



DOWNTOWN ALBANY
Business Improvement District

YEAR IN REVIEW

2016



In 2016 the Downtown Albany Business Improvement District (BID) worked to raise the level of amenities to match the degree of investment taking place Downtown. The BID activated Downtown streets through:

Grants Totaling \$650,000

- \$390,000 NYS Homes & Community Renewal grant for conversion of four buildings into 32 residential units
- \$250,000 National Grid grant for streetscape improvements in the Convention Center District (to be implemented in 2017)
- \$10,000 grant for the implementation of our weekday farmers market

Enhanced Vibrancy

- 50 new self-watering planters
- 11 new cultural heritage interpretive panels
- *You Are Here, Too* mural
- 3 neighborhood clean ups
- 6,010 Clean Team hours and 120,000 gallons of trash removed from the District
- 101 items submitted and resolved through SeeClickFix

Expanding Residential and Retail

- 110 new residential units
- 165 apartments under construction
- 125+ residential units in development
- 97% residential occupancy rate
- 8 new retailers
- 1 retail expansion

Game Changing Promotions

- Free night and weekend parking with meters ending an hour early at 5:00 PM
- Welcome Kits promoting Downtown businesses to every residential unit
- Installation of a large downtown Albany map
- New free outdoor movie series titled *Deja View*
- 14,000+ views on Facebook Live videos highlighting Downtown Stakeholders, history, and events

As we significantly increase the number of people living in Downtown year over year and begin to realize tens of thousands of conventioners annually at the new Albany Capital Center, how we greet our visitors is now more important than ever to our economic growth. Our streets are the welcome mat to our City and as such the BID is committed to investing in our public infrastructure in 2017 and beyond in ways that are authentic, vibrant, and alluring.

2016 SPONSORS

\$10,000 – \$15,000

Remarkable Liquids

\$5,000 – \$9,999

Jägermeister
SEFCU

\$2,500 – \$4,999

Columbia Development
Kinderhook Bank
M&T Bank
ParkAlbany
Pearl Street Pub
Renaissance Albany
The Hollow Bar + Kitchen

\$1,000 – \$2,499

blue82
CDTA
Crossgates Mall
Lucky Strike
Merry Monk
Omni Development
Palace Theatre
SUNY

\$500 – \$999

B. Lodge & Company

IN-KIND

\$10,000 – \$15,000

Upside Collective

\$2,500 – \$4,999

CHA
Palace Theatre
Pioneer Bank

\$1,000 – \$2,499

Mazzone Hospitality
Passero Associates
The Capital Bistro

\$500 – \$999

Broadway Plaza Liquor
Dali Mamma
Enchanted Florist
Jack's Oyster House
Soul Kitchen
Stagecoach Coffee
Steuben St. Market
Wellington's
Yono's | dp An American Brasserie



Photo: Skip Dickstein, Times Union

ANDERS TOMSON 2017 James M. DiNapoli Award Recipient

Anders Tomson exemplifies the spirit of BID founding member and inaugural Chairman of the Board James M. DiNapoli. Mr. Tomson has been instrumental in shaping the direction of downtown Albany for the past 20 years through his time on the Capitalize Albany Corporation Board. However, his active role extends far beyond a boardroom. As President of the Capital Bank division of Chemung Canal Trust Company, he moved their regional headquarters and new bank branch into Downtown in 2015, playing a key role in the redevelopment of Wellington Row.

Through his time as President of Community Preservation Corporation Mr. Tomson was instrumental in securing a \$1 million grant for vacant and blighted buildings. He recognized the potential of residential in Downtown early on and financed the first several conversion projects that jumpstarted Albany's newest neighborhood which now experiences 100 market-rate apartments coming online each year.

But his passion extends throughout the City where he has served as the Chairman of the Arbor Hill Implementation Committee, was a member of the Park South Redevelopment Planning Committee and Historic Albany Foundation Board. He currently serves as Past Chair of the Visiting Nurses Association, YMCA of the Capital District Executive Committee member and on Albany Medical Center's Development Committee.

It is easy to see why Chemung Canal Trust Company promoted Mr. Tomson to President and CEO this past December. He has demonstrated leadership, vision, and an understanding of the importance of partnerships. Mr. Tomson is an advocate for the viability of downtown Albany and improving the quality of life and overall image for all those who live in, work in and visit our great Capital City.



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