



DOWNTOWN ALBANY
Business Improvement District

**Downtown Albany Business Improvement District
Board of Directors' Meeting
June 10, 2019
BID Conference Room**

21 Lodge Street
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Georgette Steffens
EXECUTIVE DIRECTOR

Daniel Fariello
PRESIDENT

Pamela Nichols
VICE-PRESIDENT

Frank O'Connor, III
TREASURER

Seth Meltzer
SECRETARY

ATTENDANCE:

Daniel Fariello Elizabeth Jojo
Frank O'Connor, III Lisa Reddy
Leola Edelin David Sarraf
Lena Hart

ON THE PHONE:

David Galin
Pamela Nichols
Tyler Wrightson

ABSENT:

Tracy Metzger
Chief Eric Hawkins
Seth Meltzer
Louis Bannister
Chris Pratt
Mohamed Hemmid
Hon. Darius Shahinfar
Hon. Daniel McCoy
George Penn

STAFF PRESENT:

Georgette Steffens
Kate Medhus
Rebecca Haizmann
Jason Bonafide
Don Wilson

CALL TO ORDER

The meeting was called to order by Board President Daniel Fariello at 4:34 PM.

Mr. Fariello asked for approval of the April Board Minutes | Motion by Lisa Reddy, Frank O'Connor seconds | All approve.

CHAIRMAN'S REPORT

Board Meeting Dates

Mr. Fariello noted that all Board Meetings, starting in September, will go back to Wednesdays. Meeting dates for the rest of the year can be found in the meeting packet along with Conflict of Interest Forms, Ethics Policy and Responsibility Forms. The Board and Staff are all required to complete these forms annually. Mr. Fariello asks that all Board Members fill out said forms and return them to Ms. Medhus.

Annual Meeting

Mr. Fariello noted that:

- approximately 100 people attended the BID's annual meeting on May 22nd.
- staff raised \$11,000 in sponsorship monies and \$2,000 in ticket sales.
- a portion of the proceeds will go to maintaining Jim DiNapoli Park.

Ms. Steffens added that coffee dates with presentations by the BID on Downtown development in office buildings are to be scheduled for the fall.

By-laws

Mr. Fariello noted that in order for the new by-laws to go into effect we need votes from 2/3 of 10% of the membership which equals 74 votes. Ms. Steffens added that we are still need 20 votes and that in the future, under these new by-laws, we will need 74 votes cast for new Board Members at the Annual Meeting. Proxy votes will not be allowed. Staff is working on developing a process for assent voting which may be able to assist with this process.

Mr. Fariello added that most of the by-law changes are systematic and that Staff will canvas to get more votes.

Committees

Mr. Fariello noted that he and Ms. Steffens are working on establishing the committees. The Executive, Budget & Finance and Audit Committees can only be comprised of Board Members. Specialty Committees can have non-members but will be chaired by an active Board Member.

TREASURER'S REPORT

Audit Update

Mr. O'Connor noted that Staff is working with Bob Palmerino on this year's audit. Under the new by-laws the Audit Committee will oversee it. The numbers received from the City match those of the BID due to Staff working diligently throughout the year with the City.

Ms. Steffens added that the contract with Bob Palmerino is almost up as it was for a 3-year term, so Staff will do an RFP to get quotes on a new accountant during August. Staff will have more information at the October Board Meeting.

EXECUTIVE DIRECTOR'S REPORT

Downtown Updates

Ms. Steffens noted that:

- a new branch of Chase bank is opening at 50 State Street.
- a lease is being signed for a barbershop to go into the commercial space at 402 Broadway.
- the Food Court at 50 S Pearl has opened and are open during evening hours.
- the Bishop, a restaurant and bar focusing on bourbon and steaks, will be opening within the next few weeks. Prices are expected to run about \$100 for a couple.
- root3ed, a yoga and wellness studio, has opened at 165 S Pearl, next to The Coliseum.
- a couple who lives at 60 State has purchased a building on Green Street next to La Serre and they plan to renovate the apartments, move in themselves and open a café in the commercial space.
- 90 State Street has been approved to renovate its top 11 floors (out of 15 total) into 154 apartments. This \$23 million project will be phased and is expected to be complete by 2022.
- 3 retailers have signed leases with Redburn Development for the Kenmore Building and will receive grants through Capitalize Albany.
- Coulson's has closed and they hope to announce a new tenant shortly.

Events

Mr. Bonafide noted that:

- an Entrepreneur meeting was held on May 1st at CoLab to brainstorm ways to work together and strengthen all Downtown small businesses. These meetings occur monthly with the next on scheduled for Jun 12th at Upside at 80 State St. This week's meeting will focus on social meeting and marketing with a presentation by Ms. Haizmann.
- the Dog Days of Summer series was kicked off on May 4th with a Pup Crawl which included paw painting and a costume contest. Businesses with patios participated to kick off patio season and \$400 was raised for the Mohawk Hudson Humane Society. 107 dogs and their owners participated. More dog-related events are coming soon.
- Fashion Under the Stars took place on Steuben Alley on May 18th. Fashion Designer Daniel Mozzes presented his designs on 30 local models. 70 people attended the event. \$300 was raised for the Damien Center.

Ms. Steffens added that in the past two years the BID has doubled the number of events in Downtown and plans to continue to add new events each year. This particular event showcased how the Downtown alleyways can be utilized in new and different ways.

Ms. Steffens noted that the BID has several upcoming events, including:

- Resident Game Night on June 19th at Tricentennial Park.
- Albany Police Department Block Party on June 20th in the Times Union Atrium to highlight and showcase what the APD does and is up to. This event is a fundraiser for the Albany Police and Fire Foundation that the BID is supporting.
- Juneteenth on June 22nd for some of the businesses on S Pearl. It's a street festival with vendors, performance art, a bounce house, fitness classes provided by root3ed, etc. The BID has invested \$1,000 in this event.
- Movie night at SUNY Plaza Greenspace showing Captain Marvel on July 5th at 7pm. Free event open to the public. Parish public House and Loch & Quay will sell food.

Project Updates

Ms. Steffens noted that:

- M&K Greenhouses installed hanging baskets and the planters will be placed during the next few days.
- the next round of Nipper statues have arrived. 5 of them have been sponsored already and 5 more sponsorships will be coming soon. The cost to sponsor a Nipper is \$1,000 for a nonprofit or small business and \$1,500 for a regular business sponsor. After the sponsorship is done (2 seasons), the sponsor has the option to buy the statue at a reduced price or it will go out to auction. The average sale price of the statues that were auctioned off was \$3,800.
- a potential date for the Garden Party has been set for August 2nd to kick off the Open Gallery Project. Back doors, (up to 25 of them), will be wrapped with local art work in the area of State to Madison and Eagle to Broadway. Albany Center Gallery got a \$5,000 Fair Gaming Grant to curate the art work and they will pitch the idea to local business owners and assist them in picking out appropriate art work for their door. Save the dates for the Garden Party will go out soon.
- The Williams Street Lighting Project construction will start soon. Staff is currently in contract negotiations.

Additional Items

Mr. Fariello noted that the BID has maintained a balanced budget and that there have not been any SCOs to date.

Ms. Steffens added that property values are going up and residential conversions are seeing a 238% average value increase. The BID has been asked to participate in the census for 2020 and there is a big push to get to 100,000 residents as it will put the City in the next tier for Federal and State funding. There is also a group called "Stop the Stories" which is supporting a moratorium on development. The BID will most likely be asked to make a statement and we must be able to document our 97% occupied rate.

Mr. Galin added that the hard data shows that tax revenue has grown, and that the Mayor's office will be delving into how re-developed properties effect property values, a decline in police calls, etc.

New Business

With no further business to be discussed, the meeting was adjourned at 5:30pm.