

Brandywine Growth District (DOS Contract #C1002649)

Project Advisory Committee, Meeting #3

Monday, October 20th, 2025, 12:00 pm

Online (Teams)

Meeting Attendees:

Stephanie Brewer	(SBrewer)	Broome County - Chief Planner, Department of Planning & Economic Development
Sarah Glose	(SGlose)	City of Binghamton – Director of Economic Development
Isabella Paullay	(IPaullay)	Broome County – Planner
David P. Pulliam	(DPulliam)	Broome County – Planner
Louisa D. Tornari	(LTornari)	Broome County - BMTS
Jennifer Yonkoski	(JYonkoski)	Broome County – BMTS
Nate Hotchkiss	(NHotchkiss)	Binghamton City Council
Amy Williamson	(AWilliamson)	The Agency (IDA/LDC)
Beth Lucas	(BLucas)	Southern Tier 8
Jillian Newby	(JNewby)	NYSDOT – Project Manager
Mary Kaminsky	(MKaminsky)	Broome County Legislature
Gary Priscott	(GPriscott)	NY Department of Environmental Conservation
Becky Timmons	(BTimmons)	Fisher Associates - Project Manager
Sarah Pauvre	(SPauvre)	Fisher Associates - Planner
Anirudh Bodempudi	(ABodempudi)	Fisher Associates - Planner
Ashley Depew	(ADepew)	Idea Kraft – Project Manager
Mary Catalfamo	(MCatalfamo)	Idea Kraft – Content Strategist

Minutes prepared by Sarah Pauvre, Planner, Fisher Associates

Meeting Notes:

Project Overview

- SBrewer (Broome County) and BTimmons (Fisher Associates) welcomed participants and gave brief opening remarks. BTimmons introduced the project team and reviewed the meeting agenda.
- BTimmons presented an overview of the key tasks for the project, broken into eight components. Each component is listed in the project presentation (see Appendix). BTimmons noted that the project team is currently approaching the end of Component 3 (Existing Conditions Analysis).

Inventory & Analysis Update

- Connectivity & Streetscape Assessment
 - BTimmons gave a detailed overview of the “opportunities” identified through the Connectivity & Streetscape analysis. These include (1) improvements along Bevier Street and Robinson Street; (2) a proposed multi-use path between Montgomery Street and N. Griswold Street; (3) intersection improvements and gateway treatments at Frederick Street; and (4) general streetscape improvements throughout the site.
 - See appendix for additional information.
 - BTimmons noted the project team is coordinating with NYSDOT regarding the intersection improvements at Frederick Street. Based on that coordination the project team is anticipating some constraints to work at that intersection.

- **Market Analysis**
 - BTimmons reviewed the key takeaways from the market analysis. Overall, the market in and around the study area faces challenges related to job loss and unemployment and a higher level of residents living in poverty (approximately 25%) and a lower median household income than the rest of Broome County. The market analysis also revealed that Binghamton has a relatively stable population at around 47,000, and that the manufacturing sector is not growing locally but constitutes a large portion of local employment.
 - See appendix for additional information.
 - BTimmons elaborated that the Brandywine Growth District (BGD) is poised to take advantage of new industrial uses to advance the domestication of the regional supply chain (see appendix for details).
 - Market analysis indicates that transportation and warehousing are ideal sectors to pursue for industrial development in the BGD, with secondary uses that meet the regional shortage of sites for advanced manufacturing, battery storage, and others (see appendix).
 - BTimmons highlighted the findings that residential is not well suited for the BGD despite the overall strong market for residential housing. This is due to the BDG's industrial zoning and unique position as an industrial zone in an area with few incompatible uses.

Community Survey Recap

- BTimmons reviewed key takeaways from the community survey, which included top concerns from the community and the community's vision for the future of the site. Reference the appendix for additional information.

Public Meeting #1 Recap

- BTimmons reviewed key takeaways from the first public meeting. The public meeting asked the community to identify priorities for the future of the study area, and the results were grouped into five focus areas (access and connectivity, environmental remediation, economic revitalization and land use, support for existing businesses and services, and community identity and aesthetics). Reference the appendix for additional information.

Public Meeting #2 Discussion

- BTimmons reviewed the key purpose of the second public meeting, which was to gather community feedback on the updated vision statement, draft project goals, and early feedback on potential land uses in the study area.
- BTimmons invited members of the PAC to comment on the updated vision statement and draft project goals, which are listed also with PAC feedback below.

Updated Vision Statement:

The Brandywine Corridor is an important gateway to the City of Binghamton and Broome County that is envisioned as a future-focused redevelopment district fostering sustainable economic growth through industrial preservation and revitalization, technological innovation, and workforce development.

Existing assets, including transportation infrastructure and established industrial uses, will be improved and leveraged to support existing businesses, attract new investment and employment, and contribute to improved quality of life in the surrounding neighborhoods.

Partnerships with local, state, and regional agencies and employers as well as the private sector and educational institutions will be key to a successful redevelopment of this corridor and ensure that it generates a positive impact on the region's economy.

- The PAC did not have any feedback on the revised Vision Statement.
- BTimmons noted that feedback received at the public meeting included (1) emphasizing industry and connectivity, (2) ground the vision in realistic market opportunities, and (3) incorporating quality of life improvements. See appendix for more information.

Draft Project Goals:

- Each proposed goal is listed below with feedback received from the PAC based on focused questions for the PAC accompanying each goal. Each proposed goal is also accompanied by a summary of feedback received from the community during public meeting #2. Reference the appendix for more detailed information relevant to each goal and the feedback received from the community.

Goal 1: Leverage the BOA's strategic location with future-focused land use and marketing plans to attract high quality industries, support existing businesses, and create more employment opportunities for the community.

➤ **Question for PAC: How can this project support businesses in the BOA?**

- AWilliamson (IDA) noted the importance of balancing support for existing businesses and expanding opportunities to attract new businesses. AWilliamson indicated that the IDA works with site selectors frequently, and that site selectors for new industries are looking to relocate to sites where its employees will have a workplace and a community of which they are proud. The Brandywine BOA currently has a lot of aging infrastructure which is undergoing cleanup, and these efforts will be important to attract new businesses to a vibrant area, especially since there is competition nationally to attract certain industries (e.g. advanced manufacturing, semiconductor manufacturing, etc.).

➤ **Question for PAC: What is preventing investment in the BOA today?**

- See notes from AWilliamson above regarding site selectors looking for cleaned up, vibrant areas to locate.
- AWilliamson noted that if sites are not shovel ready they are less competitive for prospective industries. Industries want to be able to begin building as soon as possible and sites that require extensive coordination before starting construction can be a deterrent. Throughout Binghamton there are not many shovel ready sites, which has posed problems for the IDA. "Shovel ready" sites may include sites that have already had environmental due diligence work conducted, sites for which utilities have already been located and for which ample power is available, and other site specific details which have already been surveyed and do not impede development. AWilliamson also noted the IDA has

had previous success using the FAST NY Shovel Ready Program, which includes a certification for a site as “shovel ready.”

- BLucas noted the value in using public dollars to help prepare sites for development, especially considering how expensive construction has become with shrinking returns.

➤ ***Question for PAC: What types of businesses could help expand employment opportunities?***

- BLucas emphasized that not all industrial sites are created equal and that industries should not be overly disruptive to the surrounding residential neighborhoods and schools. BTimmons built upon this comment by noting that representatives from the school stated graduating high school students often don't have transportation to jobs, and that it would be helpful to locate industries with job opportunities for graduating high school students in this area and focusing on walkability through the study area to benefit those students and others without auto transportation to work.

➤ ***Question for PAC: What are the future plans for growth?***

- No comments from PAC.

➤ ***Question for PAC: What sites are most catalytic and should be prioritized for redevelopment?***

- SBrewer highlighted the former Stow site (building clearance has been completed) and the former Phillips Foundry site (demolished in 2018).

Goal 2: Foster strategic and collaborative partnerships to address environmental, economic, transportation, and other issues and spur investment in improvements and redevelopment.

➤ ***Question for PAC: What partnerships can help achieve these goals?***

- AWilliamson listed existing partners/partnerships in workforce development and highlighted the importance of promoting existing partners and programs. Existing partners/programs including:
 - Broome County
 - City of Binghamton
 - NSF Engines
 - New Energy New York
 - SUNY Broome
 - SUNY Binghamton
 - Broome-Tioga Workforce (manufacturing bootcamp program)
 - IDA (advanced manufacturing and life skills programs)
 - BOCES (adult learning programs)
 - AM&T (manufacturing)
 - Greater Binghamton Chamber (manufacturing)
- SBrewer highlighted existing partnerships between City of Binghamton and NJIT and NYSDEC on other brownfields in the City of Binghamton.

- SGlose added that the NJIT is a technical assistance provider in the EPA region of which NYS is a part. They host workshops, talks, and synthesize technical documents for a lay audience.

➤ **Question for PAC: What types of stakeholders or institutions should be involved?**

- BLucas indicated that partnerships with existing construction businesses, incubators, and regional partners are important for the success of the BOA. BLucas also noted there may be opportunities to have the industries coming into the study area host trainings and that there may be opportunities to train job seekers in environmental cleanup work as remediation is undertaken in the BOA.

➤ **Question for PAC: What support and services are missing for businesses to invest and thrive?**

- See notes under “Goal 1” regarding the importance of shovel-ready sites and identification of utilities capacity early on to position potential industries for success.
- SBrewer noted that access to capital is an important means of supporting businesses in the area. There are existing businesses in the study area that would like to grow their business and make improvements and they need access to capital to achieve those goals.
- SGlose highlighted the need to identify opportunities to advocate at different levels of government for the implementation of programs and opportunities to support business/industry.

➤ **Question for PAC: How can we engage businesses and neighborhood residents more throughout this process?**

- No comments from PAC

Goal 3: Address contamination, remediate properties, and protect the community from future environmental and climate threats.

➤ **Question for PAC: What are the known environmental constraints?**

- SBrewer: known contamination at former Phillips Foundry site. Preliminary environmental investigation work has been conducted.
- BLucas: there are potential discrepancies between existing floodplain mapping and the actual flooding situation throughout the study area. The existing floodplain mapping does not provide enough detail about the patterns of flooding throughout the study area, and that can be a significant concern/drawback for some industries that are considering development in the area since building above the base flood elevation can be expensive.

➤ **Question for PAC: How do these constraints limit development?**

- BTimmons noted that a lack of understanding of site-specific opportunities and constraints appears to be a reoccurring theme and potential concern which is inhibiting development.

- BLucas noted that some perceived constraints may actually be opportunities, but that gap in understanding needs to be filled by the project team for developers. For instance, perceived constraints around the energy grid could be recontextualized as potential opportunities to use solar or green energy, and take advantage of associated state incentive programs for developing green energy sources.

➤ **Question for PAC: What are the highest priority contaminated sites?**

- No comments from PAC

➤ **Question for PAC: What do we need to do to get cleanup started?**

- No comments from PAC

➤ **Question for PAC: What kind of green infrastructure improvements, stormwater and eco-development practices should be explored?**

- No comments from PAC

Goal 4: Build a safer and more connected corridor for all users, including pedestrians, cyclists, drivers, and truck operators.

➤ **Question for PAC: What connections should we prioritize?**

- BLucas highlighted connections from Bevier Street as a priority.

➤ **Question for PAC: What is the biggest traffic safety challenge that should be addressed?**

- No comments from PAC

➤ **Question for PAC: What other pedestrian/bicycle facilities should be incorporated?**

- BTimmons noted that there are few cyclists in the study area, likely due to a lack of safe cycling infrastructure. However, there is an appetite to pursue more robust cycling infrastructure to help connect job seekers, especially those without access to automobiles, to employers.
- JNewby (NYSDOT) recommended referencing other local plans that may already propose bicycle and pedestrian improvements in and around the study area and how those plans may fit into the broader network. Recommendations in the final plan may need to include strategies for bicycle and pedestrian connections internal to individual sites.
- BLucas noted that the study area may be well suited for an e-scooter program to connect employees with employers.

➤ **Question for PAC: What improvements can we make for trucks/industrial vehicles?**

- No comments from PAC

- **Question for PAC: Are there any major conflicts with mixed truck/vehicular traffic that needs to be addressed?**

- No comments from PAC

Goal 5: Create a more attractive and welcoming gateway through streetscape improvements and high-quality urban design.

- **Question for PAC: What are some “early wins” we can focus on?**

- BTimmons suggested landscaping as an early win.
- BLucas recommended targeting areas that are already considered gathering spaces. The PAC discussed the pros and cons of gathering spaces within the study area, including concerns voiced by the school district that gathering spaces within the study area should not be appealing to children and students because of the industrial nature of the site. ABodempudi posited a “hub” for the BOA as a place to learn about opportunities in the BOA, provide office spaces for businesses, meeting spaces, and outdoor areas. BTimmons added that it may be beneficial to encourage current or new businesses to offer spaces to act as meeting and community spaces.

- **Question for PAC: What types of improvements would increase your property value?**

- SBrewer noted that the individual that owns the existing commercial plaza in the study area (which includes Walgreens, Mothers and Babies, and other businesses) has noted that they have tried to improve landscaping in the study area but have struggled with vandalism issues. It will be important to consider landscaping and public art treatments that are not easily vandalized or disturbed.

- **Question for PAC: What gateways should we prioritize?**

- No comments from PAC

- **Question for PAC: Should the BOA have an overall “theme”?**

- BLucas noted that the study area is within the intersection of two major highways and this could be an opportunity to market the BOA as a transportation hub and market the area as the center of the region for transportation.

Goal 6: Integrate the BOA with the surrounding neighborhoods by improving wayfinding, physical and social linkages, and overall appearance, and by considering the needs of the broader community.

- **Question for PAC: How can we build community/collaboration among existing/future businesses?**

- No comments from PAC

- **Question for PAC: How can we highlight the positive impacts of the BOA on the surrounding community?**

- No comments from PAC

➤ ***Question for PAC: How can we make the BOA a true community anchor?***

- SBrewer noted the Purdue Plant is a recognized landmark. BTimmons suggested exterior improvements to existing buildings.
- The PAC discussed the role of the existing social services in the BOA in elevating the BOA to the role of community anchor. PAC agreed that social services contribute towards making the BOA an anchor and that attracting other businesses / industries by creating a solid foundation (see previous “shovel ready” conversations above) will elevate the BOA as a community anchor even further.
- BLucas highlighted that infrastructure and utilities improvements within the BOA will have positive impacts on the surrounding community, elevating its role as a community anchor.

➤ ***Question for PAC: What types of programming/services can be offered and which sites could accommodate those?***

- No comments from PAC

➤ ***Question for PAC: What kind of amenities would benefit workers?***

- PAC discussed the existing utilities and infrastructure capacity in the study area and potential for improvements. SBrewer indicated that based on conversations with outside providers there will be significant upfront costs to develop in the area, and that the ability of municipal/regional entities to perform initial infrastructure upgrades through public investment could have a positive spin off effect. As noted above, there is potential for upgrades to amenities and utilities in the study area acting as a positive “ripple effect” to improving quality of life for neighborhoods surrounding the BOA, which could improve quality of life for the potential workforce surrounding the BOA.

Prioritization of Project Goals, Land Uses:

- BTimmons referenced an activity held at the second public meeting in which participants were able to invest “BGD bucks” into different goals to signify priority. The three highest priorities based on BGD bucks spending included attracting high quality industries and supporting existing businesses (Goal #1), addressing environmental concerns in the BOA (Goal #3), and building safer and more connected transportation corridors for all roadway users (Goal #4). See appendix for additional information.
- The public meeting also provided the public with opportunities to indicate where different land uses should be located within the BOA. The activity identified a public interest in maintaining an industrial base that includes manufacturing, warehousing, and technological businesses. The activity also showed public interest in community-facing businesses (such as dining), activation of properties, remediation, and amenities benefiting the surrounding neighborhoods. See appendix for additional information.

Revitalization Master Plan Strategy

- BTimmons presented the five main strategies proposed to act as the basis for the remainder of the planning study. These five strategies, which focus on community services, industrial redevelopment, streetscape improvements, and phased construction, are listed in greater detail in the appendix.

Next Steps / Project Schedule

- BTimmons ended the discussion with three final questions for the PAC, which are listed below with responses from PAC.
 - What happens if we don't address the issues discussed?
 - No responses received.
 - How can we measure success?
 - BLucas emphasized the importance of tying goals back into land use regulations. Must ensure that recommendations are aligned with land use regulations and infrastructure capacity. As the project(s) progresses, factors such as energy use, flooding concerns, and more will need a more detailed review. The plan should set the stage for high visibility and high quality development.
 - BTimmons built on this contribution by noting the importance of emphasizing the aesthetics of the public realm (e.g. improving streetscapes, incorporating public art, and others). Some of the new uses may be unaesthetic buildings due to the nature of industrial development, so they would need to be set up contextually in aesthetically pleasing surroundings.
 - What resources can you contribute towards implementation in the future?
 - No responses received.
- BTimmons ended the meeting by opening the floor for questions. No further questions were posed, and the meeting was adjourned.