



Office of the Mayor

Matthew T. Ryan

Turning Liabilities into Assets City of Binghamton's Restore NY Programs October 9, 2009

OVERVIEW: ROUNDS I, II & III

The Restore New York Program is a three-year state initiative that aims to remove blight, strengthen residential corridors, leverage private investment and facilitate commercial development. Whereas many municipalities used the program to demolish just a few eyesores, Mayor Matt Ryan took an innovative approach, leveraging the grant to redevelop 117 blighted properties, including many that for years had been in legal limbo with the Municipal Bond Banking Agency (MBBA).

The success of Mayor Ryan's Restore NY Program has turned heads across the state, including at the New York Conference of Mayors, which awarded the City's program 1st Place for Public Administration & Management at its 2009 Local Government Achievement Awards. (See attached news release.)

Below is the full breakdown of the City of Binghamton's Restore NY Program.

	Demo.	Rehab.	New Const.	Res.	Comm.	Total Prop.	<i>MBBA</i>	Grant
Round I	23	8	2	31	0	31	10	\$1.67 m.
Round II	23	16	1	39	1	40	20	\$2.52 m.
Round III	29	14	10	39	7	46	N/A*	\$3.40 m.
Total	75	38	13	109	8	117	30	\$7.59 m.

*By Round III, the City had acquired all remaining MBBA properties, meaning none remained for redevelopment.

Please read on for more on the City's Restore NY Program.



Office of the Mayor

Matthew T. Ryan

ROUND I: AN INNOVATIVE APPROACH

In 2006, Mayor Ryan secured a \$1.67 million Restore NY Round I grant to redevelop 31 blighted residential properties across the City. With these funds, the City has demolished 23 of the properties and rehabilitated eight. The City has also leveraged the grant to initiate independently-financed new construction on two of the demolition sites.

Please see the below for more details on the City's Round I efforts:

	Demo.	Rehab.	New Const.	Res.	Comm.	Total Prop.	<i>MBBA</i>	Grant
Round I	23	8	2	31	0	31	10	\$1.67 m.

Residential Property

1. 51 Ely St.
2. 17 Virgil St.
3. 79 Liberty St.
4. 109 Liberty St.
5. 11 Munsell St.
6. 132 Robinson St.
7. 24 Stuyvesant St.
8. 13 Tudor St.
9. 32 Carroll St.
10. 134 Henry St.
11. 134 ½ Henry St.
12. 95 Walnut St.
13. 47 Mary St.
14. 1219 Vestal Ave.
15. 7 ½ Cary St.
16. 39 Crandall St.
17. 35 Charlotte St.
18. 41 Crandall St.
19. 168 Susquehanna St.
20. 53 Lake Ave.
21. 25 Pine St.
22. 15 Nash St.
23. 113 Pennsylvania Ave.
24. 26 Lydia St.
25. 28 Leroy St.
26. 13 Cliff Ave.

Proposed Action

- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition (*MBBA*)
- Demolition (*MBBA*)
- Demolition (*MBBA*)
- Demolition (*MBBA*)
- Demolition (*MBBA*)
- Demolition/New construction
- Demolition/New construction
- Rehabilitation
- Rehabilitation
- Rehabilitation



Office of the Mayor

Matthew T. Ryan

Dwightsville Gateway Project

The City conveyed five of its Round I properties to the First Ward Action Council, which in turn undertook a \$2.6 million effort to rehabilitate all of them. Known as the Dwightsville Gateway Project, the renovations to these multi-unit affordable homes were completed last month, making them available for more than 50 residents and two retail entities. The properties include:

- | | |
|-------------------|---------------------------------------|
| 1. 235 Front St. | Rehabilitation (<i>MBBA</i>) |
| 2. 236 Front St. | Rehabilitation (<i>MBBA</i>) |
| 3. 244 Front St. | Rehabilitation (<i>MBBA</i>) |
| 4. 256 Front St. | Rehabilitation (<i>MBBA</i>) |
| 5. 81 Clinton St. | Rehabilitation (<i>MBBA</i>) |



Office of the Mayor

Matthew T. Ryan

ROUND II: BUILDING MOMENTUM

The City built on the momentum generated in Restore NY Round I by landing a \$2.52 million Round II grant that has allowed the City to target 40 blighted properties for demolition, rehabilitation and new construction. Of these, 23 are being demolished, 18 are being rehabilitated and one is undergoing new construction. All of the properties are residential, except for one commercial property, which was demolished.

Please see the below for more details on the City's Round II efforts:

	Demo.	Rehab.	New Const.	Res.	Comm.	Total Prop.	<i>MBBA</i>	Grant
Round II	23	16	1	39	1	40	20	\$2.52 m.

Residential Property

1. 43 Mary St.
2. 49 Mary St.
3. 15 Stone St.
4. 19 Cypress St.
5. 4-6 Lisle Ave.
6. 22 Lisle Ave.
7. 66 Decatur St.
8. 8 Baltimore Ave.
9. 28 Munsell St.
10. 27 May St.
11. 20 Tudor St.
12. 26 Mather St.
13. 95 Pine St.
14. 20.5 Lyon St.
15. 28-30 Lyon St.
16. 42 Robinson St.
17. 45 Robinson St.
18. 95 Robinson St.
19. 24 Morgan St.
20. 122 Walnut St.
21. 16 Tudor St.
22. 71 Tompkins St.

Proposed Action

- Demolition (*MBBA*)
- Demolition (*MBBA*)
- Demolition
- Demolition (*MBBA*)
- Demolition
- Demolition (*MBBA*)
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition
- Demolition



Office of the Mayor

Matthew T. Ryan

23. 92 Liberty St.	Rehabilitation (MBBA)
24. 112 Liberty St.	Rehabilitation (MBBA)
25. 118 Liberty St.	Rehabilitation (MBBA)
26. 32 Munsell St.	Rehabilitation (MBBA)
27. 30 Pearne St.	Rehabilitation (MBBA)
28. 12 Winding Way	Rehabilitation (MBBA)
29. 194 Murray St.	Rehabilitation (MBBA)
30. 11 Way St.	Rehabilitation (MBBA)
31. 13 Way St.	Rehabilitation (MBBA)
32. 18-20 James St.	Rehabilitation (MBBA)
33. 13-13.5 Hancock St.	Rehabilitation (MBBA)
34. 45 Brook Ave.	Rehabilitation (MBBA)
35. 113 Hawley St.	Rehabilitation
36. 39-49 Munsell St.	Rehabilitation
37. 9 Baltimore Ave.	Rehabilitation (MBBA)
38. 3 Pine St.	Rehabilitation (MBBA)
39. 47 Mary St.	New Construction (MBBA)

Commercial Property

1. The Ross Building

Action

- Demolition (**MBBA**)



Office of the Mayor

Matthew T. Ryan

ROUND III: EXPANDING TO COMMERCIAL CORRIDORS

The City further expanded its Restore NY Program in Round III, when Mayor Ryan announced a \$3.4 million grant to redevelop 46 more troubled properties. At the 39 residential properties, the City plans to undertake 25 demolitions, 11 rehabilitations and 10 new construction projects. The seven commercial properties include three rehabilitations and four demolitions.

Please see the below for more details on the City's Round III efforts:

	Demo.	Rehab.	New Const.	Res.	Comm.	Total Prop.	<i>MBBA</i>	Grant
Round III	29	14	10	39	7	46	N/A*	\$3.40 m.

*By Round III, the City had acquired all remaining MBBA properties.

<u>Residential Property</u>	<u>Proposed Action</u>
1. 3 Florence St.	Demolition
2. 25 Lyon St.	Demolition
3. 8 Cary St.	Demolition
4. 17.5 Morgan St.	Demolition
5. 1 Corbett Ave.	Demolition
6. 15-17 Glenwood Ave.	Demolition
7. 31 Glenwood Ave.	Demolition
8. 33 Glenwood Ave.	Demolition
9. 31 Charlotte St.	Demolition
10. 39 Charlotte St.	Demolition
11. 23 Lisle Ave.	Demolition
12. 168 Clinton St.	Demolition
13. 90 Pine St.	Demolition
14. 13 Munsell St.	Demolition
15. 29 Fredrick St.	Demolition
16. 275 Front St.	Demolition
17. 9 Varick St.	Demolition
18. 48 Schiller St.	Demolition
19. 1241 Vestal Ave.	Demolition and New Construction
20. 27 Andrews Ave.	Demolition and New Construction
21. 54 Gerard Ave.	Demolition and New Construction
22. 23 Alfred St.	Demolition and New Construction
23. 126 Susquehanna St.	Demolition and New Construction



Office of the Mayor

Matthew T. Ryan

24.	1 Tremont Ave.	Demolition and New Construction
25.	15 Harding Ave.	Demolition and New Construction
26.	23 Frederick St.	Rehabilitation
27.	20 Spring Forest Rd.	Rehabilitation
28.	164 Clinton St.	Rehabilitation
29.	120 Walnut St.	Rehabilitation
30.	22 Eldredge St.	Rehabilitation
31.	24 Eldredge St.	Rehabilitation
32.	99 Main St.	Rehabilitation
33.	5 Robinson St.	Rehabilitation
34.	8 Meadow St.	Rehabilitation
35.	74 Pine St.	Rehabilitation
36.	85 Liberty St.	Rehabilitation
37.	8 Baltimore Ave.	New Construction
38.	43 Mary St.	New Construction
39.	49 Mary St.	New Construction

Commercial Property

	<u>Proposed Action</u>	
1.	83 Court St.	Rehabilitation
2.	199 State St.	Rehabilitation
3.	9 West State St.	Rehabilitation
4.	10-12 West State St.	Demolition
5.	530 State St.	Demolition
6.	85 Glenwood Ave.	Demolition
7.	48 Brandywine Ave.	Demolition