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Georgette Steffens
EXECUTIVE DIRECTOR

Neil McGreevy
PRESIDENT

Jim Hart
VICE-PRESIDENT

Josh Wainman
TREASURER

Amanda Rozsavolgyi
SECRETARY

ATTENDANCE:

Nicola Coleman
Ahil Dawoodani
Jim Hart
Ruth Kassel
Benn MacDonald
Angelo Maddox
Neil McGreevy
Amanda Rozsavolgyi
Cameron Sagan
Hon. Darius Shahinfar
Nate Sims
Josh Turo
Josh Wainman

ABSENT:

Adam Sanders
Frank Zeoli

STAFF PRESENT:

Jevan Dollard
Caroline Murray
Georgette Steffens
Don Wilson

The meeting was called to order by Mr. McGreevy at 4:03 PM.

Approval of Minutes

Mr. McGreevy called for a motion to approve the February meeting minutes | Mr. Sagon motioned | Ms. Kassel seconded | All approved and the motion passed.

Presidents Report

Board Elections

Mr. McGreevy stated we currently have 4 Class A property owner positions open and 1 Class B Commercial Tenant position open. We received 1 Statement of Interest from a property owner and 1 Statement of Interest from a commercial tenant. The property owner is Pam Howard, Executive Director of Historic Albany Foundation. They have officially moved into the oldest building in Albany after extensive renovations at 48 Hudson and while they are a nonprofit, they do pay the BID special assessment on the building which makes her eligible to serve on the Board as a Class A Property Owner. The Statement of Interest form received from a commercial tenant is Joe Slicko, Co-Owner of the Fort Orange General Store and Principal at BOCES. Both Mr. Slicko and Ms. Howard will be on the ballot for voting by the BID membership to serve on the Board.

Mr. McGreevy said three property owner positions remain open and that he will work with Ms. Steffens on developing recommendations for those seats to bring to the Board for consideration.

Slate of Officers

Mr. McGreevy announced everyone currently serving on the Executive Committee has agreed to remain for another year. The slate of Officers is as follows:

- o Myself as Chair
- o Jim as Vice Chair
- o Josh as Treasurer
- o Amanda as Secretary

Mr. McGreevy called for a motion to approve the slate of officers as presented | Mr. Shahinfar motioned | Mr. Sims seconded | All approved and the motion passed.

Treasurer's Report

First Quarter Financials

Mr. Wainman stated the city just closed out their 2025 books and Ms. Steffens and our accountant are matching the city's records to ours as they begin the audit process with our new auditor. The city upgraded to a new financial software system and we have not received our 2026 starting numbers. So in our first quarter financials we are mostly looking at our expenses' budget vs. actuals which in all the major categories are under budget. Ms. Steffens ran through some of the variances. The Board had no questions.

Funding Request

Mr. Wainman and Ms. Steffens ran through the funding requests for the Board to consider:

- Laptop – at our last Board meeting we approved the purchase of a new laptop. Since then, Ms. Steffens' laptop needs to be replaced. The additional cost is \$2,294. That price includes the computer and having our IT company set up the new computer on our system and decommission the old laptop. This will use up most of the remainder of our restricted special project funds.

Mr. Wainman called for a motion to approve \$2,294 for a new computer. | Mr. McGreevy motioned | Mr. Shahinfar seconded | All approved and the motion passed.

- 518 Day - staff threw an amazingly successful new event this past Saturday called 518 Day. Over 500 runners came out for our first 5.18k run. Melba Madness sold out with 300 tickets. There were a capital region related vendor village and a stage with four local bands performing. The overall event costs are estimated to be \$40,500 and the income between sponsorships, race and ticket sales was \$37,000. The increased expenses were tied to police and DGS overtime for the race. Staff are requesting up to \$5,000 to cover any of the remaining expenses for the event. The money will come from the \$480,000 unrestricted funds we have in reserves.

Mr. Wainman called for a motion to approve \$5,000 for the new 518 Day event. | Mr. Sagan motioned | Mr. Toro seconded | All approved and the motion passed.

- Marketing Campaign - at a recent Board meeting the Marketing Committee shared they were recommending a focused campaign for our restaurants. Ms. Murray has been working on developing that plan and will share some pieces of that and pricing with us now. Some of the costs are being covered from our 2026 marketing budget and Caroline is requesting an additional \$4,286 to round out the campaign. The total campaign costs are roughly \$9k. The money will also come from the \$480,000 unrestricted funds we have in reserves.

Mr. Wainman called for a motion to approve additional funds for the dinning campaign at a price not to exceed \$9,000. | Ms. Coleman motioned | Mr. Dawoodani seconded | All approved and the motion passed.

Executive Director's Report

Annual Meeting Awards

Ms. Steffens stated the Executive Committee is recommending Ruth Mahoney of NBT Bank and Capital Region Economic Development Committee Co-Chair as this year's James M. DiNapoli Award recipient. The Committee is also recommending Fort Orange General Store to receive the Luminary Award. The Board agreed with these choices.

Wayfinding Litigation

Ms. Steffens said to date staff have been unsuccessful in our attempts to have the wayfinding contractor take responsibility for the crumbling bases, even with the outside engineer's report about the failure by the sub-contractor to use the correct mix of concrete. Currently there are 45 out of 53 bases that have deteriorated. If we are unable to find a resolution with SSC Signs, we may need to hire a lawyer.

CAP Update

Ms. Steffens said she has been speaking with Empire State Development and NYS Department of Transportation (owns Wallenberg Park) about the possibility of building a playground on the northeastern side of Wallenberg Park. Responses have been good so far.

District Updates

Ms. Steffens said the Ambassadors have started up again in the District. Based on feedback, Ms. Steffens reported the following businesses opened or are opening shortly:

- Izakaya Kinko
- The Vault
- Stacks Espresso Bar (2nd Location)

Ms. Steffens reported the Daniel Mozzes Design is reopening at 80 State Street. Mr. Turo mentioned the bakery Café 66 will be opening in a month. Ms. Kassel said the café at the CIT will be opening soon as well.

Ms. Steffens stated there is currently \$60 million in development projects either under construction or about to be undertaken. They will total 267 new residential units in Downtown.

Events Update

Mr. Dollard stated this year's Earth Day clean up was the largest yet in both volunteers and pounds of garbage and lawn debris, with several large companies and small businesses coming out to serve for the day.

Other Business

With no further business, the meeting was adjourned at 5:07 PM.

Next Meeting

**Wednesday, September 16, at 4:00 PM
21 Lodge Street, 2nd Floor Conference Room**