



LEGISLATIVE BRANCH ▪ CITY OF BINGHAMTON

Hadassah Mativetsky, City Council President

Sarah Dinhofer, City Clerk

CITY COUNCIL WORK SESSION MINUTES

City Hall, 38 Hawley St, Binghamton

6pm Monday, July 22, 2024

Called to order at 6PM by President Mativetsky

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

Also Present: Sarah Dinhofer (City Clerk), Mehtasim Mahfuz (Asst. Corporation Counsel)

The Work Session begins at 6pm. Times for RL(s)/Topics are approximate only and items may be considered earlier or later.

Abbreviations: CM – Council Member RL – Request for Legislation RFP – Request for Proposal RFQ – Request for Quote

Time	Committee	Chair	RL/Topic	Pages	Presenter
6:00	Employees	Porter	<p>RL 24-140: An Ordinance to amend the 2024 Engineering budget to adjust for budget transfer error</p> <ul style="list-style-type: none"> Drake-Deese: States that error in budget line of previous legislation allocating money for new title was incorrectly pulled from Personnel budget line; looking to rectify error by moving money between correct budget lines CM Hotchkiss, CM Dundon urge vigilance from reviewing authorities, particularly Comptroller’s office 	1-2	Kent Drake-Dreese, Personnel



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6:05	Public Works and Parks	Dundon	<p>RL 24-141: A Resolution authorizing the Mayor to enter into an agreement for the Chenango River Levee Bat Survey</p> <ul style="list-style-type: none"> • Lake: States trail behind Binghamton Plaza needed to be changed due to settling after guidance from DEC/Army Corps. Further explains that bat survey is being required by DEC • Motion to expedite: Dundon <ul style="list-style-type: none"> ○ Second: Middleton ○ Vote: 7-0-0-0 • Mativetsky: Notes deadline for survey conclusion is 8/15, therefore urgency is clear • CM Hotchkiss: Asks about potential consequences of findings; Lake answers that project may take longer 	3-7	Ron Lake, Engineering
6:10	Employees	Porter	<p>RL 24-142: A Resolution to adopt record of activities for elected/appointed officials not working standard workday</p> <ul style="list-style-type: none"> • Robinson: Explains purpose is to track hours for elected officials who are part of NYS Retirement System • CM Cavanaugh: Asks for reasoning behind 7-hour vs. 6-hour workday reflected, considering NYS outlines 6-8 hour requirement; Robinson agrees to look into question • CM Dundon: Asks if Mayor had to submit 3-month ROA; Robinson answers yes • CM Mativetsky: Notes that elected officials can re-submit if their hours have changed due to new roles 	8-26	Chuck Robinson, Comptroller



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			<ul style="list-style-type: none"> CM Hotchkiss: Asks if it is necessary to submit year over year; Robinson answers no 		
6:15	Rules and Procedures	Hotchkiss	<p>RL 24-143: An Ordinance to amend the City Code Section 26(6) D to align with Open Meetings Law</p> <ul style="list-style-type: none"> Hotchkiss: Explains that legislation is being proposed to accommodate potential unexpected extenuating circumstances which could delay public posting such as technical glitch or emergency. Adds that new language would be in alignment with statewide legal requirement 	27	Nate Hotchkiss, Councilmember
6:20	Planning	Hotchkiss	<p>RL 24-144: A Resolution authorizing the sale of 35-41 Charlotte Street to Charles Ackerman for \$1</p> <ul style="list-style-type: none"> Hotchkiss: States that purpose of proposal is to build ultra low-income housing with innovative private sector approach to address homelessness crisis CM Cavanaugh: Asks what current state of parcels is; Hotchkiss answers one had a fire which resulted in demolition – no current plans for any parcels Ackerman: Plans to build units at 150sqft. apiece to accommodate renters who only receive DSS rental assistance amount of \$401/month. States that units would be likely have to be priced at \$500-\$550/month to cover mortgage payments. Believes that housing would fulfill 	28-35	Nate Hotchkiss, Councilmember



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important need within community

- CM Middleton: Asks about potential timeline; Ackerman responds dependent on process of working with City, Code Department, Zoning Board (will have to seek variance), etc. Hopes to have project up in 18-24 months
- Ackerman: Adds that project will be seeking PILOT in future, but will not be seeking any other assistance (grant funding, City money, nonprofits, etc.). Outlines each unit as having private bathroom (2 units on 1st floor would be ADA-compliant, remainder would accommodate wheelchair access), kitchenette, front door, window, HVAC, etc. Units would allow individuals that currently have no choice in housing other than to be houseless to gain stability, rather than using rooming houses or emergency shelter. Notes that County is spending \$7mil on motels for emergency housing
- CM Middleton: Asks if Ackerman would consider working with non-profit for management of property; Ackerman answers yes. States that purpose of project moving through private sector is to help production go faster than public sector to address crisis. Hopes to do master lease with non-profit once building is complete and feels certain that



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they will be willing, considering that main need with houseless crisis is having affordable units online. Notes that he has ability to manage property himself if necessary; doesn't want to delay production or drive up costs by bringing in outside stakeholders early in development

- CM Porter: Asks if Ackerman intends to do build similar projects in other communities; Ackerman says yes, if it works – reiterates that he is holding all the financial investment risk and states that typical real estate investment would produce much lower returns
- Ackerman: Cites approximate building cost at \$1.35mil, needs land to start any work. Would be agreeable to deed restriction/claw back provision and will be putting property back on tax rolls. Emphasizes need for this project, as everyone deserves respect and shelter
- CM Hotchkiss: Asks about outlined parking spots in blueprint; Ackerman responds that part of zoning variance will be request to reduce parking requirements by half
- CM Porter: Asks about potential issues with neighbors; Ackerman responds that trailers are currently parked on City property. Outlines convenience of location given proximity to



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			<p>transportation, grocery store, nonprofit facilities, etc.</p> <ul style="list-style-type: none">• CM Hotchkiss: Notes that RL will be amended to reflect appropriate price by time of sale• Motion to refer to committee: Hotchkiss<ul style="list-style-type: none">○ Second: Porter○ Vote: 7-0-0-0		
			<p>CM Cavanaugh: Requests RL24-131 be re-drafted to reflect only amount which would expire at end of month</p>		

Motion to adjourn at 6:50PM: Dundon

Second: Porter

All in Favor