

City of Binghamton
FIRST WARD BOA REDEVELOPMENT PLAN

APPENDIX A – COMMUNITY PARTICIPATION PLAN

Community Participation Plan

FIRST WARD REDEVELOPMENT STRATEGY: **BOA PRE-NOMINATION STUDY** for the City of Binghamton, New York

PRIMARY CONTACTS:

Bergmann Associates:

Kimberly Baptiste, AICP
Project Manager
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(585) 232-5137 x 323

Gary Flisnik
Environmental Project Manager
gflisnik@bergmannpc.com
(585) 232-5137 x 346

City of Binghamton:

Caroline Quidort
Senior Planner
cpquidort@cityofbinghamton.com
(607) 772-7028 x 147

Department of State:

Elaine Miller
elaine.miller@dos.state.ny.us
(607) 721-8756

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A. Introduction and Purpose

The purpose of this Community Participation Plan (CPP) is to describe the manner in which local community members, project partners, and stakeholders will be incorporated into the planning process. The CPP serves as a *guide* for community involvement, and is subject to change throughout the course of the planning process as other opportunities for community participation may be identified. Bergmann Associates recognizes that public input is critical to the planning process to ensure that local citizens have the opportunity to shape the future of their community. This CPP is consistent with the Department of State (DOS) Work Plan, as well as Bergmann Associates' proposed Project Approach. The plan describes strategies to achieve the following objectives:

1. To share information with the public regarding the planning process;
2. To provide opportunities for the public to voice issues and concerns; and
3. To provide an opportunity for the public to contribute their perspective in the development of the First Ward BOA Pre-Nomination Study.

B. Key Meetings

Steering Committee Meetings

Purpose

The purpose of the Steering Committee is to direct the overall vision of the plan and its recommendations. The Steering Committee is the primary group guiding the preparation of the project, and will have the greatest contact with and oversight of the consulting team. Meetings between the consulting team, DOS, and the Steering Committee are intended to provide opportunity for the presentation of materials and discussion of project specifics. Additionally, the meetings will provide a venue for discussion of comments received from the DOS, Steering Committee members, and the public upon review of project documents.

A total of five Steering Committee meetings are proposed beginning May 2009 and ending February 2010. The general intent for each meeting is discussed in further detail below:

Meeting #1: This first meeting is intended to address project administration, a review of the project boundaries, and a visioning exercise to solicit ideas from community members.

Meeting #2: The second meeting will focus on a review of the document introduction, community overview, and project overview. A draft document will be provided prior to the meeting for Steering Committee and DOS review.

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Meeting #3: Results of the initial public outreach efforts will be discussed in addition to the study area's existing land uses, zoning and brownfields. The vision statement, goals, and objectives will be discussed. Draft documents will be provided to the committee and DOS prior to the meeting.

Meeting #4: The summary Analysis and Recommendations will be presented and the Draft Nomination Study and associated State Environmental Quality Review (SEQR) documents will be reviewed.

Meeting #5: The Final Nomination Study, as well as the Application for Project Advancement, will be reviewed and discussed. Hard copies will be provided to attendees.

Membership

The steering committee is composed of key stakeholders and interests within the First Ward study area. Attachment A provides a list of each of the committee's representatives and contact information.

Notification

E-mail notification of all meetings will be provided by either Kimberly Baptiste, of Bergmann Associates, or Caroline Quidort, of the City of Binghamton. Meeting reminders will be sent to all Steering Committee members, as well as the DOS and Department of Environmental Conservation (DEC). A two-week minimum notice will be provided prior to all meetings.

Documentation

Meeting minutes for all Steering Committee meetings will be taken by a representative from Bergmann Associates and will be made available to all Steering Committee Members.

Schedule

A proposed schedule for Steering Committee meetings is provided in Attachment B.

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Neighborhood Assembly/ Public Meetings

Purpose

Neighborhood Assemblies were created in the City of Binghamton to further and promote active citizen participation. Public meetings associated with the project have been proposed to be held in conjunction with regularly scheduled Neighborhood Assembly meetings. These meetings are intended to provide a forum for public participation in the planning process. A total of three meetings are proposed between July 2009 and February 2010.

The first meeting has been scheduled to take place during the regular monthly Neighborhood Assembly meeting in July 2009. Based on attendance and feedback associated with the scheduling of this meeting, there will be the opportunity to change future public meetings to alternative times, days (such as a Saturday meeting), and/or locations. A summary of the topics to be covered at each of these public meetings is described further below:

Meeting #1: An initial kick-off meeting will provide an overview of the Brownfield Opportunity Areas (BOA) Program including project intent and scope of work. Additionally, facilitators will engage participants in a visioning exercise and seek public input on goals and objectives, and opportunities and obstacles for the study area. The session will serve to further develop the community's vision statement and articulate the goals and objectives of the project.

Meeting #2: The existing conditions of the First Ward study area will be presented. The preliminary results of the First Ward analysis, including recommendations for further inquiry, will be presented. Any outcomes of the meeting might result in refinement of the community vision and goals and objectives.

Meeting #3: The Final Nomination study and highlights of the application for advancement of the First Ward BOA to Phase 2 will be presented and reviewed for comprehensiveness and accuracy. Additionally, community priorities for redevelopment will be identified.

Membership

The broadest range of participants will be encouraged to attend all Neighborhood Assembly/Public meetings.

Public Participation

The meetings will be advertised by the City of Binghamton and the Steering Committee. Meetings will be open to all. Draft materials will be made available for public review at the City of Binghamton Public Library and at the First Ward Senior Center.

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Notification

City officials and members of the Steering Committee will be responsible for informing known stakeholders and interested parties. A minimum two-week notice will be provided to the DOS regarding upcoming meetings.

The City will be responsible for all advertising including newspaper announcements and posters located in First Ward businesses.

The Steering Committee will be responsible for informing known stakeholders and interested parties via word of mouth.

The City Communications Director is working with the First Ward BOA City Project Manager to coordinate additional advertising, including news releases.

Schedule

A proposed schedule for these public outreach meetings is provided in Attachment B, attached.

Other Outreach Efforts

Purpose

The purpose of these outreach efforts is to provide public education regarding the Brownfield Opportunity Areas program, and to solicit input regarding redevelopment of the First Ward. These efforts intend to target audiences that may be underrepresented at public meetings and may include providing public outreach at community events, such as local festivals. Encouraging public participation will ensure community understanding and support of the plan.

Membership

A broad range of stakeholders will be targeted for participation in these outreach efforts, especially those typically absent from public meetings, such as senior citizens and youth.

Public Participation

The meetings will be promoted by the City of Binghamton and the Steering Committee. Meetings will be open to all stakeholders interested in learning more about the BOA process with efforts targeting senior citizens and student youth, who may not otherwise be engaged.

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Notification

The City will be responsible for coordinating outreach efforts with the local school district. The Steering Committee will identify a contact at the local senior center, and a representative from either Bergmann Associates or the City of Binghamton will follow-up with the identified contact. In addition, the City Communications Director is working with the City Project Manager to coordinate other means of notification, including news releases.

Schedule

Two blocks of outreach efforts will be scheduled, as determined appropriate. Proposed outreach efforts for seniors have been identified for August 2009 and October 2009. Student outreach will occur during October, following the start of the academic year. A summary of the meetings scheduled for all target groups is provided in Attachment B.

C. Roles and Responsibilities

Department of State (DOS)

The DOS is the primary sponsor of the First Ward redevelopment effort and has provided funding for the project. In addition, the DOS will provide oversight, direction, and technical assistance throughout the duration of the project.

Contact information for the DOS representative for this project is provided below:

Elaine Miller
elaine.miller@dos.state.ny.us
(607) 721-8756

Department of Environmental Conservation (DEC)

The DEC will have an important review role in association with the development of the Pre-Nomination Study and will be available for consultation regarding environmental conditions associated with the study area.

Contact information for the DEC representative for this project is provided below:

Gary Priscott
gwprisco@gw.dec.state.ny.us
(607) 775-2545 ext. 116

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City of Binghamton

The City of Binghamton is responsible for the day-to-day administration and project management of the First Ward BOA. In addition, representatives from the City will provide project oversight.

Contact information for the City's primary representative, Caroline Quidort, is listed below:

Caroline Quidort
Senior Planner
cpquidort@cityofbinghamton.com
(607) 772-7028 x 147

Steering Committee

The Steering Committee will be responsible for guiding the vision of the plan and its recommendations and will serve as the lead in plan development. Additionally, the Steering Committee is responsible for resolving comments stemming from review of project documents by the public, DOS and DEC.

A complete list of Steering Committee members is provided in Attachment A.

Bergmann Associates

The consulting team will be responsible for providing technical expertise for the duration of the project. In addition, representatives from Bergmann Associates will serve as public facilitators.

The primary contacts for the consulting team are listed with contact information below:

Kimberly Baptiste, AICP
Project Manager
kbaptiste@bergmannpc.com
(585) 232-5137 x 323

Gary Flisnik
Environmental Project Manager
gflisnik@bergmannpc.com
(585) 232-5137 x 346

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FIRST WARD REVITALIZATION STRATEGY: COMMUNITY PARTICIPATION PLAN

APPENDIX A, ATTACHMENT A – STEERING COMMITTEE MEMBERSHIP

Last Name	First Name	Affiliation	E-mail	Phone Number
Atchie	Mike	Binghamton Department of Planning, Housing & Community Development		
Blackwell	Andre	First Ward Business Owner		
Boyd	Joel	Department of Economic Development		
Cummings	George	First Ward Business Representative		
Evangelisti	Frank	Broome County Planning Department		
Harris	Merry	Department of Economic Development		
LoDolce	Amelia	Binghamton Department of Planning, Housing & Community Development		
Merola	Stacy	Environmental Management Council		
Miller	Elaine	NYS Department of State		
Pollak	Tom	PC Member & FW Business Owner		
Priscott	Gary	NYS Department of Environmental Conservation		
Quidort	Caroline	Binghamton Department of Planning, Housing & Community Development		
Rizzo	Michael	FW Neighborhood Assembly		
Rutkowski	Mary Lou	FW Neighborhood Assembly		
Sedlock	Steve	CDAC Member & FW Business Owner		
Tarnowski	Richard	First Ward Business Owner		
Weslar	Robert	City Council Member		
Willard	Jerry	First Ward Business Owner		

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FIRST WARD REVITALIZATION STRATEGY: COMMUNITY PARTICIPATION PLAN

APPENDIX A, ATTACHMENT A – STEERING COMMITTEE MEMBERSHIP

Last Name	First Name	Affiliation	E-mail	Phone Number
Atchie	Mike	Binghamton Department of Planning, Housing & Community Development	mcatchie@cityofbinghamton.com	(607) 772-7028
Blackwell	Andre	First Ward Business Owner	andrblackwell@aol.com	(607) 724-7223
Boyd	Joel	Department of Economic Development	jcboyd@cityofbinghamton.com	(607) 772-7161
Cummings	George	First Ward Business Representative	George.cummings@emerson.com	(607) 721-8853
Evangelisti	Frank	Broome County Planning Department	fevangelisti@co.broome.ny.us	(607) 778-2414
Harris	Merry	Department of Economic Development	maharris@cityofbinghamton.com	(607) 772-7161
LoDolce	Amelia	Binghamton Department of Planning, Housing & Community Development	anlodolce@cityofbinghamton.com	(607) 772-7028
Merola	Stacy	Environmental Management Council	smerola@co.broome.ny.us	(607) 778-2912
Miller	Elaine	NYS Department of State	elaine.miller@dos.state.ny.us	(607) 721-8756
Pollak	Tom	PC Member & FW Business Owner	tompollak@verizon.net	(607) 770-0005 (607) 727-4936
Priscott	Gary	NYS Department of Environmental Conservation	gwprisco@gw.dec.state.ny.us	(607) 775-2545 x 116
Quidort	Caroline	Binghamton Department of Planning, Housing & Community Development	cpquidort@cityofbinghamton.com	(607) 772-7028 x 147
Rizzo	Michael	FW Neighborhood Assembly	targetsh@aol.com	(607) 724-5020
Rutkowski	Mary Lou	FW Neighborhood Assembly	marylour2007@aol.com	(607) 773-1220
Sedlock	Steve	CDAC Member & FW Business Owner	fd1@stny.rr.com	(607) 724-2266
Tarnowski	Richard	First Ward Business Owner	rick@envirotesting.net	(607) 770-9098
Weslar	Robert	City Council Member	bweslar@lourdes.com; rweslar@cityofbinghamton.com	(607) 727-1693
Willard	Jerry	First Ward Business Owner	fwac@stny.rr.com	(607) 722-2850

APPENDIX A, ATTACHMENT B – PROJECT TIMELINE

TASKS	2009								2010	
	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB
Community Participation Plan										
Steering Committee Meetings										
Neighborhood Assembly / Public Mtgs.										
Other Outreach Efforts										
Draft Pre-Nomination Study										
Boundary Description										
Community Overview and Description										
Project Overview and Description										
Community Vision and Goals										
Preliminary Analysis of BOA										
Existing Land Use and Zoning										
Brownfield, Abandoned, Vacant Sites										
Land Ownership										
Natural Resources										
Summary of Analysis/Recommendations										
Draft Pre-Nomination Study										
Final Pre-Nomination Study										
Application for Project Advancement										
Environmental Assessment Form										

SUMMARY OF STEERING COMMITTEE MEETINGS

- Meeting #1 (May): Project Start-Up, Visioning, Information Sharing
- Meeting #2 (July): Boundary Description, Community Overview, Project Overview
- Meeting #3 (Oct): Results of Public Outreach / Existing Land Use and Brownfields / Vision, Goals, Objectives / Summary of Analysis and Recommendations
- Meeting #4 (Dec): Draft Nomination Study / SEQR
- Meeting #5(Feb): Final Nomination Study / Application for Project Advancement

SUMMARY OF NEIGHBORHOOD ASSEMBLY / PUBLIC MEETINGS

- Meeting #1 (July): Project Overview, Interactive Visioning Exercise
- Meeting #2 (Oct): Preliminary Analysis of BOA, including Recommendations
- Meeting #3 (Feb): Final Plan

SUMMARY OF OTHER OUTREACH EFFORTS (1/2 day of meetings)

- Meeting #1 (August): Senior Focus Groups
- Meeting #2 (Oct): Student Education and Outreach

*** Public outreach efforts and schedule to be discussed and confirmed. Final decisions will be reflected in the Community Participation Plan.*

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APPENDIX B – STEERING COMMITTEE MEETING MINUTES

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MEETING MINUTES

Steering Committee Meeting #3
October 15, 2009

MEETING ATTENDEES

- Mike Atchie, City of Binghamton
- George Cummings, Emerson
- Frank Evangelisti, Broome County
- Merry Harris, City of Binghamton
- Elaine Miller, NYS Department of State
- Caroline Quidort, City of Binghamton
- Kimberly Baptiste, Bergmann Associates
- Gary Flisnik, Bergmann Associates

1. Project Status

Kimberly Baptiste provided a quick overview of the project status. Per the project timeline, the project is slightly ahead of schedule with a draft Pre-Nomination Study submitted in early October, as opposed to in December. The draft Pre-Nomination Study, as submitted, identifies areas in need of additional comment and does not include a completed Appendix. Additional time in schedule can be used for review or final schedule may be shortened by a month.

Steering committee members are asked to review the draft document over the next month and provide written comments to Caroline by November 12th.

2. Draft Pre-Nomination Study

Kimberly Baptiste presented a summary of the Pre-Nomination Study, including the draft vision and goals, inventory and analysis, preliminary recommendations, and preliminary recommendations for areas of further study. Gary Flisnik discussed the methodology and process associated with the identification of brownfield, vacant and underutilized sites.

Meeting attendees discussed the need to identify additional strategic sites based on community factors, in addition to environmental factors. Committee members were asked to provide feedback about sites not highlighted for their environmental conditions as potential strategic or catalyst sites.

Another map, in addition to those provided in the draft Pre-Nomination Study, will be developed and will be named "Strategic Sites". It is understood that this map will identify sites that are both strategic from an environmental clean-up perspective, as well as from an overall revitalization and redevelopment perspective, even when environmental issues are not present.

The presence of a stream that runs through the neighborhood (now underground) will be researched, as will the opportunities associated with the existing cogeneration facility.

3. Application for Project Advancement

Elaine Miller suggested that the City consider submitting their application for Step 2 funding prior to the final 2009 BOA grant cycle. It was recommended the City submit their application by Thanksgiving to ensure that the project continues to move forward. Kimberly Baptiste indicated that Bergmann Associates would be available to assist the City in developing some portions of their application.

4. Next Steps

Next steps in the process were discussed:

- A second public meeting to be held the evening of October 15th at the First Ward Senior Center.
- Bergmann Associates will incorporate comments generated at the Steering Committee and Public Meetings, as well as additional comments provided by November 12th from members of the Steering Committee.
- The next Steering Committee meeting will be identified in early December to review the Final Draft.
- Bergmann Associates may participate in a special presentation to City Council to keep them informed of the project. This meeting, if desired by the City, will be coordinated with the December Steering Committee meeting.
- Final Committee and Public Meetings will be scheduled for January or February 2010.

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MEETING MINUTES

Steering Committee Meeting #4
December 7, 2009

MEETING ATTENDEES

- Joel Boyd, City of Binghamton
- George Cummings, Emerson
- Frank Evangelisti, Broome County
- Amelia LoDolce, City of Binghamton
- Stacy Merola, City of Binghamton
- Caroline Quidort, City of Binghamton
- Steve Sedlock, Neighborhood Representative
- Jerry Willard, First Ward Action Council
- Kimberly Baptiste, Bergmann Associates

1. Project Status

Kimberly Baptiste provided a quick overview of the project status. Updated copies of the Pre-Nomination Study were distributed for final review and comment. A summary of the public meeting held in October was provided. A summary of the stakeholder meeting with Emerson was also provided.

2. Draft Pre-Nomination Study

Strategic Sites

The strategic sites map was reviewed for consideration of modifications. A number of changes were made to the map, identifying sites to add and remove from the draft plan. It was also suggested that two classifications be developed for strategic sites: 1) strategic sites for redevelopment and 2) strategic sites for enhancement. The plan will be updated and redistributed to the committee for a final review and changes.

Revisions

A number of miscellaneous comments were noted for consideration and incorporation into the Nomination Study:

- Potential for a rail terminal like in Scranton, PA
- West Street is another gateway into CSBP
- Potential afforded by rail lines and rail spurs
- Pedestrian connections under the rail need to be safe and pedestrian friendly

- City should foster relationship with rail to address underpass enhancements
- Need a better working relationship with the railroads
- Some efforts to the pedestrian underpasses could be volunteer projects for school groups, etc.
 - painting, clean-up, basic maintenance – “Adopt An Underpass”

3. Application for Project Advancement

Kimberly and Caroline discussed the City’s recent submittal for Step 2 funding.

4. Next Steps

- Final comments on the draft plan were requested by December 21st. Comments on the revised Strategic Sites Map will be requested after submittal to the committee.
- Bergmann will make final modifications to the Plan and re-submit with the SEQOR Long Form Part 1.
- Final meeting dates were discussed and will be finalized in early 2010. Final public meeting options include either hosting at a Neighborhood Assembly Meeting or hosting at the new Boys and Girls Club facility.

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MEETING MINUTES

Steering Committee Meeting #5
February 15, 2010

MEETING ATTENDEES

- Joel Boyd, City of Binghamton
- Frank Evangelisti, Broome County
- Merry Harris, City of Binghamton
- Amelia LoDolce, City of Binghamton
- Stacy Merola, City of Binghamton
- Caroline Quidort, City of Binghamton
- Steve Sedlock, Neighborhood Representative
- Jerry Willard, First Ward Action Council
- Kimberly Baptiste, Bergmann Associates

1. Review of Public Meeting

Kimberly Baptiste provided an overview of the public meeting and reviewed mark-ups from the project board and two of the recommendation boards. It was noted that many of the comments were already incorporated into the draft document. Other additions to the document that will be made based on public meeting feedback include:

- Recommendation to expand study area boundary to include First Ward neighborhood area west of existing boundary on Glenwood Avenue
- Indicate plans for roadway spur between Front Street and Clinton Street
- Bolster recommendations for First Ward park
- Incorporate school bus drop-off and pick-up area on Prospect Street
- Discuss need to consider and prioritize street and curbing projects in neighborhood

2. Draft Pre-Nomination Study, Final Comments and Revisions

As discussed, other modifications to be made to the Pre-Nomination Study will include:

- Reference to new floodplain mapping
- Show gateway enhancements on Concept Plan / Actions for Revitalization
- Incorporate photo simulation of rail underpass enhancement at Front and Clinton Streets
- Note County ownership and plans for Tichener property
- Complete Section 1.6 – Community Participation based on final meetings
- Incorporate new Strategic Sites map and add corresponding narrative regarding properties indicated on map
- Ensure plan recommendations are consistent with Step 2 application

3. Application for Project Advancement

Kimberly and Caroline discussed the City's submittal for Step 2 funding, noting that it is likely to be spring before a decision is made.

4. Next Steps

- Caroline to get railroad contact information from Joel. Potential to reach out to discuss opportunities for enhancing vehicular and pedestrian underpasses.
- Kimberly to provide updated document to Steering Committee for final review before project close-out.
- City to consider amendment to Step 2 application to do a detailed analysis of floodwalls and associated issues.
- Steering committee additions for Step 2 process may include a NYS DOT representative.

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APPENDIX B – STEERING COMMITTEE MEETING MINUTES

City of Binghamton

FIRST WARD BOA: PRE-NOMINATION STUDY

MEETING MINUTES

Steering Committee Meeting
May 8, 2009

MEETING ATTENDEES

- Mike Atchie, mcatchie@cityofbinghamton.com
- Joel Boyd, jcboyd@cityofbinghamton.com
- George Cummings, george.cummings@emerson.com
- Frank Evangelisti, fevangelisti@co.broome.ny.us
- Merry Harris, maharris@cityofbinghamton.com
- Amelia LoDolce, anlodolce@cityofbinghamton.com
- Stacy Merola, smerola@co.broome.ny.us
- Tom Pollak, tompollak@verizon.net
- Caroline Quidort, cpquidort@cityofbinghamton.com
- Michael Rizzo, targetsh@aol.com
- Mary Lou Rutkowski, marylour2007@aol.com
- Richard Tarnowski, rick@envirotesting.net
- Kimberly Baptiste, Bergmann Associates, kbaptiste@bergmannpc.com
- Gary Flisnik, Bergmann Associates, gflisnik@bergmannpc.com

1. Introductions

Caroline Quidort welcomed members of the Steering Committee. Kimberly Baptiste introduced the Consultant Team. Members of the Steering Committee were asked to introduce themselves and their affiliations.

2. Project Overview

Kimberly Baptiste provided an overview of the project, including background information about the Brownfield Opportunity Area. She stressed the importance of viewing this as an opportunity for neighborhood revitalization, not just the revitalization of brownfield sites. The various phases of the brownfield program were also discussed.

a. Scope of Work

Kimberly Baptiste distributed copies of the Pre-Nomination Work Plan to committee members and went through the tasks associated with its completion. The development of a vision and goals were discussed as were the components associated with the preliminary analysis. Gary Flisnik discussed the approach used to inventory potential brownfield sites and the tools and techniques that will be utilized. SEQR requirements and the application for project advancement were highlighted as key initiatives that will help position the City for Phases 2 and 3 of the BOA program.

b. Project Timeline

Kimberly Baptiste reviewed the project timeline, including key deliverable dates. The overall project period is targeted to be 10 months, with the majority of work towards the development of the draft nomination study completed in months 1 through 7.

3. Community Participation Plan

The purpose of the Community Participation Plan was discussed and a proposed approach to community participation was presented by Bergmann Associates. Bergmann, based on conversations at the project scoping meeting, proposed three joint Neighborhood Assembly / Public Meetings and two sets of stakeholder meetings.

Committee members were asked to provide their thoughts related to community outreach with the goal of maximizing public involvement in the process. The following comments were generated during this discussion:

- Everyone in the neighborhood feels they are stakeholders – having stakeholder meetings may be viewed as exclusionary.
- Ensure outreach is positive from the start.
- Needs to be inclusionary – seniors, students, adults. May be opportunity for outreach at local school or with neighborhood senior group.
- Consider promoting at a public neighborhood event – such as the neighborhood festival being held in July. May be opportunity to have a booth at the festival.
- Public meetings should be held in conjunction with scheduled Neighborhood Assembly Meetings.
- In Phase 1 focus on community education and influencing a positive effect.

No final decisions were made with respect to community outreach approaches. Bergmann Associates will develop a draft Community Outreach Plan based on discussions for consideration and comment by the Steering Committee.

4. BOA Study Area Boundaries

The study area boundaries were discussed with conversation centered around the pros and cons associated with maintaining the current boundaries versus expanding the boundaries. The following comments were generated during this discussion:

- It was noted that a project is currently underway for the Johnson City Development Corridor that extends to Glenwood Avenue. This study area boundary creates a “no-mans” land between the BOA study area boundary and the JC study area boundary. Residents and property owners will want to know why they are excluded.
- Many industrial properties and brownfields south of Clinton, seems logical to include them in the BOA. The railroad line creates a logical southern boundary.

- If study area remains small and does not extend to Glenwood, project name should be changed to not include First Ward because the study area only covers 2/3 of the First Ward neighborhood.
- Primarily residential west of Holland Street –this could be addressed in the study area in a broader framework with less detail-specific recommendations.

The Steering Committee determined that a study area that extends south to the rail line and west to Glenwood was logical in an effort to incorporate all related brownfield sites and create an inclusionary study area that would further the project objectives of neighborhood revitalization.

Kimberly to update maps and follow up with DOS to ensure revised boundaries are acceptable.

5. Visioning Exercise

Steering committee members were asked to identify their vision and goals for the study area, as well as opportunities and constraints.

- Keep Clinton commercial/industrial and work to get residential off Clinton. Focus on rebuilding back neighborhoods. Heavy traffic and residential are not good partners.
- Need to clean up and reuse individual properties throughout BOA. Some properties have been vacant a long time.
- Clinton Street is a challenge. Small businesses and churches need different things than industrial uses. What is the right balance?
- There have been 6-10 new businesses on Clinton in last few years. Need to find ways to keep them there and viable until things really pick up. Popular restaurant just closed – no one knew they were in trouble. No restaurants exist within walking distance of industrial uses (issue for Emerson workers).
- Continue to promote small business.
- Walkable, small-scale, sustainable, green.
- Find a way to meet residents and business owners goals.
- Vibrant senior community. Need more services focused on this age group. More services for senior housing.
- Age-in-place residences.
- Neighborhood-oriented services that people can walk to (many in area don't have cars). Need a coffee shop, corner grocer, drug store, restaurants, etc.
- Whole north side of City doesn't have grocery store.
- Big rental population in First Ward. Creates maintenance issues.
- Promote owner-occupied rentals to improve property maintenance.
- Offer incentives for owner-occupied rentals.
- Students need housing – good area for targeting that population.
- Break-ins to existing businesses have been problem. More owner-occupancy may help stabilize neighborhood.
- Need to keep focused on this project – we need to first and foremost create jobs for the area.

- Make the community a generator of jobs (industrial is a driver) and develop more value-added businesses.
- Attract renewable technology businesses and entrepreneurial technology businesses.
- New manufacturing jobs are appropriate here.
- Consider business incubators. Maybe an antiques incubator would be appropriate given the location of Antiques Row.
- Consider any impacts of Route 17 exit.

6. Next Steps

Next steps in the process were discussed:

- Bergmann Associates will be scheduling a field visit within the next month and will coordinate with client as appropriate.
- A draft of the Community Participation Plan will be developed and will be forwarded to the Steering Committee for review and comment.
- Tentative dates for next community participation efforts:
 - Steering Committee Meeting – Morning or afternoon of July 14th
 - Public Meeting – Neighborhood Assembly meeting evening of July 14th

City of Binghamton
FIRST WARD BOA REDEVELOPMENT PLAN

MEETING MINUTES

Steering Committee Meeting
July 13, 2009

MEETING ATTENDEES

- Mike Atchie
- Joel Boyd
- George Cummings
- Frank Evangelisti
- Merry Harris
- Amelia LoDolce
- Stacy Merola
- Elaine Miller
- Gary Priscott
- Mary Lou Rutkowski
- Kimberly Baptiste, Bergmann Associates
- Annie Stinson, Bergmann Associates

1. Community Participation

Community participation elements of the planning process were discussed at the onset of the meeting, as summarized below:

a. Public Meeting #2

Opportunities for alternative formats for the second public meeting were discussed. It was agreed upon that a Saturday meeting would likely not appeal to a wide audience and that public meetings should be held during the week. It was noted that the Neighborhood Assembly is comfortable with having future public meetings in association with their normal monthly meeting. It was suggested that a different audience may attend if meetings are not associated with the Neighborhood Assembly meeting.

It was determined that the next meeting would be held in October and an exact date, time, and place would be discussed between Bergmann Associates and the City.

b. Steering Committee Meeting #3

The third steering committee was tentatively set to coincide with the date of Public Meeting #2. The exact date, time, and location will be determined and distributed to the Steering Committee.

c. Other Outreach

Per feedback generated at the first committee meeting, other outreach efforts were suggested as meetings with under-represented groups in the First Ward, namely seniors and students.

Elaine Miller (DOS) stressed the importance of having targeted stakeholder meetings that really focus on representatives associated with economic development opportunities, including not only local business owners, but developers, and representatives from City, County, and regional economic development agencies and organizations.

It was determined that this should be a group that is targeted for specific discussion, possibly in place of senior focus groups or student outreach. The Steering Committee was asked to identify and share the names of specific individuals they think would be beneficial to include in these stakeholder meetings. The Steering Committee should forward ideas and suggestions for stakeholder attendees to Caroline Quidort and cc: Kimberly Baptiste.

The invitation list, date, and times of these meetings will be determined through discussions between Bergmann Associates and the City. These meetings should tentatively occur in August or early September so feedback can be incorporated into the development of a draft vision statement and draft goals and objectives.

2. Project Status

Kimberly Baptiste provided a quick overview of the project status and distributed draft copies of the Community Overview and Project Overview sections of the Pre-Nomination Study.

3. Elements of the Pre-Nomination Study

Kimberly Baptiste presented a powerpoint presentation of highlights associated with the boundary description, community overview, and project overview.

a. Boundary Description

The boundaries of the First Ward BOA were discussed and presented graphically. No changes to the boundaries were requested.

b. Community Overview

Kimberly presented highlights of the Community Overview. A number of comments were made by the Steering Committee and documented by the consultant team for inclusion in an update of the draft report. Key comments are summarized below:

- Incorporate NYS definition of a brownfield
- Elaborate on the historical overview to specifically discuss the social and economic history of the First Ward neighborhood
- Under each subheading identify key assessment statements as done under “population trends”

- Try to identify assessed value of houses to update “housing values” section
- Look at rental rate statistics
- Look at ethnicity and trends
- Add graph under “income” subheading
- Add summary section with trends at end – where is the First Ward going?

c. Project Overview

Kimberly presented highlights of the Project Overview and took questions and comments as summarized below:

- For all completed projects, add a summation of what has been implemented.
- Discuss the E-J BOA
- Committee provided additional information to fill in holes and information gaps that exist in current draft
- Name for the Anitec site is “Charles Street Business Park”
- Opportunities associated with light industrial extend beyond Anitec site
- Include definition of an Empire Zone

4. Next Steps

Next steps in the process were discussed:

- Bergmann Associates will be updating the draft and moving forward with completing other key components of the pre-nomination document, including land use, brownfields, ownership, zoning, and natural resources.
- Kimberly will follow-up with the City and SC to identify a strategy for public involvement – ie. stakeholder meetings, etc. These will be tentatively scheduled for August or September.
- Kimberly will follow up with City to determine dates for the next Steering Committee and public meetings, both to be held in October.