



LEGISLATIVE BRANCH ■ CITY OF BINGHAMTON

Hadassah Mativetsky, City Council President

Sarah Dinhofer, City Clerk

COUNCIL OF THE CITY OF BINGHAMTON

Committee Meeting Minutes: Planning

Work Session Room, 38 Hawley Street, Binghamton, NY 13901

2 PM Wednesday, July 31, 2024

I. CALL TO ORDER

At 2:02PM by Chair Hotchkiss

II. ROLL CALL

Present: Hotchkiss

Also Present: Sarah Dinhofer (City Clerk), Hadassah Mativetsky, Olamni Porter, Robert Heary (Asst. Corporation Counsel)

III. DISCUSSION

Request for Legislation 24-144 Considered in Planning: Hotchkiss

A Resolution authorizing the sale of 35-41 Charlotte Street to Charles Ackerman for \$1

Ackerman: Thanks Council for their time. Is from South side of Binghamton. Presenting City with design for self-sustaining 36 micro-units at about 150 sqft. with private bathrooms, small kitchens, and front doors. 2 units would be up to ADA standard, remainder would be wheelchair accessible. Goal is to provide housing for people who don't have any. Discussed the goal of providing housing for people without shelter, with support from various agencies whose only shortage is housing units. Highlighted the location's advantages, including proximity to essential services and public transportation. States belief that people deserve shelter -- disgraceful to see people living on streets. Talked about the government's failure to provide housing and the private market's role in addressing this issue. States that first step is securing land. Requested the lots at \$500 per parcel, with a 30-day due diligence period for environmental review. Willing to write in deed restriction to require that project stay low-income housing and clawback provision if action is not taken. Will be requesting PILOT to ensure that project is financially feasible

CM Porter: Notes that project would be in 1st Ward where there are many issues with flooding; Ackerman and Heary confirm that property would not be on a flood plane. CM Porter asks about actual profit that would be collected; Ackerman states that profit would be quite low considering financing cost, utilities, management, taxes, etc., especially in comparison with typical for-profit investments made in the past. CM Porter asks if design is intended to be replicated across other cities; Ackerman responds potentially possible if it is a success due to scale of houseless crisis

CM Hotchkiss: Asks if Ackerman would be able to get a letter of support from potential nonprofits that might manage property; Ackerman answers that coordination may include asks which would drive up costs to an unfeasible total. Notes belief that partnerships should be considered at end of process and adds his willingness/ability to manage property himself if no nonprofit steps up. Reiterates that greatest need is to build units; believes it is putting the cart before the horse to arrange partnership prior to construction. CM Porter adds that all associated financial risk is being carried by Ackerman

CM Mativetsky: Asks about typical process to sell City property to private entities; Counsel notes that typically an Offer to Purchase form is passed around relevant departments. Mativetsky requests record of similar sales of

property from Corporation Counsel; Counsel agrees

CM Hotchkiss: Notes that land would have to go through Zoning Board of Appeals to start construction. Asks if this is a point of concern for Ackerman; Ackerman states belief that an appeal to ZBA would likely be successful. Asks if Ackerman has talked to Code Department about proposal; Ackerman answers an informal conversation was had and all provisions can be accommodated. Ackerman notes that parking requirement would mean constructing 36 accompanying parking spots; believes provision to be overly burdensome. Will be asking City to reduce requirement by 50% at minimum

CM Mativetsky: Asks about RFP/RFQ process relative to current process; Counsel replies that most projects are initiated by private parties approaching the city rather than the city issuing RFPs/RFQs

IV. ADJOURNMENT

Meeting adjourned at 2:46PM