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Architecture
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Minutes of Meeting

Project:	Clinton Street, Binghamton DRI
Project No:	23008.20
Date:	October 29,2025
Purpose:	LPC Meeting #5
Location:	First Ward Senior Center

Participants	
Local Planning Committee 5	
Jared Kraham – Co-Chair	Mackenzie Copper
Mary Ann Callahan - Co-Chair	Jenny Chang
Carla Murray	Ely Rooney
John Rozzoni	Marybeth Smith
Frank Stento	Alecia Lashier
New York State	
Julie Sweet – DOS	Stephen Yerly – DOS
Tammy Kocak – ESD	
SWBR	
Jason Larsen	
Marc Wouters (virtual)	
Municipal Staff	
Sarah Glose – City of Binghamton	Benjamin Straebler – City of Binghamton



Agenda

- **Conflict of Interest Statements 3:05-3:10**
- **Overall schedule 3:10-3:15**
- **Review of Public Workshop 2: 3:15-3:20**
- **Review of applications 3:20-4:35**
- **Application review process 4:35-4:40**
- **Next Steps 4:40-4:45**
- **Public Comment 4:45-5:00**

3:05 – Meeting Begins

Welcome and Overview

- The Mayor reviewed the Conflict of Interest Statement. 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
- Mr. Wouters provided an overview of the purpose to LPC Meeting #5, which was to review the slate of 33 submissions and determine the next step for each project.

Overall schedule 3:10-3:15

- Mr. Wouters outlined the schedule for the remaining phases of the planning process, noting that only a few weeks remained in the LPC's portion of the process.
- Mr. Wouters provided a summary of the applications remaining
- **33 Preliminary DRI Applications**
 - 22 Private Applications \$15,434,000
 - 8 Non-profit Applications \$ 3,272,000
 - 3 Municipal Applications \$ 4,020,000
 - Estimated Total Project Costs: \$105,378,000
 - Estimated Total Funding Requested: \$ 23,184,000
 - Leverage 80%
- **18 Preliminary Small Project Applications**
 - Estimated Total Project Costs: \$834,690
 - Estimated Total Funding Requested: \$656,768

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- Mr. Wouters described actions the LPC could take regarding 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 to a list of Pipeline Projects
 - If a project is ineligible or should be eliminated from consideration.

Review of applications

- Mr. Wouters and the Mayor proceeded to review the applications, showing slides of each

#	Title	Sponsor	Address	Est. Project Cost	DRI Request	LPC Discussion and Next Step
2	Renovation of 10-unit Apartment Building	Charles Fox	20 Clinton Street	\$272,000	\$204,000	<ul style="list-style-type: none"> • Concerns were expressed by the ability of the sponsor to provide sufficient services for the residents described in the application. • LPC consensus to eliminate the project from further consideration.
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"> • Concerns were expressed about the adjustments in the application over the course of the review process. • LPC consensus to eliminate the project from further consideration.
4	Renovation of Event Space/Art Studio	Up In The Air, LLC Alana and Francisco Matesanz	40 Clinton Street	\$234,570	\$172,464	<ul style="list-style-type: none"> • Concerns were expressed if the project could provide more improvements to the frontage along Clinton Street • LPC Consensus to advance application with clarifications on the frontage.
5	Renovation of Mixed-use Building	Easy Street Buyers Joe Leun	42 Clinton Street	\$170,000	\$127,500	<ul style="list-style-type: none"> • Project is underway and will have to document pre-DRI construction costs.

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#	Title	Sponsor	Address	Est. Project Cost	DRI Request	LPC Discussion and Next Step
						<ul style="list-style-type: none"> LPC Consensus to move the project to the list of Small Project Fund applicants.
6	Renovation of Mixed-use Building	Clinton Street Café Stephen Heath	52 Clinton Street	\$482,415	\$361,811	<ul style="list-style-type: none"> LPC Consensus to advance application with no changes requested.
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"> LPC Consensus to advance application with no changes requested.
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"> LPC Consensus to advance application with no changes requested.
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"> Concerns were expressed over the amount of the DRI Request. There was an interest in achieving a shared parking arrangement with area businesses. LPC Consensus to request the applicant lower the amount of the grant request.
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"> Concerns were expressed over the ability of the sponsor to deliver the services described and the pending status of the non-profit entity. LPC Consensus was to either eliminate the project or possibly list as a Pipeline Project.
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"> Marybeth Smith is recused LPC Consensus to discuss the potential of a lower grant amount.
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"> The LPC was interested in achieving a shared parking arrangement between HCA and area businesses as part of the conditions of the grant. LPC Consensus to advance application with stipulations.

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#	Title	Sponsor	Address	Est. Project Cost	DRI Request	LPC Discussion and Next Step
13	Renovations to Robot City Games	Robot City Games	126 Clinton Street	\$120,000	\$90,000	<ul style="list-style-type: none"> LPC Consensus to advance application with no changes requested
14	Renovations to Mixed-use Building	Daniel Blatt	128 Clinton Street	\$160,000	\$120,000	<ul style="list-style-type: none"> Concerns were expressed on whether the funds were sufficient to perform the scope of work described in the application. LPC Consensus to move the project to the list of Small Project Fund applicants.
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"> LPC Consensus to advance application with no changes requested.
16	Renovation of Affordable Apartments & Commercial Storefronts at 165 Clinton	First Ward Action Council Jerry Willard	165 Clinton Street	\$424,000	\$424,000	<ul style="list-style-type: none"> Jerry Willard is not present, but would be recused from discussion. LPC Consensus to advance application with no changes requested
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"> Concerns were expressed regarding the tenant's lease of the space and the possible claw-back of grant funds if the lease was terminated before 5 years. LPC Consensus to advance application with no changes requested.
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"> Concerns were expressed over the lack of the project's visibility from Clinton Street and that parking was not the highest and best use of the DRI grant. LPC consensus to eliminate the project from further consideration.
19	Construct SaveAround's New Commercial Office	MGM Builds	Charles Street Business Park Emerson	\$5,000,000	\$3,500,000	<ul style="list-style-type: none"> LPC Consensus to request the applicant lower the amount of the grant request.

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#	Title	Sponsor	Address	Est. Project Cost	DRI Request	LPC Discussion and Next Step
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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"> • Jerry Willard is not present, but would be recused from discussion. • There was some discussion of adding a mural to the side of the building. • LPC Consensus to advance application with no changes requested
21	Construct Vanguard Village Housing	MetroGroup Properties, Inc. Robert Muchnick, Myles Monaghan, Joyce Kwon	187 Clinton and 34 Jarvis	\$68,150,000	\$2,300,000	<ul style="list-style-type: none"> • LPC Consensus to request the applicant lower the amount of the grant request.
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"> • LPC Consensus to advance application with no changes requested.
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"> • Concerns were expressed that security of the outdoor space might be difficult. • LPC consensus to eliminate the project from further consideration and possibly move to a list of Pipeline Projects.
24	Construct Firomar Manufacturing Facility	Firomar	22 Charles	\$7,000,000	\$3,000,000	<ul style="list-style-type: none"> • LPC Consensus to request the applicant lower the amount of the grant request.
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"> • Concerns were expressed that security fencing was not the highest and best use of the DRI grant. • LPC consensus to eliminate the project from further consideration.

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#	Title	Sponsor	Address	Est. Project Cost	DRI Request	LPC Discussion and Next Step
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"> Concerns were expressed that security fencing was not the highest and best use of the DRI grant. LPC consensus to eliminate the project from further consideration.
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"> LPC Consensus to advance application with no changes requested.
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"> A motion was made to merge the application with project 27 by the same sponsor. The LPC is interested in improved landscaping on the property and along the street. LPC Consensus to advance the project with stipulation that it incorporate clear visual impact to the streetscape and to merge with project 27.
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"> Concerns were expressed that parking pavement was not the highest and best use of the DRI grant. LPC consensus to eliminate the project from further consideration.
30	Kovarik Hardware	ITS EQUITY LLC Cynthia Kovarik	276 Clinton Street	\$180,556	\$135,417	<ul style="list-style-type: none"> Jason Kovarik is not present, but would be recused from discussion LPC Consensus to advance the project with stipulation that it incorporate clear visual impact to the streetscape.
33	Youth Center with Financial Education	STACK Non-profit	No Site	\$244,000	\$233,000	<ul style="list-style-type: none"> LPC Consensus to advance the project and request additional information on scope and budget.

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#	Title	Sponsor	Address	Est. Project Cost	DRI Request	LPC Discussion and Next Step
35	Small Project Fund	The City of Binghamton	Within DRI Boundary	\$780,000	\$600,000	<ul style="list-style-type: none"> LPC Consensus to advance application with no changes requested
36	Marketing and Branding	The City of Binghamton	Within DRI Boundary	\$385,000	\$350,000	<ul style="list-style-type: none"> LPC Consensus to advance application with no changes requested
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"> The LPC discussed the amount of the DRI grant request and whether the project could be funded through other sources. LPC Consensus to advance application with clarification on budget.

Application Review Process

- Mr. Wouters provided a recap of the evaluation process and criteria.
 - LPC will categorize projects based on completeness, alignment, and feasibility after receiving additional information.

Next steps

- Date of LPC 6 to be determined.
- Consulting team, City and DOS will coordinate with LPC on specific requests with project sponsors to ensure questions are resolved and requests meet the committee's intent.
- Slides will be posted along with meeting minutes to the project website.

Public Comment

- Comment 1
 - Why was one youth-focused project selected over another?
- Comment 2
 - Applicant at 276 Clinton is supportive of the LPC's requested improvement and is discussing green infrastructure.

4:45 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:

SWBR

Marc Wouters
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