



SYRACUSE OFFICE
309 South Franklin St
Syracuse NY 13202
315 488 5635
syracuse@swbr.com

Architecture
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Minutes of Meeting

Project:	Clinton Street, Binghamton DRI
Project No:	23008.20
Date:	August 27, 2025
Purpose:	LPC Meeting #3
Location:	First Ward Senior Center

Participants	
Local Planning Committee	
Mayor Jared Kraham – Co-Chair	Kathy Connerton – Co-Chair
Jenny Chang (virtual)	Mackenzie Cooper (virtual)
Stacy Duncan (virtual)	Mary-Beth Smith
John Rozzoni	Mary Ann Callahan
Frank Stento	
New York State	
Julie Sweet – DOS	
SWBR	
Jason Larsen	Marc Wouters
Municipal Staff	
Sarah Glose – City of Binghamton	Ben Straebler – City of Binghamton

4:05 – Meeting Begins

Welcome remarks by Mayor Kraham

Local Planning Committee members introduced themselves.

Mayor Kraham asked for statements by any LPC members who may have a conflict of interest in the DRI process, and reiterated that those members may not vote for any funding for a project in which they have vested interests.

- Members made statements of recusal for their own funding requests.

Mr. Wouters began a presentation with the following topics:

- Overview of meeting agenda
- Review of the overall schedule
- Review of Public Workshop 1
- Discussion of Community Goals and Strategies
- Summary of applications received for the DRI program
- Discussion of the application evaluation process
- Next Steps

Key topics of discussion:

An interactive discussion was held with the LPC members on Goals and Strategies for the Clinton Street DRI. A series of strategies was approved by the LPC.

The DRI program received 37 applications and an additional 18 Letters of Interest for the Small Project Fund. Mr. Wouters reiterated that no funds had been awarded or disbursed. Lots of time to go yet.

Several projects were received from outside the DRI Boundary area. Mr. Wouters emphasized that the committee can adjust the DRI Boundary if it wishes.

- If the boundary expands, should it be mainly to the west?
- There were questions about whether the boundary should extend slightly east to Front Street.

The LPC agreed to a tentative extension of the DRI boundary westward but did not finalize the limits.

Mr. Wouters discussed the DRI application evaluation process and schedule.

- The process had already begun for the consultant team to evaluate applications.
- Projects were initially classified in terms of the likelihood of eligibility
- Consultant evaluations will assist the LPC in making determinations on desirable projects.

The consulting team stated they will review all applications in greater detail to determine whether additional information from the sponsors is needed to strengthen and/or complete them. This is not unusual in the process. The team noted that some applications were missing information, such as matching funding, and required clarifications on the project descriptions.

Mr. Wouters discussed a future second Public Workshop where all projects will be presented in a public forum. The consultant team reiterated that the DRI program requires open and transparent information.

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Concerns, Issues, and Questions

Following the presentation, LPC members had some questions and comments.

Question: There was a question regarding code enforcement, the City's ability to staff, and to take effective action on specific violations.

Response: The Mayor responded that the City's department is fully staffed and is going to make efforts to address these concerns, and that those who have violations or tax liabilities will not be a part of the DRI.

DOS staff spoke about some of the items that were in the applications – many would be deemed as deferred maintenance, and those projects would have to be judged by the LPC to be put forward.

Question: Additional questions were raised regarding expanding the DRI boundary to the west.

Response: The Mayor explained the rationale for certain decisions made when originally determining the boundary. All parties are still considering whether to expand the DRI boundary from Front Street to Glenwood.

DOS staff discussed the Small Project Fund (SPF) and how funds are determined/awarded. The LPC does not make a judgment on those funds. They can, however, decide whether an SPF project would be better served as a standalone DRI project. These are projects that are right on the brink cost-wise (\$70,000) or where the estimates seem unrealistic given the size of the proposed project.

Proposal: Quality of Life & Safety Work Group meeting.

The LPC discussed a prior internal work session that focused on addressing local crime and routine waste accumulation in the community.

The Mayor noted that the City DPW has implemented refuse management strategies throughout Binghamton's downtown to improve cleanliness, known as the "Green Machine" project. He suggested that DPW bring the same strategy to the Clinton Street/First Ward neighborhood to improve its image and address complaints from both residents and businesses. The Mayor would be seeking to have permanent trash receptacles and rotational crews to keep the area clear of trash.

There was further discussion of the Police Department and introducing a CPTED policy:

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[Crime Prevention Through Environmental Design](#) (CPTED) approach, which emphasizes proper design and effective use of buildings and public spaces to reduce fear and crime and improve quality of life.

The Binghamton Police Department has been utilizing this strategy across the city, and he speaks about how effective it has been. It has had such a great amount of success that the department has been asked by other municipalities to teach them how to implement the same program.

Ms. Glose announced the Access to Capital Event. This educational workshop is scheduled for September 16 and is open to the public and applicants to the DRI program. This will provide information on how to find and access financing.

The next LPC meeting was tentatively scheduled for September 24th at the same location and time.

5:10 pm Meeting concludes

The foregoing constitutes our understanding of matters discussed and conclusions reached. If there are any errors or omissions in the basic discussion, please notify the Architect in writing.

By:

Distribution:

Jason Larson, Marc Wouters

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