



LEGISLATIVE BRANCH ▪ CITY OF BINGHAMTON

Giovanni Scaringi, Ph.D., City Council President
Janine Faulkner, City Clerk

COUNCIL OF THE CITY OF BINGHAMTON
Business Meeting Minutes
City Hall, 38 Hawley Street, Binghamton, NY 13901
Wednesday, May 10, 2023

I. CALL TO ORDER

President Scaringi called the meeting to order at 6:00pm

II. PLEDGE OF ALLEGIANCE

Led by President Scaringi

III. ROLL CALL

Present: Resciniti, Riley, Friedman, Burns, Strawn, Scanlon, Scaringi

Also Present: Janine Faulkner (City Clerk), Brian Seachrist (Corporation Counsel), Nicole Sabasowitz (Assist. Corporation Counsel), Mehtasim Mahfuz (Assist. Corporation Counsel)

IV. ACKNOWLEDGEMENTS AND RECOGNITIONS

V. REPORTS FROM COMMITTEES AND APPROVAL OF MINUTES

Approval of Minutes

Approve the Minutes from the April 26, 2023 Business Meeting.

Motion: Resciniti

Second: Scanlon

Vote: 7-0-0-0

City Council Finance Committee: Scanlon (Chair), Strawn, Friedman

No items to report.

City Council Planning & Community Dev. Committee: Resciniti (Chair), Scanlon, Friedman

No items to report.

City Council Municipal & Public Affairs Committee: Strawn (Chair), Resciniti, Riley

No items to report.

City Council Public Works/Parks & Recreation Committee: Resciniti (Chair), Scanlon, Riley

No items to report.

City Council Employees Committee: Strawn (Chair), Resciniti, Burns

No items to report.

City Council Rules & Procedures/Special Studies Committee: Scanlon (Chair), Strawn, Friedman

No items to report.

VI. APPROVAL OF APPOINTMENTS



LEGISLATIVE BRANCH ▪ CITY OF BINGHAMTON

Giovanni Scaringi, Ph.D., City Council President
Janine Faulkner, City Clerk

VII. PUBLIC HEARING

1. The City of Binghamton will hold a Public Hearing regarding RL23-100, “An Ordinance to amend the zoning map to rezone sections of Park Avenue from R-3 to C-4.”

Residents wishing to participate in the Public Hearing(s) 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.

*No Participants

Motion to close the public hearing: Resciniti

Second: Scanlon

All in Favor

VIII. SET PUBLIC HEARINGS

IX. PUBLIC COMMENT/COMMUNICATION

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.

1. John Tokos
2. Dominique Rice
3. Dr. Misty Kirby
4. William Mason
5. Emailed Letter - attached

X. REVIEW OF MAYORAL VETO

XI. SECOND READING LEGISLATION

XII. FIRST READING LEGISLATION

A. PREFERRED AGENDA

B. NON PREFERRED AGENDA

Introductory Ordinance 23-78. Considered in Finance: Scanlon

An Ordinance to amend the 2023 Code Enforcement budget to defund 2 code inspectors and increase wages

Motion: Scanlon

Second: Resciniti

Discussion: Burns



LEGISLATIVE BRANCH ▪ CITY OF BINGHAMTON

Giovanni Scaringi, Ph.D., City Council President
Janine Faulkner, City Clerk

Motion to hold over: Burns
Second: Riley

Introductory Ordinance 23-79. Considered in Planning: Resciniti

An Ordinance to amend the official zoning map of the City of Binghamton to rezone sections of Park Avenue from R-3 Multi-Unit Dwelling District to C-4 Neighborhood Commercial District

Motion to declare City Council as “Lead Agency” under SEQRA: Resciniti
Second: Scanlon
All in Favor

Motion to identify the proposed action as “Unlisted” under SEQRA: Resciniti
Second: Scanlon
All in Favor

Motion to issue a Negative Declaration under SEQRA for the reasons listed in the negative declaration: Resciniti
Second: Scanlon
Vote:7-0-0-0

Motion: Resciniti
Second: Scanlon
Vote: 7-0-0-0

Introductory Ordinance 23-80. Considered in Finance: Scanlon

An Ordinance to amend the 2023 Clerk’s Office budget to fund a temporary training position in Vital Statistics

Motion: Scanlon
Second: Resciniti
Vote: 7-0-0-0

Introductory Ordinance 23-81. Considered in Finance: Scanlon

An Ordinance to amend the 2023 Parks and Recreation budget for seasonal aquatic employees

Motion: Scanlon
Second: Resciniti
Vote: 7-0-0-0

Introductory Resolution 23-29. Considered in Finance: Scanlon

A Resolution authorizing the Mayor to amend the agreement with Keystone Associates for additional fees for special inspections and material testing at the fire station



LEGISLATIVE BRANCH ▪ CITY OF BINGHAMTON

Giovanni Scaringi, Ph.D., City Council President

Janine Faulkner, City Clerk

Motion: Scanlon

Second: Resciniti

Vote: 7-0-0-0

Introductory Resolution 23-30. Considered in Finance: Scanlon

A Resolution authorizing the Mayor to enter into an agreement with Roblee Historic Preservation for Professional Services

Motion: Scanlon

Second: Resciniti

Vote: 7-0-0-0

Introductory Resolution 23-31. Considered in Finance: Scanlon

A Resolution authorizing the Mayor to amend the agreement with New Heights Ministries for use of FY47 CDBG and ESG funds

Motion: Scanlon

Second: Resciniti

Vote: 7-0-0-0

Introductory Resolution 23-32. Considered in Finance: Scanlon

A Resolution authorizing the Mayor to enter into an agreement with Labella Associates for design of Parlor City Commons Improvements

Motion: Scanlon

Second: Resciniti

Vote: 7-0-0-0

Introductory Resolution 23-33. Considered in Planning: Resciniti

A Resolution determining that the acquisition and remediation of properties located at 29, 31, 33, 37 and 41 West State Street will not have a potential significant adverse impact on the environment

Motion: Resciniti

Second: Scanlon

Discussion: Friedman

Vote: 6-1-0-0

Nay: Riley

Introductory Resolution 23-34. Considered in Planning: Resciniti

A Resolution authorizing the adoption and publication by the City Council of the City of Binghamton of the determination and findings under section 204 of the New York Eminent Domain Procedure



LEGISLATIVE BRANCH ▪ CITY OF BINGHAMTON

Giovanni Scaringi, Ph.D., City Council President
Janine Faulkner, City Clerk

Law concerning the proposed condemnation of certain real property consisting principally of 5 tax parcels and approximately 24.21 acres in connection with the project

Motion: Resciniti
Second: Scanlon
Discussion: Friedman, Scanlon, Riley
Vote: 5-2-0-0
Nay: Riley, Friedman

Introductory Resolution 23-35. Considered in Finance: Scanlon

A Resolution authorizing the Mayor to amend the agreement with Keystone Associates for additional fees for design services at the fire station

Motion: Scanlon
Second: Resciniti
Vote: 7-0-0-0

Introductory Resolution 23-36. Considered in Finance: Scanlon

A Resolution authorizing the Mayor to accept a healthy schools and communities grant from the Broome County Health Department

Motion: Scanlon
Second: Riley
Vote: 7-0-0-0

XIII. COMMUNICATIONS FROM COUNCIL MEMBERS

1. Friedman
2. Burns
3. Strawn
4. Scanlon
5. Riley
6. Scaringi

XIV. ADJOURNMENT

Motion to adjourn at 7:18pm: Riley
Second: Scanlon
All in Favor

BINGHAMTON PLAZA, INC.
30 GALES DRIVE, SUITE 301
WAYNE, NEW JERSEY 07470
201-256-6600

May 10, 2023

City of Binghamton
City Council
38 Hawley Street
Binghamton, NY 13901

RE: Statement for today's Council Meeting
VIA: Email: clerk@cityofbinghamton.gov

Good Day. We are the owners of Binghamton Plaza (BP). Respectfully, we would like to request that this letter be read at this evening's City Council meeting.

Dear Binghamton City Council,

We would like to review a few points, as you are considering to vote on whether to have the city acquire the Binghamton Plaza property via eminent domain. They are:

1. We are currently working with one of the largest "affordable housing" developers in the country to construct an approximately 250 Unit affordable housing complex on the BP property. If we are successful, the owners of the Plaza could be entitled to a cash tax credit of \$8 to \$10 million, based on our Brownfield Certificate of Completion, Dated December 23, 2014.
 2. We are in serious negotiations with a real buyer for the 125,000 sq.ft. former Kmart section of the Plaza for roughly \$10 million.
 3. The above items push the City's possible exposure to exceed \$20 million. Based on what we heard, is the City really in a position to spend that kind of money on the expansion of the 7 acre Dog Park?
 4. The Mayor has repeatedly referred to a "new commercial development" for a portion of the property. Does he have a legitimate end user already interested? If such an entity exists, it is our position that to Mayor and his people have a legal obligation to inform us about this entity.
-

We would very much appreciate it if you could make sure that this letter gets read into the public record at this evening's meeting.

As always, we thank you for your help and cooperation.

Very truly yours,

A handwritten signature in blue ink that reads "Michael Tomasulo". The signature is written in a cursive style with a large, stylized initial "M".

Binghamton Plaza, Inc.
Michael Tomasulo
Asset Manager