

January 5, 2023

Authorities Budget Office

MAR 03 2023

RECEIVED



BINGHAMTON LOCAL DEVELOPMENT CORPORATION
EcoDev@CityofBinghamton.com ♦ (607) 772-7161

Hon. Thomas P. DiNapoli
Comptroller of the State of New York
110 State Street
Albany, New York 12236

Hon. Jeanette M. Moy
Commissioner Office of General Services
State of New York Corning Tower Empire State Plaza
Albany, New York 12242

Hon. Carl Heastie
Speaker New York State Assembly
188 State Street
Legislative Office Building, Room 932
Albany, New York 12248

Hon. Sandra L. Beattie
Acting Director of the Budget
NYS Division of Budget
State Capitol
Albany, New York 12224

Hon. Andrea Stewart-Cousins
President Pro Tempore/Majority Leader
New York State Senate
188 State Street
Legislative Office Building, Room 907
Albany, New York 12247

Ann Maloney
Acting Director
Authorities Budget Office
PO Box 2076
Albany, New York 12220-2076

Re: Statement Pursuant to Public Authorities Law Section 2897(6)(d)
Binghamton Local Development Corporation Property:
Portion of 30 Charles Street identified as Lot #2 and the "Open Space Area" (approximately 6.21 acres)
(Portion of Tax Parcel No. 144.70-1-31.1)

To Whom It May Concern:

Pursuant to subparagraph (ii) of paragraph (d) of subdivision (6) of section 2897 of Title 5-A of the Public Authorities Law (PAL), the following explanatory statement is being provided at least 90 days prior to the disposal of property by negotiation:

EXPLANATORY STATEMENT

As authorized by paragraph (c) of subdivision (6) of section 2897 of Title 5-A of the Public Authorities Law, the above referenced Local Authority intends to dispose of property by negotiation not less than 90 days from the date of this notice. Furthermore such property disposal is of the type and

January 5, 2023

nature covered by clauses (A) through (E) of subparagraph (i) of paragraph (d) of subdivision (6) of section 2897 of Title 5-A of the Public Authorities Law and is within the purposes, mission or governing statute of the above referenced Local Authority.

The disposal of the aforementioned real property, with an appraised value of over \$100,000.00, will occur through a negotiated transfer from the Binghamton Development Corporation, as Seller, to 100 Savearound Parkway, LLC, or its permitted assigns, as Purchaser. The negotiated price is \$217,399.00. Purchaser proposes to redevelop the parcel to construct a manufacturing facility with associated offices on behalf of a pharmaceutical device company tenant and to construct a new office and distribution facility for the purchaser's use. The proposed plans are in accord with the City's stated desire to redevelop the Charles Street Business Park, which has sat empty for over 20 years. The developer/purchaser approached the City following years of marketing the site for development with a plan to build a new industrial facility and create substantial jobs in the City of Binghamton and retain the same jobs in Broome County. Said transfer, therefore, is deemed to be in the best interests of the City of Binghamton and is intended to benefit the economic interests of the City of Binghamton and its citizens.

In accordance with applicable provisions of the PAL, the following details regarding the disposition by negotiation are provided:

1. Description of the parties involved in the property transaction:

The Binghamton Local Development Corporation (BLDC) is a local public authority with offices at 38 Hawley Street, Binghamton, NY 13905. The purchaser is 100 Savearound Parkway, LLC a NY limited liability company with an address of 100 Emerson Parkway, Binghamton, NY 13905

2. Justification for disposing of property by negotiation:

The developer approached the Binghamton Local Development Corporation after the tenant company reached out about renting their current facility, also located in the Charles Street Business Park. As negotiations advanced, the tenant recognized additional space needs, leading the purchaser to approach the BLDC about additional space available on adjacent parcels. The price per acre was established by negotiation when the property was sold to the BLDC by the Broome County Industrial Development Agency at a cost of \$30,000.00 per acre on February 4, 2019. This price was reestablished at \$35,000.00 per acre in recognition of the maintenance and marketing costs associated with owning and marketing the Charles Street Business Park since February 4, 2019. Moreover, the proposed industrial use and related job creation is consistent with the mission and public objective of the LDC to attract new business, build industrial capacity, and promote employment.

3. Identification of the Property:

30 Charles Street, Binghamton, NY

Portion of Tax Parcel No. 144.70-1-31.1
Lot #2 and the "Open Space Area" (Charles St.
Business Park Boundary Survey May 29, 2019)

January 5, 2023

4. Estimated Full Market Value of the Portion of Tax Parcel No. 144.70-1-31.1 known as Lot #2 and the "Open Space Area" (Charles St. Business Park Boundary Survey May 29, 2019) per Broome County Real Property Data:

\$578,336.58

5. Proposed sale price:

\$217,399.00

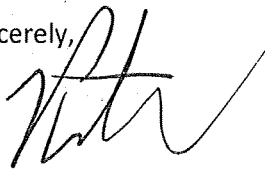
6. Size of the property:

Approx. 6.21 acres (Portion of Tax Parcel No. 144.70-1-31.1 Lot #2 and the "Open Space Area" [Charles St. Business Park Boundary Survey May 29, 2019])

7. Expected Date of Sale of the Property:

Not sooner than 90 days from the date of this letter.

Sincerely,

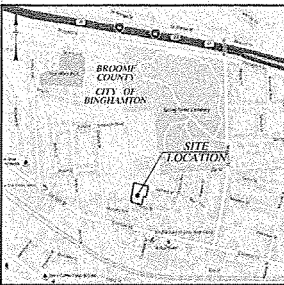


Patrick J. Doyle

President, Binghamton Local Development Corporation

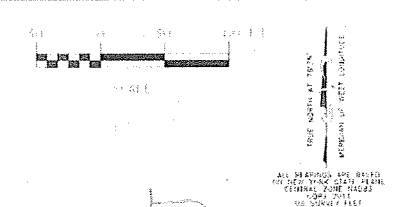
Attachment: Charles St. Business Park Boundary Survey May 29, 2019

cc: Jared M. Kraham, Mayor of the City of Binghamton
Sarah Glose, Executive Director of the Binghamton Local Development Corporation



LEGAL NOTES

- 1) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S IMPROVED SIGN, THE RECORDING INDEX AND ADJACENT CORNER OF THE CONTIGUOUS NEIGHBORING MAPS ARE VALID.
- 2) THE REPRESENTATION IS LIMITED TO RESULTS FROM WHICH THE NEIGHBORING SURVEY MAP IS PREPARED.
- 3) THE REPRESENTATIONS HEREIN ARE NOT FINAL.
- 4) THE LOCATION OF UNDERGROUND ENCUMBRANCES OR ENCUMBRANCES ARE NOT ALWAYS KNOWN AND CANNOT BE ESTIMATED FROM SURFACE MEASUREMENTS OR ENCUMBRANCES OF THE ADJACENT SURVEY MAPS.
- 5) UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED NOR IS THE SURVEYOR RESPONSIBLE FOR THE LOCATION OF ANY UTILITY ENCUMBRANCES. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE LOCATION OF ANY UTILITY ENCUMBRANCES SHOWN ON THE SURVEY MAP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY UTILITY ENCUMBRANCES NOT SHOWN ON THE SURVEY MAP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM THE MAPS.



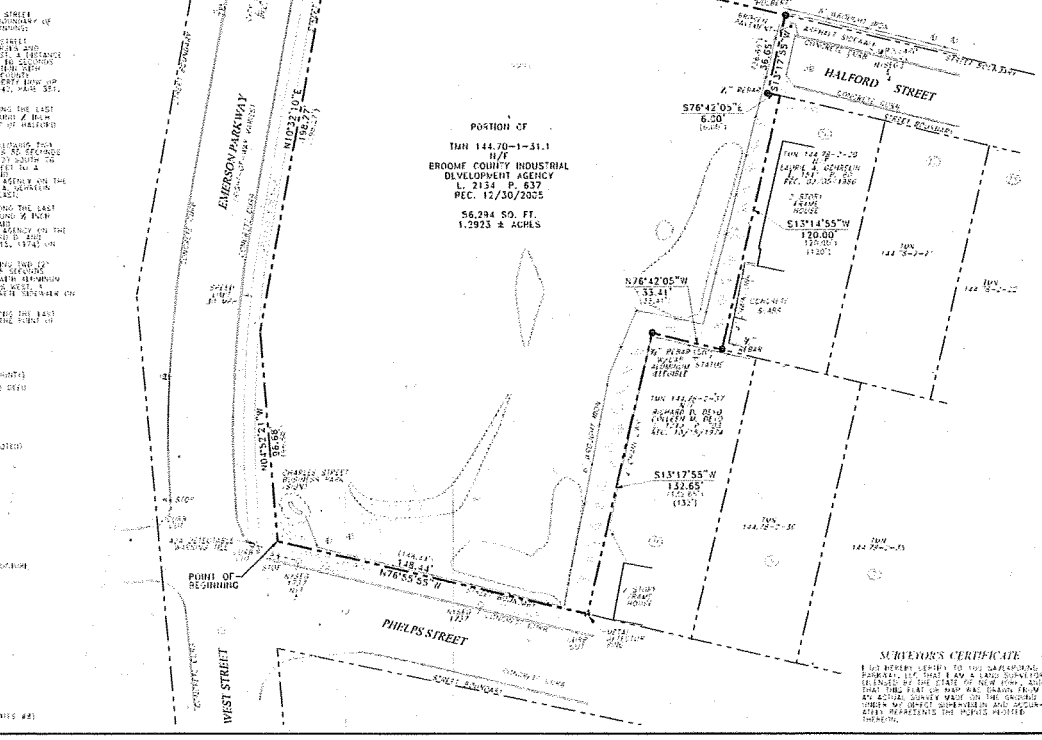
GENERAL NOTES

- 1) ALL INFORMATION ON THIS MAP WAS OBTAINED FROM THE CITY OF BROOME COUNTY, NEW YORK, MAP FILED UNDER 144-70-1-31.1, PLAT 12/30/2005.
- 2) ALL INFORMATION ON THIS MAP WAS OBTAINED FROM THE CITY OF BROOME COUNTY, NEW YORK, MAP FILED UNDER 144-70-1-31.1, PLAT 12/30/2005.
- 3) ALL INFORMATION ON THIS MAP WAS OBTAINED FROM THE CITY OF BROOME COUNTY, NEW YORK, MAP FILED UNDER 144-70-1-31.1, PLAT 12/30/2005.
- 4) ALL INFORMATION ON THIS MAP WAS OBTAINED FROM THE CITY OF BROOME COUNTY, NEW YORK, MAP FILED UNDER 144-70-1-31.1, PLAT 12/30/2005.
- 5) ALL INFORMATION ON THIS MAP WAS OBTAINED FROM THE CITY OF BROOME COUNTY, NEW YORK, MAP FILED UNDER 144-70-1-31.1, PLAT 12/30/2005.
- 6) ALL INFORMATION ON THIS MAP WAS OBTAINED FROM THE CITY OF BROOME COUNTY, NEW YORK, MAP FILED UNDER 144-70-1-31.1, PLAT 12/30/2005.
- 7) ALL INFORMATION ON THIS MAP WAS OBTAINED FROM THE CITY OF BROOME COUNTY, NEW YORK, MAP FILED UNDER 144-70-1-31.1, PLAT 12/30/2005.
- 8) ALL INFORMATION ON THIS MAP WAS OBTAINED FROM THE CITY OF BROOME COUNTY, NEW YORK, MAP FILED UNDER 144-70-1-31.1, PLAT 12/30/2005.
- 9) ALL INFORMATION ON THIS MAP WAS OBTAINED FROM THE CITY OF BROOME COUNTY, NEW YORK, MAP FILED UNDER 144-70-1-31.1, PLAT 12/30/2005.
- 10) ALL INFORMATION ON THIS MAP WAS OBTAINED FROM THE CITY OF BROOME COUNTY, NEW YORK, MAP FILED UNDER 144-70-1-31.1, PLAT 12/30/2005.

VICINITY MAP
NOT TO SCALE

SURVEYOR'S DESCRIPTION

ALL THE CORNERS AND POINTS OF THE SURVEY ARE BEING A PORTION OF THE PROPERTY DESCRIBED BY BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY L. 2134 P. 637, AS SHOWN ON THE CITY OF BROOME COUNTY TAX MAP FILED UNDER 144-70-1-31.1, PLAT 12/30/2005, AND THE CITY OF BROOME COUNTY TAX MAP FILED UNDER 144-70-1-31.1, PLAT 12/30/2005.



LEGEND

144-70-1-31.1
L. 2134 P. 637
77° 42' 05\"/>

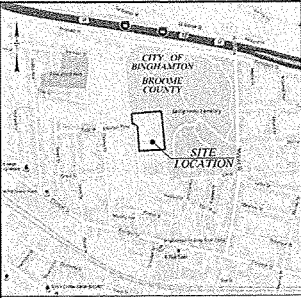
LIBERT Engineering and Land Surveying, DPC

30 CHARLES STREET
CITY OF BROOME COUNTY
BROOME COUNTY, NEW YORK STATE

BORDER SURVEY

C5001

APRIL 22, 2015



- GENERAL NOTES**
- 1) BOUNDARY OF THIS - NOT SHOWN AT THE TIME OF SURVEY AND MAY CONTAIN SPECIAL TREE DATA.
 - 2) CERTIFICATE FOR TITLE - NOT SHOWN AT THE TIME OF SURVEY AND MAY CONTAIN SPECIAL TREE DATA.
 - 3) ASSUMPTIONS: THE MAP, SECTION 144.70-1-31.1, CITY OF BROOMFIELD, BROOKS COUNTY, NEW YORK, WAS PROVIDED FOR INFORMATION AND SHOULD BE CONSULTED.
 - 4) ASSUMPTIONS: THE MAP, SECTION 144.70-1-31.1, CITY OF BROOMFIELD, BROOKS COUNTY, NEW YORK, WAS PROVIDED FOR INFORMATION AND SHOULD BE CONSULTED.
 - 5) REFERENCE MAP - "TOPOGRAPHIC SURVEY, EVIDENCE ACTUAL SURVEY, SURVEY 144.70-1-31.1, CITY OF BROOMFIELD, BROOKS COUNTY, NEW YORK, DATED 07/27/2014, PREPARED BY HUBBARD ENGINEERING AND SURVEYING, INC."
 - 6) REFERENCE MAP - "CONVEYANCE SURVEY, 100' WIDE PARKWAY, THE MAP NO. 144.70-1-31.1, CITY OF BROOMFIELD, BROOKS COUNTY, NEW YORK, DATED 07/27/2014, PREPARED BY HUBBARD ENGINEERING AND SURVEYING, INC."
 - 7) REFERENCE MAP - "PRELIMINARY DEVELOPMENT PLAN FOR IMPROVED STREET RE-DEVELOPMENT PROJECT, 100' WIDE PARKWAY, THE MAP NO. 144.70-1-31.1, CITY OF BROOMFIELD, BROOKS COUNTY, NEW YORK, DATED AUGUST 1, 2007, PREPARED BY HUBBARD ENGINEERING, INC."
 - 8) REFERENCE MAP - "PLAN OF A PORTION OF STATE ROAD 144.70-1-31.1, CITY OF BROOMFIELD, BROOKS COUNTY, NEW YORK, DATED 07/27/2014, PREPARED BY HUBBARD ENGINEERING AND SURVEYING, INC."
 - 9) REFERENCE MAP - "PLAN OF A PORTION OF STATE ROAD 144.70-1-31.1, CITY OF BROOMFIELD, BROOKS COUNTY, NEW YORK, DATED 07/27/2014, PREPARED BY HUBBARD ENGINEERING AND SURVEYING, INC."

- LEGAL NOTES**
- 1) ONLY BOUNDARY SURVEY MADE WITH THE SURVEYOR'S EMBOSSED SEAL AND SIGNATURE AND COMPLETE RECORD OF THE SURVEYOR'S RECORD BOOK AND JOURNAL.
 - 2) THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY WAS MADE.
 - 3) THE CERTIFICATION MEMBER FEE NOT TRANSFERABLE.
 - 4) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED UNDER-GROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT CONTROLLED BY THIS CERTIFICATE.
 - 5) UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY WARRANTY THAT ALL EXISTING UTILITIES, WHETHER FUNCTIONAL OR ABANDONED, WITHIN THE PROJECT AREA ARE SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL OBTAIN THE LOCATION OF ALL UNDERGROUND UTILITIES BY CONSULTING THE UTILITY LOCATOR MAP OF THE PROJECT AREA TO ACCORDANCE WITH THE APPROPRIATE STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UNDERGROUND UTILITY OR ENCROACHMENT.

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY TO THE ACCURACY OF THE SURVEYING WORK SHOWN ON THIS PLAN AND THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCORDANCE WITH THE RULES AND REGULATIONS OF THE PROFESSION OF SURVEYING.

DATE: APRIL 21, 2015

BY: [Signature]

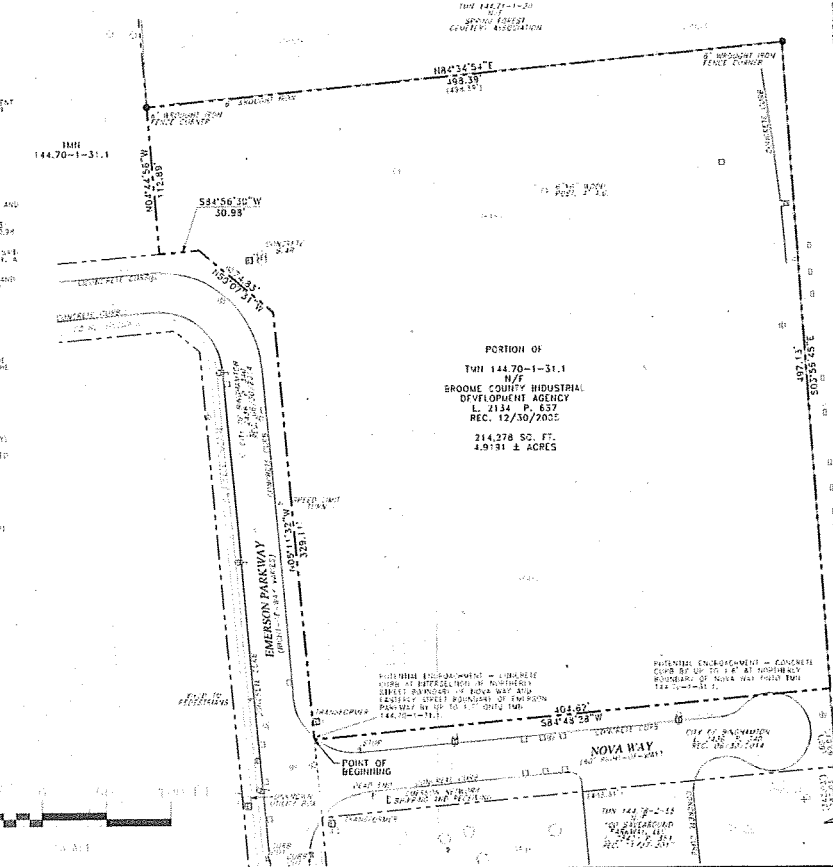
PROFESSIONAL SURVEYOR

SURVEYOR'S DESCRIPTION

ALL THAT CERTAIN LOT, BEING THE SOUTH 1/2 OF SECTION 144.70-1-31.1, CITY OF BROOMFIELD, BROOKS COUNTY, NEW YORK, AS SHOWN ON THE MAP, SECTION 144.70-1-31.1, CITY OF BROOMFIELD, BROOKS COUNTY, NEW YORK, DATED 07/27/2014, PREPARED BY HUBBARD ENGINEERING AND SURVEYING, INC., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE SOUTH 1/2 OF SECTION 144.70-1-31.1, CITY OF BROOMFIELD, BROOKS COUNTY, NEW YORK, AS SHOWN ON THE MAP, SECTION 144.70-1-31.1, CITY OF BROOMFIELD, BROOKS COUNTY, NEW YORK, DATED 07/27/2014, PREPARED BY HUBBARD ENGINEERING AND SURVEYING, INC., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE SOUTH 1/2 OF SECTION 144.70-1-31.1, CITY OF BROOMFIELD, BROOKS COUNTY, NEW YORK, AS SHOWN ON THE MAP, SECTION 144.70-1-31.1, CITY OF BROOMFIELD, BROOKS COUNTY, NEW YORK, DATED 07/27/2014, PREPARED BY HUBBARD ENGINEERING AND SURVEYING, INC., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



LEGEND

TUN 144.70-1-31.1	TAX MAP NUMBER (BROOMFIELD COUNTY)
L 2134 P. 637	LINE AND PAGE OF RECORDING DEED (BROOMFIELD COUNTY)
884°34'54.7"	TRUE NORTH BEARING
483.59'	MEASURED LENGTH IN REFERENCE DIMENSION
○	MONUMENTATION POINT (AS SHOWN)
—	PROPERTY LINE
—	4' WOODPILE BURN FENCE
—	LANDSCAPE PLANTINGS
—	WEDGE MARK
X	NO DETECTABLE MARKING THIS YEAR
○	POST
○	CEMENTED MARBLESTONE
○	CORN CUT
○	DEFENDING BRUSH
○	SOIL-LAS NESTED
○	CHAIN BARRI
○	STEAM CHIMNEY MANHOLE
○	ELECTRIC METER
○	LIGHT POLE
○	CAST IRON/STEEL BOX
○	CANISTER MANHOLE
○	CELESTIAL
○	MULTI-PURPOSE
○	PIPE COLLECTOR
○	ICE VALVE
○	WATER VALVE
○	WELL HEAD

PORTION OF
TUN 144.70-1-31.1
N/2
BROOMFIELD INDUSTRIAL
DEVELOPMENT AGENCY
L 2134 P. 637
REC. 12/30/2005
214,378 SQ. FT.
4.87 ± ACRES

30 CHARLES STREET
PORTION OF TAX MAP NO. 144.70-1-31.1
CITY OF BROOMFIELD
BROOMFIELD COUNTY, NEW YORK STATE
BOUNDARY SURVEY

CS002
APRIL 21, 2015