

21 Lodge Street
Albany, NY 12207
p 518.465.2143
f 518.465.0139
www.downtownalbany.org

Georgette Steffens
EXECUTIVE DIRECTOR

Neil McGreevy
PRESIDENT

Jim Hart
VICE-PRESIDENT

Josh Wainman
TREASURER

Amanda Rozsavolgyi
SECRETARY

ATTENDANCE:
Nicola Coleman
Ahil Dawoodani
Ruth Kassel
Benn MacDonald
Neil McGreevy
Amanda Rozsavolgyi
Cameron Sagan
Hon. Darius Shahinfar
Nate Sims
Josh Turo
Josh Wainman

ABSENT:
Jim Hart
Angelo Maddox
Adam Sanders
Frank Zeoli

STAFF PRESENT:
Caroline Murray
Georgette Steffens
Don Wilson

The meeting was called to order by Mr. McGreevy at 4:02 PM.

Approval of Minutes

Mr. McGreevy calls for a motion to approve the February meeting minutes | Mr. Sagon motions | Mr. Sims seconded | All approved and the motion passed.

Presidents Report

Welcome

Mr. McGreevy welcomed our newest Board member Nicola Coleman. Ms. Coleman is an attorney at Greenberg Traurig and has served on our Special Events Committee for a couple of years. Ms. Coleman shared a little about herself and then the Board members present introduced themselves.

Downtown Albany Strategy/CAP Initiative

Mr. McGreevy stated Mike Yevoli and some of his colleagues from Empire State Development were joining us remotely to run through the Downtown Albany Strategy and discuss the CAP Initiative grant funds. He encouraged everyone as Mr. Yevoli runs through the slides to think about where the investments can have the largest impact, potential projects for the BID, how we can be supporting our property and small business owners, etc. Mr. McGreevy said to ask any questions you might have as this is an informal discussion.

Mr. Yevoli ran through the MIG findings, priority areas, nodes of concentration, and funding guidelines. The Board asked questions and discussed the role the BID should have as the Downtown Albany Strategy moves forward.

Treasurer's Report

Mr. Wainman stated we need to replace one of our staff laptops. It is out of warranty and the cost for repairs is over \$500 so we felt it was best to purchase a new one. The cost is \$1,793. To have our IT company set up the new computer on our system and decommission the old laptop would cost \$710. The rest of our laptops are over four years old and another one's warranty has expired and the other two's warranties will end this month. So, there may be some technology upgrades/investments needed in the near future.

Mr. Wainman calls for a motion to approve purchase of a new computer at a price not to exceed \$2,503. | Mr. Sagon motions | Hon. Shahinfar seconded | All approved and the motion passed.

Marketing Committee Report

Ms. Rozsavolgyi stated the Marketing Committee met last Wednesday, March 11, to review plans and opportunities for this year. Caroline and Nicolle reviewed social media priorities and plans, which we got to see at last month's board meeting, and asked for feedback from the team. The Committee explored new content to help support goals and messaging of the BID, such as Reels that focus on dining Downtown, small business owners, public art, parking, and living here. Next steps are for Caroline and Nicolle to prioritize and start executing these ideas.

Caroline and Georgette reviewed plans for a Downtown Dining campaign and a survey that was sent to restaurant owners and staff to better understand some of the challenges and opportunities they are facing. Among the top takeaways were a decline in alcohol sales, less consistent foot traffic, lack of awareness about parking, and an overwhelming interest in bringing back Restaurant Week. Next steps are for Caroline + team to come up with a campaign that reflects the needs and wants of our restaurant stakeholders that align with the mission of the BID.

Lastly, Ms. Rozsavolgyi shared the Committee reviewed upcoming BID events and will meet again in a few months to discuss additional marketing opportunities.

Executive Director's Report

SYNC

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.

District Updates

Ms. Steffens reported the following about Downtown:

- Mr. Bumbles Café opening a second location at 677 Broadway
- New wine bar under construction at 82 N Pearl
- Olive & Oregano announced for a retail space at the MVP Arena – will be open 24/7
- Miss Understood Boutique opened on upper State
- 54 State is under contract
- 30 S Pearl is under contract
- Bus station proposed for former McDonald's site on Madison and S Pearl – CDTA and Trailways have committed to the space. County has released a design build RFP for the project.
- Bombshells has closed
- Daniel Mozzes closed due to health concerns

Events Update

Ms. Steffens reported the following about Downtown events:

- Earth Day sign ups are open for Wednesday, April 22. We will have two locations – the dog park and the Alice Moore Black Arts and Cultural Center. Board members were encouraged to bring their employees, friends or family and join in the fun.
- The BID is hosting a new event called 518 Day. It will include a kids 1k run, and adults 5.18k race, a stage highlighting four local bands, and a capital region themed vendor village. There will also be a food competition component, similar to the Hot Chocolate Stroll.



**Downtown Albany Business Improvement District
Board of Directors Meeting
March 18, 2026**

Other Business

With no further business, the meeting was adjourned at 5:55 PM.

Next Meeting

Wednesday, April 29, at 4:00 PM

21 Lodge Street, 2nd Floor Conference Room