

## Meeting Notes

Project:	Clinton Street, Binghamton DRI
Project No:	23008.20
Date:	June 25, 2025

Participants	
<b>Local Planning Committee 2</b>	
Jared Kraham – Co-Chair	
Mary Ann Callahan	Jenny Chang
Mackenzie Cooper (virtual)	Stacey Duncan (virtual)
Jason Kovarik (virtual)	Jerry Willard
Carla Murray	Ely Rooney (virtual)
John Rozzoni	Frank Stento
<b>New York State</b>	
Julie Sweet – DOS	Lenny Skrill – HCR (virtual)
<b>SWBR</b>	
Randal Sickler	Marc Wouters
Anagha Arunkumar ( Highland Planning)	Stephanie Hyde, (Highland Planning)
<b>Municipal Staff</b>	
Sarah Glose – City of Binghamton	Benjamin Straebler – City of Binghamton

3:05 – Meeting Begins

### *Welcome and Overview*

- Mayor Kraham provided an overview of the DRI process and invited the public to participate in the public workshop happening later in the day.
- No disclosures / recusals were made at the beginning of the meeting.

## *LPC Schedule and Public Engagement Updates*

- Marc Wouters provided an overview of the agenda for the meeting and outlined the schedule for the 6-month planning process, including the LPC meetings and Open Call.
- Marc also highlighted that the second public workshop, which will be held in September, and include all DRI project proposals for public feedback.

## *DRI Boundary*

- Marc noted that the current boundary is tentative and that the LPC has the discretion to make minor changes to it. Proposed projects may be located outside of the DRI boundary; however, those applicants must provide a justified impact upon downtown revitalization.

## *Community Vision*

- The LPC reviewed the draft statement and the changes proposed to it by the consultant team.
- The LPC provided the following feedback:
  - Make the language more layman-friendly and reduce technical vocabulary
  - 'Improved gateway in the City of Binghamton' to replace 'gateway to the City of Binghamton'
  - Majority of the LPC preferred the alternative proposed by the consultant team
  - Clarify if 'new infill development' includes both businesses and residential development
    - Proposed alternative – 'new mixed-use development' to reduce technical jargon
  - Replace the term 'adaptive reuse' with 'rehabilitation of existing buildings'
  - Better articulate investment in new and existing developments
  - Include the concept of bringing in new visitors, along with providing space and opportunity for existing residents; take a balanced approach to this concept to allay fears of gentrification or displacement
  - Vision statement to encompass what all the investments to achieve
  - Address active recreation – parks, trails, playgrounds
    - Could be achieved through the phrase 'Enhance public spaces'
  - Include the term 'growth'

## *LPC Feedback on Goals*

- Primary aim should be to prioritize local revitalization and transformative impact while also including provisions for regional scale impacts – a regional scale destination can arise as a consequence of neighborhood-scale development
  - Use ‘destination’ to encompass neighborhood, city, and regional scales
- Goal 2 – the LPC found this goal favorable, since it emphasizes active ways of connecting Clinton St to the neighborhood and city – e.g.: walk, bike, bus

## *Open Call*

- Proposed deadline: August 15, 2025; open for 7 weeks
- Marc and the Mayor requested the LPC to promote the Open Call as soon as it opens
- The LPC thought 7 weeks might be a tight turnaround especially for those who are unfamiliar with grant application processes. They advised that the website and form provide as much detail as possible, so applicants are fully prepared to submit the forms on time.
- Marc shared that a webinar will be hosted for interested sponsors to answer any questions and provide clarifications regarding the application form and process.
- Marc reviewed the eligible and ineligible project types:
  - Clarification provided: acquisition costs can be part of the total project cost, but acquisition costs cannot be included as part of the DRI funding request.

## *Funding Match Requirements for Proposed Project*

- The LPC decided to retain the 25% minimum match prescribed by the State for private projects, and the 0% match requirement for public and not-for-profit projects.
- Marc provided an overview of the Small Project Fund and outlined that the funding match requirements apply to these projects as well.
- The LPC also decided to retain the minimum total project cost of \$75,000.

## *Local Evaluation Criteria for Proposed Projects*

- Project sponsor’s history of code violation(s)
  - Sponsors can seek funding to ‘clean up’ buildings with code violations

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- The LPC can also avoid funding applications from sponsors with a history of code violations. payment defaults, property tax delinquencies
- Code violation statistics are public records – based on the applications that come in, the LPC can be given site-specific data by City staff to help make a decision in this regard
- Some projects will have the potential to be large commercial projects and may cover large areas in terms of construction – many developers that have had a history of non-payment to local vendors or consultants – this could also be a consideration under the discretionary parameters
- The LPC is in favor of prioritizing projects with **a larger match / those with a higher transformative impact**
  - Application form phrasing – ‘Projects that provide a higher funding match or demonstrate a larger transformative or catalytic impact on the DRI Area **may** be received more favorably by the LPC’
- All project applications received through the Open Call will be thoroughly vetted by the consultant team and State Agencies.

## *Open Call Application Forms*

- Two forms will be made available on the project website – The DRI Project Long form and the Small Project Fund Letter of Interest form
- Marc provided an overview of the form components
- Clarifications
  - DRI funding cannot reimburse the interest incurred on bridge financing
  - The City and DOS are putting together a list of financing opportunities which will culminate in ‘a speed dating event’ for project sponsors to meet financial organizations for bridge financing / any additional funding opportunities
  - Applicants can also apply for City funding – while funding is not guaranteed, the City may be able to bridge small gaps for projects that are awarded DRI funds.
- Marc reviewed the state’s competitive procurement process and highlighted the MWBE requirements that project sponsors must adhere to
- Project readiness and capacity - sponsors must be able to wait till the awards are announced to start the project / phase of the project that DRI funding will be used for

## *Existing Land Use Study*

- Vacant lots along Clinton Street were highlighted as revitalization opportunities

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- Several clusters of retail were identified which can be used as developmental nodes from which to increase the presence of businesses, commercial activity, and public realm improvements
- As Clinton Street is a long corridor, visitors would need parking lots close to these vacant lot clusters to enable point to point travel
- The LPC noted that they could prioritize projects that occur in a cluster, especially those that include adaptive reuse of properties that are adjacent to existing successful businesses

## *Clinton Street Conceptual Studies*

- Marc reviewed precedent images of concepts that might be included into a renovation of Clinton Street. He asked LPC members what a future of Clinton Street could look like. Images included street trees, planters, lighting, outdoor dining, crosswalk improvements, lighting under bridges, and public art. Marc noted that the City of Binghamton is actively pursuing funding to renovate the street, sidewalks, and improve streetscape.
- Marc reviewed conceptual perspectives by the SWBR team that illustrated alternative ways to reconfigure the street and sidewalk configurations.

## **Next steps**

- All attendees were invited to stay for the public workshop at 5:30
- The consultant team will issue the Open Call in the next week
- The LPC will establish working groups – The Mayor proposed a public safety committee including representatives from law enforcement, transit safety, neighborhood watch, etc. to map out existing concerns and strategies for crime prevention through environmental design, including strategies such as lighting, closure / controlled entry of narrow alleyways, visibility of pedestrians, cameras, patrolling
- The LPC will establish revitalization strategies to address the goals
- Decarbonization webinar: July 15, 2025, 10am
- Open Call webinar date will be announced alongside the Open Call
- LPC meeting #3: Aug 27, 2025 (3 – 5 pm)

## **Public Comment**

- Bring the local pool back
- More recreational opportunities for children and youth are needed
- Cleanliness and maintenance could be included as a part of the conversation around public safety (at the working group or an interdepartmental meeting) to

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assess how regularly and effectively city services are deployed on Clinton Street

- Debris resulting from building rehabilitation also needs to be cleared off the streets

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:  
Anagha Arunkumar  
(Highland Planning)