

**BINGHAMTON LOCAL DEVELOPMENT CORPORATION
REGULAR MEETING MINUTES
Thursday June 22, 2023**

ATTENDANCE	2023												
	1/5	1/26	2/24	3/23	4/27	5/30	6/22	7/27	8/24	9/28	10/26	11/16	12/21
Directors													
Kraham, Jared	P	P	EX	P	EX	P	P						
Berling, Juliet	EX	EX	EX	P	P	EX	P						
Burns, Joe	EX	P	P	EX	P	P	EX						
Doyle, Patrick	P	P	P	P	P	P	P						
Farrell, Susan	P	P	P	P	P	P	EX						
Koffman, Betsy	P	P	P	P	P	P	P						
Sall, Ron	P	P	P	EX	P	EX	P						
Resciniti, Sophia	NA	P	P	P	P	P	P						
Seachrist, Brian	P	P	EX	P	P	P	EX						
Shager, Chuck	P	P	P	P	P	P	P						
Stento, Frank	P	EX	P	P	P	P	P						
Stromhaug, Per	P	P	EX	EX	P	P	P						
Staff													
Sarah Glose	P	P	P	P	P	P	P						
Joel Boyd	P	P	P	P	P	EX	P						
Rachel Priest	P	P	P	P	P	P	P						
Other													
Steve Carson	NA	P	P	P	EX	P	EX						

President Patrick Doyle called the meeting to order at 9:03 AM.

APPROVAL OF THE MINUTES OF THE MAY 30 REGULAR MEETING

R. Sall moved, seconded by S. Resciniti. The motion was approved (8:0:0)

PRESENTATION OF THE MAY 2023 TREASURER REPORT

R. Priest presented the financial report. At the end of May 2023, the end of month balance in the Restricted Account was \$793,672.89, the end of month balance in the UDAG account was \$945,943.95. No new additions were made to the list of delinquencies. Mini Micro Loan borrower PA Every paid off on schedule.

RESOLUTION 23-14: A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BINGHAMTON LOCAL DEVELOPMENT CORPORATION APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2023-24 (CDBG FY 49). R. Priest gave a summary of the proposed budget for fiscal year 2023-2024 which included an increase of the BLDC marketing budget from
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\$15,000 to \$25,000. The additional funds will be used to support downtown initiatives such as community events, and programming vacant storefront windows. There is a significant decrease in the budget in the amount that the BLDC is able to charge to CDBG based on staff time spent on eligible CDBG activities validated by HUD Administrator S. Carson.

F. Stento entered the meeting at 9:07.

R. Sall moved, seconded by J. Kraham. The motion was approved (9:0:0).

RESOLUTION 23-15 A RESOLUTION OF THE BINGHAMTON LOCAL DEVELOPMENT CORPORATION TO ACCEPT THE RECOMMENDATION OF THE LOAN COMMITTEE TO AWARD FOUR COMMERCIAL FAÇADE IMPROVEMENT GRANTS. S. Glose gave a summary of the applications to the Façade program that the Loan Committee recommended for approval.

R. Sall moved, seconded by J. Kraham. The motion was approved (9:0:0).

RESOLUTION 23-16 A RESOLUTION OF THE BINGHAMTON LOCAL DEVELOPMENT CORPORATION TO ACCEPT THE RECOMMENDATION OF THE LOAN COMMITTEE TO AWARD TWO 607 STEP UP GRANTS. R. Priest gave a brief description of the 607 Step Up Grant applications that the Loan Committee recommended for approval.

S. Resciniti moved, seconded by R. Sall. The motion was approved (9:0:0).

RESOLUTION 23-17: A RESOLUTION OF THE BINGHAMTON LOCAL DEVELOPMENT CORPORATION AUTHORIZING THE PRESIDENT TO ENTER INTO AN AGREEMENT WITH DELTA ENGINEERS, ARCHITECTS, & SURVEYORS FOR DESIGN SUPPORT SERVICES FOR THE COMMERCIAL FAÇADE IMPROVEMENT PROGRAM. S. Glose explained that Delta Engineers was the only respondent to the RFP for design services. The proposal was found to be acceptable and recommended for approval by the Loan Committee. B. Koffman moved, seconded by F. Stento. The motion was approved (9:0:0).

J. Kraham gave an update on the Water Street Parking Ramp project. The Broome County IDA voted to approve the tax abatement for the project which will allow for the housing portion of the project to move forward. The PILOT agreement was evaluated by a third-party national expert organization and was found to be a fair incentive for private development of the housing portion of the project.

The owners of the Binghamton Plaza have filed a challenge to the City's eminent domain proceedings in appellate court. Mayor Kraham is confident in the City's eminent domain case.

Mayor Kraham and S. Glose visited CMP, a large manufacturing firm in the City, which is looking to hire a large number of skilled manufacturing positions.

Mayor Kraham and S. Glose gave a brief update on plans for a CFA application for work on the Boscov's building.

S. Glose gave an update on the winners of the 2023 BLDC Business Plan Competition. The Downtown Arts/State Street reconstruction project has been officially completed which has had a positive effect on State St. businesses. A New York Main Street application is planned for State Street and Prospect Street in the upcoming round. Phase II of the Downtown Arts project will include Henry Street. A successful Business Incubator Association of New York State conference was held at the KSTI with a reception partially sponsored by the BLDC. Save-around will sign an option agreement and begin work on updating the existing building at the Chares Street Business Park for their tenant IA. A NYSERDA reuse analysis is underway for the co-generation plant. A Revitalize Greater Binghamton magazine was published by the Central New York Business Journal in partnership with The Agency and the Leadership Alliance to showcase development and opportunity in the Greater Binghamton area.

There being no further business, J. Kraham made a motion to adjourn, F. Stento seconded, and the meeting adjourned (9-0-0) at 9:41 AM.

Ron Sall, Secretary
Binghamton Local Development Corporation