



# OFFICE OF THE CITY CLERK ▪ CITY OF BINGHAMTON

Hadassah Mativetsky, City Council President  
Sarah Dinhofer, City Clerk

---

**BOARD OF ESTIMATE & APPORTIONMENT  
MINUTES  
City Council Chambers – Binghamton City Hall  
Wednesday, October 23, 2024**

**I. CALL TO ORDER**

At 11:05AM by Comptroller Robinson

**II. ROLL CALL**

Present: Ron Lake, City Engineer; Charles Robinson, Comptroller; Sophie Bergman, Corporation Counsel

Also Present: Sarah Dinhofer, City Clerk

Absent: Jared Kraham, Mayor; Joshua Paludi, Acting DPW Commissioner

**III. APPROVAL OF MINUTES**

Request to approve the minutes from 10/09/2024

- a. Motion: Lake
- b. Second: Bergman
- c. Vote: 3-0-0-2
- d. Absent: Kraham, Paludi

**IV. NEW BUSINESS**

**Introductory Ordinance O24-89** An Ordinance to amend 2024 PHCD budget for responsibility adjustments

- a. Motion: Lake
- b. Second: Bergman
- c. Vote: 3-0-0-2
- d. Absent: Kraham, Paludi

**Introductory Ordinance O24-92** An Ordinance authorizing the sale of 35-41 Charlotte Street to Charles Ackerman

- a. Motion to enter executive session: Bergman
  - i. Second: Lake
  - ii. Vote: 3-0-0-2
  - iii. Absent: Kraham, Paludi
- b. Motion to exit executive session: Bergman
  - i. Second: Lake
  - ii. Vote: 3-0-0-2
  - iii. Absent: Kraham, Paludi
- c. Motion to hold over: Robinson



# OFFICE OF THE CITY CLERK ▪ CITY OF BINGHAMTON

*Hadassah Mativetsky, City Council President*  
*Sarah Dinhofer, City Clerk*

---

- i. Second: Lake
- ii. Vote: 3-0-0-2
- iii. Absent: Kraham, Paludi

## **V. MOTION TO ADJOURN**

- a. Motioned at 11:12AM: Lake
- b. Second: Bergman
- c. Vote: 3-0-0-2
- d. Absent: Kraham, Paludi



**THE COUNCIL OF THE CITY OF BINGHAMTON  
STATE OF NEW YORK**

Date: November 6, 2024

Sponsored by Council Members: Kosty, Dundon, Porter, Middleton

Introduced by Committee: Planning

**ORDINANCE**

*entitled*

**AN ORDINANCE AUTHORIZING THE SALE OF  
35-41 CHARLOTTE STREET TO CHARLES  
ACKERMAN**

WHEREAS, the City of Binghamton is the owner of certain real property located at 35, 37, 39, and 41 Charlotte Street, Binghamton, NY, Tax Parcel Nos. #160.21-1-7, #160.21-1-8, #160.21-1-9, #160.21-1-10 (collectively, the “Premises”); and

WHEREAS, the City received an Offer to Purchase the Premises from Charles Ackerman or an entity sustainably owned and controlled by Charles Ackerman (the “Applicant”) for mixed-use affordable housing; and

WHEREAS, the City has no public use for the Premises; and

WHEREAS, the Assessor of the City of Binghamton has determined the sale price to be fair and equitable; and

WHEREAS, the Board of Estimate and Apportionment approved and recommended sale of the Premises on October 30, 2024.

NOW, THEREFORE, the Council of the City of Binghamton, duly convened in regular session, does hereby ordain by at least a three-fourths vote as follows:

Section 1. That the Mayor of the City of Binghamton, or his designee, is hereby authorized to enter into a contract for sale and to execute all necessary and appropriate documentation, approved as to form and content by the Office of Corporation Counsel, to transfer the Premises to Charles Ackerman or an entity sustainably owned and controlled by Charles Ackerman, by quitclaim deed for \$7,000, to be paid by cash, certified, or local bank check; and

Section 2. That this sale is subject to the following conditions as may be determined by the Corporation Counsel, a) the City shall retain rights of access for maintenance, repair, or replacement of all existing utilities, if any; b) the Applicant will develop the Premise exclusively for use as very low income housing with very low-income being as defined in Section 3(b)(2) of the Housing Act of 1937 and with the plans for such development and to be approved by the City of Binghamton Planning Department, Planning Commission, and Zoning Board of Appeals, as applicable; c) that such construction be commenced within five (5) years; and d) that the Applicant

not sell or otherwise transfer the Premises to any third party for a period of at 30 years from the closing date; and

Section 3. Should any one of the conditions set forth in Section 2 of this Ordinance not be fulfilled at any time, the City shall have the right to repurchase the Premises, including any improvements made to said Premises, at the assessed value for the Premises as determined by the Assessor of the City of Binghamton; and

Section 4. That this Ordinance shall take effect immediately.

Introductory No.     O24-93    

Permanent No. \_\_\_\_\_

Sponsored by City Council Members: Kosty, Dundon,  
Porter, Middleton

AN ORDINANCE AUTHORIZING THE SALE OF  
35-41 CHARLOTTE STREET TO CHARLES  
ACKERMAN

The within Ordinance was adopted by the Council of  
the City of Binghamton.

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date Presented to Mayor

\_\_\_\_\_  
Date Approved

\_\_\_\_\_  
Mayor

	Ayes	Nays	Abstain	Absent
Councilmember Porter				
Councilmember Middleton				
Councilmember Cavanaugh				
Councilmember Hotchkiss				
Councilmember Mativetsky				
Councilmember Kosty				
Councilmember Dundon				
<b>Total</b>				

Code of the City of Binghamton

Adopted       Defeated

\_\_\_\_ Ayes    \_\_\_\_ Nays    \_\_\_\_ Abstain    \_\_\_\_ Absent

I hereby certify the above to be a true  
copy of the legislation adopted by the  
Council of the City of Binghamton at a  
meeting held on \_\_\_\_\_. Approved  
by the Mayor on \_\_\_\_\_.



# CITY OF BINGHAMTON Request for Transfer of Funds

*\*Finance only\**

Transfer requests of \$2500 or less must be approved by the Comptroller.  
Transfer requests over \$2500 and not in excess of \$10,000 must be approved by Board of E&A and Chair of Finance Committee.  
Transfer requests in excess of \$10,000 must be approved by City Council.

This worksheet must be attached to any RL submitted to the Clerk's Office that includes a budget funding transfer or amendment. For additional instructions, see 'RL Instructions' document.  
Incomplete/incorrect RLs to be returned to applicant for revisions. Additional transfer lines in the same format may be attached.

Adopted Budget Year Amended: 2024

Department: Water & Sewer

Department Head Signature: *[Signature]*

Transfer From (Decrease)		Transfer To (Increase)	
Amount	Budget Line	Amount	Budget Line
\$4,000.00	FX8340.54112 Fuel/gas/diesel	\$1,500.00	FX8340.54111 Tires
		\$2,500.00	FX8340.54110 Vehicle Parts
\$4,000.00		\$4,000.00	

Revenue & Fund Balance Amendments	
Amount	Revenue/Expense / Fund Balance

### Office Use Only for Transfers Under \$10,000

I hereby certify that the above funds are unencumbered and available for Transfer. Certified by the Comptroller.

Signature: *[Signature]* Date: 10/27/24

I hereby certify that the above described funds have been transferred, in accordance with the Code of the City of Binghamton Chapter 9, Appropriations. Certified by the Treasurer.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Transfer of funds Approved / Denied on / / / . Certified by the Secretary of the Board of Estimate and Apportionment.

Signature: *[Signature]* Date: \_\_\_\_\_

Transfer of funds reviewed by the Binghamton City Council Finance Chair. Recommendations to be attached.

Signature: *[Signature]* Date: 10/24/24