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Georgette Steffens
EXECUTIVE DIRECTOR

Richard Rosen
CHAIRPERSON

James Hart
VICE-CHAIRPERSON

Daniel Fariello
TREASURER

Jeffrey Gordon
SECRETARY

ATTENDANCE:

James P. Hart
Daniel Fariello
Louis Bannister
Meghan Barkley
Holly Brown
Stephen M. Cleary
Seth Meltzer
Tracy Metzger
Robert Sears
David Sarraf

ABSENT:

Richard A. Rosen
Jeffrey Gordon
Mark Aronowitz
Hon. Carolyn McLaughlin
Hon. Daniel P. McCoy
Pamela Nichols
George Penn
Dominick Purnomo
Hon. Darius Shahinfar
Hon. Kathy M. Sheehan
Mark Yonally

STAFF PRESENT:

Georgette Steffens
Jason Bonafide
Rebecca Haizmann
Veronica Medina-Matzner
Don Wilson

CALL TO ORDER

The meeting was called to order by Vice-Chairman James Hart at 4:34 P.M.

Mr. Hart asked for approval of the May Board minutes | Motion by Mr. Cleary, Mr. Bannister seconds | All approve.

Mr. Hart noted that a Disclosure Statement has been included in the Board's packet and asked members to sign and return them to a BID staff at the end of the meeting.

CHAIRMAN'S REPORT

Annual Meeting Recap

Mr. Hart provided the final numbers on the Annual Meeting, announcing that the BID raised over \$25k, \$10k above the original budgeted amount of \$15k. He commended BID staff and Mr. Fariello for their fundraising efforts, and thanked Mr. Gordon for his donations of the space and the beer and wine, which helped the BID cut costs for the event, coming \$1,000 under budget for overall expenses.

Mr. Hart also noted that many developers from outside the area were in attendance to honor Mr. Thomson and that was a great opportunity for the BID to present its initiatives and to communicate all of the development that is making Downtown a vibrant place to do business.

New BID Policies

Following the Board's request in the last meeting, Mr. Hart said that O'Connell and Aronowitz reviewed the three State-required policies and that the following edits were recommended:

- Anti-Nepotism policy: the definition of family in the policy is too broad, and a change in the language was suggested to allow the BID to hire members of the same family, as long as they are not direct managers of relatives.
- MWBE policy: language was edited to indicate that the policy will be adopted for State-funded projects only.
- The Diversity policy has not been changed.

Action: Mr. Cleary made the motion to approve the new policies, Ms. Metzger seconds | All approve.

ReZone Albany/Inclusionary Housing

Mr. Hart announced that the City of Albany has adopted new zoning regulations that require any residential project with 50 or more apartments to allocate 5% of the units as affordable housing. The City is still working to define the regulatory terms and how they will be implemented, which will be determined by December of this year when the new law will go into effect.

A discussion was held to indicate ideas for the new regulations to be implemented in a feasible way so as to not discourage developers from investing in Downtown. One of the suggestions was to make it optional and charge a fee for projects that do not allocate affordable housing units, and use these fees towards a social program or other affordable housing initiatives. Another suggestion was to calculate affordable rental values based on the County's medium income, which is significantly higher than the City's medium income.

TREASURER'S REPORT

First Quarter Financials

Mr. Fariello stated that the BID audit is not complete, and that he, Ms. Steffens and Mr. Palmerino are still working through rectifying the mistake identified in 2015. Mr. Fariello said that it is important to wait for the City's number from 2015 to ensure accuracy moving forward.

Mr. Fariello said that it usually takes 4 to 6 months for a non-profit organization to work through its final audit, especially when working with a municipality, and even though the process has been delayed this year, we have until October 15th, 2017 to file the audit. Ms. Steffens mentioned that the BID used to include the audit in the final report but, according to our Bylaws, this is not required as long as the audit is posted once it is completed. She added that, by doing this, the BID is still meeting its obligations with Stakeholders. Ms. Steffens also noted that the City is dealing with a lot of internal changes and finalizing its own audit so it is important to give them the time they need to work on their own audit first.

Mr. Fariello noted that the Board has received in their packets copies of the BID's First Quarter financial statement and Budget vs. Actual report for their review. He stated there was nothing of note and that most variances were related to timing.

EXECUTIVE DIRECTOR'S REPORT

Placemaking Exhibit

Ms. Steffens updated the Board on the Placemaking Exhibit and showed pictures of the first 10 designed Nipper dogs that will be put out in the District. She noted that the Curatorial Committee tried to pick as many different styles as possible and remarked that this Placemaking Exhibit has been one of the most successful and popular in regards to media coverage.

Ms. Steffens shared that 120 people have signed up for the Garden Party. She also announced that, due to the weather forecast, the venue has been changed to the City Hall.

Ms. Steffens thanked Ms. Metzger and Broadway Plaza Liquors for donating the wine for the event, and recognized all the other partnerships established for the project: DeCrescente is donating Ubu Ale for the event (a dog-themed beer from a brewery in Lake Placid), Louis Bannister, from Enchanted Florist, is designing the flowers, The Fifth Tier Baking Studio is donating take-away dog treats for attending guests, and Mazzone Hospitality is donating a portion of the food. Mohawk Humane Society is also excited to partner with us. So far, the BID has raised about \$20k and it is still seeking sponsors for the 10 remaining dogs.

Ms. Steffens also shared that Mr. Rice himself will be in attendance to present the award to Hon. Jack McEneny and is very excited to participate.

Netherlands Trip

Ms. Steffens shared some of the highlights of her trip to the Netherlands. Ms. Steffens had the opportunity to give a presentation to the BIDs in the Netherlands, which are all only a year old, on the work the BID is doing and they were very interested in learning more about how they work, what our primary focus is and how we work with the City.

Ms. Steffens said that members of the Dutch Culture, museums, archives and more, involved in the tour have been to Albany a few times to do historic research in the State's archives, and that many partnerships have been established between the Netherlands and the Albany-Hudson Valley areas.

Ms. Steffens was particularly impressed with their use of innovative technologies to tell stories, and pointed out the diversity of exhibits and special events they organize around their cultural heritage. Ms. Steffens reported on the Dutch's enthusiasm with the Halfmoon.

Ms. Steffens said that this relationship opens many opportunities for collaboration, and is eager to explore common interests such as: how can we tell our stories together? What kind of cross-promotions can we develop? How does the Dutch colonization makes NY unique? One initiative the BID would like to expand on is a Fuyck Festival, held on the corner of State St. and Broadway, as this intersection is shaped similarly to the fuyck (a fishing net used in the Netherlands). Ms. Steffens concluded that there is much still to be digested from this trip, but she is excited with the prospects.

New Amenities

Ms. Steffens updated the Board on the status of the new amenities set to be implemented in Downtown starting this summer:

- Hanging baskets are up, and a portion of the self-watering planters have been put out, all remaining ones will be out by the end of this week.
- Garbage Cans: the new garbage cans are estimated to be delivered on June 21st and the BID is working with the City to replace the old ones.
- Panhandling Stations: Panhandling donation stations will be out on the last week of June.
- Bistro tables and chairs for Tricentennial Park have been ordered. There is no ETA for delivery as of now, but they will be put out as soon as they arrive.

Ms. Steffens shared that the BID is organizing informational tables in the lobbies of Downtown's new buildings, such as The Lofts at 733 Broadway, the Arcade building, Steuben Place, among others. This is an opportunity for the BID to engage with the residents, and promote its projects and upcoming events. BID staff members who have participated reported that this has been a positive experience and were pleased to realize that many of the residents were familiar with the BID's initiatives and were excited with the work being done Downtown.

Ms. Metzger remarked that she has also noticed a significant increase in the number of companies and retailers interested in moving Downtown, which has not happened in many years. Ms. Metzger shared that the feasibility



study for the Convention Center site is underway and in about 4-5 months it should be ready to receive new proposals.

Dog Park

Ms. Steffens announced that the fencing for the Dog Park has been ordered and there is a 4 to 6-weeks delivery time, so the BID hopes to start construction in the first week of July.

Ms. Steffens said there will be a dog water fountain in the park, and she is meeting with the City's Water Department to discuss possible locations for connection with the City's water ducts. Ms. Steffens confirmed that the Water Department will not be charging for the water, but meters are still required to be put in.

Ms. Steffens also announced that the BID is still looking for a naming sponsor, a \$10k investment for 10 years, and bench sponsors at a \$2,500 investment level.

Last announcements

Ms. Steffens updated the Board on the plans for the Garden Party. The event will take place on Friday, June 16th, and tickets are available online or at the door. Venue location has been changed to City Hall due to the weather. Ms. Steffens said that the BID is still seeking items for the silent auction, and urged Board members to speak with Mr. Bonafide in case they have anything to donate.

Ms. Steffens announced that the Board meetings will take a Summer break, and will resume in September. Meanwhile, other issues will be discussed and resolved via email.

With no further business to be discussed, the meeting ended at 4:43 PM.

NEXT MEETING

Wednesday, September 27th at 4:30 PM