

**BINGHAMTON LOCAL DEVELOPMENT CORPORATION
REGULAR MEETING MINUTES
THURSDAY, JUNE 24, 2021**

ATTENDANCE	2020								2021			
	7/23	8/27	9/24	10/22	11/19	12/17	1/28	2/25	3/25	4/22	5/27	6/24
Directors												
David , Rich	P	NA	NA	NA	P	NA	P	NA	P	P	NA	P
Berling, Juliet	P	NA	NA	NA	P	NA	P	NA	P	P	NA	P
Burns, Joe	EX	NA	NA	NA	P	NA	P	NA	P	P	NA	EX
Frank, Kenneth	P	NA	NA	NA	P	NA	P	NA	P	P	NA	P
Jacyna, Mary	EX	NA	NA	NA	P	NA	P	NA	P	P	NA	P
Koffman, Betsy	P	NA	NA	NA	EX	NA		NA	P	P	NA	P
Sall , Ron	P	NA	NA	NA	P	NA	P	NA	P	P	NA	P
Saraceno, John	P	NA	NA	NA	P	NA	P	NA	P	P	NA	P
Shager, Chuck	P	NA	NA	NA	P	NA	P	NA	P	P	NA	P
Smith, Art	P	NA	NA	NA	P	NA	P	NA	P	P	NA	P
Strawn, Philip	EX	NA	NA	NA	EX	NA	EX	NA	EX	EX	NA	P
Stromhaug, Per	P	NA	NA	NA	P	NA	P	NA	P	P	NA	P
Staff												
Joel Boyd	P	NA	NA	NA	P	NA	P	NA	P	P	NA	P
Lesley Cornwall	EX	NA	NA	NA	P	NA	P	NA	P	P	NA	EX
Other												
Teresa Arington	P	NA	NA	NA	P	NA	P	NA	P	NA	NA	EX
Steve Carson	P	NA	NA	NA	P	NA	P	NA	P	P	NA	P
Paul Nelson	P	NA	NA	NA	P	NA	P	NA	P	P	NA	P

President Saraceno called the meeting to order at 9:07 AM and asked for review and approval of the minutes of the April 22nd meeting. A. Smith motioned, Mayor David seconded and the minutes were approved (11-0-0).

PRESENTATION OF THE APRIL, MAY 2021 FINANCIAL REPORTS

J. Boyd presented the May financial report beginning with Restricted Account Statement of Income and Expense which had an end of month balance of \$1,109,799.79, no checks were written. The UDAG Account Statement of Income and Expense had an end of month balance of \$987,500.92; one check was written in the month for lawn care at the Charles Street Business Park and the former Anitec pump station properties. The Unrestricted Account had an end of month balance of \$11,082.85; two checks were written for credit reports. The Broome Enterprise Triad account had no activity with a zero ending balance; the Mayor’s Veterans Initiatives account had an ending balance of

\$59,729.91; and the Grant account had no change remaining at \$5,938.76. Turning to the Delinquent Loan Status report, VMR Electronics was still unpaid from bankruptcy proceedings, Mountain Fresh Dairy and Quality of Life remained in default. Ariel Hendricks CPT LLC with a Mini-microenterprise loan was behind 3 months and Newtab, LLC had paid its outstanding balance. President Saraceno asked about the missing payments from 142 Court Street, LLC in the UDAG report. J. Boyd said the smaller loan was paid off; the larger loan was caught up subsequent to the report. President Saraceno said The Garage paid off their loan. He asked for an update on the Mountain Fresh Dairy delinquency. K. Frank said Mountain Fresh was facing a tax foreclosure and they paid it (about \$180,000) that week so the BLDC's foreclosure proceeding would be able to continue. He said more paperwork had been submitted to the court, the referee appointed had left the position, but counsel which was also representing the BCIDA's interest was moving it forward. President Saraceno thanked J. Boyd for the report.

Old Business: none

New Business:

RESOLUTION 21-6: A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BINGHAMTON LOCAL DEVELOPMENT CORPORATION APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2021-22 (CDBG FY 47). President Saraceno introduced the resolution and said a copy of the budget was attached to the report. He asked for a review, questions and a motion to proceed. Comptroller Shager asked when the report was due to NYS. J. Boyd said it was due to the PARIS system by the end of June. Mayor David motioned, C. Shager seconded and the resolution was approved (11-0-0).

Mayor's Remarks:

Mayor David said the prior day there was a news conference at the Koffman Incubator to highlight the winners of the BLDC-EAP Business Plan Competition. Some of the Board Members were in attendance: P. Stromhaug, B. Koffman and two City Council members. The winner was KLAW Industries which collects household glass through recycling that otherwise doesn't go anywhere; they grind the glass into a powder which is sold to companies as an additive to concrete that makes the concrete stronger. He said from sustainability, building materials and economic standpoints this was a really neat concept that had the full support of all the judges. There were seven businesses that entered the competition. The winning business was going to stay in the City of Binghamton and locate on Griswold Street. There are three young, very talented

individuals who were going to be staying in the community. He said it was a win-win-win, an example of what the business plan competition was designed to do. He thanked J. Boyd and Economic Development, the judges and the people with SUNY Broome, Binghamton University and the Koffman Incubator who worked together on the competition. He said the winners were really talented and tremendous young individuals and would have a bright future in what they do, they were dynamic and exemplified the entrepreneurial spirit.

Mayor David said the Mayor's Veterans Initiative Account is funded with proceeds from the Jim Mudcat Grant Golf Tournament which is organized by Security Mutual Life Insurance. Jim Mudcat Grant who was one of the original Black Aces passed away with the last month. He came to Binghamton many times for the tournament or the news conference. He experienced health issues over the past year and succumbed to them. Mayor David said he was a very nice, kind, generous individual and that he thought the tournament would be renamed the Legacy Tournament in his memory.

Mayor David said the final portion of the surface lot adjacent to the 7 Hawley Street parking ramp was underway, the grading, fencing and water connection for the hydrant had been completed. The last component of it was the landscaping, so the 27-space lot should be operational by the time of the next BLDC meeting. He said vandalism occurred on the past weekend when youths ripped off an exit gate, but cameras recorded the incident and an arrest was made; unfortunately the City lost extra weekend revenue in the time before the gate was replaced.

Mayor David said reconstruction of the Metrocenter area started last week to replace a large empty concrete space to have a variety of amenities including more green space, string lighting, sitting areas and be more suitable for community events. He said there had been problems in the past with criminal activity, vagrancy, late-night college-related issues and said it was a dead, avoided space. He said it was one of the final missing infrastructure pieces of the downtown and once it is beautified it would become an appealing space for events.

Mayor David said the City was talking with the Binghamton Housing Authority and Bruce Levene, developer of the Canal Plaza project about a second phase at that site. He said the first phase was a multi-year project with a lot of hurdles but at a minimum they would want to put together a plan that could be turned over to the next administration. He said the housing portion continued to have 100% occupancy with a waiting list. The commercial spaces were full, including the Greater Good Grocery store which he visited earlier in the week with representatives from CHOW and the Community Foundation. He said the store continued to add new and different types of

products to become a full store. The pandemic was challenging but the store continued to improve and was being utilized by North Side residents. He said it was hard to believe the store had already been open 6 months. He said CHOW continued to identify its own relationships with vendors and was relying less on the product lines from the affiliated Utica store.

President Saraceno thanked the Mayor for his remarks. There being no further business to come before the Board, President Saraceno asked for a motion to adjourn. Comptroller Shager motioned, J. Berling seconded and the motion to adjourn passed (11-0-0). The meeting ended at 9:25 AM.



Ron Sall, Secretary
Binghamton Local Development Corporation