

COMMITTEE OF THE WHOLE OF THE BROOME COUNTY LEGISLATURE
MEETING MINUTES
MAY 4, 2010

A meeting of the Committee of the Whole of the Broome County Legislature was held on Tuesday, May 4, 2010 in the Legislative Conference Room, Sixth Floor, Edwin L. Crawford County Office Building, Binghamton, New York.

Members Present: D. Reynolds, D. Moran, S. Messina, M. Whalen, M. Nirchi, S. Herz, B. Klipsch, G. LaBare, J. Marinich, J. Merrill, J. Garnar, M. Diffendorf

Members Absent: R. Keibel, J. Sanfilippo, M. Pasquale, W. Howard, J. Hutchings, S. Buchta

Others Present: P. Brennan, D. Fauci, County Exec's Office; J. Sluzar, Law Office; D. D'Attilio, BC IDA; J. Kamin, Youth Bureau; M. Newman, H. Rittenberg, K. Kamlet, J. Nicolich, Newman Development Group; C. Hall, Legislature

The Committee meeting was called to order by Mr. Reynolds at 5:00 pm. The Committee met for a presentation by the Newman Development Group regarding the proposed Binghamton University student housing development project in downtown Binghamton.

It was stated that a market study was given to 2,500 students. The results of the market study showed a need for 600-700 beds in quality apartment style housing. The Newman Development Group desired to do the project in downtown Binghamton which would give it an upscale urban feel. The apartments would include private bedrooms and baths, a full kitchen, a common living area, washer and dryer and security. The project is expected to begin this summer and be ready for students for the 2011-2012 fall semester. The project will use 90% local labor.

It was stated that the project qualifies for the standard payment in lieu of taxes (PILOT) agreement. The company found a need to deviate from the standard pilot which requires the endorsement of the chief elected official in which the project resides. In this case is the City of Binghamton. The BC IDA encourages the developer in the case of deviation to give a briefing to all the localities involved. The courtesy was extended to the Binghamton City School District and the Legislature. Mr. D'Attilio stated that the IDA is only a conduit, that the PILOT will advance with the approval from the City of Binghamton.

There was some concern that this project would take away students who are currently renting apartments from private owners who are paying full tax levy. It was stated that this project has a different demographic than current city apartment rentals. The proposed PILOT schedule was provided to the Legislature and showed that with the PILOT program the College Suites of Binghamton would pay more in taxes than the previous property owners were paying. It was also stated that there is currently housing being built on campus where no taxes are paid.

Responding to a question from Mr. Marinich, it was stated that the project includes on site parking with back up spaces at the CVS lot in the City of Binghamton. There was some concern that if the CVS lot was utilized there would not be enough parking for people coming to events at the Arena.

There being no further business to come before the Committee at this time, the meeting adjourned at 6:15 P.M.