermajority vote.

THE CITY RESERVES THE RIGHT TO NEGOTIATE WITH ANY OR ALL APPLICANTS, WHICH MAY INCLUDE A RIGHT OF REVERTER, A PERFORMANCE BOND, OR OTHER SECURITY TO ENSURE CONSTRUCTION IS COMPLETED IN A TIMELY MANNER; TO REJECT ANY OR ALL BIDS, IN WHOLE OR ANY PART THEREOF; TO RE-SOLICIT FOR PURCHASE BIDS; AND TO WAIVE ANY MINOR NON-CONFORMITIES IN ACCORDANCE WITH THE CITY'S DETERMINATION OF ITS OWN BEST INTEREST.

AVAILABILITY OF THIS BID:

The City will place a "Legal Notice" in the Press & Sun-Bulletin regarding this Bid. Additionally, this Bid is publicly available for download at the City's website at www.cityofbinghamton.com.

A hardcopy of this Bid can be obtained from the City of Binghamton Purchasing Agent, 2nd Floor, City Hall, 38 Hawley Street, Binghamton, NY.

ADDITIONAL QUESTIONS:

Request for additional information or questions about this Bid and the process should be directed to:

Michael Dervay, Purchasing Agent
38 Hawley Street
Binghamton, NY 13901
EMAIL: mjdervay@cityofbinghamton.com
H: 607 772-7025
FAX: 607 772-7063

CONFLICT OF INTEREST QUESTIONNAIRE:

1. Are you presently, or have you been so within the last year, an employee or agent or consultant or officer or elected official or appointed official or business associate of:

a. The City of Binghamton __ Yes __ No

If you have checked yes, please provide the following:

Agency: _____

Department: _____

Title Position: _____

Association: _____

2. Do you presently have, or have you had, within the last year a family member or household member engaged as an employee or agent or consultant or officer or elected official or appointed official or business associate with:

a. The City of Binghamton __ Yes __ No

If you have checked yes, please provide the following:

Name: _____

Relationship: _____

Agency: _____

Department: _____

Title Position: _____

Association: _____

I hereby certify that all information provided in this document is true and complete to the best of my knowledge.

Dated, _____, 2014, made by: _____

Applicant(s) Signature

Applicant – Print Name



Legislative Branch

RL Number:
1473
 Date Submitted:
5/19/14

City Clerk, City Hall, Binghamton, NY 13901 607-772-7005

REQUEST FOR LEGISLATION

Requests for Legislation (RLs) may be submitted to the City Clerk's Office for consideration at City Council Work Sessions. RLs generated from within City Hall departments must be submitted to the Mayor, Comptroller and Corporation Counsel for review before submission. RLs generated by citizens may be submitted directly to the City Clerk's Office.

Applicant Information

Request submitted by: Angela Holmes
Title/Department: City Clerk
Contact Information: (607) 772-7005, clerk@cityofbinghamton.com

RL Information

Proposed Title: An Ordinance granting an easement at 142 State Street ("Commercial Alley") to 25 Chenango Street Associates, LLC for the installation of a fire stairway

Suggested Content: Sale/easement approved by E&A on 5/7, subject to review based upon a survey to be obtained by the applicant. The total sales price shall be at a rate of \$1.75/square foot, and shall apply to whatever portion of the parcel the City conveys to the applicant. E&A reviewed matter on 5/14, and unanimously recommended granting an easement, instead of a sale.

Additional Information

- Does this RL concern grant funding? Yes No
- If 'Yes', is the required RL Grant Worksheet attached? Yes No
- Is additional information related to the RL attached? Yes No
- Is RL related to previously adopted legislation? Yes No

If 'Yes', please provide Permanent Ordinance/Resolution/Local Law number(s): _____

OFFICE USE ONLY					
Mayor:	_____				
Comptroller:	_____				
Corporation Counsel:	_____				
Finance <input type="checkbox"/>	Planning <input checked="" type="checkbox"/>	MPA <input type="checkbox"/>	PW/Parks <input type="checkbox"/>	Employees <input type="checkbox"/>	Rules/Special Studies <input type="checkbox"/>



OFFICE OF THE CITY CLERK ■ CITY OF BINGHAMTON

Teri Renna, City Council President
Angela Holmes, City Clerk

OFFER TO PURCHASE

Please complete the below application, and submit this document to the City Clerk for consideration. Please note that if such sale is approved, the Applicant will be liable for all filing fees associated with the transfer of this property.

PROPERTY INFORMATION

Street Address of Property: 142 State Street

Tax Parcel Identification Number: 160.41-1-6

Current Use of Property: [X] Commercial (State St. parking ramp plus commercial alley)
Offered Purchase Price: \$2500.00
[X] Vacant Lot (area to be purchased) 16' x 48.05' or portion of commercial alley

Please describe the intended use of the property. The inclusion of a map or illustration depicting the intended use of the property will expedite the review process.

The applicant is the owner of 25 Chenango St (160.41-1-13.2). In connection with the residential conversion of this long vacant building, an area for the location of a fire escape is needed. There is an existing easement for a fire escape (exterior stair) needed to construct an exterior stairway.

APPLICANT INFORMATION

Applicant Name: 25 Chenango Street Associates LLC

Note: If the applicant is a company or corporation, please list all shareholders or members.

Mailing Address: PO Box 724 Bing. NY 13905

Telephone Number(s): 917-597-1111

Email Address: isaacanz@gmail.com

Please list any other properties owned by the Applicant located within Broome County.

Press Bldg - related entity - 19 Chenango St. Associates LLC 160.41-1-13
Kilmer Bldg - as contract vendee - 25 Chenango St. (front) (also 21 Chenango)

I hereby certify that the above information is a true account of my intended purchase and use of City-owned property. I understand that upon approval of any such sale, any deviance from the agreed-upon terms and conditions may result in the termination of such agreement through legal proceedings.

Signature: please see attached Date:



OFFICE OF THE CITY CLERK • CITY OF BINGHAMTON

Teri Renna, City Council President
Angela Holmes, City Clerk

OFFER TO PURCHASE

Please complete the below application, and submit this document to the City Clerk for consideration. Please note that if such sale is approved, the Applicant will be liable for all filing fees associated with the transfer of this property.

PROPERTY INFORMATION

Street Address of Property: [Handwritten address]

Tax Parcel Identification Number: _____

Current Use of Property: [Residential] [Commercial] [Mixed Use] [Vacant Lot]

Offered Purchase Price: _____

Please describe the intended use of the property. The inclusion of a map or illustration depicting the intended use of the property will expedite the review process.

APPLICANT INFORMATION

Applicant Name: 25 Chenango Street Associates LLC

Note: If the applicant is a company or corporation, please list all shareholders or members.

Mailing Address: PO Box 724 Bing. NY 13905

Telephone Number(s): _____

Email Address: _____

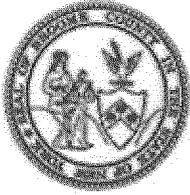
Please list any other properties owned by the Applicant located within Broome County.

Press Bldg - related entity - 19 Chenango St. Associates LLC 160.41-1-13

I hereby certify that the above information is a true account of my intended purchase and use of City-owned property. I understand that upon approval of any such sale, any deviance from the agreed-upon terms and conditions may result in the termination of such agreement through legal proceedings.

[Handwritten signature]

03-10-2014



BROOME COUNTY, NEW YORK
UNIFIED PARCEL INFORMATION SYSTEM

BROOME COUNTY GIS | Phone: (607) 778-6505 | Web: www.bcgis.com

PROPERTY SUMMARY FOR PARCEL # 160.41-1-6

Ownership Information

Owner Name(s): City Of Binghamton
Mailing Address: 38 Hawley St
 Binghamton, NY 139013700

Property Characteristics

Parcel Location: 142 STATE ST City of Binghamton | 13901
Land Area: 1.41 Acres | 63 x 831 Feet **Total Assessment:** \$6327800 **Full Value:** \$7623855
Property Use: Commercial, 437 **Land Assessment:** \$227200 **Full Value:** \$273735
239 Review? Yes - Within 500 Feet of: State/County Park, State/County Road, State/County Facility
Exemptions: 13350

Site Information (1 of 1)

Nearest Highway Access: Under 2 Miles **Adjacent to Rail?** No
Water: Public Sewer: Public/Comm Utilities: Gas & Electric **Site Desirability:** NA

Districts

Property Located in Empire Zone? Yes **Property Located in HUB Zone?** Yes
Zoning District: Downtown Business District **Property Located in Agricultural District?** No
School District: Binghamton **Fire Coverage:** City of Binghamton Fire
Census Tract Number: 12 **Election District:** City 19
Historic? Local District
Special Districts: None

Environmental Features

DEC Wetlands on Parcel? No **NWI Wetlands on Parcel?** No
Watershed: Lower Chenango River **Steep Slopes on Property?** Yes
Soils: Cv
Existing FEMA Information: **Preliminary New FEMA Information:**
FEMA SFHA: Out, Zone X **FEMA SFHA:** Out, Zone X
FEMA Panel Number: 3600380002C **FEMA Panel Number:** 36007C0356F
FEMA Panel Date: 06/01/1977 **Preliminary Panel Date:** 02/05/2010

DISCLAIMER:

The information provided is prepared from a variety of sources including recorded deeds, plats, tax maps, surveys, and other public records and data. Users of this map data are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Broome County assumes no legal responsibility for the information contained herein.



Broome County, New York | Unified Parcel Information System | Web: www.bcgis.com | Phone: 607-778-6505
 DISCLAIMER: Broome County does not guarantee the accuracy of the data presented. Information should be used for reference purposes only. Always check primary sources when accuracy is essential.

and acknowledgment of deeds and other instruments in writing to be recorded in said State, and that full faith and credit are and ought to be given to his official acts; that the impression of his official seal is not required by law to be filed in the office of the County Clerk; I further certify that I am well acquainted with his handwriting and verily believe that the signature to the attached certificate is his genuine signature, and further that the annexed instrument is executed and acknowledged according to the laws of the State of California.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Superior Court this 8th day of June, 1943 J. F. Moroney County Clerk and Clerk of the Superior Court of the State of California, in and for the County of Los Angeles. By E. T. Nedry Deputy (L.S.)
Recorded June 18, 1943 at 11:08 A. M.

J. F. Moroney Clerk

Wm. M. McLean Realty Company, Inc.

To

The City National Bank of Bing. etal
as Exs.

THIS INDENTURE, Made the Seventeenth day of June, One Thousand Nine Hundred and Forty-three, between Wm. M. McLean Realty Company, Inc., a New York corporation

having its principal office at 89 Court Street, Binghamton, N.Y., party of the first part, and The City National Bank of Binghamton, (49 Court Street, Binghamton, N. Y.), Jerome B. Hadsell, George M. Ely and Alexander M. Robb (19 Chenango Street, Binghamton, N.Y.), as Executors of the Last Will and Testament of Willis Sharpe Kilmer, deceased, parties of the second part,

WITNESSETH:

WHEREAS, the Estate of Willis Sharpe Kilmer and the parties of the second part are the owners of a parcel of land on the westerly side of Chenango Street (sometimes known as No. 19-25 Chenango Street), upon which are located a twelve-story building commonly known as the Kilmer(Press) Building, the Rear Annex to said Press Building, and the Front Annex thereto, upon the northerly portion of the westerly end or face of which Rear Annex there is, and for many years have been, installed and attached a fire escape, which, it is claimed by party of the first part, overhangs and projects over the boundary line between lands and premises owned by the parties hereto respectively; and

WHEREAS, party of the first part is the owner of a building located immediately south of and adjacent to said twelve-story Press building, so-called, in which it has heretofore installed, and now maintains and uses, a fire exit door about 3-8/12 feet wide and about 6-11/12 feet high, which swings or opens northwardly and outwardly nearly opposite of the large, high, steel stack located near the southwesterly corner of said twelve-story building, and which fire exit door, when open, projects and extends over the northerly line of said premises of the parties of the first part and over lands of said Kilmer Estate, and persons using said door for egress from or ingress to said building of the party of the first part have to travel over property of said Kilmer Estate in order to reach land over which said party of the first part has a right of way westerly; and

WHEREAS, it is the desire and intention of the parties to enable said parties of the second part, their successors and assigns, and the devisees under the Last Will and Testament of said Willis Sharpe Kilmer, deceased, their heirs and assigns, to maintain and use said fire escape and provide means of egress from and ingress to said Rear Annex, so-called, and a right of way and passageway from said fire escape over lands of party of the first part to lands of said Kilmer Estate so long as said Rear Annex Building,

See Book of Maps No 8 pages 119 & 123

hereto to enable said party of the first part, its successors and assigns, to continue to maintain and use said fire exit door for that purpose so long as said building of the party of the first part shall stand;

NOW, THEREFORE, for value received, and the sum of Five Hundred Dollars (\$500.00) paid by parties of the second part to the party of the first part hereto, and the mutual covenants and advantages herein mentioned, it is hereby AGREED:

FIRST. Said party of the first part shall, and hereby does, grant, release and convey to parties of the second part, their successors and assigns, the right and easement to maintain and continue to use the fire escape now attached to and installed upon and against the westerly wall of the six-story Rear Annex Building, so-called, so long as said Rear Annex Building, so-called shall stand, and to keep same in repair and, if reasonable necessary, to replace same, and in connection therewith, party of the first part hereby grants, releases and conveys to said parties of the second part, their successors and assigns, a right of way, passageway and easement for the purpose of egress from and access to said fire escape and said Rear Annex Building, so-called, upon, over and along a strip of land five feet wide off from and at the easterly end of a parcel of land owned by said party of the first part hereto, which parcel fronts on Commercial Avenue and extends back eastwardly to the westerly line of that part of said Kilmer Estate property upon which said Rear Annex Building, so-called, stands (and which said parcel at its easterly end is approximately 29.03 feet in width), the southerly end of which strip five feet wide and about 29.03 feet long bounds and is adjacent to other lands of said Kilmer Estate. The parcel of land so owned by the party of the first part over which said right of way, passageway and easement is granted is designated on the Tax Map on file in the Assessor's Office in the City of Binghamton, New York, as Parcel No. 906013 on June 17, 1943.

SECOND.: In consideration of the premises, parties of the second part grant, release and convey to party of the first part, its successors and assigns, the right and easement to maintain and continue to use the said fire exit door where now located in the northerly wall of said building so owned by party of the first part, which opens outwardly and northwardly nearly opposite the large, high, steel stack near the southwesterly corner of said Kilmer (Press) twelve-story building (and which door, when opened, swings over and beyond the boundary line between the premises of the parties hereto) so long as said building so owned by party of the first part hereto shall stand, and to keep said door in repair, and, if reasonable necessary, to replace same with another door no larger than the present door; and in connection therewith, parties of the second part hereby grant, release and convey to party of the first part, its successors and assigns, a right of way, passageway and easement upon, over and along a strip of land off from and at the southerly side of premises owned by said Kilmer Estate lying immediately westerly of the westerly end of said twelve-story building, extending from a point opposite the easterly edge of said door westwardly to the easterly line of a rectangular parcel of land approximately seventeen feet in length measured northerly and southerly, and approximately 13.92 feet in width, which rectangular parcel of land is owned by said Kilmer Estate, and over which said party of the first part now has a right of way; said strip of land to be and is four feet wide from a point opposite the westerly edge of said fire exit door to the easterly line of said rectangular strip 17 x 13.92 feet, or thereabouts, in size, and between said two points opposite the westerly edge and easterly edge respectively of said fire exit door, said strip of land, and right of way, is to be wide enough to permit said door now in use to swing open substantially at right angles to said wall. The said right

of way, passageway and easement is to continue so long as said fire exit door shall continue to be maintained and used by party of the first part, its successors and assigns at its present location in said building. Said right of way, passageway and easement is to be used and enjoyed in common with the parties of the second part, their successors and assigns, and/or devisees under the Last Will and Testament of said Willis Sharpe Kilmer, their heirs or assigns, who may respectively make use of said strip of land over which said right of way and easement is hereby granted, in any way which does not unreasonable interfere with its use and enjoyment by said party of the first part, its successors and assigns, as a means of exit from and entrances to said building.

TO HAVE AND TO HOLD the said rights and easements second hereinabove described and granted herein unto the party of the first part, its successors and assigns, as aforesaid.

TO HAVE AND TO HOLD the said rights and easements first hereinabove described and granted herein unto the parties of the second part, their successors and assigns, and the devisees under said Last Will and Testament of said Willis Sharpe Kilmer, deceased its and their respective successors, heirs and assigns as aforesaid.

IN WITNESS WHEREOF, the party of the first part has caused its corporate seal to be hereunto affixed and these presents to be signed by its duly authorized officer, and The City National Bank of Binghamton, a party of the second part, has caused its corporate seal to be hereunto affixed and these presents to be signed by its duly authorized officers, and Jerome B. Hadsell, George M. Ely and Alexander M. Robb, as Executors have hereunto set their hands and seals, the day and year first above written.

Wm. M. McLean Realty Company, Inc By Wm. M. McLean Its President Party of the First Part (Corporate Seal) The City National Bank of Binghamton By Stewart W. Morse Its Trust Officer By George H. Hale President (Corporate Seal) George M. Ely (L.S.) Jerome B. Hadsell (L.S.) Alexander M. Robb (L.S.) As Executors of the Last Will and Testament of Willis Sharpe Kilmer, deceased. Parties of the second Part. \$1.10 Int. Rev. Stamps Cancelled)

State of New York County of Broome SS: On this 16 day of June, 1943, before me personally came Wm. M. McLean, to me known, who, being by me duly sworn, did depose and say that he resides in the City of Binghamton, Broome County, New York; that he is an officer, to wit, the President of Wm. M. McLean Realty Company, Inc. the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that he signed his name thereto by like order.

John D. Booth Notary Public (L.S.)

State of New York County of Broome SS: On this _____ day of June, 1943, before me personally came Stewart W. Morse and George H. Hale, to me known, who, being by me severally duly sworn, did depose and say: That they resides in the City of Binghamton, N.Y.; that he, the said Stewart W. Morse, is the Trust Officer, and he, the said George H. Hale is the President of the City National Bank of Binghamton, the corporation described in and which, as Executor, executed the above instrument; that they know the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that they signed their names thereto by like order.

Thomas B. Katell Notary Public

State of New York County of Broome SS: On this 18th day of June, 1943, before me, the subscriber, personally appeared Jerome B. Hadsell, George M. Ely and Alexander M. Robb, to me known and known to me to be the same persons described in and who executed the foregoing instrument as Executors aforesaid, and they severally duly acknowledged to

me that they executed the same as such Executors.

Thomas B. Kattell Notary Public

Recorded June 18, 1943 at 12:45 P. M.

Jm. E. Block Clerk

The City National Bank of Binghamton etal
as Exs.

To

Cornell University

(Office 49 Court Street, Binghamton, New York), Jerome B. Hadsell, George M. Ely and Alexander M. Robb (19 Chenango Street, Binghamton, New York), as Executors of the Last Will and Testament of Willis Sharpe Kilmer, Deceased, parties of the first part, and Cornell University, a New York corporation having its principal office in Morrill Hall, Ithaca, New York, party of the second part;

THIS INDENTURE, Made the Eighteenth day of June, one thousand nine hundred and forty-three, between The City National Bank of Binghamton

WITNESSETH, that the parties of the first part, by virtue of the power and authority to them given in and by said Last Will and Testament, and in consideration of One dollar and more (\$1.00 & c) lawful money of the United States, paid by the party of the second part, do hereby grant and release unto the party of the second part, its successors and assigns forever,

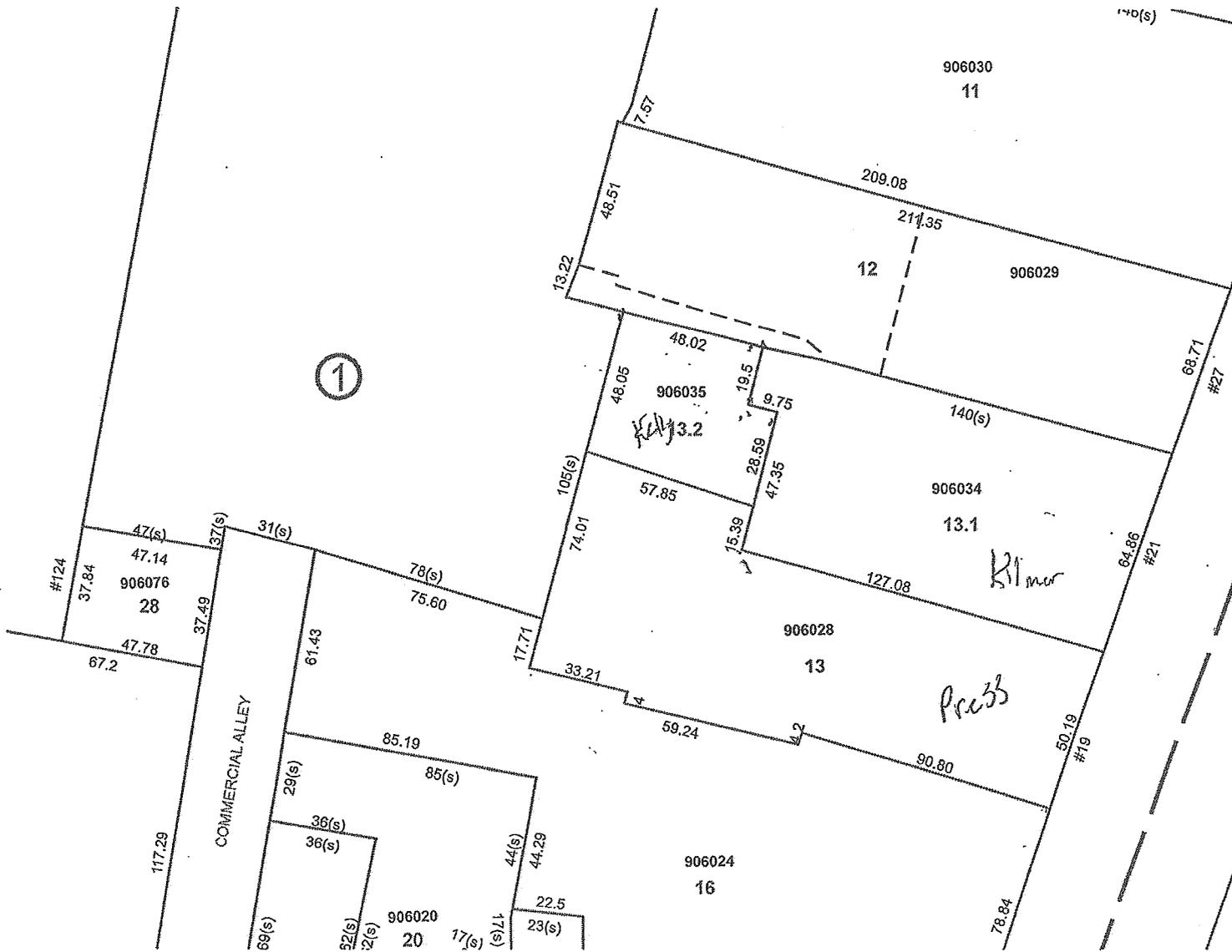
ALL THOSE TRACTS OR PARCELS OF LAND situate in the City of Binghamton, County of Broome and State of New York, bounded and described as follows:

FIRST: Beginning at the southeast corner of lands of Kodeco Realty Corporation in the west line of Chenango Street (formerly of Margaret Clonney) and thence along said street line southwardly one hundred twenty-four feet (124') to the northeast corner of lands formerly of Eleanor M. Strong and devised by her to Christ Church and the House of the Good Shepherd; thence westwardly at an interior angle of $94^{\circ}42'$ along the northerly line of the said Strong premises now of Christ Church and the House of the Good Shepherd and of the Wm. M. McLean Realty Company, Inc. one hundred eighty feet to the southwest corner of the so-called Press Building property here described and conveyed; thence northwardly at right angles and along the west line of the parcel here conveyed and along other lands of the Kilmer Estate and beyond, along other lands of said McLean Realty Company Inc. one hundred twenty-two and eight hundredths feet (122.08') to the south line of the said lands of the Kodeco Realty Corporation and thence eastwardly at an interior angle of $90^{\circ}27'$ and along the south line of said Kodeco Realty Corporation one hundred ninety and eighteen hundredths feet (190.18') to the place of beginning making an interior angle with the street line of $84^{\circ}51'$.

Together with all the right, title and interest, if any, of the grantors herein, in and to the strip of land between the First parcel hereinabove described and the center line of Chenango Street.

Together with all plumbing, lighting and heating fixtures installed in any of the buildings located on said premises, but not including any machinery or equipment used in connection with the operation of the electric power and steam heating plant located in one of said buildings, except one of the three boilers so used, the boiler so excepted and transferred hereunder being identified as a two hundred fifty horse power Erie City Type C. boiler, New York State License No. 12649, Manufacturer's number H.S.B. 84273, National Board No. 7368.

(a) Also the rights, easement, right of way and passage way relating to the maintenance and use of a fire escape attached to the six story Rear Annex Building on said premises and a five foot right of way over the easterly end of the premises of The

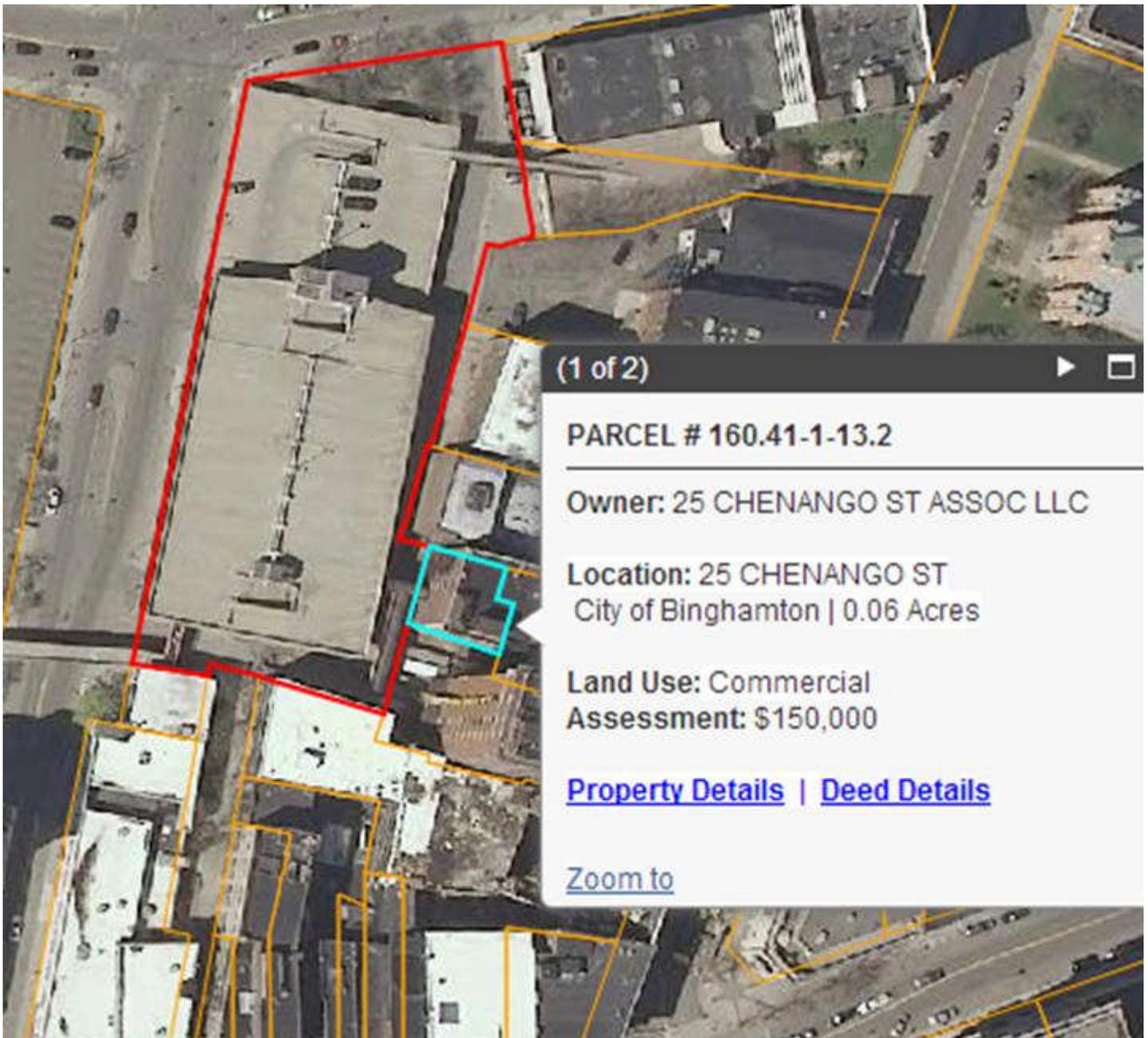


Holmes, Angela

From: Holmes, Angela
Sent: Tuesday, April 01, 2014 12:01 PM
To: Taylor, Jennifer; McCullen, Leigh; Costello, Thomas; Snyder, Scott
Subject: OTP Portion of 142 State Street

Dear all,

25 Chenango Street Associates submitted an [Offer to Purchase a portion of 142 State Street](#), which is the State Street parking ramp. They propose to purchase a portion of Commercial Alley (16' x 48.05') in order to build a fire escape on the back of 25 Chenango Street (the "Kelly Building"). They attached GIS print-outs of the area, but the scans are a little fuzzy. A better image is included below. The parking ramp/Commercial Alley is in red. The applicant's building is in blue. Please send me your recommendations.



Holmes, Angela

From: Frank, Kenneth
Sent: Tuesday, May 13, 2014 8:21 AM
To: Holmes, Angela
Subject: FW: 25 chenango
Attachments: offer to purchase.pdf; 21 Chenango Survey_2005.pdf

For E&A

From: Costello, Thomas
Sent: Monday, May 12, 2014 12:58 PM
To: Frank, Kenneth
Subject: FW: 25 chenango

Looks like an easement would be easier to accomplish, for us, if providing insurance to them is a viable option. Please advise. I have no opinion either way, as long as they meet Code requirements.

tfc

From: Campbell, Sarah G. [<mailto:scampbell@hkh.com>]
Sent: Monday, May 12, 2014 11:19 AM
To: Costello, Thomas
Subject: FW: 25 chenango

Hi Tom. Here is a new drawing showing the exterior stair footprint (which is the box in which it is written) and the code references in the notes. De-Jan says that we need to provide 10 feet from the stair to the lot line. The other alternative to an outright purchase is that we could get an easement from the city for the 16 feet if you think that is ok and complies with the code. Unfortunately if we do purchase the property and need to provide an easement back to the city for public access, then we will have to ask for the city to insure the public access area – name us as an additional insured. Please let me know which alternative you want us to proceed with – it doesn't matter to us. If you decide on the outright purchase then let me know if you want to or you want me to run the insurance issue by Ken Frank. Thanks Tom. Sarah

Sarah Grace Campbell, Esq.
700 Security Mutual Building
80 Exchange Street
Binghamton, NY 13901

Office : (607)-723-5341
Direct : (607)-231-6730
Fax : (607)-723-6605
Email : Scampbell@hkh.com

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From: DJLU Architect [<mailto:office@djluchitect.com>]

Sent: Thursday, May 08, 2014 9:55 AM

To: Campbell, Sarah G.; isaacanz@gmail.com

Subject: Re: 25 chenango

Please see attached.

We need 10 feet from the exterior stairs to the lot line, so we need 16 feet total depth.

The narrow piece of land between 25 Chenango and Strand building belong to Kilmer building, you can see that on the survey. I know Isaac is in the process of purchasing Kilmer building so potentially it's under the same ownership. If you look at the lot line on the north side, we don't really have 10 feet to the lot line, if that's gonna be an issue, we can either combine the lot or divide the lot where Kilmer building is at and give the narrow piece to 25 Chenango.

Feel free to call me if you have any questions.

De-jan Lu, RA

DJLU Architect

646.820.3558

1 Beekman Street, Suite 506

New York, NY 10038

On 5/7/2014 12:08 PM, Campbell, Sarah G. wrote:

Hey, Tom Costello just called me from the back of the building and he says that there is a natural demarcation where the cobblestone ends which appears to be the area that there currently is an easement for to accommodate the existing fire escape. Tom asks that you reference the code section when you provide a drawing of the area that is needed to meet the b&f code. On another topic, although he believes you are correct, he would like you to identify the code section that allows the exterior stairs to be open and not enclosed – so that he can support that information if asked. Thanks.
Sarah

Sarah Grace Campbell, Esq.

700 Security Mutual Building

80 Exchange Street

Binghamton, NY 13901

Office : (607)-723-5341

Direct : (607)-231-6730

Fax : (607)-723-6605

Email : Scampbell@hkh.com

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PROJECT
**PRESS COURT BUILDING
REHABILITATION**
25 CHENANGO STREET
BINGHAMTON, NY 13901

CAD files, sealed drawings and specifications are instruments of service whose ownership belongs to De-Jan Lu, RA. Unauthorized use, changes or publication are prohibited unless expressly approved by De-Jan Lu, RA. Infringements will be prosecuted. Contractor shall verify all field conditions and dimensions and be responsible for field fit and quantity of work. No allowances shall be made in behalf of the contractor for any error or neglect on his part. In a conflict between sealed drawings and electronic files, the sealed drawings will govern.

ISSUE / REVISION RECORD

NO.	DATE	DESCRIPTION
1	05/08/14	OFFER TO PURCHASE SITE PLAN

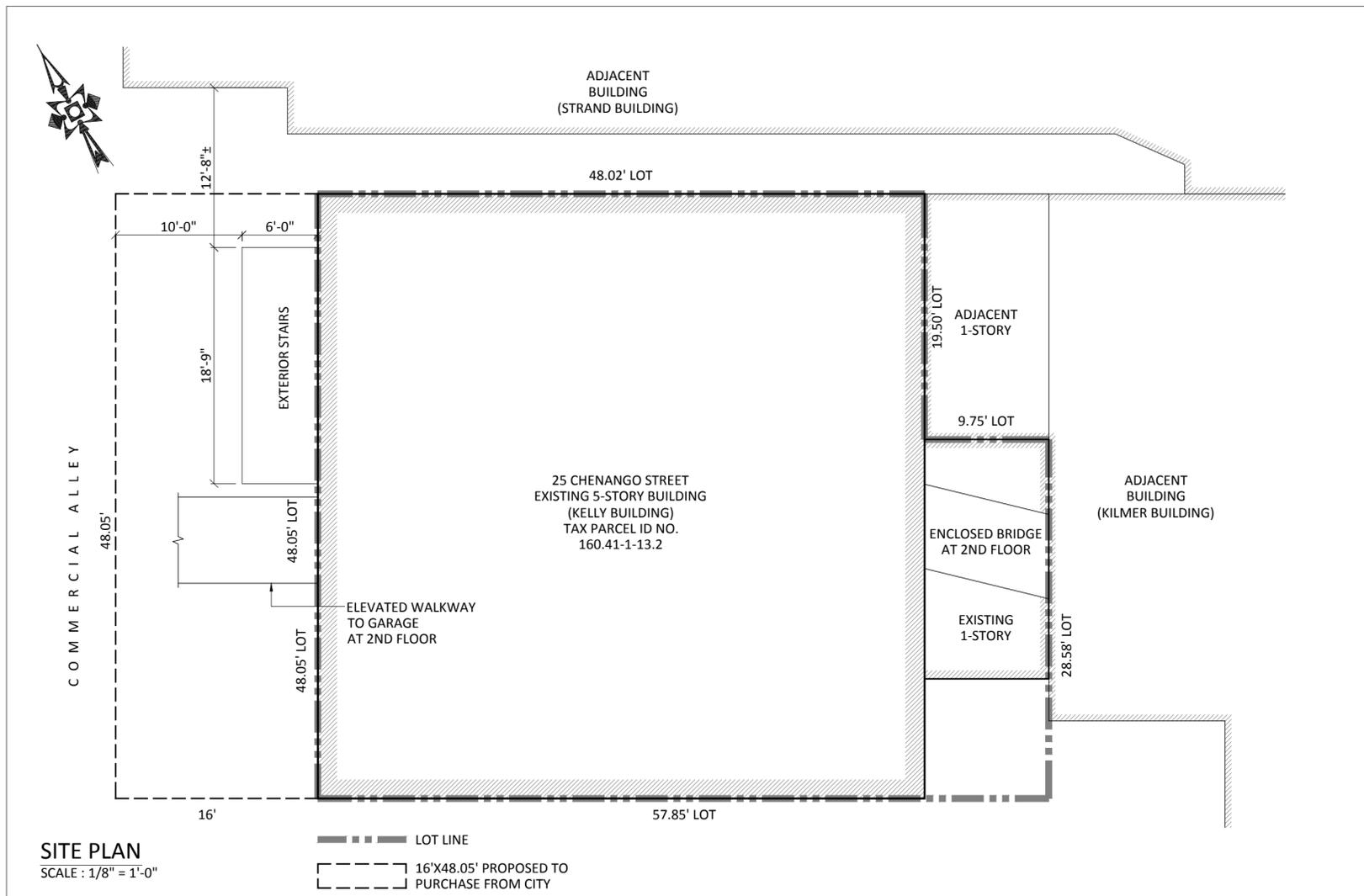


SEAL & SIGNATURE

DRAWING TITLE

**SITE PLAN
PROPOSED AREA TO
PURCHASE**

DRAWING NO.	DATE	04/26/2014
A-000.00	SCALE	AS NOTED
	DRAWN BY	P.Z.
	1 OF 1	CHECKED BY D.L.



NYS BUILDING NOTES:

1023.1 EXTERIOR EXIT RAMPS AND STAIRWAYS. EXTERIOR EXIT RAMPS AND STAIRWAYS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL COMPLY WITH THIS SECTION.

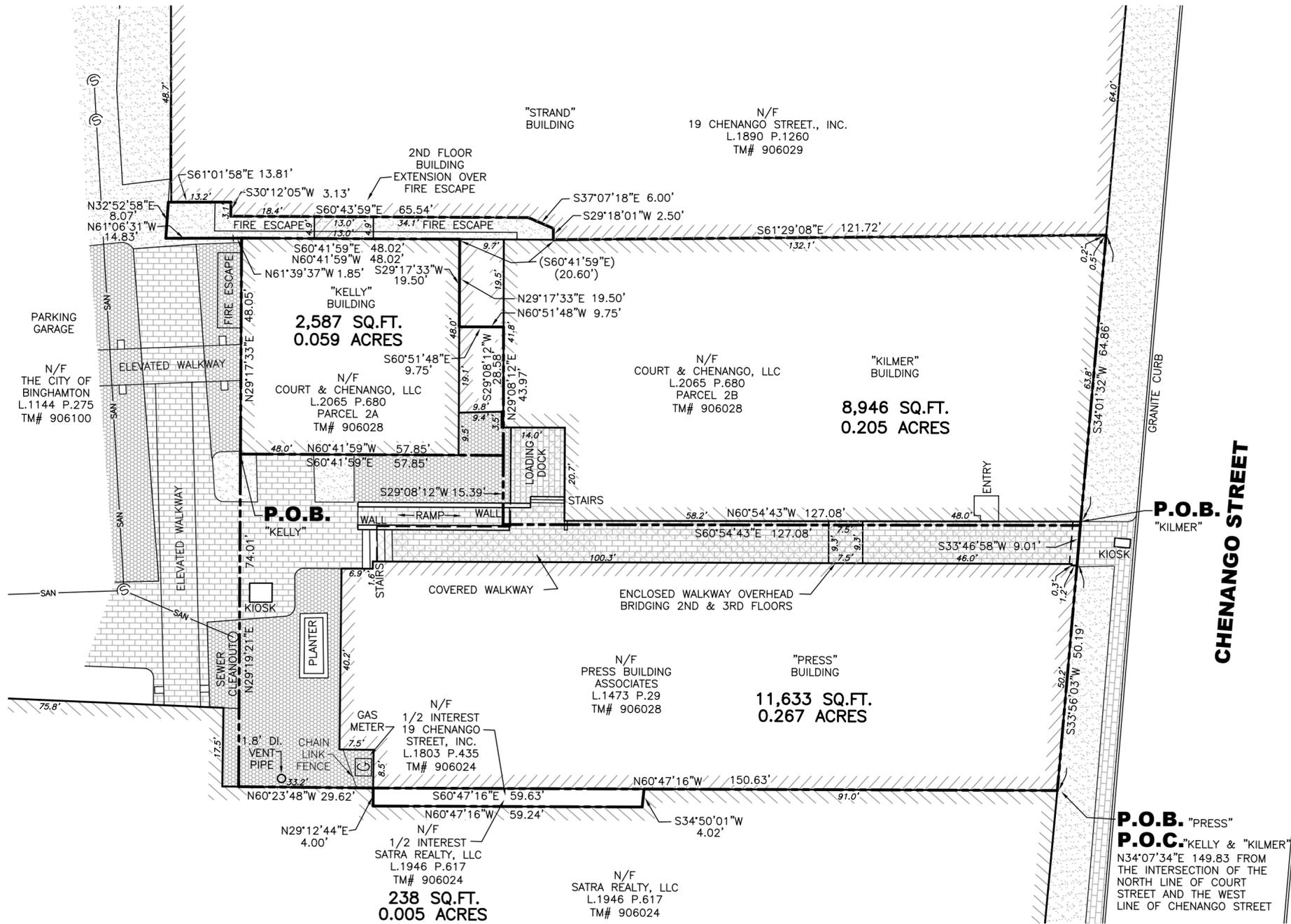
1023.2 USE IN A MEANS OF EGRESS. EXTERIOR EXIT RAMPS AND STAIRWAYS SHALL NOT BE USED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR GROUP I-2 OCCUPANCIES. FOR OCCUPANCIES IN OTHER THAN GROUP I-2, EXTERIOR EXIT RAMPS AND STAIRWAYS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING SIX STORIES ABOVE GRADE PLANE OR HAVING OCCUPIED FLOORS MORE THAN 75 FEET (22 860 MM) ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.

1023.3 OPEN SIDE. EXTERIOR EXIT RAMPS AND STAIRWAYS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL BE OPEN ON AT LEAST ONE SIDE. AN OPEN SIDE SHALL HAVE A MINIMUM OF 35 SQUARE FEET (3.3 M2) OF AGGREGATE OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH INTERMEDIATE LANDING. THE REQUIRED OPEN AREA SHALL BE LOCATED NOT LESS THAN 42 INCHES (1067 MM) ABOVE THE ADJACENT FLOOR OR LANDING LEVEL.

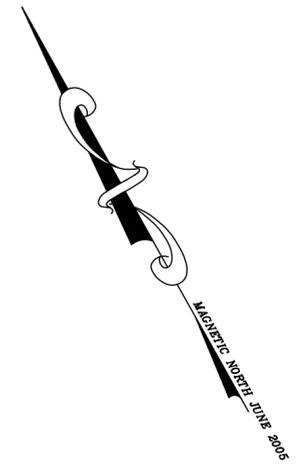
1023.4 SIDE YARDS. THE OPEN AREAS ADJOINING EXTERIOR EXIT RAMPS OR STAIRWAYS SHALL BE EITHER YARDS, COURTS OR PUBLIC WAYS; THE REMAINING SIDES ARE PERMITTED TO BE ENCLOSED BY THE EXTERIOR WALLS OF THE BUILDING.

1023.5 LOCATION. EXTERIOR EXIT RAMPS AND STAIRWAYS SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1024.3.

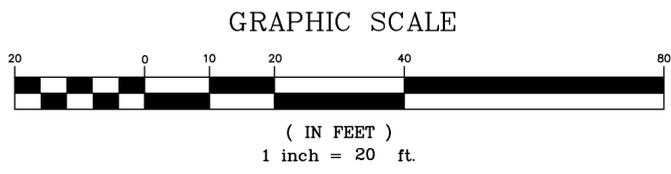
1024.3 EXIT DISCHARGE LOCATION. EXTERIOR BALCONIES, STAIRWAYS AND RAMPS SHALL BE LOCATED AT LEAST 10 FEET (3048 MM) FROM ADJACENT LOT LINES AND FROM OTHER BUILDINGS ON THE SAME LOT UNLESS THE ADJACENT BUILDING EXTERIOR WALLS AND OPENINGS ARE PROTECTED IN ACCORDANCE WITH SECTION 704 BASED ON FIRE SEPARATION DISTANCE.



- LEGEND**
- 5/8" REBAR SET "KEYSTONE BING NY"
 - IRON FOUND AND NOTED
 - TM# TAX MAP NUMBER
 - N/F NOW OR FORMERLY
 - ⊗ SEWER MANHOLE
 - SAN — SANITARY SEWER LINE
 - PROPERTY LINE
 - ▨ BRICK WALK OR DRIVE
 - ▩ COBBLESTONE
 - ▧ CONCRETE
 - ▤ WALKWAY COVER



- NOTES**
- 1) PREMISES SOURCES OF TITLE BEING L.1473 P.29, RECORDED IN THE BROOME COUNTY CLERK'S OFFICE AUGUST 30, 1985 AND L.2065 P.680, RECORDED IN THE BROOME COUNTY CLERK'S OFFICE APRIL 5, 2004.
 - 2) SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR AS FOUND IN THE FIELD.
 - 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE TO THE PROPERTY.



WARNING:
 Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.

Only boundary survey maps with the surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.

UNDERGROUND UTILITIES NOTE

THE USER OF THIS MAP IS CAUTIONED THAT THE UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT AREA ARE SHOWN ON THIS DRAWING.

THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK & SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM HIS WORK. CONTRACTOR SHALL NOTIFY DIG SAFELY NY (FORMERLY UFPO) 1-800-962-7962 IN ACCORDANCE WITH 16 NYCRR PART 753.

I hereby certify to MANUFACTURERS AND TRADERS TRUST COMPANY its successors and/or assigns, MONROE TITLE INSURANCE COMPANY and GREATER BINGHAMTON DEVELOPMENT, LLC, that this survey was prepared in accordance with the current Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. This certification is limited to persons for whom this map is prepared, to the title company, the governmental agency, and to the lending institution listed. Certifications are not transferable to additional institutions or subsequent owners.

JOSEPH A. GRUVER, L.S.
 #050360

1/11/06 - ADDED CERTIFICATION
 7/1/05 - REVISED BOUNDARY DIVISION LINES

**BOUNDARY SURVEY
 OF LANDS OF
 PRESS BUILDING ASSOCIATES &
 COURT & CHENANGO, LLC**

19 & 25 COURT STREET

CITY OF BINGHAMTON BROOME COUNTY NEW YORK STATE



**KEYSTONE
 ASSOCIATES**
ARCHITECTS, ENGINEERS AND SURVEYORS, LLC

229-231 State Street
 Fourth Floor
 Binghamton, New York 13901
 Phone: 607.722.1100
 Fax: 607.722.2515

© Copyright 2005	DATE OF FIELD WORK: 6/13/05	PROJECT NO. 22.12205	SHEET NO. B-1
KEYSTONE ASSOCIATES ARCHITECTS, ENGINEERS AND SURVEYORS, LLC	DATE OF MAP: 6/23/05	FILE: 2212205B-1.DWG	

2) Proposed Amendments, Pending Council Approval

These additional amendments and corrections, in response to [discussion and edits agreed upon during the Joint Sessions with City Council, the Planning Commission, and Mayor David](#), will be made accordingly upon Council approval.

B) HOUSING

2.4 Develop new market-rate rental housing for general occupancy, ~~but include a component (20%) of affordable units~~

Since the City has no new rental housing developments for general occupancy, consider identifying a site for this type of development. [As the market for general occupancy is not as strong as the student rental market, the City should welcome developments that include A property with](#) a small increment of affordable units (up to 20%), [which can help bridge with financing gaps and improve project feasibility.](#) ~~and s~~ Studies increasingly show that affordable family housing is best provided in properties with a mix of incomes. In other cities, developers have successfully incorporated a component of housing units for households with incomes below 50% of the median in new and substantially rehabilitated properties that include market-rate housing. Special financing programs that can be tapped for mixed-income housing also can help in creating financially feasible projects.

COUNCIL / MAYOR COMMENT: Recommendation reads as a mandate, clarify that this is an incentive/financing strategy.



THE COUNCIL OF THE CITY OF BINGHAMTON
STATE OF NEW YORK

Date: December 4, 2013

Sponsored by Council Members: Motsavage, Webb, Berg, Matzo, Rennia, Mihalko, Papastrat

Introduced by Committee: Municipal & Public Affairs

RESOLUTION

entitled

A RESOLUTION IN SUPPORT OF
ESTABLISHING A CASINO IN THE GREATER
BINGHAMTON AREA

WHEREAS, the Greater Binghamton Area could potentially be awarded a casino; and

WHEREAS, a casino will revitalize the local economy by creating hundreds of jobs; increasing patronage of local hotels, restaurants and businesses; and revenue from the casino will provide much needed local tax relief.

NOW, THEREFORE, the Council of the City of Binghamton, duly convened in regular session, does hereby:

RESOLVE, that the City of Binghamton supports the development of a casino in the Greater Binghamton Area, which will attract thousands of tourists and have a positive impact on the economic vitality of the area; and be it further

RESOLVED, that a copy of this Resolution, embossed with the Seal of the City of Binghamton shall be sent to the New York State Gaming Commission, Governor Andrew Cuomo, New York State Senator Tom Libous, and New York State Assemblywoman Donna Lupardo.

I hereby certify the above to be a true copy
of the legislation adopted by the Council
of the City of Binghamton at a meeting
held on 12/4/13. Approved by the
Mayor on 12/5/13.

Introductory No. R13-108

Permanent No. R13-99

Sponsored by City Council Members:
Motsavage, Webb, Berg, Matzo, Rennia, Mihalko,
Papastrat

A RESOLUTION IN SUPPORT OF
ESTABLISHING A CASINO IN THE GREATER
BINGHAMTON AREA

The within Resolution was adopted by the Council of
the City of Binghamton.

Date DECEMBER 4, 2013

Douglas Holmsted
City Clerk

Date Presented to Mayor DECEMBER 5, 2013

Date Approved 12/5/13
Matthew J. Dy
Mayor

	Ayes	Nays	Abstain	Absent
Motsavage	✓			
Mihalko				✓
Rennia	✓			
Webb	✓			
Papastrat	✓			
Matzo	✓			
Berg	✓			
Total	6	0	0	1

Code of the City of Binghamton

Adopted Defeated

6 Ayes 0 Nays 0 Abstain 1 Absent

Holmes, Angela

From: Miller, Elaine M. [EMiller@co.broome.ny.us]
Sent: Friday, May 16, 2014 12:58 PM
To: Holmes, Angela
Cc: Bernardo, John M.; Datta, Bijoy; Chellis, Brett B.; Mayor; Holmes, Gary
Subject: Hilcrest Depot
Attachments: Resolution 14-08_Endicott.pdf; Resolution 50 2014_JC.pdf; Resolution 2014-37_Conklin.pdf; Resolution of April 2_Union.pdf

Angela,

At the last City Council Work Session, it was asked if City Council could receive copies of the other resolutions from participating NY Rising Communities for the Depot project. Attached are resolutions from Endicott, Johnson City, Union, and Conklin. Vestal is on-board with the proposal and is expected to pass a resolution. The Town of Chenango also appears to be on board, but they have not started their NY Rising planning process as of yet.

I would be glad to attend the work session next week if needed – just let me know.

Thank you,

Elaine

Elaine Miller

Commissioner

**Broome County Department of
Planning & Economic Development**

60 Hawley Street, P.O. Box 1766

Binghamton, N.Y. 13902

Office: 607-778-2366

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VILLAGE OF ENDICOTT
R #14-08

AUTHORIZING AN AGREEMENT WITH THE COUNTY OF BROOME FOR THE PREPARATION OF A FEASIBILITY STUDY TO CONVERT THE GSA DEPOT SITE IN HILLCREST INTO A REGIONAL EMERGENCY SHELTER

WHEREAS, the County is acquiring a portion of the Depot Site in Hillcrest for use as a regional emergency shelter during states of emergency, and

WHEREAS, the Village of Endicott is willing to contribute towards the preparation of a Feasibility Study for the conversion of the Depot Site into a regional emergency shelter, now, therefore, be it

RESOLVED, that the Village Board of the Village of Endicott hereby authorizes an Agreement with the County of Broome, P.O. Box 1766, Binghamton, NY 13902, whereby the Village of Endicott will provide partial funding for the feasibility study, and be it,

FURTHER RESOLVED, that in consideration of this Agreement, the Village of Endicott shall pay the County of Broome \$100,000.00 as its contribution towards the cost of the feasibility study, and be it,

FURTHER RESOLVED, that the Village of Endicott Mayor is hereby authorized to execute any Agreements, documents or papers as may be necessary to implement the intent of this Resolution R#14-08

A motion was made by Trustee Chapman and seconded by Trustee Konecny to approve Resolution R #14-08

Ayes - 4

Nays- 0

Absent- 1

Roll Call

Mayor Bertoni- Aye
Flint- Absent

Chapman- Aye
Konecny- Aye

Baker- Aye

This Resolution R#14-08 was adopted at the Regular Meeting of the Village of Endicott Board of Trustees held on March 11, 2014

Anthony J. Bates
Clerk/Treasurer



OFFICE OF THE VILLAGE CLERK
VILLAGE OF JOHNSON CITY

MUNICIPAL BUILDING
243 MAIN STREET • JOHNSON CITY, NY 13790

PHONE: (607) 798-7861
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Resolution #50

A motion to authorize an agreement with the County of Broome for the preparation of a feasibility study to convert the GSA Depot Site in Hillcrest into a Regional Emergency Shelter was made by Trustee King and seconded by Trustee Marusich.

Motion Carried - Vote:

Ayes – 5 (*Marusich, Slota, King, Balles, Deemie*) **Nays – 0** **Absent – 0**

WHEREAS, the Village is seeking grant monies under the New York State Rising Communities Program, and

WHEREAS, the County is interested in acquiring a portion of the Depot Site in Hillcrest for use as a regional emergency shelter during states of emergency, and

WHEREAS, a Feasibility Study for the conversion of the Depot site is necessary before such project can proceed, and

WHEREAS, the Village is willing to contribute towards the preparation of a Feasibility Study for the conversion of the Depot Site into a regional emergency shelter, now, therefore, be it

NOW THEREFORE BE IT RESOLVED, that the Village Board of the Village of Johnson City hereby authorizes an Agreement with the County of Broome, PO Box 1766, Binghamton, New York, 13902, whereby the Village will provide partial funding for the feasibility study, and be it

FURTHER RESOLVED, that the Agreement and the financial contribution, however, are contingent upon the Village receiving a grant under the New York Rising program, in an amount sufficient to contribute an amount not to exceed \$100,000.00 toward the Feasibility Study but also sufficient to proceed with the other projects that Village Board deems are a priority for the Village, and be it

FURTHER RESOLVED, that the Village Mayor is hereby authorized to execute any Agreements, documents or papers as may be necessary to implement the intent of this Resolution.

CERTIFICATION FORM

STATE OF NEW YORK)
COUNTY OF BROOME)

I, THOMAS A. JOHNSON, Clerk of the Village of Johnson City, Broome County, of the State of New York, Do HEREBY CERTIFY, that I have compared the above motion duly adopted at a Regular Meeting of the Board of Trustees of the Village of Johnson City held on April 1, 2014 with the original said Resolution on file in my office as Clerk/Treasurer of said Village and that the same is true and exact copy thereof and of the whole thereof.

In WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Johnson City, New York, as Clerk/Treasurer this 2nd day of April, 2014.

Thomas A. Johnson, Village Clerk

**RESO 2014-37: AUTHORIZE AN AGREEMENT WITH THE COUNTY OF BROOME
FOR THE PREPARATION OF A FEASIBILITY STUDY TO CONVERT THE GSA
DEPOT SITE IN HILLCREST INTO A REGIONAL EMERGENCY SHELTER**

PRESENT:

Supervisor James E. Finch
Councilman Gary D. Bullock
Councilman Charles Francisco
Councilman Jerry Minoia
Councilman William Dumian

ABSENT:

Offered By: Mr. Bullock **Seconded By:** Mr. Francisco

The Town Board (hereinafter “Town Board”) of the Town of Conklin (hereinafter “Town”), duly convened in regular session, does hereby resolve as follows:

WHEREAS, The Town of Conklin is seeking grant monies under the New York Rising Communities Program, and

WHEREAS, Broome County is interested in acquiring a portion of the Depot Site in Hillcrest for use as a regional emergency shelter during states of emergency, and

WHEREAS, a Feasibility Study for the conversion of the Depot site is necessary before such project can proceed, and

WHEREAS, the Town is interested in assisting with the purchase and with the Feasibility Study for the conversion of the Depot Site into a regional emergency shelter,

NOW, THEREFORE, be it **RESOLVED,** that the Town Board of the Town of Conklin hereby authorizes an Agreement with the Town of Conklin and the County of Broome, P.O. Box 1766, Binghamton, New York, 13902, the financial contribution towards such an agreement is contingent upon the Town receiving a grant under the New York Rising program, in an amount sufficient to contribute an amount not to exceed \$100,000.00 toward the purchase and study, and be it

FURTHER RESOLVED, that all necessary steps, including but not limited to a State Environmental Quality Review, must be undertaken to ensure that the proposed location poses no health concerns, and without such assurances the project should not proceed; and be it

FURTHER RESOLVED, that the Town Supervisor is hereby authorized to execute any Agreements, documents or papers as may be necessary to implement the intent of this Resolution, and finally

RESOLVED, this resolution shall take effect immediately.

CERTIFICATION

I, Sherrie L. Jacobs, do hereby certify that I am the Town Clerk of the Town of Conklin and that the foregoing constitutes a true, correct and complete copy of a resolution duly adopted by the Town Board of the Town of Conklin at a meeting thereof held at the Conklin Town Hall, 1271 Conklin Road, Conklin, New York, on March 11, 2014. Said resolution was adopted by the following roll call vote:

Supervisor James E. Finch	YES
Councilman Gary D. Bullock	YES
Councilman Charles Francisco	YES
Councilman Jerry Minoia	YES
Councilman William Dumian	YES

Dated: March 11, 2014

Town of Conklin Seal

Sherrie L. Jacobs, Town Clerk of the Town of Conklin

RESOLUTION

At a regular meeting of the Town Board of the Town of Union, Broome County New York, duly called and held at the Town Office Building, 3111 East Main Street, Endwell, New York, on the 2nd day of April, 2014 at 7:30 o'clock P.M. of said day, the following were:

PRESENT: Supervisor Rose A. Sotak
Councilman Thomas R. Augostini
Councilman Frank Bertoni
Councilman Leonard J. Perfetti
Councilman Leonard Cicciarelli

ABSENT: None

The Resolution set forth below was duly offered by Councilperson Bertoni who moved its adoption and was seconded by Councilperson Cicciarelli.

A vote was then taken upon the Motion for the adoption of said Resolution, which resulted as follows:

AYES: All

NAYS: None

ABSENT: None

The Resolution was then declared adopted.


Gail L. Springer,
Town Clerk

RESOLUTION:

WHEREAS, it was recommended the Town Board approve the Agreement with the County of Broome for preparation of a feasibility study to convert the old GSA Depot site in Hillcrest, New York into a regional emergency shelter subject to approval of said agreement by the Town Attorney, and to authorize Supervisor Sotak to execute the same;

NOW, THEREFORE, be it

RESOLVED, that the Agreement with the County of Broome for preparation of a feasibility study to convert the old GSA Depot site in Hillcrest, New York into a regional emergency shelter subject to approval of said agreement by the Town Attorney, is hereby accepted and approved; and be it further

RESOLVED, that the Town Supervisor authorized to execute such contract and to take such additional and further action as is necessary to implement this Resolution.

TRAFFIC BOARD MEETING #993
April 17, 2014

The meeting was called to order by Mayor R. David at 9:38 AM with the following members present: Phil Krey, Engineering; Bill Berg, Councilman, William Yeager, Assistant Police Chief

Also attending: J. Kraham, Mayor's Office; Traffic; G. Holmes, DPW; D. Correll, Sgt. Retired BPD;
D. Petryszyn, Traffic; W. Lescault, Traffic; C. Paddick, BMTS

Approval of the minutes of Traffic Board Meeting #992 held on March 20, 2014

P. Krey made a motion to approve the minutes B. Berg seconded the motion. Unanimously approved.

OLD BUSINESS

Speed Sign Placement

G. Holmes reported that he has been trying to find the signs but is having some difficulty. He is going to contact someone at the state level to find out more information.

No motion.

NEW BUSINESS

Court Street/Milford Street

A complaint was emailed regarding the line of sight at this intersection after she was involved in a motor vehicle accident at this location. The complainant was turning south off of Milford Street onto Court Street and was struck by another vehicle. She believes that the line of sight is not good at this intersection. Traffic looked into this matter and found that there were only three accidents in the past three and a half years which does not warrant a change at this location. Traffic reported that the line of sight is acceptable and recommends that people full forward a little after stopping at the stop bar and look again before turning. B. Berg will contact the complainant and relay Traffic's recommendations.

No motion.

W. Yeager made a motion to adjourn. P. Krey seconded the motion. Unanimously approved.

Mayor Richard C. David
Chairman - Traffic Board

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