



Binghamton, NY

Upstate New York – crossroads of Interstates 81, 86 & 88; 3½ hrs from New York City
Binghamton University – ranked top tier by US News & World Report
Only New York Certified 21st Century School District
Major Tech Employers: IBM, Lockheed Martin, BAE Systems, Raymond, Universal Instruments, Rockwell Collins, Matco, Amphenol, Endicott Interconnect Technologies
NYS Empire Zone – top ranked for investment and job creation
Historic National Register Business District
Environmentally Progressive County
Nationally Low Costs of Living, Housing; Low Crime Rates
Binghamton Local Development Corporation: Low-Interest Financing



Broome Historical Society

A history of good workers.

Binghamton, NY offers what few regions can match. Good workers. Visiting corporate execs are often surprised. People who care, create, get it done right and follow-up. Why? Manufacturing is not an afterthought. It's our heritage. From 1837 Chenango Canal origins, industries boomed making cigars and sleighs to flight simulators. Thousands of immigrants came to work in a multi-ethnic valley drawn by good pay and wonderful employers. Their legacy is a close-knit community of strong families and stable, well-educated employees.

Eager for development.



New York State is the eleventh largest economy in the world. Home to dozens of major corporations. A diverse, well-educated workforce, low-cost real estate and increasingly competitive incentives are helping New York become the logical choice for business development. Binghamton has held taxes, increased government efficiency, fixed streets, bridges, water/sewer systems while attracting new business. Situated in an Empire Zone that offers certified businesses wage/investment tax credits, low interest financing, property tax credits, refunds and exemptions.

What we do best.

- **Information Technology:** In 1889, Harlow Bundy organized the Bundy Time Recording Company in Binghamton, attracted investors; soon recorders were distributed worldwide. Merging with several companies by 1905, International Time Recording & Tabulating moved to Endicott, NY. Under Thomas J. Watson, the firm expanded and renamed as "International Business Machines". Today's IBM Endicott is engaged in banking systems, eServer development, Global Services, engineering & technology services. Endicott Interconnect Technologies, (formerly IBM Microelectronics Division) supplies advanced electronic packaging solutions including printed circuit board fabrication, semiconductor packaging and assembly services.



Robertson Museum

- **Simulation:** In 1929, Ed Link invented the flight simulator. Winning an Army contract to train domestic airmail pilots, "Blue Box" trainers became vital to allied war efforts, training thousands of airmen. Link advanced simulation to include driving, helicopter, naval and NASA simulators. Today, simulation continues at Doron, L3 and Binghamton Simulator.

- **Electronics:** founded in 1919 as a safety pin manufacturer, Universal Instruments became a tool and die business and grew through World War II manufacturing small arms. In the 1950s, Universal entered electronics assembly equipment manufacture and produced

equipment for through-hole component assembly. In the 1990s, Universal developed a modular platform-based surface mount technology. Universal is a world leader in electronic assembly equipment.

Succeeding in Binghamton...

- **Security Mutual Life Insurance:** founded in 1886, Security Mutual provides traditional life insurance, individual annuities and group employee benefits. In 2009, Security Mutual had \$30.4B of life insurance in force; \$2.4B in assets.

- **Emerson Network Power:** division of Emerson Electric, is a manufacturer of standard and custom devices sold worldwide for residential, commercial and industrial surge suppression, power filtration and tracking.

- **McIntosh Laboratories:** defines the highest quality in sound reproduction and continues to set the standard for performance and reliability in fine audio and home theater systems. McIntosh is still hand-crafted in Binghamton by a dedicated staff whose contributions shaped the company into a world leader.

- **Crowley Foods:** founded in Binghamton in 1915, Crowley's is a leading East Coast dairy with 20 sales divisions, 13 manufacturing facilities and distribution to 24 states east of the Mississippi River.

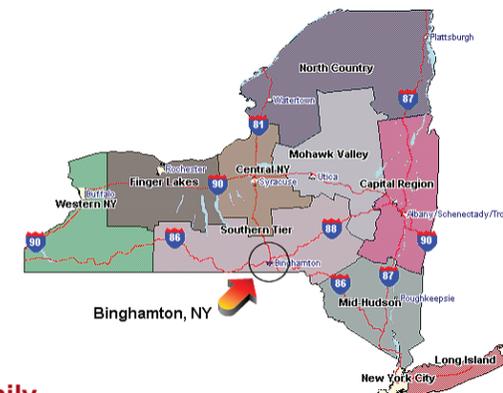


You can get there from here.

At the confluence of the Susquehanna and Chenango Rivers, Binghamton is just north of the State line and midpoint between borders. Our central location is ideal for goods distribution. A few hours drive from Boston, Philadelphia, New York, Montreal and Washington, DC, with our Regional Airport, you can meet at the Pentagon in the morning and get back to the office by afternoon.

Destination	Miles	Time
Albany, NY	138	2:19
Boston, MA	307	4:45
Buffalo, NY	226	3:23
Montreal, QUE	326	5:03
New York, NY	222	3:38
Ottawa, ONT	270	4:18
Philadelphia, PA	184	2:51
Rochester, NY	161	2:32

Distances & Times - Mapquest



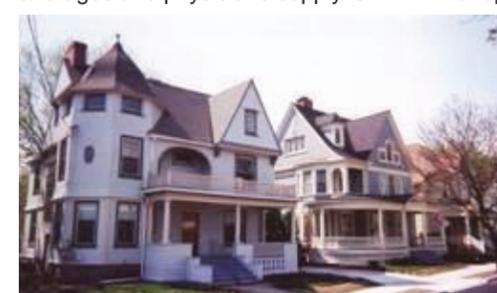
An inviting place to live, work, worship, raise a family.

Crime ranks among the lowest in the state and nation. Farmer's Insurance last year rated the Binghamton Metro Area as the 11th "Most Secure Place to Live" among mid-sized cities. Long commutes and traffic jams are non-existent. You can enjoy more leisure with children, sports and hobbies. Public/private schools consistently rank among the best in academic standards and funding. Over 300 places of worship serve the region from Buddhist to Eastern Orthodox Catholic. Fire Department is one of the most progressive units in the State; professionally staffed with firefighter/EMTs and Firefighter/Paramedics alert 24/7 with 5 stations and a training center. Police Department is a NYS-accredited unit involved with community policing, state police undercover and targeted street crimes units.



- **Outstanding Schools:** Our School District offers seven elementary, two middle schools, and a high school – with the International Baccalaureate Program, Rod Serling School of Fine Arts and co-op programs with museums and Binghamton University. *Newsweek Magazine* ranked Binghamton High School in the top third of the country's 1,300 top public high schools of 2009. Excellent Catholic and Jewish private schools are available.

- **Comprehensive Medical Care:** Three hospitals serve the region with over 1,000 beds. Health costs rank below national averages and physicians supply is within the top third of places rated.



- **Four National Register Historic Districts "Carousel Capital of America":** Blessed with tremendous architectural diversity, in concert with preservation efforts, local, state and federal incentives encourage business and homeowners to restore and adaptively reuse properties. Called the "Carousel Capitol", area and City parks are home to six Herschell carousels given by George F. Johnson of Endicott-Johnson Shoe Company fame.

- **Environmentally Progressive:** a leader in citizen participation in recycling, Binghamton has undertaken aggressive measures to reduce municipal energy costs, train contractors working on city affordable housing programs in the latest energy conservation measures. A designated Tree City USA, Binghamton encourages commercial/residential tree planting.

Binghamton was ranked 9th in *Country Home Magazine's* 2007 report "Best Green Cities in America."

A Region of Higher Learning: rising creative class and knowledge economy

- **22 institutions within 70 miles** of Binghamton include Cornell, Colgate and Syracuse Universities.



Binghamton University, one of 64 State University campuses ranks #1 in the nation for out-of-state students on *Kiplinger's Personal Finance's* list of 100 Best Values in Public Colleges. *US News & World Report* ranks BU top tier of public universities. Kiplinger's rates Binghamton as 4th best value in state universities, nationwide. An NCAA Division I school, the University has nationally high admission standards and enrolls over 14,000 students in Arts & Sciences, Education &

State University of New York

Human Development, Management, Nursing and the Thomas J. Watson School of Engineering. Broome Community College, supervised by the State University of New York provides career preparation and transfer education opportunities to an enrollment of almost 7,000 full and part-time students.





• Scenic small city in the country.

Quietly beautiful in four seasons. Binghamton is a place of rural and urban contradictions: small enough to enjoy neighbors, sunny afternoons on a West Side porch with relatives, neighbors and friends; yet a cosmopolitan population and busy metropolitan downtown.

• Quietly beautiful in four seasons.

Ever a valley City, lush wooded hillsides close many street vistas. A few summer minutes in any direction finds you in rolling country in clean, fresh air. Enjoy all seasons – from winters to ski or skate, to an autumnal harvest of red hills, for picking pumpkins and apples.

• Clean Rivers, Drinking Water, Beautiful River Trail.

The Susquehanna and Chenango are designated Class “A” and “B” rivers. Through local and state efforts, river quality has been raised. Our River Trail Commission has worked with local



municipalities to improve and expand access to the rivers and existing trails. Ultimately, there will be over 30 miles of trail along rivers that will carefully tie into commercial centers, existing parks or regional points of natural and historic interest with fishing/boating access and bicycle/pedestrian pathways. And thanks to multi-million, multi-year investment in our municipal water plant, Binghamton’s drinking water exceeds State standards at a cost well below many other municipalities, nationwide.



Binghamton University

• Everything to do here.

There’s Broadway and dinner theater, a symphony and local opera that trains singers



for some of the world’s best stages. AA New York (Binghamton) Mets baseball and AHL Senators hockey. Dick’s Sporting Goods Golf Tournament and USTA Tennis Challenger to the Chris Thater Memorial and General Clinton Canoe Regatta. First Fridays/Gallery Nights, Binghamton Summer Music Festival, Greek to Ukrainian ethnic festivals, a Spiedie Fest and First Night. Fairs, circuses, hiking, horseback riding, hot air ballooning, fly-fishing, gliding, cross country or downhill skiing to short track speed skating. 4-H to historic walking tours, Kopernik Observatory and Roberson Museum, Binghamton Zoo, Tioga Scenic Railroad and Discovery Center. Back home, there’s neighborhood block parties or unwind in 32 City or 9 County parks.

Binghamton Local Development Corporation

Launching a new City business? BLDC can provide low interest financing. At least 10% owner equity is required. Jobs must be created. Typically, our loans subordinate bank financing. We work with almost any lender to offer:

- **Revolving Loans:** fixed rate (75% prime rate ≥ 3%) interest loans up to \$250,000.00, 40% project participation
- **Façade Loans:** fixed rate (75% prime rate ≥ 3%) loans up to \$100,000.00, 75% project participation
- **Micro Enterprise Loans:** fixed rate (75% prime rate ≥ 3%), up to \$20,000.00 for start-up capital

City/Regional Facts:

Square Miles	10.99
Elevation	860'
City Population ¹	45,020
MSA Population ¹	252,320
Median Home Price ²	\$101,535

¹Best Places
²NYS Assoc. of REALTORS – Broome County, 2/10

Demographics:	Binghamton, NY	National Average
Median Age	37.8 years	37.6 years
Median Household Income	\$28,685	\$44,684
Graduate Degree	10.2%	7.2%
Mean travel time to work	18.3 min	27.4 min
Education:		
Spending per pupil	\$7,647	\$6,058
Student/teacher ratio	12	16

Sources: US Census, Sperling’s Best Places, Binghamton School District



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