

**BINGHAMTON LOCAL DEVELOPMENT CORPORATION
REGULAR MEETING MINUTES
THURSDAY, July 28, 2016**

ATTENDANCE												
Directors	1/28	2/25	3/24	4/28	5/26	6/23	7/28	8/25	9/22	10/27	11/17	12/15
David, Rich	P	P	P	EX	P	EX	P					
Frank, Kenneth	EX	P	P	P	P	P	EX					
Jacyna, Mary	P	P	P	P	P	P	EX					
Papastrat, Chris	P	P	P	P	P	EX	P					
Sall, Ron	P	P	P	P	P	P	P					
Shager, Chuck	P	P	P	P	P	P	P					
Saraceno, John	P	P	P	EX	P	P	P					
Smith, Art	P	P	P	P	P	P	P					
Stromhaug, Per	EX	P	P	EX	EX	P	P					
Berling, Juliet	EX	P	P	P	EX	EX	P					
Berg, Bill	P	P	P	NA	NA	NA						
MacGregor, Justin	NA	NA	NA	NA	NA	NA	P					
Staff												
Robert Murphy	P	P	P	P	P	P	P					
Joel Boyd	P	P	P	P	P	P	P					
Lesley Cornwall	P	P	P	P	P	P	P					

President John Saraceno called the meeting to order at 9:07 AM. C. Papastrat welcomed Councilman Justin MacGregor to the Board.

APPROVAL OF THE MINUTES OF THE JUNE 23, 2016 REGULAR MEETING

C. Papastrat moved, seconded by A. Smith to approve the minutes of the June 23, 2016 regular meeting as presented. The Directors voted unanimously in favor and the motion carried.

PRESENTATION OF THE JUNE 2016 FINANCIAL REPORT

L. Cornwall presented the May 2016 financial report. The Directors accepted the financial report.

OLD BUSINESS:

None

NEW BUSINESS:

Update on Innovation in Imagining Extension Request:

R. Murphy explained that the borrowers did not get the information that was needed to present this to the Finance Committee this month. It will be taken to the Finance Committee in August. There is a balance of \$136,837 with a first mortgage in front of the BLDC's with M&T.

Another piece of new business that R. Murphy discussed was that LUMA would like the BLDC to help them with authorizing documents to lease equipment. R. Murphy will not sign any documents unless it has been approved by the Corporation Counsel's office and fully insured with the insurance being paid by LUMA. The BLDC will be billed for the rental equipment but there is a contract between the BLDC and LUMA wherein LUMA will be paying these bills. R. Murphy asked for authorization to allow him to execute the necessary document after the approval of the Corporation Counsel's Office and there will be no financial liability or insurance requirement of the BLDC for the equipment. The Directors voted unanimously in favor and the motion carried.

MAYOR'S REMARKS:

R. David welcomed Justin MacGregor to the BLDC Board.

He discussed that the City is in process of finalizing the applications for the CFA request, URI and Restore New York request. Over the course of the last two years we have had a solid track record of being awarded funds from a variety of different State agencies. He will be going to Albany to meet with different representatives from the Governor's office and other State agencies to shepherd the projects through. There still is a very short period of time if anyone has ideas of projects to pursue either through the City or the BLDC. Bob Murphy is finalizing a grant application for the Main Street Grant on Main Street and Front Street area immediately west of the Court Street bridge which is a \$500,000 grant. We are hopeful that we receive this grant. The previous administration had been awarded a similar grant that had not been closed out, therefore, in 2014 the City was not awarded the funds.

At the last meeting or the one before the BLDC had authorized a Phase II Environmental study for the Big Lots Plaza which should be complete by the second week of August. We should have the results by the next meeting and will share the results. We have had some preliminary indications that there are no major red flags. It is confirming some of the issues we already knew of which can be addressed through remediation techniques. It is not finalized yet but it is tracking as what we expected to be given the history of the Binghamton Plaza and the McDonald's site, etc. Addressing the environmental condition of the site is critical. We have had many developers that have been interested in different projects there so it is important that

we get this Phase II done. This will be able to advance projects for the redevelopment of this site.

The City of Binghamton took a similar approach with the old DPW facility on the North East side of the City with regards to demolition. We have not done a Phase II on that. I think we know that there is going to be more serious and severe problems than we anticipate on the Big Lots property so we are talking about what the best way to approach that site is. One of the things with the Phase II is that once you know what is there you are legally bound to report it to the DEC and there are issues with responsibility and clean up.

EXECUTIVE DIRECTOR'S REMARKS:

R. Murphy discussed the progress on the Collier Street ramp. During the demolition the concrete is easily falling away from the metal so it was a good thing that it was closed for safety reasons.

I had a great meeting with a local company Geoweb3D which is currently in the railroad station. They are looking to expand. They have 20 employees and are looking to hire 10 engineers at over \$100,000 apiece. Their challenge right now is to find employees who have the experience. They are doing 3D maps for Special Forces, Air Force, Navy, etc. They are also opening a branch in Orlando. This is an exciting thing and fits in very well with the other high tech companies we are looking to bring in.

The Mayor continued his remarks and discussed LUMA. This year the City tripled its sponsorship with regard to what we contributed last year. This is a wonderful event with great impact to the businesses. There was little garbage and no public safety issues compared to parade day. This is a completely different type of event and different crowd. It is an example of the types of events that we are working to bring to the downtown. We will continue to do whatever we can to support this event and help it grow and expand. He appreciates the fact that the BLDC is working to help them expand their longevity so they can do some of the things on their own.

With regards to the parking ramp this is a \$484,000 demolition through Gorick Construction. City Council had approved the use of City reserves to fund the demolition of the project. We were also working to see if we could get a grant for State funding and fortunately with the assistance of Senator Akshar he was able to provide a State grant of \$273,000. We utilized that savings to advance the surface lot which will be put in place immediately upon the completion of the demolition. The project will take approximately 6 weeks. The surface lot will be advertised for a bid in the next week or so. It will take approximately 4 weeks to complete the lot. Originally we anticipated approximately 75 spots but now we are looking at just under 100 spots. The City Engineer did an excellent job with that. Ideally when there is a new project in the future the City's goal would be to recoup the money we put in which is approximately \$175,000. People are pleased that this is coming down. We have a project advancing one block away that includes a parking ramp so that project needs to come on line first and then we can

evaluate exactly what needs to be put on this site. This is going to transform the landscape of downtown and will remove one of the biggest blight structures downtown has. This year alone two of the biggest blights in the City, the old DPW facility and the Collier Street ramp have been removed. We haven't even began the residential demolitions that will be starting in August.

The 7 Hawley Street project is moving along and is a public/private partnership. This will not break ground this year but am hopeful it will break ground next year. This project will include market rate housing, commercial retail and parking.

There being no further business to come before the BLDC Board of Directors, C. Papastrat moved, seconded by R. Sall, to adjourn. The members voted and the motion carried unanimously. The meeting adjourned at 9:43 AM.



Ron Sall, Secretary
Binghamton Local Development Corporation