



LEGISLATIVE BRANCH ▪ CITY OF BINGHAMTON

Hadassah Mativetsky, City Council President

Sarah Dinhofer, City Clerk

COUNCIL OF THE CITY OF BINGHAMTON

Business Meeting Minutes

City Council Chambers, 38 Hawley Street, Binghamton, NY 13901

6:00 PM Wednesday, April 10, 2024

I. CALL TO ORDER

At 6:02PM by President Mativetsky

II. PLEDGE OF ALLEGIANCE

Led by President Mativetsky

III. ROLL CALL

Present: Porter, Middleton, Cavanaugh, Hotchkiss, Mativetsky, Kosty, Dundon

Also Present: Sarah Dinhofer (City Clerk), Sophie Bergman (Corporation Counsel)

IV. REPORTS FROM COMMITTEES AND APPROVAL OF MINUTES

1. Approval of Business Meeting Minutes from 3/27/2024

Motion: Dundon

Second: Middleton

All in Favor

2. Reports from Committees

Finance: Has a meeting tomorrow

Planning: Meeting tomorrow to discuss 1 N Depot project, last meeting reviewed plans from First Ward

Action Council

Rules & Procedures: Meeting on 4/22 to discuss citizen-submitted RL

Motion to allow reports from boards: Hotchkiss

Second: Porter

All in Favor

WSDC: activity is winding down, dissolving entity

BURA: CM Hotchkiss finished certification and training

JSTP: reviewing large bond ordinance for TPS system, working on 5-year plan

BLDC: business plan competition underway again this year, every façade grant applicant was served

CAUD: considering public art in tunnel in Confluence Park and Deco District planning

CDAC: reviewing final budget

Traffic Board: residents may submit a form to be on the agenda

Environmental Commission: having inaugural meeting tomorrow at 6PM



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V. APPOINTMENTS

VI. SET PUBLIC HEARINGS

1. The City of Binghamton will hold a Public Hearing regarding RL24-71 “A resolution authorizing the City of Binghamton to submit an application for funding from Empire State Development Corporation Restore New York Communities Initiative Round 8”
2. This Public Hearing will take place at 6PM during the April 24, 2024 regular City Council Business Meeting in City Council Chambers, 38 Hawley Street, Binghamton NY. Residents wishing to participate in Public Hearings may do so electronically by emailing their comments prior to 1:00PM on the day of the meeting to clerk@cityofbinghamton.gov or in-person during the meeting.

VII. PUBLIC HEARING

3. Public Hearing regarding RL24-17 “An Ordinance to amend Chapter 410 to address below-grade amenity spaces in multiple-unit dwellings”

Motion to close hearing: Middleton

Second: Porter

All in Favor

VIII. PUBLIC COMMENT

Residents wishing to submit public comment may do so electronically by emailing their comments prior to 1:00PM on the day of the meeting to clerk@cityofbinghamton.gov or in-person during the meeting.

- Kenneth Brown, Binghamton resident: Reminds Council of invitation to discuss appointment of Michael Kosty, came to talk about ceasefire resolution -- Israeli government and IDF are committing genocide deliberately killing large numbers of people from a particular nation with the aim of destroying nation. Anti-Zionism and Anti-Semitism are not the same thing -- permanent ceasefire is necessary. President Biden recently wanted to send \$18mil of fighter jets to Israel while World Central Kitchen aid workers are getting killed just trying to feed people. Also references March 19th, when Broome County Health Department shut down Wagon Train Warriors for trying to feed people because food was not technically prepared in certified kitchen. Volunteers were told those in need could retrieve food from the garbage can after being thrown out; seems to contradict family barbecues and get-togethers. Will be distributing food again tomorrow
- Tarik Abdelazim, Binghamton resident: Hard to be a humanitarian and be against the language in resolution, commends writing of resolution. Was confused by Comptroller Shager’s report stating that ARPA was overspent, considers this financial mismanagement. Considering the system of checks and balances, Shager should have withheld approval of spending. Question of whether or not first black-led affordable housing organization’s addressing housing crisis should be funded shouldn’t be decided by



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Shager's mistaken accounting

- Ari Uman, Binghamton resident: Has friends and family in Israel, has worked and lived in Israel, past President of synagogue and Jewish Federation of Broome County. Shocked and dismayed by 10/7 attacks, but equally shocked and dismayed by tens of thousands of deaths that have followed. US government is shipping weapons to Israel by billions, so US is highly involved. US citizens have responsibility to speak up against weapons being sent over. Urges citizens to speak up
- Cory, Binghamton resident: Works in restaurant industry in Binghamton, here to talk about difficulty finding affordable housing for many people on similar incomes to theirs. Considers affordable housing necessity to build stable life, urges Council to find solutions
- Student at West Middle: Here to talk about affordable housing, hard to see classmates experiencing homelessness, everyone deserves safe housing and opportunities to thrive. Urges Council to vote yes on affordable housing
- Blake, Binghamton resident: Hard to find affordable housing, City needs more options for families like theirs. Time to address issue and work towards better living conditions for residents
- Jacob Weber, Binghamton resident: Here to echo issues with affordable housing. Also Jewish and learned about Holocaust through schooling, wondered how something so horrible could happen -- regular people just wanted to keep their heads down for fear of retaliation. Jewish people are not a monolith and urges City Council to adopt resolution to prevent similar atrocity
- Caleb Deshaw, Binghamton resident: Here to express support for Palestinian resolution, has a degree in PoliSci from University at Albany. Israel's actions towards Gaza constitute genocide. Israel's path has been one of colonization, destroying indigenous cultures. As a country that believes in democracy and human rights, US must take action
- Amy, Binghamton resident: Student and organizer, here to echo concerns about affordable housing and urge Council to pass ceasefire resolution. Works at ACA, works with City Council frequently and commends the good work done by Council. All of the work done by Council is for nothing if can't condemn genocide
- Jim Clune, Binghamton resident: Here to urge Council to pass ceasefire resolution for 3rd time. Family came here in 1850s because they were starving to death under British imperialism in Ireland, due to famine and government inaction. Media portrays Palestinians as victims or terrorists, but they are people like anywhere else. Many are living peacefully. Finds it ironic that people tonight are talking about housing in Binghamton while federal government supplies weapons to destroy housing
- Allison Nowacki, Binghamton resident: Lived overseas in Middle East, background in International Relations and Middle Eastern studies, recites, "Where we are from, where we live is just an incident of Fate. Sometimes we have the privilege to change that. Other times we are forced to. Other times still we have no such option, compulsion. We remain where we began for better or worse and when where we remain becomes an untenable place, a violence place, we hope that someone, somewhere else, with all their incidence of Fate sees us. Seeing becomes witnessing and to witness becomes an imperative when that imperative becomes a call for action. We remember it could have been us hoping to be seen, but for an incident of Fate." Visiting Palestine was most consequential experience of life; US citizens aren't



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shown dehumanizing treatment of Palestinian people. For decades, Israel has increased attacks on Palestine with US tax dollars; could have been used to fund public housing for 91 Binghamton households, 266 children's healthcare, 8 elementary teachers, etc. Urges Council to pass resolution

- Marcia Gates, Binghamton resident: Notes accessibility issues getting into Chambers. Thanks Council for first time feeling heard in Chambers, has lived here for 20 years. Tens of thousands of Palestinians have been murdered, daily death rate in Gaza is higher than any other 21st century conflict. Palestinians across world at large are asking for permanent ceasefire, majority of Americans are in favor, constituents of Binghamton have held rallies and speak outs in support. Voting may be symbolic, but collective voice matters. Palestinian people are being starved as Israel uses hospitals, aid workers as targets. Reminds Council that many members started in community aid, asks them to imagine being in position of aid workers in Israel. Urges support of ceasefire resolution
- Terri Weathers, Binghamton resident: Acknowledges ceasefire resolution is just for show, but it will show that the councilmembers support the constituents who elected them. Disagrees with usage of term war because in actuality is genocide
- Alec Walker-Serrano, Binghamton resident: Urges support of ceasefire resolution. Death and destruction at hands of military are inexcusable. Hospitals have been raided and destroyed. As taxpayer, disgusted that their money is going to fund atrocities. Responsibility of humans to call out violations against others and call out people in power to protect those who are vulnerable. Currently works with at-risk LGBTQ+ youth, even one death is too many and memorialized. Recalls Nex Benedict, trans youth beaten and killed in bathroom, thousands of vigils held. 13,000 children's deaths is too many
- Salka Valerio, Binghamton resident: Requests date of May traffic board meeting, speed bumps needed in Carlisle and Saratoga where cars like to go fast and there are lots of kids around. Reminds Councilmembers of their emphasis on housing crisis while running for office. Hearing that ARPA funds were overspent is disgraceful and sad, as most was wasted. Recalls when funds were originally disbursed, Valerio recommended half or all of money to go to affordable housing. Urges Council to find money to support funding proposed housing developments. Valerio recalls being homeless -- safe places were bus station, library, and laundromat. Homeless people hanging out due to lack of hotel space, warming stations, other safe spaces. Necessary to support them, not penalize them. People ask what they would do in time of slavery, look at genocide in Gaza. Would like to see Binghamton on right side of history for a change
- Jacquelyn Brandel, Binghamton resident: Echoes housing crisis issue, pretty active organizing in Binghamton, is from active Jewish community in Long Island. Grandparents survived Holocaust, only survivors of their family. Heard "never again", should've said "never again" to Rwanda, Sudan, Palestine. Wants to be the voice for their family that did not survive, urges Council to vote for ceasefire resolution
- Omar, Binghamton resident: States affordable housing is a human right; duty of elected officials is to defend that right. Urges Council to support ceasefire resolution. Resolution is symbolic, but shows world and US that Binghamton will stand on right side of history. Nothing more powerful than collective action, has seen it work
- Sulaiminah Burns, Binghamton resident: Founder of Support Black Business 607, wishes everyone Eid



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Mubarak, question should be asked – do we condemn ourselves? How will we be remembered? Asks each Councilmember individually to support ceasefire resolution

- Dr. Misty Ann Kirby, Binghamton resident: Has been speaking about dignity at school board meetings at dignity, was here in March on same topic. Refers to Mayor Kraham’s efforts to distract Council as undignified. Emphasizes need to address homelessness, not just use prisons, referencing ongoing effects of redlining, encourages everyone to look at University of Richmond’s map on inequality. Investment in community is necessary. Countless studies have proven that housing eliminates poverty. Urges Council to support affordable housing development projects before them and ceasefire resolution
- Isabella, Binghamton resident: Echoes sentiments around affordable housing crisis, emphasizes need to take action. As community member and Jewish student who lost family in Holocaust, urges Council to support resolution. Israel has killed over 40,000 people (14,000 children) – over 200 people killed per day or 1 in 70 since Oct. 7th. Doesn’t account for people who are starving, missing, etc. At least 224 humanitarian aid workers killed so far. Binghamton must set example -- Binghamton University takes money from Lockheed Martin, BAE Systems, CAE, General Dynamics, etc. fueling genocide
- Rebecca Rathmell, Binghamton resident: Came to speak in support of ceasefire, but is pleasantly surprised to hear words in support of affordable housing projects. Announcing that unhoused status will be added as protected class in proposed RL developed with Fair Housing Advisory Board. Same comments as 2/24 meeting. Urges Council to support ceasefire resolution
- Travis Bryden, Binghamton student: As care manager, speaks to affordable housing situation -- many clients they work with at coordinated care center are houseless or losing housing, urges action on affordable housing because there aren’t many options. Helped some candidates get elected, looks forward to their addressing issue. Has a background in social work and political science, moral duty to speak up about what is happening. Catastrophe in Gaza funded by US tax dollars and armed by US weapons manufacturers. State of New York has special relationship with Israel. Urges Council to support ceasefire resolution and join 100 other communities who have already passed one
- Pat Zistler, Binghamton resident: As taxpayer, has spent years watching money being spent on wars across an ocean while homeless people suffer. Feels that money going to fund genocide leaves blood on their hands
- Róisín O’Flaherty, Binghamton resident: Is Irish, sees compassion and joy for Irish struggle and identity. Irish-American identity has impacted American culture: James Joyce, Oscar Wilde, etc. Would like to see same love for Palestinian culture, reads poem from poet/professor Refaat Alareer “If I Must Die”. Urges Council to support ceasefire resolution
- Mandy Leone, Binghamton resident: Shares that niece turned 2 today, can’t help but think about children killed in Gaza. Here because they feels helpless – have attended protests, speaking out today. Urges Council to support ceasefire resolution, invest in libraries, environment, and public bathrooms
- Dahlia, Binghamton resident: Here to speak on ceasefire resolution, came an hour late, clearly there is a lot of support for resolution. Cannot see any reason not to support ceasefire. Urges Council to put aside other influences and pass resolution
- Derek Goodison, Binghamton resident: Came here to speak on ceasefire, happy to hear discussion on



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housing crisis, sees issues as intertwined. Least we can do is support ceasefire as we see Palestinians hurting and suffering

- Ramy, Binghamton resident: Muslim student and campus organizer at Binghamton University. Has lost family members simply because they have family near border of Palestine, urges Council to support ceasefire resolution
- Oren Levi, Broome County resident: States multiple wars are going on in international community with higher death tolls. Questions protests of Israel's actions in self-defense. Hamas is a terrorist organization which has been preparing for war for 20 years. Never since Holocaust have so many Jews been murdered. Currently over 130 hostages still being held by Hamas 6 months into war. Hamas cannot be negotiated with because they have broken previous ceasefires. Hamas must be completely destroyed; no humane way to get that accomplished. Hamas must surrender unconditionally and give up hostages. Leader of Hamas was sentenced to life in Israeli prison for multiple murders of Palestinians, had brain cancer cured by Israelis, then was released as part of hostage swap. China keeps 2mil Muslims in concentration camps, 5.5mil killed in Congo, 500k killed in Syria, etc. Finds it puzzling that Binghamton would support this resolution and not for other conflicts. Majority of Palestinians killed are Hamas, but they use civilian infrastructure as defense. States underlying anti-Semitism is at fault for attention -- 49 Muslim-majority countries in the world and only one Jewish state
- Rhonda Levine, Binghamton resident: Urges Council to support ceasefire resolution as Jewish woman, is very active in local Jewish community. Nothing anti-Semitic about resolution. US taxpayer money is funding weapons destroying Gaza and Palestinian people. There will be no safety for Israelis until there is freedom for Palestinians
- Ravo Root, Binghamton resident: States over 30,000 people have died – that is genocide. Enough is enough; ceasefire needs to be passed now
- Yulia, Broome County resident: States there are 49 muslim majority countries, just 1 Jewish state. Anti-Israel propaganda is at levels of Nazi Germany which led to 6 million Jews killed, 50 million people killed in WW2. Suggests asking for immediate release of hostages and unconditional surrender of Hamas instead of ceasefire. Supporting ceasefire is supporting Hamas
- Ed Nizalowski, Tioga County resident: Participates in Broome Peace Action and Veterans for Peace -- is very impressed with all the people that have spoken, especially young people. Submitted letter to Press & Sun Bulletin, Penny Saver, and Vietnam Veterans against the War entitled :“Seeds of Hate in Israel- Hamas Conflict Continue to Impact Palestinians.” – focused on people in Middle East trying to peacefully communicate through conflict. On Wikipedia, there is article about Arab-Israeli Cooperation, mentions several groups: Seeds of Peace (Israel-Palestinian teenager peace camp in Maine), David Barenboim Orchestra (Palestinian/Jewish musicians), Israeli-Palestinian Chamber of Commerce, Rabbis for Human Rights (form human shields on West Bank). Notes millions of Jews around world that are unhappy with Israeli government's actions. Brings up Rachel Corey Foundation – US woman barricaded herself in Palestinian home about to be bulldozed and lost life, parents established foundation. References Imam who is Bedouin, Muslim, Israeli, and Palestinian – leads Negative Coexistence Forum for Civil Equality. Israeli lobbyist groups are incredibly effective -- \$3.3bil from US in defense aid, subsidy for military-



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industrial complex; US could be paying for Medicare for all or homeless veterans instead

**Comments submitted via email are appended at end of minutes.*

IX. FIRST READING LEGISLATION

Motion to move up R24-25 in agenda: Porter

Second: Middleton

Vote: 7-0-0-0

Introductory Resolution R24-25. Considered in Rules and Procedures/Special Studies: Hotchkiss A Resolution calling for a cease-fire in Gaza

Motion: Hotchkiss

Second: Dundon

CM Hotchkiss: Points out that language was submitted by Amari -- part of initiative to create a system of co-governance with public. No doubt community is asking Council to pass resolution, hopes no more convincing is needed. Appreciates that Councilmembers did not run to vote on geopolitical issues, but did run to hear community's voice. Understands why people are putting pressure on local officials considering federal inaction. Has seen Council disregard voices of community in the past; intends to act on community's behalf

CM Middleton: Moved to tears by everyone speaking, hopes to see everyone stay involved in local politics to impact daily lives

CM Porter: Thanks everyone for coming, recalls US inaction during genocides in Rwanda/Sudan. Relates Israel's actions in Gaza to atrocities committed in WW2, can't understand how people can stand by as children are killed. Resolution may be symbolic, but wishes they could do more

CM Cavanaugh: Over 19,000 municipalities in US; most of time Councils focus on local issues. Was told to stay in lane when entering politics, but isn't always possible. People across whole country have been speaking up around this issue because national leaders are not listening; many constituents have personally spoken up. Has not been an easy vote to consider, but resolution comes from place of basic humanity and hope. Has hopes that passage of resolution will not create rift in local community

CM Hotchkiss: Quotes resolution: "To call for a ceasefire is acknowledging that a cycle of violence in the Israeli Palestinian conflict will not be solved by further violence. Instead. the root causes of the conflict need to be addressed."

CM Mativetsky: Reiterates concerns about taking up geopolitical issues, not what Council ran to do. Councilmembers have signed out this bill, so a vote must take place. Reads full text of resolution to audience and states support of language. Makes clear that support of resolution does not mean support of more extreme views, but language is thoughtfully done. Reminds constituents that vote on this resolution should not preclude them reaching out



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CM Dundon: States original hesitation to weigh in on geopolitical issue, but this is really a humanitarian issue. Is not concerned about potential backlash: "If we are not our brothers' and sisters' keepers, what is the point?"

Vote: 7-0-0-0

Introductory Local Law LL24-01. Considered in Municipal and Public Affairs: Middleton Chapter 400, Vehicles and Traffic, adding the prohibition of operation of off-road vehicles in the City of Binghamton An ordinance amending Chapter 400 of the City Charter, Vehicles and Traffic, adding the prohibition of operation of off-road vehicles in the City of Binghamton

Motion: Middleton

Second: Porter

Discussion: CM Porter states hope to ensure that proper people are being addressed by this legislation through amendment. CM Dundon added amendment to ensure e-bikes and e-scooters are not covered by law to ensure residents doing regular activities like getting groceries are not penalized. CM Hotchkiss added amendment to reduce penalty from 10x vehicle cost to 5x vehicle cost (\$1000) and ensure any penalty fees collected will go to youth programming budget line. CM Mativetsky notes multiple requests made for data around impounding; disappointed that City is attempting to address issue without data – will require reports on impounding data for first 2 years from Police Dept.

Motion to holdover: Hotchkiss

Second: Middleton

Vote: 7-0-0-0

Introductory Ordinance O24-25. Considered in Employees: Porter An Ordinance to amend the 2024 Fire budget to pay fire mechanic from Fire budget moving from CSEA Union to Fire Union effective 1/1/2024 with retroactive salary increase

Motion: Porter

Second: Dundon

Discussion: CM Mativetsky reads letter from IAFF Local 729 President Dave Holleran (**appended at end of minutes*)

Vote: 7-0-0-0

Introductory Ordinance O24-26. Considered in Planning: Hotchkiss An Ordinance to amend the 2024 budget for the demolition of a fire-damaged property at 122 Henry

Motion to allow CM Dundon to recuse due to recent previous employment with contractor: Porter

Second: Middleton

Vote: 6-0-0-0

Motion: Hotchkiss

Second: Porter

Discussion: CM Cavanaugh discusses intent to streamline process for future budgets

Vote: 6-0-0-0

Introductory Resolution R24-24. Considered in Finance: Cavanaugh A Resolution authorizing the Mayor to enter into an agreement with Harding Brooks Agency for the City for Workers Compensation Insurance

Motion: Cavanaugh

Second: Middleton



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Discussion: CM Mativetsky notes that all references were contacted and highly recommended agency

Vote: 7-0-0-0

XI. COMMUNICATIONS FROM COUNCIL

CM Dundon: There will be Aliza Spencer blessing box and Aliza Spencer free food giveaway on Saturday (5/4) 1-2PM at Hands of Hope Church (270 Robinson St). Discusses death of Spencer – one child dying is too many and there have been no answers

CM Kosty: Looks forward to local governance and making real change. Was given access to Council phone this week; encourages constituents to reach out via phone/email directly

CM Hotchkiss: Appreciates the commenters speaking about affordable housing – is aware that many thought Southern Door Community Land Trust would be on agenda, but after finding out at previous meeting that ARPA funds are no longer available, looking for alternate funding sources. Understands frustration by constituents, encourages them to stay engaged

CM Cavanaugh: Will be pushing via Finance Committee for more detailed accounting of ARPA funding. Bundy Museum is sponsoring comedy open mic 1st Tuesday of every month at 6:30PM

CM Middleton: Thursday (4/25) at 6:30PM will be the first Westside Neighborhood Meeting coordinated with CM Cavanaugh, encourages constituents to attend and offer input

CM Porter: Encourages constituents to attend First Ward Neighborhood Watch Meetings 2nd Tuesday every month at Woodrow Wilson at 6PM, thanks everyone for coming to speak up

CM Mativetsky: Southside Neighborhood Assembly has a scheduled cleanup 4/20 9AM-12PM, details will be on Facebook page, also looking to schedule monthly meeting. Discovery Center is having free admission day on 4/19 at Discovery Center Southern Tier from 4-7PM. CVS on Pennsylvania Ave. closing, looking for solutions to keep services available

XII. ADJOURNMENT

Motion to adjourn at 9PM: Middleton

Second: Porter

All in Favor

IAFF Local 729 is in support of this legislation. This legislation will clarify what future, current employees and retirees can plan on as far as health care options into retirement. Health care is a major factor in employment and retirement decisions and this legislation will go a long way addressing what is available to potential employees, existing employees and retirees. This legislation generally outlines the “past practice” but was never officially outlined in the city charter. Local 729 appreciates the Mayor’s office, his administration and City Council in clarifying this in the city charter.

I hope this is what you are looking for. There was some last minute changes that took away some recruitment enhancements that might need to be reconsidered in the future with your input. No allowance or credit is given for any employee transferring in from another department or organization. For example, a police officer hired from another department today, with 10 years of service would have to work 20 years for the COB before being eligible for health care. This could negatively impact recruitment efforts. That being said we are in support of moving forward as outlined to allow people to make retirement decisions but encourage future discussion on this topic to improve it for the benefit of the city and potential future employees.

Thanks for asking for our input.

Sincerely,

David J. Holleran
IAFF Local 729
Union President

Dear City Council members,

My name is Aviva Friedman and I am a resident of the 6th district, currently represented by Councilmember Kosty. I am unable to attend the meeting tonight, so I must submit my comments in advance to please be read into the record.

I implore you all to vote in favor of the resolution calling for a ceasefire in Gaza. As I—and others—have mentioned before, I know you did not run for office in order to weigh in on the global geopolitical stage. However, what you did sign up for was to represent your constituents and amplify their voices in a way only an elected official can.

The supporting document submitted with this legislation is robust and sufficiently outlines why a ceasefire resolution is imperative. The City of Binghamton has a unique position related to the humanitarian crisis in Gaza as we have multiple weapons manufacturers close by. But even as Americans, our tax dollars fund our military and the foreign military aid going to the IDF. According to an April 2nd article from the Washington Post, “Israel has received more U.S. military aid — and more U.S. aid of any type — than any other country since World War II.” In that sense, your constituents and the City of Binghamton are inextricably involved in this issue.

I am not a military or foreign policy strategist. But I am a Jew whose family has lived in Israel for hundreds of years, predating the establishment of the state of Israel by well over a century. I am an Israeli citizen. I am also a human being who recognizes the humanity in the 1,000+ Israelis and 30,000+ Palestinians who have been slaughtered in this unimaginable crisis.

We cannot change the past. We cannot undo what is already done. But moving forward, it is truly the least we can do to demand that President Biden and Prime Minister Netanyahu cease the unimaginable destruction and loss of life to which we are contributing. I implore you all to please vote in favor of this incredibly important and timely resolution.



The Community Preservation Corporation

220 East 42nd St, 16th Floor
New York, New York 10017

October 23, 2023

Dear Binghamton City Council

I am writing to highly recommend Dominique Rice as a Bipoc developer, whose dedication and skills in identifying and cultivating affordable housing solutions are truly commendable. I had the privilege of getting to know Dominique during her time in The Community Preservation Corporation ACCESS program, and I am confident in her ability to make a significant impact in the field of affordable housing.

During her tenure in the ACCESS program, Dominique consistently demonstrated her exceptional capabilities. Not only did she excel in the program's requirements, but she also emerged as a natural leader among her peers. Her passion for creating affordable housing solutions was evident in her innovative ideas and unwavering commitment to addressing this critical issue in our community.

Dominique possesses all the necessary tools and qualities required to successfully execute with the city of Binghamton. Her profound understanding of the intricacies of affordable housing, coupled with her strong work ethic and leadership skills, make her a standout candidate for any initiative related to this field. She approaches challenges with a combination of creativity and practicality, ensuring that her solutions are not only effective but also sustainable in the long run.

Dominique's dedication to making affordable housing accessible to marginalized communities is not only inspiring but also invaluable in addressing the housing crisis that many cities, including Binghamton, are facing. Her commitment to equity and her ability to work collaboratively with diverse stakeholders make her an asset to any project or organization focused on community development.

In conclusion, I wholeheartedly endorse Dominique Rice as a Bipoc developer with immense potential and a bright future in the field of affordable housing. I have no doubt that she will continue to make a positive impact on our community, and I am excited to see the difference she will undoubtedly make.

Please feel free to reach out to me if you require any further information or have any questions regarding Dominique's qualifications and capabilities. I am more than willing to provide additional insights or discuss her potential in greater detail.

Thank you for considering Dominique Rice for any opportunities related to affordable housing development. I am confident that she will excel in any endeavor she chooses to undertake.

Sincerely,

Lawrence G. Hammond
Senior Vice President/Director of CPC ACCESS
The Community Preservation Corporation

House Of Worship



93 Riverside Dr. Binghamton NY 13905
607-348-4534
Forgivefrank64@yahoo.com

April 4, 2024

City Of Binghamton
Attn: City Council

To Whom It May Concern

I am writing this letter to express my strong support for the initiatives undertaken by the Dar Developers & Southern Door Community Land Trust towards maintaining high standards of accommodation. As an actively engaged community leader for years, I am delighted to witness the transformative approach the developer has been espousing.

Seeing the developer's commitment to promoting high-quality and affordable housing for the citizens is inspiring. The determination to strike a balance between affordability and quality has potentially made a significant difference in many lives. As such, I am extremely optimistic that the developer will continue to set forth initiatives that ensure better housing conditions and contribute significantly towards urban development.

If the City Council Board could support these noble initiatives proposed at 6 Florence St and 18 Cary St this would be appreciated. I firmly believe that this project will be instrumental in decreasing the homeless crisis in the Broome County area. As well as safeguarding the betterment of our society.

Kind regards,

Pastor Frank Barnett

