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Architecture  
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## Meeting Notes

Project:	Clinton Street, Binghamton DRI
Project No:	23008.20
Date:	October 1, 2025 , 3:00-5:00pm
Location:	First Ward Senior Center

<b>Participants</b>	
<b>Local Planning Committee 4</b>	
Jared Kraham – Co-Chair	
Mary Ann Callahan	Jenny Chang
Carla Murray	Ely Rooney
John Rozzoni	Marybeth Smith
Frank Stento	
<b>New York State</b>	
Julie Sweet – DOS	Stephen Yerly – DOS
Tammy Kocak – ESD	
<b>SWBR</b>	
Jason Larsen	Malcolm Ahmad
Marc Wouters (virtual)	Diana Searl (Highland Planning)
<b>Municipal Staff</b>	
Sarah Glose – City of Binghamton	Benjamin Straebler – City of Binghamton

### Agenda

- **Conflict of Interest Statement 3:05-3:10**
- **Overall schedule 3:10-3:15**
- **Review of DRI Boundary 3:15-3:20**
- **Review of applications (handout) 3:20-4:35**
- **Application review process 4:35-4:40**
- **Next Steps 4:40-4:45**
- **Public Comment 4:45-5:00**



3:10 – Meeting Begins

*Welcome and Overview*

- Mayor Kraham provided an overview of the purpose to LPC Meeting #4, which was to review the slate of 37 submissions and determine the next step for each project, as follows:
  - If the project can proceed in the process as is,
  - If more information or discussion with the project sponsor is needed,
  - If a change is needed to the scope or budget,
  - If a project should be moved to the Small Project Fund, or
  - If a project is ineligible or should be eliminated from consideration.
- The Mayor emphasized that no awards would be made in today's meeting.
- The Mayor reviewed the Conflict of Interest Statement, and noted that three LPC members were affiliated with submissions, and would be required to recuse themselves from discussion on those applications.
  - John Rozzoni | Executive Director, Tri-Cities Opera
  - Marybeth Smith | Executive Director, Boys & Girls Club of Binghamton
  - Absent
    - Jason Kovarik | Owner, Kovarik Hardware
    - Jerry Willard | Executive Director, First Ward Action Council

*Overall schedule 3:10-3:15*

- Jason Larsen provided an overview of the agenda for the meeting and outlined the schedule for remaining phases of the planning process.
- Jason noted that the LPC Meeting #5 would occur before the Thanksgiving holiday, and that Public Workshop #2 and a Pop-up event would be scheduled in the coming weeks to collect public feedback on the proposed projects.
- Jason provided a summary of the applications received:
- **37 Preliminary DRI Applications**
  - 27 Private Applications \$16,080,592
  - 7 Non-profit Applications \$ 3,411,567
  - 3 Municipal Applications \$ 4,020,000
  - Estimated Total Project Costs: \$119,763,000
  - Estimated Total Funding Requested: \$ 23,512,159
  - Leverage 80%
- **18 Preliminary Small Project Applications**
  - Estimated Total Project Costs: \$834,690
  - Estimated Total Funding Requested: \$656,768
- Jason identified that projects that were submitted outside the existing DRI boundaries were included in the totals and noted as such in the presentation.

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- Julie Sweet suggested that the LPC review the boundary before reviewing the slate of submissions.

## Review of DRI Boundary

- Jason presented the map of submissions and identified those outside the current DRI boundary. He clarified that the initial application instructions did encourage projects in close proximity to apply and provide justification for an expanded boundary, as the LPC has the ability to adjust the boundary.
- Julie provided the parameters of how the LPC could change the boundary, including that the project must be within the boundary to be considered for funding.
- The LPC voted unanimously to expand the boundary to include all submissions.

## Review of applications

#	Title	Sponsor	Address	Est. Project Cost	DRI Request	LPC Discussion and Next Step
1	Renovation of Mixed-use Building	OV E Main, LLC Braham Berg	19 Clinton Street	\$97,500	\$73,150	<ul style="list-style-type: none"> <li>• Multiple prior requests for additional information have not been met within the specific timeline</li> <li>• LPC Consensus to move project to the small project fund</li> </ul>
2	Renovation of 10-unit Apartment Building	Charles Fox	20 Clinton Street	\$272,000	\$204,000	<ul style="list-style-type: none"> <li>• Ground floor tenant also submit as small project fund</li> <li>• Request for clarification of budget as the budget seems low</li> <li>• Request to revise the budget to focus on the exterior and provide information on other sources to support the housing component</li> <li>• LPC Consensus to request scope and budget revision to focus on the exterior</li> </ul>
3	Renovation of Commercial Facility, The Pallet Shop	The Pallet Shop David Harageones	30 Crandall Street	\$1,600,000	\$1,152,000	<ul style="list-style-type: none"> <li>• Property is for sale. A sale would trigger a recapture clause.</li> <li>• LPC Consensus to advance application with no changes requested</li> </ul>
4	Renovation of Event Space/Art Studio	Up In The Air, LLC Alana and	40 Clinton Street	\$234,570	\$172,464	<ul style="list-style-type: none"> <li>• Project is underway and will have to document pre-DRI construction costs.</li> </ul>

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#	Title	Sponsor	Address	Est. Project Cost	DRI Request	LPC Discussion and Next Step
		Francisco Matesanz				<ul style="list-style-type: none"> <li>LPC Consensus to advance application with no changes requested</li> </ul>
5	Renovation of Mixed-use Building	Easy Street Buyers Joe Leun	42 Clinton Street	\$170,000	\$127,500	<ul style="list-style-type: none"> <li>Project is underway and will have to document pre-DRI construction costs.</li> <li>LPC Consensus to advance application with no changes requested</li> </ul>
6	Renovation of Mixed-use Building	Clinton Street Café Stephen Heath	52 Clinton Street	\$482,415	\$361,811	<ul style="list-style-type: none"> <li>LPC Consensus to advance application with no changes requested</li> </ul>
7	Renovation of Restaurant Space for Tenant	Parlor City Foods, LLC Sara Liu	54 Clinton Street	\$600,000	\$450,000	<ul style="list-style-type: none"> <li>LPC Consensus to advance application with no changes requested</li> </ul>
8	Renovation of 3-Story Mixed-use Building	Delmac Properties LLC	56-58 Clinton Street	\$372,000	\$279,000	<ul style="list-style-type: none"> <li>LPC Consensus to advance application with no changes requested</li> </ul>
9	Renovation of the Titchener Building	Lane Group of NY, LLC Mark Lane	2 Titchener Place	\$6,278,406	\$2,200,000	<ul style="list-style-type: none"> <li>LPC Consensus to schedule a Q&amp;A with project sponsor to identify DRI line items given DRI amount request is over \$1M and funds are limited</li> </ul>
10	Major Shift Youth Space	Major Shift Youth, non-profit Marcus Glover	85 Clinton Street	\$145,000	\$110,000	<ul style="list-style-type: none"> <li>LPC Consensus to schedule a Q&amp;A with project sponsor to gather additional details and insights on complexity of scope</li> </ul>
11	Addition to Boys & Girls Club	Boys and Girls Club of Binghamton Non-profit	90 Clinton Street	\$1,350,000	\$1,350,000	<ul style="list-style-type: none"> <li>Marybeth Smith is recused</li> <li>LPC Consensus to schedule a Q&amp;A with project sponsor to identify DRI line items given DRI amount request is over \$1M and funds are limited</li> </ul>
12	Helping Celebrate Abilities Exterior Renovations	Helping Celebrate Abilities (HCA) Non-profit	114 Clinton Street	\$2,071,423	\$215,000	<ul style="list-style-type: none"> <li>Discussion on project scope: Is the use of funding for a parking lot transformative and within the intent of the funds? Are there a different line items that would represent a more compatible use of the funds? Is there a</li> </ul>

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#	Title	Sponsor	Address	Est. Project Cost	DRI Request	LPC Discussion and Next Step
						<p>safety issue with the current curb design?</p> <ul style="list-style-type: none"> <li>LPC Consensus to request additional information for line-item costs and potentially move funds to line items with a clearer operational, safety, or visual impact</li> </ul>
13	Renovations to Robot City Games	Robot City Games	126 Clinton Street	\$120,000	\$90,000	<ul style="list-style-type: none"> <li>LPC Consensus to advance application with no changes requested</li> </ul>
14	Renovations to Mixed-use Building	Daniel Blatt	128 Clinton Street	\$153,760	\$115,320	<ul style="list-style-type: none"> <li>Discussion that the budget seems low for the proposed scope</li> <li>LPC Consensus to request additional information for line-item costs and potentially move funds to line items with a clear visual impact</li> </ul>
15	Renovations for Commercial Business with Apt.	Narcisco's Pizzeria, LLC Debra and Frank Navarro	141 Clinton Street	\$250,000	\$187,545	<ul style="list-style-type: none"> <li>Project may be underway and will have to document pre-DRI construction costs.</li> <li>LPC Consensus to advance application with no changes requested</li> </ul>
16	Schoolhouse Apartments	First Ward Action Council Jerry Willard	144 Clinton Street	\$323,600	\$323,600	<ul style="list-style-type: none"> <li>Jerry Willard is not present, but would be recused from discussion.</li> <li>Discussion that the project is already attractive and the proposed scope may be considered preventative maintenance. This present concerns about eligibility of scope items and lack of transformative impact</li> <li>LPC commitment to support identification of other funding opportunities, including from HCR</li> </ul>

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#	Title	Sponsor	Address	Est. Project Cost	DRI Request	LPC Discussion and Next Step
						<ul style="list-style-type: none"> <li>LPC consensus to eliminate project as ineligible.</li> </ul>
17	Renovate Commercial Space for Dapper Rascal	Eva Duarte, Dapper Rascal Group LLC, Bonj Orr Tea LLC	157 Clinton Street	\$335,000	\$175,000	<ul style="list-style-type: none"> <li>LPC Consensus to advance application with no changes requested</li> </ul>
18	Renovate Outdoor Private Event Area	Up In The Air, LLC Alana Matesanz	161 Clinton Street	\$128,785	\$94,345	<ul style="list-style-type: none"> <li>Discussion on project scope: Substantial portion of the scope is paving the parking lot. Is the use of funding for a parking lot transformative and within the intent of the funds? Are there a different line items that would represent a more compatible use of the funds?</li> <li>LPC Consensus to schedule a Q&amp;A with project sponsor to gather additional details on scope and priorities between two applications.</li> </ul>
19	Construct SaveAround's New Commercial Office	MGM Builds	Charles Street Business Park Emerson and Phelps	\$5,000,000	\$3,500,000	<ul style="list-style-type: none"> <li>LPC Consensus to schedule a Q&amp;A with project sponsor to identify DRI line items given DRI amount request is over \$1M and funds are limited</li> </ul>
20	Renovation of Affordable Apartments & Commercial Storefronts at 174 Clinton	First Ward Action Council Jerry Willard	174-176 Clinton Street	\$783,400	\$783,400	<ul style="list-style-type: none"> <li>Jerry Willard is not present, but would be recused from discussion</li> <li>LPC Consensus to request additional information for line-item costs to identified items with a clear visual impact</li> </ul>
21	Construct Vanguard Village Housing	MetroGroup Properties, Inc. Robert Muchnick, Myles Monaghan, Joyce Kwon	187 Clinton and 34 Jarvis	\$81,488,041	\$2,300,000	<ul style="list-style-type: none"> <li>LPC Consensus to schedule a Q&amp;A with project sponsor to identify DRI line items given DRI amount request is over \$1M and funds are limited</li> </ul>

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#	Title	Sponsor	Address	Est. Project Cost	DRI Request	LPC Discussion and Next Step
22	Renovate Exterior Areas of ACBC	The Addiction Center of Broome County, Inc	15 Charles	\$389,000	\$389,000	<ul style="list-style-type: none"> <li>Project sponsor submitted two applications, this is the priority for the sponsor.</li> <li>LPC Consensus to advance application with no changes requested</li> </ul>
23	Construction Remembrance Garden at ACBC	The Addiction Center of Broome County, Inc	15 Charles	\$222,656	\$222,656	<ul style="list-style-type: none"> <li>Project sponsor submitted two applications, this project is not the priority for the sponsor.</li> <li>LPC Consensus to request additional information about the design, access, and visual impact</li> </ul>
24	Construct Firomar Manufacturing Facility	Firomar	22 Charles	\$7,000,000	\$3,000,000	<ul style="list-style-type: none"> <li>Project may be underway and will have to document pre-DRI construction costs.</li> <li>LPC Consensus to schedule a Q&amp;A with project sponsor to identify DRI line items given DRI amount request is over \$1M and funds are limited</li> </ul>
25	Renovate and Protect Grounds of Rogers Service at 245 Clinton	Rogers Service Group	245 Clinton Street	\$300,000	\$225,000	<ul style="list-style-type: none"> <li>Discussion on project scope: Substantial portion of the scope is security upgrades and fencing. Is the use of funding for security transformative and within the intent of the funds? Are there a different line items that would represent a more compatible use of the funds?</li> <li>LPC Consensus to request additional information and scope revisions for items with a clear visual impact to the streetscape.</li> </ul>
26	Renovate and Protect Grounds of Rogers Service at 287 Clinton	Rogers Service Group	287 Clinton Street	\$300,000	\$225,000	<ul style="list-style-type: none"> <li>Discussion on project scope: Substantial portion of the scope is security upgrades and fencing. Is the use of funding for security transformative and within the intent of the funds? Are there a different line items that would represent a more compatible use of the funds?</li> </ul>

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#	Title	Sponsor	Address	Est. Project Cost	DRI Request	LPC Discussion and Next Step
						<ul style="list-style-type: none"> <li>LPC Consensus to request additional information and scope revisions for items with a clear visual impact to the streetscape.</li> </ul>
27	Renovate Exterior of Old Union Hotel	246-250 Clinton Street Partnership Michael Cooke, Andrew Kipp	246 Clinton Street	\$187,850	\$141,000	<ul style="list-style-type: none"> <li>LPC Consensus to advance application with no changes requested</li> </ul>
28	Renovation at Old Union Hotel at 262 Clinton	246-250 Clinton Street Partnership Michael Cooke, Andrew Kipp	262 Clinton Street	\$235,000	\$180,000	<ul style="list-style-type: none"> <li>Discussion on project scope: Substantial portion of the scope is paving the parking lot. Is the use of funding for a parking lot transformative and within the intent of the funds? Are there a different line items that would represent a more compatible use of the funds? Would the business consider sharing its lots with other businesses as a condition of funding to support added parking capacity?</li> <li>LPC Consensus to request additional information and scope revisions for items with a clear visual impact to the streetscape.</li> </ul>
29	Renovations at Old Union Hotel at 1 Grace Street	246-250 Clinton Street Partnership Michael Cooke, Andrew Kipp	1 Grace Street	\$155,625	\$117,000	<ul style="list-style-type: none"> <li>Discussion on project scope: Substantial portion of the scope is paving the parking lot. Is the use of funding for a parking lot transformative and within the intent of the funds? Are there a different line items that would represent a more compatible use of the funds? Would the business consider sharing its lots with other businesses as a condition of funding to support added parking capacity?</li> <li>LPC Consensus to request additional information and scope revisions for items with a clear visual impact to the streetscape.</li> </ul>

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#	Title	Sponsor	Address	Est. Project Cost	DRI Request	LPC Discussion and Next Step
30	Kovarik Hardware	ITS EQUITY LLC Cynthia Kovarik	276 Clinton Street	\$180,556	\$135,417	<ul style="list-style-type: none"> <li>• Jason Kovarik is not present, but would be recused from discussion</li> <li>• Discussion roofing portion of the proposed scope may be considered deferred maintenance.</li> <li>• LPC Consensus to request additional information and scope revisions for items with a clear visual impact to the streetscape.</li> </ul>
31	Renovation of Commercial Space at 299 Clinton	OV E Main, LLC Braham Berg	299 Clinton Street	\$150,000	\$75,000	<ul style="list-style-type: none"> <li>• LPC Consensus to move project to the small project fund</li> </ul>
32	Public Art Installation	Noa Eshkar	Outdoor Art - No Site	\$515,000	\$285,000	<ul style="list-style-type: none"> <li>• The proposal lacks a specific site and to date the project sponsor has been unable to gain property owner approval.</li> <li>• LPC commitment to connect sponsor with other resources and opportunities.</li> <li>• LPC consensus to eliminate project.</li> </ul>
33	Youth Center with Financial Education	STACK Non-profit	No Site	\$244,000	\$233,000	<ul style="list-style-type: none"> <li>• Letter of intent is underway for a location on Clinton Street.</li> <li>• Project budget does not reflect other city investments in this project to date.</li> <li>• LPC Consensus to request additional information on scope and budget.</li> </ul>
34	Indoor Recreation Site	Jontay Card	No Site	\$392,500	Not Specified	<ul style="list-style-type: none"> <li>• The proposal lacks a specific site and or budget request.</li> <li>• LPC consensus to eliminate project.</li> </ul>
35	Small Project Fund	The City of Binghamton	Within DRI Boundary	\$780,000	\$600,000	<ul style="list-style-type: none"> <li>• City received sufficient interest in fund from property owners. Maximum amount will be requested for fund and a new application opened to award funds. City will also implement</li> </ul>

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#	Title	Sponsor	Address	Est. Project Cost	DRI Request	LPC Discussion and Next Step
						<p>design guidelines for awarded projects</p> <ul style="list-style-type: none"> <li>LPC Consensus to advance application with no changes requested</li> </ul>
36	Marketing and Branding	The City of Binghamton	Within DRI Boundary	\$385,000	\$350,000	<ul style="list-style-type: none"> <li>Discussion on how the community input would be incorporated and a desire to see history reflected in the wayfinding</li> <li>Confirmation that process would build on existing engagement around branding to inform a RFP for marketing and branding consultant if approved.</li> <li>DOS confirmed funding amount is consistent with other area DRIs</li> <li>LPC Consensus to advance application with no changes requested</li> </ul>
37	Streetscape, Sidewalks, and Public Art	City of Binghamton	Within the DRI Area	\$6,070,000	\$3,070,000	<ul style="list-style-type: none"> <li>Funding would cover block by block assessment of needs with design work in 2026 and 2027.</li> <li>City budget includes match funding for the match</li> <li>Request is consistent with other DRIs</li> <li>Amount does not include the expanded DRI boundary approved today. Other funds would be needed to cover expanded portion at a later date.</li> <li>LPC Consensus to advance application with no changes requested</li> </ul>

## Application Review Process

- Jason provided recap of the next steps in the review and evaluation process
  - Public workshop #2 to solicit feedback on submittals
  - LPC will categorize projects based on completeness, alignment, and feasibility after receiving additional information and completing Q&As

- Consultant team to help sponsor refine submissions and present to LPC as needed
- LPC may conduct working sessions in advance of LPC 6, wherein a draft slate of projects will be reviewed
- DOS Evaluation worksheet will also be provided to the LPC as an optional step to inform the evaluation and rankings process

## *Next steps*

- Consulting team, City and DOS will coordinate with LPC on specific requests and Q&A scheduling (preference for virtual meetings) with project sponsors to ensure questions are resolved and requests meet the committee's intent.
- LPC member to provide any specific questions for project sponsors
- Slides will be posted along with meeting minutes to the project website.

## *Public Comment*

- Comment 2
  - There are many good projects, but I'd like to better understand the impact and alignment with public engagement. Few seem to respond to the last round of engagement that identified a desire for grocery stores, public spaces, and community-focused retail. How are these community requests being integrated into the review process?
  - LPC requested that additional feedback be submitted in writing on concerns and questions.
- Comment 2
  - Thank you to the LPC for volunteering your time and undertaking this significant effort. We appreciate the diversity of projects and hope the committee will consider ways to keep young people, like our BU interns, engaging and seeing opportunities to stay in Binghamton.

5:00 meeting ends

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:  
Diana Searl  
(Highland Planning)