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Georgette Steffens
EXECUTIVE DIRECTOR

Neil McGreevy
PRESIDENT

Jim Hart
VICE-PRESIDENT

Josh Wainman
TREASURER

Amanda Rozsavolgyi
SECRETARY

ATTENDANCE:
Ruth Kassel
Angelo Maddox
Neil McGreevy
Amanda Rozsavolgyi
Cameron Sagan
Adam Sanders
Hon. Darius Shahinfar
Nate Sims
Josh Wainman
Frank Zeoli

ABSENT:
Ahil Dawoodani
Jim Hart
Benn MacDonald

STAFF PRESENT:
Jevan Dollard
Caroline Murray
Georgette Steffens
Don Wilson

The meeting was called to order by Mr. McGreevy at 4:05 PM.

Approval of Minutes

Mr. McGreevy calls for a motion to approve the December 2025 meeting minutes | Hon. Shahinfar motions | Mr. Sagon seconded | All approved and the motion passed.

Presidents Report

Open Board Positions

Mr. McGreevy reported we have four property owner positions open and one commercial tenant position open. He requested if anyone has recommendations for property owners, please forward them to Georgette. We would love to have those positions filled.

Mr. McGreevy stated he and the Executive Committee are recommending Nicola Coleman, an attorney with Greenberg Traurig for the commercial tenant opening. He continued that we look to be representative of the tenants in our District. Downtown has a high percentage of legal firms and we believe it would be great to add a lawyer to the Board. Ms. Coleman is an active member of the BID's Special Events Committee and has been for years. She is also a homeowner in Center Square/Lark Street area.

Hearing no concerns or questions, Mr. McGreevy calls for a motion to approve Ms. Coleman to fill the vacant Class B Board position. | Hon. Shahinfar motions | Mr. Wainman seconded | All approved and the motion passed.

Treasurer's Report

Mr. Wainman stated there is nothing significant to report currently as we are so early in the new year. He reported staff are working on wrapping up yearend and in the coming months they will meet with our new auditor to begin that process.

Executive Director's Report

CAP Initiative

Ms. Steffens reported the MIG Downtown Albany Strategy report is in the final review stages and is expected to be released the beginning of March. She added ESD is working on the CAP Initiative grant guidelines and application. They anticipate rolling that out towards the end of February.

BOGO Program

Ms. Steffens reported over the last 12 months \$52,148 in Downtown Albany Gift Cards (GC) have been purchased, totaling 842 gift cards. To date 325 GCs have been redeemed for \$21,043 in value. That number will increase as the free BOGO card must be used by March 31, 2026. Our \$20k investment in the BOGO program will generate \$70k in spending in Downtown (Yiftee states GCs create on average a 34% additional spend)

Events Update

Mr. Dollard reported the following about Downtown events:

- Deck the Hall-bany holiday market was a great success with 4,000 attendees over the course of the 4 Saturdays. There were 30 vendors, a kids activity zone by Discover Albany, musicians and other performers. We hope to be able to grow the event next year.
- The Hot Chocolate Stroll sold out with 850 tickets purchased. This is truly a favorite event by attendees and our restaurants and retailers.

District Updates

Ms. Steffens reported the following about Downtown:

- Executed lease at 82 N Pearl for new small wine bar
- Event space proposed for Far Shot space at 69 N Pearl
- Probation building one step closer to being sold – Probation employees projected to stay for 18 months
- Mazzone Hospitality taking over the Kenmore Ballroom
- Greenhouse Social Club is launching their memberships in March – hosting weekly gospel brunches by Allie B's
- Albany Center Gallery opened in its new location
- Amatuli Sausage Co is open at 37 Maiden Lane
- Jack's is officially open for lunch and dinner
- ON RAMP is actively looking for space in Downtown

Other Business

With no further business, the meeting was adjourned at 5:25 PM.

Next Meeting

Wednesday, March 18, at 4:00 PM

21 Lodge Street, 2nd Floor Conference Room