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Architecture
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Meeting Notes

Project:	Clinton Street, Binghamton DRI
Project No:	23008.20
Date:	November 17, 2025

Participants	
Local Planning Committee 6	
Jared Kraham – Co-Chair	Kathy Connorton
Mary Ann Callahan	Marybeth Smith
Jason Kovarik	Stacy Duncan / Virtual
John Rozzoni	Makenzie Cooper
New York State	
Julie Sweet (DOS)	Stephen Yerly (DOS)
Leonard Skrill (HCR) / Virtual	Tammy Kosack (ESD)
SWBR	
Marc Wouters (Marc Wouters Studio)	Jason Larsen (SWBR) / Virtual
Tanya Zwahlen (Highland Planning)	
Municipal Staff	
Sarah Glose (City of Binghamton)	Benjamin Straebler (City of Binghamton)

Overall schedule 3:05-3:10

Review of applications 3:10-4:15

Clinton Street DRI Ballot 4:15-4:25

Next Steps 4:25-4:28

Public Comment 4:28-4:30

SWBR

3:05 – Meeting Begins

- Mayor Kraham welcomed the LPC members and thanked them for their work to date.
- Marc Wouters shared that this would be the sixth and final LPC meeting for the DRI, and that they have accomplished a great deal.
- Marc Wouters reviewed the progress since the last meeting. SWBR, Marc Wouters Studio and NYSDOS will advance the list approved today to New York State. The State will review the submissions in the winter and announce awards in the spring.
- The Mayor reviewed the Conflict-of-Interest Statement and noted that several LPC members were affiliated with submissions and would be required to recuse themselves from discussion on those applications. The following LPC members confirmed their recusal:
 - John Rozzoni | Executive Director, Tri-Cities Opera, recused from Small Projects Fund
 - Jerry Willard | Executive Director, First Ward Action Council, recused from 174-176 Clinton Street, 276 Clinton Street and 22 Charles Street
 - Stacey Duncan | Executive Director and CEO, The Agency & Greater Binghamton Chamber of Commerce, recused from 2 Titchener Place
 - Marybeth Smith | Executive Director, Boys & Girls Club of Binghamton, recused from 90 Clinton Street
 - Jason Kovarik | Owner, Kovarik Hardware, recused from 276 Clinton Street

3:10-4:15 Review of Applications

Ten projects have been removed from consideration. Some were moved to the small projects fund. Some moved to the pipeline list. Today, the LPC is reviewing 23 projects which total \$20M of DRI requests. NYSDOS is asking the LPC to narrow the request to \$13-\$14M. Today's discussion will include a review of the projects the LPC feels most strongly about.

Marc summarized the public workshop findings. The meeting was interactive. Attendees provided over 100 comments online and through handwritten surveys. A general pattern in the comments was that there is a lot of support for locally owned small business and support for community spaces.

Marc reviewed survey responses for the remaining 23 proposed projects. He shared data demonstrating which projects received low, medium and high levels of support. Statistically, locally owned small business got strong level of support. The highest level of support was for small project fund; this received 100% support.

Next, the LPC reviewed 23 applications and amended the project list to include the following final slate and DRI funding requests:

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#	Title	Sponsor	Address	Est. Project Cost	DRI Request	LPC Discussion and Next Step
4	Renovation of Event Space/Art Studio	Up In The Air, LLC Alana and Francisco Matesanz	40 Clinton Street	\$234,570	\$172,000	Modifications: Long planter will be installed across the front of property; adding awnings and brick. LPC consensus to advance application to the DRI ballot
6	Renovation of Mixed-use Building	Clinton Street Café Stephen Heath	52 Clinton Street	\$482,415	\$362,000	LPC consensus to advance application to the DRI ballot
7	Renovation of Restaurant Space for Tenant	Parlor City Foods, LLC Sara Liu	54 Clinton Street	\$600,000	\$450,000	LPC consensus to advance application to the DRI ballot
8	Renovation of 3-Story Mixed-use Building	Delmac Properties LLC	56-58 Clinton Street	\$372,000	\$279,000	LPC consensus to advance application to the DRI ballot
9	Renovation of the Titchener Building	Lane Group of NY, LLC Mark Lane	2 Titchener Place	\$6,278,406	\$1,000,000	Stacey Duncan is recused. LPC consensus to advance application to the DRI ballot
10	Major Shift Youth Space	Major Shift Youth, non-profit Marcus Glover	85 Clinton Street	\$145,000	\$110,000	LPC consensus to advance application to the DRI ballot
11	Addition to Boys & Girls Club	Boys and Girls Club of Binghamton Non-profit	90 Clinton Street	\$1,350,000	\$1,350,000	Marybeth Smith is recused. LPC consensus to advance application to the DRI ballot
12	Helping Celebrate Abilities Exterior Renovations	Helping Celebrate Abilities (HCA) Non-profit	114 Clinton Street	\$2,071,423	\$215,000	LPC consensus to advance application to the DRI ballot
13	Renovations to Robot City Games	Robot City Games	126 Clinton Street	\$120,000	\$90,000	LPC consensus to advance application to the DRI ballot

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#	Title	Sponsor	Address	Est. Project Cost	DRI Request	LPC Discussion and Next Step
15	Renovations for Commercial Business with Apt.	Narcisco's Pizzeria, LLC Debra and Frank Navarro	141 Clinton Street	\$250,000	\$188,000	LPC consensus to advance application to the DRI ballot
16	Renovate Affordable Apartments & Commercial Storefronts at 165 Clinton	First Ward Action Council	165 Clinton Street	\$424,000	\$424,000	LPC consensus to advance application to the DRI ballot
17	Renovate Commercial Space for Dapper Rascal	Eva Duarte, Dapper Rascal Group LLC, Bonj Orr Tea LLC	157 Clinton Street	\$335,000	\$175,000	LPC consensus to advance application to the DRI ballot
19	Construct SaveAround's New Commercial Office	MGM Builds	Charles Street Business Park Emerson and Phelps	\$3,400,000	\$1,800,000	Update: Financial analyst received financial numbers on Friday a week ago. 7500 SF is most recent proposal; Smaller building or additional flexible space for tenants. LPC consensus to advance application to the DRI ballot with proposed changes
20	Renovation of Affordable Apartments & Commercial Storefronts at 174 Clinton	First Ward Action Council Jerry Willard	174-176 Clinton Street	\$783,400	\$783,000	Jerry Willard recused from discussion. LPC consensus to advance application to the DRI ballot
21	Construct Vanguard Village Housing	MetroGroup Properties, Inc. Robert Muchnick, Myles Monaghan, Joyce Kwon	187 Clinton and 34 Jarvis	\$81,488,041	\$1,000,000	LPC consensus to advance application to the DRI ballot

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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	LPC consensus to advance application to the DRI ballot
24	Construct Firomar Manufacturing Facility	Firomar	22 Charles	\$7,000,000	\$1,000,000	Jerry Willard recused from discussion. Not ranked highly by the public. Applicant could potentially get bank loan. Matches the other manufacturing project. LPC consensus to advance application to the DRI ballot
27	Renovate Exterior of Old Union Hotel	246-250 Clinton Street Partnership Michael Cooke, Andrew Kipp	246 Clinton Street	\$422,850	\$321,000	Combined with project #28 LPC consensus to advance application to the DRI ballot
30	Kovarik Hardware	ITS EQUITY LLC Cynthia Kovarik	276 Clinton Street	\$180,556	\$135,000	Jason Kovarik is recused from discussion. LPC consensus to advance application to the DRI ballot
33	Youth Center with Financial Education	STACK Non-profit	No Site	\$244,000	\$233,000	LPC consensus to advance application to the DRI ballot
35	Small Project Fund	City of Binghamton	Within DRI Boundary	\$780,000	\$600,000	LPC consensus to advance application to the DRI ballot
36	Marketing and Branding	City of Binghamton	Within DRI Boundary	\$385,000	\$350,000	LPC consensus to advance application to the DRI ballot
37	Streetscape, Sidewalks, and Public Art	City of Binghamton	Within the DRI Area	\$6,070,000	\$2,500,000	Discussion of the right funding amount. This allocation could be lighting, sidewalks, bike lanes, curb extensions and

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#	Title	Sponsor	Address	Est. Project Cost	DRI Request	LPC Discussion and Next Step
						<p>bump outs. Maintain parking spaces, add trees, decorate. City can bond for infrastructure. This project will improve Clinton Street and bring people there. People want to feel safe and be in an appealing environment.</p> <p>LPC consensus to advance application to the DRI ballot</p>

4:15-4:25 Clinton Street DRI Ballot

- The consultant provided a ballot for the LPC.
- Seven members of the LPC submitted ballots with their recommendations for Clinton Street DRI funding amounts. The ballots were collected.

4:25-4:28 Next steps

- Consulting team, City and DOS will complete the State submittal.
- Slides will be posted along with meeting minutes to the project website.
- There will be one final presentation to the public in December.

4:28-4:30 Public Comment

- No public comments

4:30 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:
Tanya Zwahlen(Highland Planning)