



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, November 6, 2024

I. CALL TO ORDER

At 6PM by President Mativetsky

II. PLEDGE OF ALLEGIANCE

Led by President Mativetsky

III. ROLL CALL

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

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

Absent: Middleton

IV. REPORTS FROM COMMITTEES AND APPROVAL OF MINUTES

Motion to approve minutes from 10/23/24: Dundon

Second: Porter

All in Favor

Finance: CM Cavanaugh notes recently approved budget transfer under 10k in DPW from Fuel/Gas/Diesel to Tires/Vehicle Parts

Commission for Conservation of the Environment: Made recommendation to City Council to remove fluoridation from water by 5-4 vote. Zoning recommendation summary has sent for review; vote will be forthcoming. Formed a Transportation Committee

Traffic Board: Next meeting will be 11/14 at 10:15AM. Agenda will be forthcoming, likely to include Woodland Dr and Boulevard Terrace

V. APPOINTMENTS

Human Rights Commission: Binghamton residents voted to allow City Council to appoint 4 members to Human Rights Commission; encourages interested applicants to send resumes to clerk@cityofbinghamton.gov

Commission for Conservation of the Environment: Several member's terms may be expiring at end of year; encourages interested applicants to send resumes to clerk@cityofbinghamton.gov

VI. SET PUBLIC HEARINGS

1. The City of Binghamton will hold a Public Hearing regarding RL 24-222: A Resolution authorizing RESTORE NY Round 9 Application for 191 Front Street Blight Reduction Project
2. This Public Hearing will take place at 6PM during the November 20, 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.



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VII. PUBLIC HEARING

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: Here to speak about O24-93. Expresses concerns about the potential sale of property to Charles Ackerman, criticizing the lack of changes to the proposal and the profit margin Ackerman would be making. Suggests Ackerman should contribute profit to the City to help fund more affordable housing units. Proposes a new revenue source for the City through an annual licensing fee for rental units

IX. SECOND READING LEGISLATION

Introductory Ordinance O24-93. Planning: Hotchkiss. An Ordinance to authorize the sale of 35-41 Charlotte Street to Charles Ackerman

Motion: Hotchkiss

Second: Porter

Discussion:

CM Dundon states agreement with some of public commenter's points, however, is at the point where he just wants to see something start being built, even if it's not a perfect solution. If this project represents a step forward in getting some housing built, CM Dundon is willing to support it. Also considering other solutions; mentions Binghamton Plaza, depending on what is found in the soil there

CM Hotchkiss states constraints built into legislation on project: City retains right of access, units must be priced at HUD's definition of very-low income for at least 30 years, groundbreaking must occur within 5 years, and City has right to repurchase property. Acknowledges that project isn't perfect, but limited resources are available and all must be used to tackle housing crisis. Adds that multiple local nonprofits involved in homelessness outreach have reached out in support of project. Further adds that parcels have been vacant/unused for decades and City will be making money from real estate sale. Also notes that taxpayer money will be saved, as emergency funding for hotel stays is far more costly than DSS rent payments. Concludes by noting this project carries more restrictions than any other project that has come before the City

CM Porter states knowledge that this project would address a critical need. Hopes to see other local developers follow this lead. Notes to public commenter that CM Middleton is currently discussing rental registry in MPA Committee

CM Cavanaugh notes that this project is particularly of interest because it is a different model from typical projects considered. Typically, projects are either looking for significant upfront costs or seeking large state grants to make them financially viable. Adds that land has been sitting empty for years without desire. Expresses agnosticism around who is doing project, so lost as there is a track record of development



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experience. States interest in seeing how project come together; doesn't see a downside, especially as CM Hotchkiss added in various safeguards

CM Hotchkiss notes his own frustration at how few projects actually break ground following announcements; points to 191 Front St project (set for public hearing today) first being announced in 2019. Reiterates openness to exploring multiple solutions to crisis. Can't justify eliminating opportunities for residents to have a roof over their heads

CM Mativetsky agrees with colleagues' sentiments. Acknowledges campaign contributions from Ackerman, but points out that project moved through regular channels and price of sale was set by City Assessor, not City Council. Adds that City benefits from not having empty parcels that need maintenance and hold liability. Also states that other potential components will have to meet further approval: Planning Commission, PILOT, etc.

CM Cavanaugh states willingness to support this project regardless of \$50 donation

Vote: 6-0-0-1

Absent: Middleton

X. FIRST READING LEGISLATION

Introductory Ordinance O24-88 Ordinance. Planning: Hotchkiss. An Ordinance to modify O24-24

Motion: Hotchkiss

Second: Kosty

Discussion: CM Dundon asks if employee in question is covered by CBA; Bergman agrees to follow up with information

Vote: 6-0-0-1

Absent: Middleton

Introductory Ordinance O24-94. Finance: Cavanaugh. An Ordinance to amend 2024 BJCSB budget for rebuild and repair

Motion: Cavanaugh

Second: Kosty

Vote: 6-0-0-1

Absent: Middleton

Introductory Ordinance O24-95. Public Works: Dundon. An Ordinance to amend 2024 DPW Budget

Motion: Dundon

Second: Kosty

Discussion: CM Hotchkiss asks if legislation is related to previously stated Finance transfer; Cavanaugh answers no

Vote: 6-0-0-1

Absent: Middleton



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Introductory Ordinance O24-96. Finance: Cavanaugh. An Ordinance to amend the 2024 Capital budget to close capital projects no longer active and increase DPW equipment line

Motion: Cavanaugh

Second: Dundon

Discussion: CM Hotchkiss notes feeling troubled by perception of pattern of City using leftover funds from capital projects in an ad-hoc manner for budget transfers. Raises concerns about City's financial management and budgeting practices

Vote: 6-0-0-1

Absent: Middleton

Introductory Ordinance O24-97. Finance: Cavanaugh. An Ordinance to amend the Code Chapter 5

Motion: Cavanaugh

Second: Dundon

Vote: 6-0-0-1

Absent: Middleton

Introductory Ordinance O24-98. Finance: Cavanaugh. An Ordinance to amend the 2024 General Fund budget to reallocate electricity costs

Motion: Cavanaugh

Second: Kosty

Vote: 6-0-0-1

Absent: Middleton

Introductory Ordinance O24-99. Employees: Porter. An Ordinance to amend 2024 Contingency budget

Motion to hold over: Porter

Second: Hotchkiss

Discussion: CM Mativetsky states that legislation was held over in Board of Estimate and Apportionment, therefore cannot be voted on tonight. CM Hotchkiss expresses frustration at lack of standardization for responsibility adjustment process in City Hall. CM Dundon states that no other Department Head has ever been questioned over responsibility adjustments at the same level as Clerk's Office; will be looking into why legislation was held over when original adjustment bill was passed in August. CM Porter states agreement with CM Dundon, will also be looking into matter

Vote: 6-0-0-1

Absent: Middleton

Introductory Resolution R24-82. Public Works: Dundon. A Resolution authorizing the Mayor to enter Supplemental Agreement No. 2 with Brown and Caldwell Associates

Motion: Dundon

Second: Kosty

Vote: 6-0-0-1

Absent: Middleton

Introductory Resolution R24-83. Public Works: Dundon. A Resolution authorizing the Mayor to enter Supplemental Agreement No. 1 with McFarland Johnson

Motion: Dundon



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Second: Kosty
Vote: 6-0-0-1
Absent: Middleton

Introductory Resolution R24-84. Public Works: Dundon. A Resolution authorizing the Mayor to enter into an agreement with McFarland Johnson for construction improvements

Motion: Dundon
Second: Kosty
Vote: 6-0-0-1
Absent: Middleton

Introductory Resolution R24-85. Public Works: Dundon. A Resolution authorizing the Mayor to enter Supplemental Agreement No. 2 with NYSDOT

Motion: Dundon
Second: Kosty
Discussion: CM Cavanaugh notes that budget lines contained in legislation only display aggregate amount; individual line deductions are not shown. Requests that future legislation contain more specificity
Vote: 5-1-0-1
Nay: Porter
Absent: Middleton

XI. COMMUNICATIONS FROM COUNCIL

CM Cavanaugh: N/A

CM Porter: Comments disappointment in election results -- "sad that people would rather go back than go forward"

CM Dundon: Congratulates winners last night, as well as those who didn't win. Commends anyone who puts themselves out there to run for office or help on a campaign. States that it has been a pleasure to work with CM Kosty; looks forward to working with 7 Democrats at the table

CM Kosty: Congratulates Rebecca Rathmell on victory

CM Hotchkiss: Northside Neighborhood Assembly Meeting will be tomorrow at 6PM at 438 Chenango St; Mayor will be present. Happy to see Binghamton residents voted decisively to bring back Human Rights Commission. Looks forward to having Rebecca Rathmell back on Council. Encourages residents to be kind to their neighbors and reach out to family/friends during tumultuous and emotional times

CM Mativetsky: Mobile food pantry for Southside will be 1st Tuesday of month starting 12/3, thanks Jordan Trice and Teresa Krause for work on project. Friends of Two Rivers Greenway will be hosting 2nd Maintenance Day to spruce up 434 Greenway near MacArthur Park on 11/8 from 3-5PM -- bring work gloves, pruner, lopper pruner, stiff bristle broom, leaf blower, wheelbarrow, large plastic garbage can and meet behind baseball field. Ross Park Zoo welcoming veterans, active military, and families for free with valid military ID on 11/11. Discovery Center celebrating Veteran's Day on 11/11 from 11AM-1PM to make/send cards to veterans and explore origins of Veterans Day -- free admission to active duty personnel, veterans, and family with valid military ID required. Southside Neighborhood Assembly next meeting on 11/19 at 7PM in MacArthur cafeteria with topic: proposed zoning changes. 11/11 will be yard waste pickup, leaves must be placed at curb in open top containers or compostable yard bags -- max size: 33 gallons; raking leaves into street is prohibited; will be continued through 1st Monday in December. Encourages all constituents to reach out regardless of politics. Expresses concern that incoming President may affect Community Development Block Grant funding; working to ensure best advocacy in coordination with other local officials



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XII. ADJOURNMENT

Motioned at 7:01PM: Dundon

Second: Porter

All in Favor