

Downtown Revitalization Initiative

Application Template

Applications for the Downtown Revitalization Initiative will be received by the Regional Councils. Applicant responses for each section should be as complete and succinct as possible. Applications must be received by the Southern Tier Regional Economic Development Council by **4:00 PM on June 14, 2017**. Submit your application as a Word Document to NYS-SouthernTier@esd.ny.gov.

BASIC INFORMATION

Regional Economic Development Council (REDC) Region: Southern Tier

Municipality Name: City of Binghamton

Downtown Name: Center City

County: Broome County

Vision for Downtown. Provide a brief statement of the municipality's vision for downtown revitalization.

The City of Binghamton seeks funding through the Downtown Revitalization Initiative (DRI) to build upon its vision for the City's revival and revitalization. Over the past ten years, new businesses and housing options have brought new life to Center City; the City's population has stabilized, and various projects have given a boost to the quality of life and regional image of Binghamton. Award through the DRI will help ensure a long term, cohesive plan for the downtown, leading to definitive measures in sustainability and viability, where residents not only live, but thrive. Specifically, the City seeks to: 1. promote and continue the renovation and construction of a diverse mix of downtown housing options; 2. improve the walkability and accessibility to its downtown corridor; and 3. increase downtown opportunities for commerce, cultural activities, artisans, and local food and beverage diversification.

Binghamton's Center City has demonstrated unprecedented momentum in its resurgence, public and private investment, and potential. Collaborating with the state's Downtown Revitalization Initiative will ensure a direct and strategic path forward, bolster local efforts, and elevate downtown Binghamton as an unquestionably ideal place to live, work, and raise a family.

Justification. Provide an overview of the downtown, highlighting the area's defining characteristics and the reasons for its selection. Explain why the downtown is ready for Downtown Revitalization Initiative (DRI) investment, and how that investment would serve as a catalyst to bring about revitalization.

Binghamton's Center City is the region's administrative, business, entertainment, and transportation hub. It is located at the confluence of the Susquehanna and Chenango Rivers south of the Norfolk Southern rail tracks and west of the Brandywine Highway. It is also located at the convergence of three major highways – Interstate 81, NY-Route 88, and Interstate 86. Generally, the city is characterized by commercial properties and several high-rise apartments towards the rivers with single and multifamily dwellings towards the highway.

Downtown Binghamton is notable for its architecture and is the site of the Court Street Historic District. This district contains many historic buildings (89 in total) from the turn of the previous century, of which the Press Building and the Security Mutual Building are the most notable. A number of buildings on the National Register by famed architect Isaac G. Perry are located here as well, including the Perry Block, the Broome County Courthouse, and the Phelps Mansion.

Binghamton has always been (and still is) a melting pot of ethnic flavors. The city's history has been strongly influenced by German, Italian, and Polish immigrants; with many today coming from Eastern Europe, Latin America, and India. The eateries in the city reflect this and provide that big city cultural and culinary experience largely missing in many small cities.

The Binghamton University (BU) Downtown Center is an anchor institution in the Center City. BU's College of Community and Public Affairs is in the heart of downtown Binghamton, which is close to the organizations where students intern, but also near downtown living options where many undergraduate students choose to live as upperclassmen. While the University Downtown Center is an academic building, it also serves as a community center and regularly hosts events and speaking engagements that are free and open to the public. The Downtown Center celebrated its 10-year anniversary in 2016.

Another anchor institution is the Koffman Southern Tier Incubator, which opened in the eastern part of Center City in 2017. In partnership with Binghamton University and SUNY Broome, the Koffman Southern Tier Incubator will provide entrepreneurs and startups with the knowledge and resources they need to build a sustainable business. Incubator programs will include a variety of workshops, seminars, mixers, and mentoring. They will also have access to the schools' skilled workforce, facilities, and human resource programs such as internships and co-ops. The facility will also include wrap-around financial, legal, and regulatory resources and services, including colocation of the Small Business Development Center and the Trade Adjustment Assistance Center.

Downtown Binghamton offers experiences and amenities not found elsewhere in the region, including an intact central business district, views of the Susquehanna and Chenango rivers, and its unique historic architecture.

Looking at a map of the region, the City of Binghamton stands out as many major transportation routes, coming from all directions, converge on the City. Ever since the City was settled in the early 1800s, Center City has remained a central activity node that epitomizes the City's present and historic prominence as the commercial and industrial center of the region.

The City of Binghamton exceeds all established criteria for the DRI. An investment of DRI funds in Binghamton will help the Southern Tier region achieve maximum economic benefit from the program by expediting the ongoing rejuvenation of downtown Binghamton – an effort that is vital to both the City and the Southern Tier region as a whole.

DOWNTOWN IDENTIFICATION

This section should be filled out with reference to the list of desired attributes for participation in the DRI as set forth in the DRI program description.

- 1) Boundaries of the Downtown Neighborhood.** Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be concentrated and well-defined. Core neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment. Attach a map that clearly delineates the downtown neighborhood.

Binghamton's Center City can be defined as encompassing the area north of the Susquehanna River, east of the Chenango River, south of the former Erie Lackawanna (Norfolk Southern) rail yard and west of the NY-363/NY-7 arterial highway (Brandywine Avenue) that connects Interstates 81, 86, and 88.

The defined downtown is approximately 0.5 square miles in area and is an approximate 20-minute walk from one end to the other at its widest point. A pedestrian walking at a comfortable pace from Binghamton's Center City could reach any destination within the defined downtown in fewer than 10 minutes.

BC Junction, Broome County Transit's point of departure for the majority of its fixed routes, is located at the corner of Henry Street and Prospect Avenue in this neighborhood. Any destination within the defined downtown is similarly within a comfortable 10-minute walk of the station.

Please refer to the attached maps (Exhibit A: Downtown Location Map) and (Exhibit B: Defined Downtown Area Map) to see a visual representation of the above-described downtown area.

- 2) Catchment area.** Outline why the downtown, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizeable existing or increasing population within easy reach for whom this would be the primary downtown destination.

Binghamton's Center City has been, and still is, the most important venue for civic life for residents of the City, the rest of Broome County, and beyond. Public events such as parades, festivals, and assemblies happen in Center City, and special events, such as the LUMA projection arts festival, annual St. Patrick's Day Parade, and multiple food and cultural tours take place there. Center City is host to other popular events as well, including the First Friday Art Walk and the Binghamton Bridge Run Half Marathon and 5K. Moreover, it is the commercial hub where residents shop, dine, do business, and address health care needs.

The downtown area is comprised of offices of local, State, and Federal government; City, County, State, and Federal courts; banks, credit unions, and stock brokerage firms; architectural, engineering, and law firms; non-profit organizations; and three full-service hotels - the Hilton DoubleTree, Holiday Inn, and the Grand Royale. In addition, the downtown area features amenities such as the 6,925-seat Floyd L. Maines Veterans Memorial Arena, home of the Binghamton Devils professional hockey team, and the 6,012-seat NYSEG

Stadium, home of the Binghamton Rumble Ponies professional baseball team. There is the 1,500-seat Forum performing arts theatre that is home to Broadway in Binghamton, the Tri-Cities Opera, and the Binghamton Philharmonic. The Forum hosts a wide variety of events including concerts, comedians, conventions, talent competitions, and recitals. Center City also has a burgeoning restaurant and brewery scene, with Galaxy Brewing Company and Water Street Brewing Co. among the newer but thriving establishments with name recognition beyond Binghamton.

Within Center City are many of the Southern Tier's premier anchor institutions, including the Binghamton University Downtown Center, the Koffman Southern Tier Incubator, the Veteran Affairs Clinic, local, state, and federal government offices, and the corporate headquarters of Security Mutual Life Insurance Company.

The population of downtown Binghamton's catchment area is of a size sufficient to support a vibrant, year-round downtown as it is the epicenter for the entire population of Broome County which, according to the U.S. Census Bureau, was estimated to be 197,349 in 2014.

Additionally, residents of surrounding counties regularly visit downtown Binghamton to see doctors, dentists, lawyers, financial advisors, and other professionals. Binghamton's Center City is easily reachable from a regional perspective as it is just steps away from the convergence of three major interstate highways.

3) Past Investment, future investment potential. Describe how this downtown will be able to capitalize on prior or catalyze future private and public investment in the neighborhood and its surrounding areas.

Historically, like many other downtown areas, Binghamton's Center City experienced sustained physical deterioration, decay, neglect, and disinvestment over time. The dawn of the 21st Century brought a reversal in attitudes towards the area, and there has been a resurgence of pride in downtown and its important role in Binghamton's history. A variety of public and private investments demonstrate the resurgence.

Recent Investments

- East Clinton Street Bridge historic rehabilitation (2017): \$1.65 million
- Installation of parking kiosks (2017): \$500,000
- NYSEG Stadium (2017): \$2.5 million
- Demolition of Collier Street parking ramp and construction of new surface lot (2017): \$484,000
- Conversion to LED street lights
- South Washington Street Pedestrian Bridge (2016) \$1.8 million
- Exchange Street Bridge Restoration (2015) \$3 million
- State Street improvement project (2016) \$480,000
- Koffman Southern Tier Incubator (2017) \$19 million
- Private housing development projects such Center City Lofts, 20 Hawley Street, and the Printing House
- Private investments by new downtown restaurants, bars, and breweries

Ongoing/Planned Investments

- VA Clinic (2017): \$10 million
- Planned investment in State Street and Water Street parking ramps (2017-18): \$2 million
- 7 Hawley Street mixed-use development (2018): \$19 million
- Ellis Brothers Furniture Store (2017-18): \$3.5 million
- SUNY Broome Culinary Arts Center (2018): \$11 million
- Demolition of 15 properties in Center City to remove blight and mitigate flooding (2018): \$3.7 million
- Rebuild Route 363 to a boulevard and provide waterfront access (2018-19): \$30 million
- Route 434 Greenway (2018-19): \$16 million

The City of Binghamton has implemented and will continue aggressive infrastructure investments. In the past, the City's aging infrastructure was not serving the needs of the people living and working in Center City and in fact, it had been a barrier to access for people and a barrier for businesses to expand. The City's planned investments are based on the belief that fixing the infrastructure will be the foundation for future growth; tearing down the barriers to private development and supporting anchor institutions that will spur economic growth.

This policy has led to significant private investment in the downtown core of the City and will continue to drive the goals and strategies of future investments. These efforts and many others have been implemented in the concentrated Center City area of downtown Binghamton (Exhibit C: Recent and Future Investments Map), demonstrating the momentum the City's downtown revitalization efforts have generated. This momentum will allow the City to capitalize on these prior expenditures and catalyze future investments in the downtown area.

- 4) Recent or impending job growth.** Describe how recent or impending job growth within, or in close proximity to, the downtown will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

Binghamton's job market has steadily improved in recent years. The latest news came from Dick's Sporting Goods in 2017 when the company announced it would invest \$100 million just minutes away from downtown Binghamton to build a distribution center at a business park in Conklin. The project will create 466 new jobs in the Southern Tier region.

The construction of the new Veteran Affairs clinic in downtown Binghamton will not only create new jobs but also expand capacity to service the roughly 17,000 veterans that live in and around Broome County.

The downtown area has also seen a surge in the number of technology firms, such as Red Barn Technology Group. The firm recently purchased and renovated a downtown building and relocated its 21 jobs to downtown Binghamton. Capitalizing on this trend, the new Koffman Southern Tier Incubator will work with

its tenants to grow their businesses so they “graduate” out of the incubator space and establish locations in downtown Binghamton and throughout the Southern Tier region.

The above-described recent and impending job growth located within, and in close proximity to, downtown Binghamton will attract professionals to an active life in the downtown, support revitalization efforts, and create sustainable, long-term growth. An expanded job market will lend further support to redevelopment by adding to the number of professionals visiting downtown retail and dining establishments found within walking distance of their workplace. With nearby Binghamton University and SUNY Broome expanding their footprints downtown, a large pool of well-educated job seekers exists to meet the demands of a growing job market. The addition of quality market rate and income-based housing options will give employees the option of living downtown as well as enjoying numerous recreational and social opportunities in the defined downtown area. Binghamton’s Center City is poised to be a vibrant city center where tomorrow’s workforce will want to live, work, play, and raise families, sustaining growth and investments well into the future.

- 5) Attractiveness of physical environment.** Identify the properties or characteristics that the downtown possesses that contribute, or could contribute if enhanced, to the attractiveness and livability of the downtown for a diverse population of varying ages, income, gender identity, ability, mobility, and cultural background. Consider, for example, the presence of developable mixed-use spaces, varied housing types at different levels of affordability, walkability and bikeability, healthy and affordable food markets, and public parks and gathering spaces.

The architecture and urban design of downtown Binghamton preserve a distinct 19th Century feel that contributes to its attractiveness and small-city charm. Binghamton has many fantastic examples of Romanesque Revival Architecture in the city's center and is known as the Parlor City for this and for its collection of ornate mansions and nice homes. The Binghamton area is also the Carousel Capital of America, home to 6 of the remaining 150 antique carousels in the nation. Other historic attractions are the Roberson Museum, Kopernik Space Center, and the Ross Park Zoo.

Binghamton carries on a storied history and strong local traditions. Both Rod Serling and the regional sandwich known as the "spiedie" were born here. They are celebrated at the annual Rod Serling Video Fest and the Spiedie Fest and Balloon Rally, respectively. Despite Binghamton’s location as the urban core of the region, it has been named a Tree City by the National Arbor Day Foundation for many years, and has been ranked as the 9th Best Green City by Better Homes and Gardens. The city has also achieved international recognition as a finalist for Philips Livable Cities Award for its Design Your Own Park program. The city is also home of The State University of New York at Binghamton and its Downtown Center which acts as an athletic, academic, and cultural center for the city.

Binghamton's Center City includes many developable mixed-use spaces. Many buildings are multiple stories, making them ripe for mixed-use development, with commercial and retail on the first or second floors and housing options on the upper floors.

Downtown Binghamton is also home to a large concentration of both market rate and income-based housing options. The Binghamton Housing Authority operates two high-rise apartment buildings and multiple residential units throughout the downtown area. Multiple market rate projects have been completed in recent years and are slated for impending construction. These housing options make downtown living a reality for a diverse range of income levels and familial situations.

Of particular attraction is the number of recreational and educational sites within the defined downtown. The Columbus and Confluence parks as well as the Martin Luther King Promenade along the Chenango River, Parlor City Commons, Washington Street Mall, and Kennedy Park provide open and green space for the City's residents and visitors. The Broome County Public Library is also located within Center City. Furthermore, the downtown area is the preferred destination for most of the City's large events, including parades, the Downtown Farmer's Market (which accepts EBT and SNAP), and celebrations.

Downtown Binghamton is a bikeable and walkable area with convenient public parking options and access to public transportation. Several recent public transportation infrastructure projects have included bicycle accommodations, as well as pedestrian walkways and crossings. Future revitalization efforts will also include the enhancement of corridors for pedestrians and bicyclists to the downtown from large development projects and anchor institutions. As a working example for future improvements, the planned Route 434 Greenway will provide access for multiple modes of transit to enter the downtown. The highly-anticipated reconstruction of the 2.5-mile stretch of road from Binghamton University to downtown Binghamton will increase safety and access for pedestrians, significantly contributing to the walkability of the area.

- 6) Quality of Life policies.** Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, comprehensive plans, complete streets plans, transit-oriented development, non-discrimination laws, age-friendly policies, and a downtown management structure. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

In 2014, the City of Binghamton adopted its comprehensive plan, "Blueprint Binghamton." The plan provides municipal policies and actions related to land use, neighborhoods, transportation, infrastructure, the economy, the environment, and quality of life. The comprehensive plan serves as a guide to coordinate the City's actions and investments in ways that help to improve the City for all residents and businesses, while encouraging efficiency and cost savings. This means promoting a high quality of life for current residents while helping to attract future residents, balancing growth and development while preserving the City's historic character, maintaining and building upon the City's educational assets, promoting the growing arts and cultural life of the City, strengthening and diversifying the local economy, improving transportation,

supporting strong civic ties, reducing the City’s environmental footprint, and encouraging regional cooperation.

The Center City area of Binghamton is covered by the Downtown Business District zoning classification. This classification allows for large retail stores, specialty shops and services, business services, financial institutions, offices, theaters, hotels, government buildings, and sports and entertainment facilities, which have citywide and regional significance. Residential development is also permitted in this and other commercial classifications, free of the functional or factual family definition that applies to residentially-zoned areas tending to restrict the number of non-related adults living together. The Downtown Business District encourages the adaptive reuse of historic buildings without on-site parking requirements. This encourages both new commercial uses and residential development in the downtown area and contributes to downtown walkability and density.

In 2011, the City of Binghamton hired a consultant to help produce a modern up-to-date set of Design Guidelines for Historic Properties. The City of Binghamton Historic Design Guidelines were officially adopted by City Council on October 5, 2011. They provide information on Historic Preservation approaches and procedures, design principles, architectural styles, and applicable City laws.

Also in 2011, the City of Binghamton adopted a Complete and Sustainable Streets policy in conjunction with the Binghamton Metropolitan Transit Study. The policy states that all projects, including design, planning, reconstruction, rehabilitation, maintenance or operations by the City of Binghamton shall be designed and executed in a balanced, responsible, and equitable way to accommodate and encourage travel by public transportation vehicles and their passengers, bicyclists and other wheeled modes of transportation, and pedestrians of all ages and abilities.

The City has an adopted Local Waterfront Revitalization Plan from 2005 that will be updated in 2018. The updated plan will focus heavily on the downtown area, serving as a guide for development along the City’s waterways and providing further resources.

Downtown Binghamton is included in the Broome County Land Bank coverage area and benefits from this arrangement. The mission of the Broome County Land Bank is to foster economic and community development by acquiring, holding, managing, developing and marketing distressed, vacant, abandoned and under-utilized properties. The land bank has had a concentration of projects within the City of Binghamton including providing funding for the adaptive reuse of vacant properties, demolishing blighted properties, and returning vacant, abandoned, and tax-delinquent properties back to productive use.

- 7) Support for the local vision.** Describe the public participation and engagement process conducted to support the DRI application, and the support of local leaders and stakeholders for pursuing a vision of downtown revitalization. Describe the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a local DRI Planning Committee to oversee the plan.

As mentioned above, in 2014, the City adopted its most recent comprehensive plan, “Blueprint Binghamton.” The plan was the culmination of a one-and-a-half-year public participation effort guided by

the citizens and youth of the City but also with the participation of all levels of elected officials, local leaders, and community stakeholders. The City's vision for the revitalization of its Center City as detailed in this DRI application aligns with Blueprint Binghamton's plan, vision, and goals for the City.

If the City of Binghamton is chosen as the Southern Tier's DRI II community, the City will convene a group composed of local elected officials, developers, property owners, employers, business associations, not-for-profit leaders, and citizens. This stakeholder group will be instrumental in implementing a strategic investment plan building upon local strengths, assets, and community interests.

The initial local lead for the program, should the City be chosen, will be the Mayor of the City of Binghamton working in concert with the City's Planning and Economic Development staff. The City's Planning and Economic Development staff will coordinate with outside experts and the local DRI Planning Committee to develop and oversee the plan.

Please refer to Exhibit D: Letters of Support for a demonstration of the interest and support for the City of Binghamton's proposal to the Downtown Revitalization Initiative.

- 8) Readiness:** Describe opportunities to build on the strengths described above, including a range of transformative projects that will be ready for implementation with an infusion of DRI funds within the first one to two years (depending on the scope and complexity of the project) and which may leverage DRI funding with private investment or other funds. Such projects could address economic development, transportation, housing, and community development needs. While such projects should have demonstrated public support, it is recognized that projects will ultimately be vetted by the Local Planning Committee and the State. Explain how the majority of projects proposed for DRI funding demonstrate their readiness for implementation.

Immediate transformative efforts and projects have been identified and thoughtfully planned to complement the past, current, and future public and private investments taking place downtown. These projects build on the unique strengths and assets of Center City and firmly root the City's vision (namely, by means of the three main goals listed above) for complete downtown revitalization and growth.

Boscov's Department Store Rehabilitation

The City has proposed and planned for the rehabilitation of Boscov's Department Store, a cornerstone of both Binghamton's geographical and retail landscape. Residing on a massive corner lot at the entrance to downtown, Boscov's encompasses 133,000 square feet of architectural prowess and commercial opportunity. While the business has been a part of Binghamton's downtown since the early 1980's, the Reading, PA-based company itself dates back over 100 years. As a testament to time, the retail location continues to attract multiple generations to its stores, including students from nearby Binghamton University. Employing over 200 people, the department store also represents a substantial downtown employer and contributor to overall economic impact within the community.

Rehabilitation of Boscov's store will span a variety of operation-critical components, to include complete overhaul of the building's 4 elevators and 8 escalators. Having sustained some damage from the 2011 flooding, façade and entry work will be needed, as well as structural improvements to the building's roof. Of the greatest impact will be the installation of an energy-efficient HVAC system to properly service the entire building, leading to formidable energy savings and reducing operations-costs strain.

The renovations to the store will complement the City of Binghamton's investment into the neighboring Water Street parking ramp which services both Boscov's employees and shoppers. Investments into the store and parking ramp will allow the City to secure a long-term lease agreement with Boscov's retaining over 200 jobs in Center City and ensuring the retail giant is a main-stay in the downtown landscape.

Metro Center Courtyard Revitalization

Redevelopment plans for the Washington Street Mall derive from the City's desire to improve a concrete desert in the heart of its downtown. With the new revitalization of downtown, the redevelopment will do its part to create inviting and appealing streetscapes leading to new activity and economic development. The City-owned parcel will be transformed with sidewalk improvements, enhanced lighting, and additional beautification efforts consistent with the Court St. Gateway Project. The project includes the removal of existing aboveground features and the addition of new curbs, brick pavers, lighting reconfigurations, and sustainable landscape architecture.

Stone Opera House and Strand Theatre Restoration

Residing on Chenango Street, the striking Stone Opera House, a 25,000 square-foot historic theatre built in 1892, is a defining feature of downtown. Promoted as the most impressive opera house between New York City and Buffalo, the Stone Opera House was truly a showplace in its heyday. Today, years of neglect and deterioration are overwhelmingly present. Adjacent to the Stone Opera House and in a similar state of disrepair is downtown Binghamton's historic Strand Theater. With a vision towards restoration, and with DRI investment, the City is proposing transforming these structures into a working movie theater and performing arts center which would attract residents and visitors alike. A formidable attraction in the evening hours and weekends, the theater would encourage patrons to extend their visits to downtown Binghamton, dining in downtown restaurants and shopping its boutiques – supporting an entire network of area business. It would be the only movie theater within City limits. Additionally, the restored Opera House and Strand would engage local performing artists, actors, and musicians – creating a cultural and artistic placemaker.

Pedestrian Infrastructure

In an effort to continue its popular efforts in making a more walkable, bikeable, and green city, the City of Binghamton is proposing additional pedestrian infrastructure downtown. The plan and design would extend for 4 blocks and serve as an extension of the Court Street Gateway Improvements. Bringing a cohesive feel to the downtown, previous efforts have helped calm traffic, improve landscaping, and overall, have made downtown more attractive. The proposed project would extend that aura on Court Street through to the

library at the corner of Jay Street. Ameliorating this section of downtown will add to the ease of accessibility, helping to attract pedestrian traffic and activity, and appealing greatly to the City's student population.

Columbus Park Expansion

Columbus Park, located on Carroll Street in the downtown area, is currently a 3.5 acre park with a 10,000 square foot spray pad, basketball courts, picnic area, playground, and baseball field. The park is located in the City's urban core and provides high-quality recreational opportunities to children and families. The City proposes expanding the park by purchasing and demolishing 14 blighted properties adjacent to the existing site. The properties slated for demolition have a history of code violations and once removed would greatly expand the footprint of the park, provide additional green space in the City's urban core, beautify the area, and provide streetscape enhancements on Susquehanna Street, making this major gateway leading to downtown friendlier to those traveling on foot and by bike.

- 9) Administrative Capacity.** Describe the extent of the existing local administrative capacity to manage this initiative, including potential oversight of concurrent contracts.

The City of Binghamton's Planning and Economic Development departments are made up of 14 full-time staff members that would be dedicated to administering the DRI program under the oversight of the Mayor's office and City Council with the guidance of the Local Planning Committee.

The City's Planning and Economic Development staff will work with the City's Engineering Department as well as the City Comptroller who will provide financial oversight. Staff in these departments have regularly administered annual multimillion-dollar infrastructure plans that involve local, state, and federal funding. Infrastructure projects range from bridge reconstruction, to street paving, development of public facilities, parks improvement projects, and more. Additionally, City staff have experience in historic preservation planning, best practices in place making and urban development, MWBE contracting, and meeting grant funding eligibility criteria.

- 10) Other.** Provide any other information that informed the nomination of this downtown for a DRI award.

Playing on the City's vision towards a greener future as well as its desire to build upon local agribusiness, food, and craft beverages is Vines, a non-profit with an urban farming mission. Located within Center City, Vines aims to improve access to healthy food through farm shares and community gardens. Truly an innovative and multi-faceted prospect, Vines transforms Binghamton's vacant lots into vibrant, thriving community gardens. With help of youth employees and volunteers, Vines grew about 7,000 pounds of food for donation and sales thus far in 2017. The Binghamton Urban Farm enjoys healthy partnerships with local restaurants and organizations to support its programming. Urban Farm produce is available for sale at farmers markets and through its own CSA offered through Binghamton Farm Share. The farm's produce is

also used by several local restaurants. A portion of produce is donated to CHOW, which distributes the veggies to local food pantries and families in need. Vines is truly representative of the innovative, cultural, and enthusiastic revitalization efforts being made in Binghamton's Center City.

As an additional bolster and supportive pillar to downtown Binghamton's economy and revitalization efforts, the Binghamton Local Development Corporation (BLDC) provides low-interest microenterprise, façade, and revolving fund loans to support business growth through property acquisition, start-up, and expansion. Overall, the Binghamton Local Development Corporation exists to further sustainable economic development in the City of Binghamton by attracting new business, retaining and growing established business, building industrial and commercial capacity, promoting employment, and fostering entrepreneurship and innovation. Developing loan programs, initiatives, and outreach efforts, the BLDC supports the City's economic development strategy in conjunction with the Binghamton Economic Development Office (BEDO). The BLDC manages low-interest loan programs to support business development within the City of Binghamton and applies for and administers grant programs from Federal, State and private sources to supplement the loan funds targeted initiatives in support of the City's economic development strategy. In conjunction with the Binghamton Economic Development Office, BLDC members provide input and expertise from a variety of community sectors including finance, business, and organizations that represent low- to moderate-income populations.

Serving as the urban hub and a major identifier of the Southern Tier, downtown Binghamton is poised to gain innumerable advantages through DRI investment. Moreover, long-term improvement and investment in downtown Binghamton's Center City will lead to strong economic impact for the entire Southern Tier region, radiating growth from its core to the outlying neighborhoods and forming a regional network of arts, culture, commerce, and recreation. With a plethora of efforts towards revitalization, strong local support, and participation of the collegiate community, downtown Binghamton Center City is an ideal target for Downtown Revitalization Initiative funds. Strategic planning and public investment will amplify Center City as a preferred destination for both residents and visitors, while also representing an idyllic place to live, work, learn, play, and raise a family.

Exhibit A: Downtown Location Map

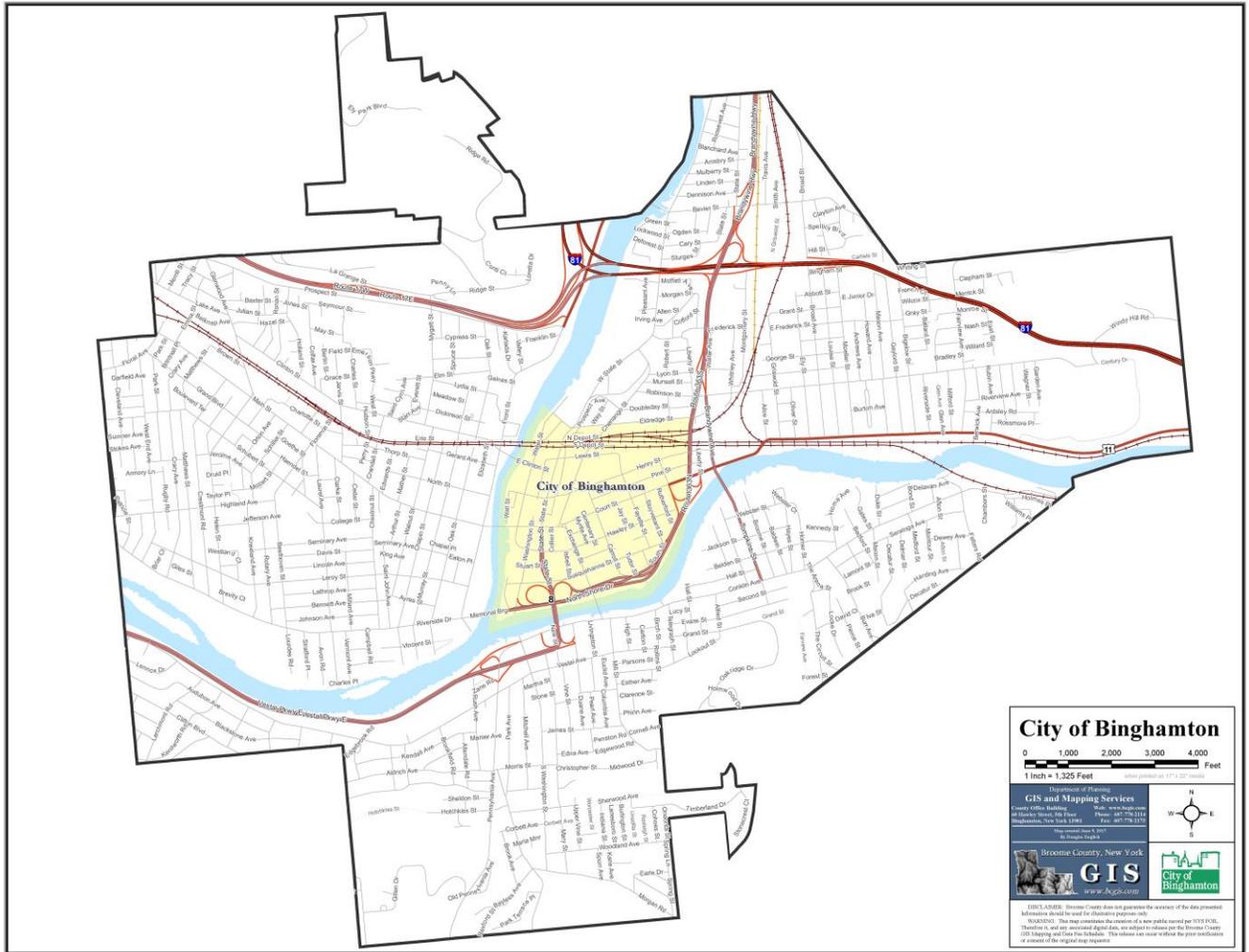
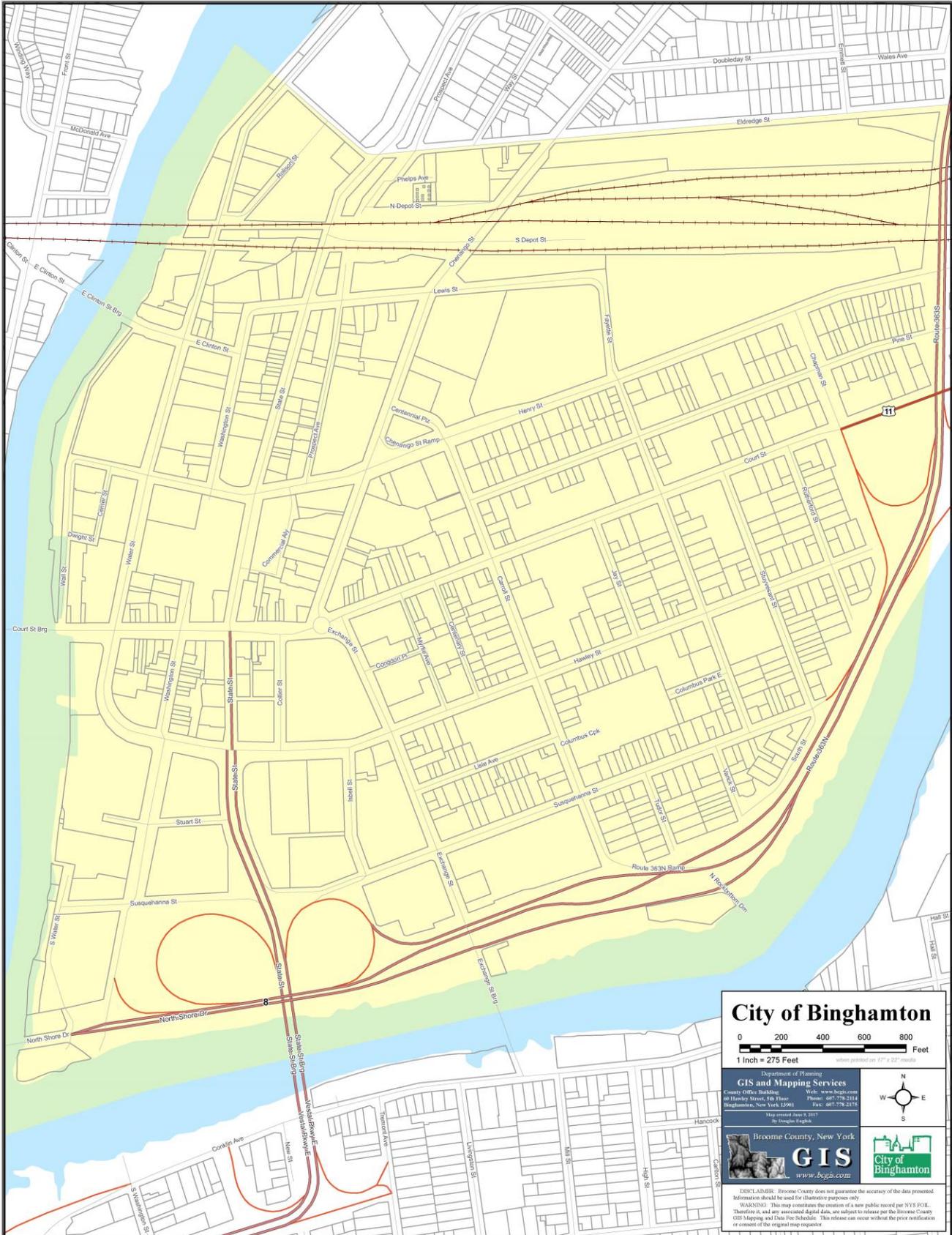


Exhibit B:

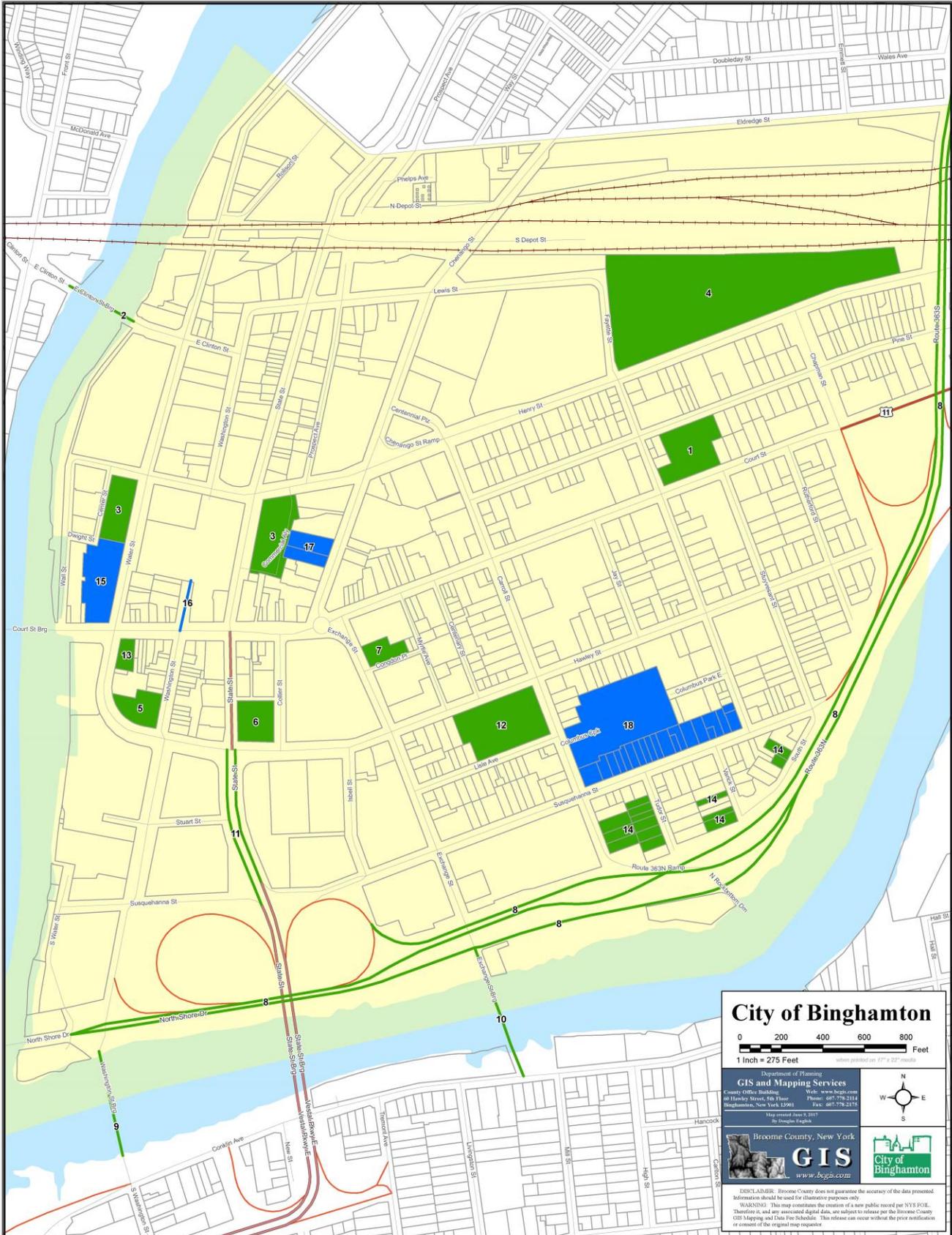
Defined Downtown Area

Map



2017 / DRI Application

Exhibit C: Recent and Future Investments Map



Map Number	Project Name
GREEN	<i>Recent/Ongoing Investment Sites</i>
1	VA Clinic
2	E Clinton Street Bridge
3	State Street Parking Ramp
3	Water Street Parking Ramp
4	Nyseg Stadium
5	7 Hawley
6	Collier Street Parking
7	SUNY Broome Culinary School
8	Route 363
9	S Washington St. Bridge
10	Exchange St. Bridge
11	State Street
12	Koffman Southern Tier Incubator
13	Ellis Bros. Furniture
14	Susquehanna St. Blight Cluster
BLUE	<i>Future Investment Sites</i>
15	Boscov's
16	Washington St. Mall
17	Strand / Stone Opera House
18	Columbus Park Expansion

Exhibit D: Letters of Support

Boscov's, Inc.
P.O. Box 4116, Reading, PA 19606-0516 / Phone: 610.779.2000 / www.boscovs.com



June 13, 2017

RE: DOWNTOWN REVITALIZATION INITIATIVE APPLICATION

To Whom It May Concern,

As a department store retail anchor with our 245,000 square foot location in downtown Binghamton for the past 30 years and a partner in ongoing downtown revitalization efforts, Boscov's fully supports the City of Binghamton's application for funding through Gov. Andrew Cuomo's Downtown Revitalization Initiative.

After years of economic challenges that forced many small businesses to close their doors and major manufacturers and retailers to abandon the area, downtown Binghamton is on the rebound and now finds itself on the cusp of a full-blow resurgence.

New shops and restaurants are filling long-vacant storefronts. Developers are repurposing old factories and office buildings into quality housing for students, young professionals and families. Arts and entertainment institutions like the Floyd L. Maines Veterans Memorial Arena, the Broome County Forum Theatre and the First Friday Art Walk are growing and continuing to attract residents and visitors of all ages into an increasingly vibrant downtown.

A strong foundation, bolstered by public and private investment, is already in place in downtown Binghamton. Funding and support from the Downtown Revitalization Initiative will propel the area even further toward its full potential, helping to make the many good ideas that exist here a reality. Ultimately, it will mean fully transforming downtown into a place where existing businesses thrive and others want to expand, where our many local college students want to stay after graduation, and where people searching for the perfect place to live and raise a family want to move.

Boscov's has been proud to have served as an anchor in downtown Binghamton for more than three decades, employing over 100 Binghamton area residents. Our hope is to continue to do all we can to help Binghamton thrive and look forward to being a part of the revitalization.

Sincerely,

Jim Boscov
Boscov's Department Store, LLC
Chairman and CEO

Corporate Offices: 4500 Perkiomen Avenue, Reading, PA 19606-0516



June 13, 2017

The Honorable Richard C. David
Mayor of City of Binghamton
Binghamton City Hall
38 Hawley Street
Binghamton, New York 13901

RE: Downtown Revitalization Initiative Application

Dear Mayor David,

As a partner in revitalization efforts and a representative of our local artist and business community in downtown Binghamton, Gorgeous Washington Street Association is pleased to support the City of Binghamton's application for funding through Governor Andrew Cuomo's Downtown Revitalization Initiative (DRI).

After years of economic challenges that forced many small businesses to close and major manufacturers and retailers to abandon the area, Binghamton's downtown is, without a doubt, on the cusp of a full-blown resurgence.

New shops and restaurants are filling long-vacant storefronts, while developers are repurposing old factories and office buildings into quality housing. Our arts and entertainment institutions such as the Floyd L. Maines Veterans Memorial Arena, the Broome County Forum Theatre and the First Friday Art Walk are flourishing in an increasingly vibrant downtown.

Downtown Binghamton has established a strong foundation that is continually growing through public and private investment. Funding from the DRI will propel the area even further towards its full potential and help bring our many good ideas to fruition. Ultimately, this support will fully transform our downtown into a place where existing businesses thrive and others will want to expand. This will secure the retention of our talented, young people and attract those searching for the perfect place to live and raise a family.

Gorgeous Washington Street Association is proud to have served downtown Binghamton's dynamic community and we look forward to our continued work in the revitalization.

Sincerely,

A handwritten signature in black ink that reads "Mari E. Giurastante".

Mari Giurastante
Membership Chair



RE: DOWNTOWN REVITALIZATION INITIATIVE APPLICATION

To Whom It May Concern,

On behalf of the Binghamton Rumble Ponies, the Double-A affiliate of the New York Mets and a key partner in downtown Binghamton’s entertainment landscape, I fully support the City of Binghamton’s application for funding through Governor Andrew Cuomo’s Downtown Revitalization Initiative.

I have made the personal commitment to keep the team in Binghamton and invested over \$1.5M as part of a \$3.M public/private investment with Senator Akshar and Mayor David to renovation NYSEG stadium. This commitment is to the resurgence of downtown Binghamton because I believe we are on the verge of something special. These upgrades coupled with the city’s commitment to infrastructure improvements and blight reduction initiatives have brought Binghamton’s downtown scene to the cusp of a full-blown resurgence. Support from the Downtown Revitalization Initiative would represent a commensurate commitment from the state to private investment.

Downtown has been transformed into a place where families, students and young people can find housing, incredible restaurants and entertainment while become a thriving community with developers continuously repurposing buildings into quality housing, new shops and restaurants. Arts and entertainment institutions like NYSEG Stadium, Floyd L. Maines Veterans Memorial Arena, Broome County Forum Theatre and First Friday Art Walk are attracting residents and visitors of all ages into an increasingly vibrant downtown throughout the year.

A strong foundation, bolstered by public and private investment has been put in place in downtown Binghamton. Funding and support from the Downtown Revitalization Initiative will propel the area even further toward its full potential and turning great plans into reality. Ultimately, it will fully transform downtown into a place where existing businesses thrive and want to expand, where local college graduates stay, and where people searching for the perfect place to live and raise a family want to move creating the ideal environment for business development.

The Rumble Ponies are proud to be a part of downtown Binghamton’s active and diverse community, with community being the key word. The community is on the verge of a break through with the current leadership. We will continue to do all we can to help Binghamton thrive and look forward to being a part of the revitalization.

Sincerely,

John Hughes
President
Binghamton Rumble Ponies



BINGHAMTON DEVILS

1 STUART STREET, BINGHAMTON, NY 13901 | 607-722-7367 | WWW.BINGHAMTONDEVILS.COM

@BingDevils    

RE: DOWNTOWN REVITALIZATION INITIATIVE APPLICATION

To Whom It May Concern,

On behalf of the Binghamton Devils, the AHL affiliate of the New Jersey Devils and a key partner in downtown Binghamton's entertainment landscape, I fully support the City of Binghamton's application for funding through Gov. Andrew Cuomo's Downtown Revitalization Initiative.

New shops and restaurants are filling vacant storefronts. Developers are repurposing old factories and office buildings into quality housing for students, young professionals and families. Before and after our home games, fans utilize the entertainment options around the arena. Additionally, other options like the Floyd L. Maines Veterans Memorial Arena, the Broome County Forum Theatre and the First Friday Art Walk are growing and continuing to attract residents and visitors of all ages into an increasingly vibrant downtown.

A strong foundation, bolstered by public and private investment, is already in place in downtown Binghamton. Funding and support from the Downtown Revitalization Initiative will propel the area even further toward its full potential, helping to make the many good ideas that exist here a reality. Ultimately, it will mean fully transforming downtown into a place where existing businesses thrive and others want to expand, where our many local college students want to stay after graduation, and where people searching for the perfect place to live and raise a family want to move.

The Binghamton Devils are proud to begin the inaugural season this October and serve as part of downtown Binghamton's active and diverse entertainment community. We will continue to do all we can to help Binghamton thrive and look forward to being a part of the revitalization.

Sincerely,

Tom Mitchell
Vice President of Business Operations



TOP DEVELOPMENT TEAM OF THE
9TH TIME STANLEY CUP CHAMPION
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PO Box 3104
BINGHAMTON, NY 13902
607-205-8108
www.vinesgardens.org

RE: DOWNTOWN REVITALIZATION INITIATIVE APPLICATION

To Whom It May Concern,

On behalf of VINES: Volunteers Improving Neighborhood Environments, an organization committed to developing sustainable food systems, community green spaces and urban agriculture, I fully support the City of Binghamton's application for funding through Gov. Andrew Cuomo's Downtown Revitalization Initiative.

After years of economic challenges that forced many small businesses to close their doors and major manufacturers and retailers to abandon the area, downtown Binghamton is on the rebound and now finds itself on the cusp of a full-blow resurgence.

New shops and restaurants are filling long-vacant storefronts. Developers are repurposing old factories and office buildings into quality housing for students, young professionals and families. Arts and entertainment institutions like the Floyd L. Maines Veterans Memorial Arena, the Broome County Forum Theatre and the First Friday Art Walk are growing and continuing to attract residents and visitors of all ages into an increasingly vibrant downtown.

A strong foundation, bolstered by public and private investment, is already in place in downtown Binghamton. Funding and support from the Downtown Revitalization Initiative will propel the area even further toward its full potential, helping to make the many good ideas that exist here a reality. Ultimately, it will mean fully transforming downtown into a place where existing businesses thrive and others want to expand, where our many local college students want to stay after graduation, and where people searching for the perfect place to live and raise a family want to move.

VINES is proud to have served as part of downtown Binghamton's growth these last few years. We will continue to do all we can to help Binghamton thrive and look forward to being a part of the revitalization.

Sincerely,

Amelia LoDolce
VINES Executive Director



OFFICE OF THE MAYOR

Richard C. David, Mayor
Jared M. Kraham, Deputy
Donna Ferranti, Secretary

June 14, 2017

RE: DOWNTOWN REVITALIZATION INITIATIVE APPLICATION

To Whom It May Concern,

As Mayor of the City of Binghamton, I fully support the City's application for funding through the Downtown Revitalization Initiative, a major investment that would fuel the positive change our downtown is already experiencing.

Downtown Binghamton has seen a resurgence in recent years, sparked and sustained by a combination of public and private investment. The City has worked closely with a multitude of partners to attract quality, forward-thinking businesses, developers and entrepreneurs to downtown, watching vacant storefronts fill and deteriorating buildings find new life in response. All the while, the City has continued to invest in downtown infrastructure and beautification efforts that have made the area more appealing for businesses and residents alike, and have paved the way for future economic development and growth.

As a result, a solid foundation is in place for downtown Binghamton to continue on its path of revitalization. But our goals are bigger than simply staying the course. More work remains for downtown Binghamton to reach its full potential and become a vibrant hub of economic growth, sustainability, business, and culture.

Funding and support from the Downtown Revitalization Initiative will help make that vision a reality by enabling the City to move a series of transformative projects off the drawing board. The projects, including rehabilitation of an old opera house, demolition of several blighted buildings to make way for a downtown park expansion, and long-needed upgrades to a retail anchor, would incentivize our many college students to stay in Binghamton. Beyond that, the projects would be part of a revitalization that attracts businesses and families outside the area.

The City of Binghamton is committed to making our downtown the ideal place to live, work and raise a family — not just for lifelong New Yorkers, but for all people. We look forward to the role the Downtown Revitalization Initiative will play in fulfilling that commitment.

Sincerely,

Richard C. David
Mayor

CITY HALL • 38 HAWLEY STREET • BINGHAMTON, NY 13901 • WWW.BINGHAMTON-NY.GOV
PH: (607) 772-7001 • FX: (607) 772-7079



June 14, 2017

RE: DOWNTOWN REVITALIZATION INITIATIVE APPLICATION

To Whom It May Concern:

The Binghamton Local Development Corporation (BLDC) is in full support of the City of Binghamton's application for Downtown Revitalization Initiative funding.

As a key non-profit corporation that works closely with the City to promote economic development and employment in Binghamton, the BLDC fully realizes the magnitude of the impact that Gov. Andrew Cuomo's DRI would have on the City's downtown.

After years of economic hardship left downtown Binghamton a shell of the bustling business district it once was, the City's economy is now on the upswing. For the last few years, downtown has enjoyed a growing resurgence, propelled by both public and private investment. Also fueling the revitalization is the increasing presence of college students downtown, both as residents and consumers, as Binghamton University and SUNY Broome continue to expand their footprints beyond their traditional campuses.

More and more businesses are calling downtown Binghamton home. The spirit of innovation and entrepreneurship that blanketed Binghamton in the days of IBM and the Link flight simulator has returned, spawning new companies and attracting developers, innovators and young professionals interested in starting their own businesses. The grand opening of Binghamton University's Koffman Southern Tier Incubator in downtown Binghamton is just the latest example.

With the support of the Downtown Revitalization Initiative, downtown Binghamton will see its economy continue to grow, spurring economic development not just in the City but throughout the region. Downtown will serve as a magnet for businesses, redevelopment and jobs.

The BLDC is excited by the opportunity that awaits downtown Binghamton and looks forward to continuing to partner with the City.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert C. Murphy', is written over the word 'Sincerely,'.

Robert C. Murphy
Executive Director, Binghamton Local Development Corporation (BLDC)