



**DOWNTOWN ALBANY**  
Business Improvement District

**Downtown Albany Business Improvement District  
Board of Directors' Meeting  
October 18, 2018  
BID Conference Room**

21 Lodge Street  
Albany, NY 12207  
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**Georgette Steffens**  
EXECUTIVE DIRECTOR

**Richard Rosen**  
PRESIDENT

**Mark Aronowitz**  
VICE PRESIDENT

**Daniel Fariello**  
TREASURER

**Pamela Nichols**  
SECRETARY

Mark Aronowitz  
Stephen M. Cleary  
David Galin  
Lena Hart

Seth Meltzer  
George Penn

ATTENDANCE:

Tracy Metzger  
Frank O'Connor, III  
Chris Pratt  
Hon. Darius Shahinfar

ON PHONE:

David Sarraf

ABSENT:

Louis Bannister  
Meghan Barkley  
Daniel Fariello  
Pamela Nichols  
George Penn  
Richard A. Rosen  
Tyler Wrightson  
Mark Yonally

STAFF PRESENT:

Jason Bonafide  
Jenny Coye  
Rebecca Haizmann  
Georgette Steffens  
Don Wilson

GUEST:

Sarah Reginelli

**CALL TO ORDER**

The meeting was called to order by Board Vice President Mark Aronowitz at 4:34 PM.

**CHAIRMAN'S REPORT**

**DRI Award Update**

Mr. Aronowitz spoke about Albany receiving the Governor's \$10 million Downtown Revitalization Initiative Award and noted that Ms. Steffens sent out Capitalize Albany Corporation's winning application to the Board a few weeks ago that detailed the original application for Clinton Square.

Mr. Aronowitz introduced Capitalize Albany Corporation President Sarah Reginelli, who provided the Board with an update on the \$10 million in DRI funding Albany received from the State.

Ms. Reginelli noted that the project is an intense six-month turnaround. She mentioned that a map of the project area and project list can be found online by Googling Clinton Square DRI. Because it is a quick turnaround and that proposed projects need to be ready to go immediately following approval, that means they must have site control, architectural and engineer drawings, and financing. Ms. Reginelli also noted that CAC will be working with a local planning committee and will be assessing the feasibility and impact of proposed projects. The timeline is: list due to the State by the end of the year, full plan due to the state March 31, and the State will review and announce the final plan and projects receiving funds in June.

Discussing the types of projects sought for the funding, Ms. Reginelli stated that the largest requirement is that they be ready to go immediately. She noted that the DRI local planning committee will meet once a month and will hold public meetings once a month, with the first being held in early November at the Palace Theatre.

A question was asked regarding the makeup of the local planning committee, and Ms. Reginelli noted that the names have been sent to the State and are being vetted. A question was asked regarding the formula to figuring out how much each project will receive, and Ms. Reginelli noted that it is based on need and that applicants will need to submit a significant amount of details and show a maximum impact and that DRI funding will make the project work.

A question was raised to Ms. Reginelli regarding properties south of Division Street. Ms. Reginelli noted that Liberty Park is at the forefront of CAC's strategic initiatives, and that they have been working on taking ownership of the properties that are in the footprint but owned by a family trust. She noted the IDA has approved imminent domain proceedings on the properties currently owned by trusts, if needed.



Mr. Aronowitz asked for approval of the September Board minutes | Motion by Mr. Cleary, Mr. Shahinfar seconds | All approve.

### **Nipper Auction**

Mr. Aronowitz noted the wildly successful event that was a fun, exciting evening. In the overview, the following details were given:

- Raised \$63,000 through the sale of the 17 Nipper statues, with RCA purchasing four of the statues. Two will remain in Downtown.
- Roughly \$19k will go to local artists that is something of which to be proud. That is on top of the \$20,000 we paid at the beginning of the project when they first painted the sculptures.
- \$6k went to the Mohawk Hudson Humane Society and they purchased one of the Nippers that will go by their gift shop – Nipper’s Nook at their new facility.
- Roughly \$37k will remain with the BID which will have no restrictions on its use.

A discussion was held on having the statues produced, and Ms. Steffens noted that the BID owns the rights of the mold for two years and there was discussion of a smaller round of statues to keep in Downtown, with the potential of partnering an artist with Stakeholders, or creating smaller versions of the statues themselves; the goal being to capitalize on the popularity without oversaturating the market.

### **TREASURER’S REPORT**

#### **990**

Ms. Steffens noted that the 990 had been e-mailed to the Board prior to the meeting and is due November 15 and had been prepared by Mr. Palmerino. With no questions or comments, a motion was made to approve the tax form.

Approval of the 990 | Motion by Mr. Cleary, Mr. Shahinfar seconds | All approve.

### **Third Quarter Financials**

Ms. Steffens reported the BID is relatively within budget for 2018. She stated the BID does not anticipate receiving a PILOT payment for 10 N Pearl Street for 2018 and moving forward. She noted the timing of the Nipper Auction meant those funds landed in the 4<sup>th</sup> quarter.

A discussion was held on the Grant Expenses, and Ms. Steffens noted that \$30,000 of the National Grid Grant had been spent so far, and that one disbursement check for New York State Main Street Grant had been cut.

Ms. Steffens noted that for Special Projects, we anticipated being budget because the BID is using funds both from 2018 and from previous years.

A discussion was held on Williams Street, and Ms. Steffens noted that the bids came in higher than what the BID had hoped for, staff will work with CHA and the contractor to lower the costs where possible. The goal is to have more information for the Board at the December Board meeting. A question was asked about the remainder of the project and the National Grid Grant, and Ms. Steffens said the BID is working to figure out the cost of Williams Street first. A question was asked about Norton Street being repaved, and Ms. Steffens said that there are water issues that need to be resolved before that can happen.

### **Holiday Light Span**

Ms. Steffens discussed the BID looking to replace the holiday light span across State Street, this time with a more winter design instead of holiday design, which will allow for longer time to be hung. The BID is working with the City on this project, and Ms. Steffens noted they received 2 bids and requested approval for a price not to exceed \$20,000 with Downtown Decorations for the span. It was also noted that there is a three to six-week construction time, and that the long-term goal is to replace all holiday lights.



Ms. Steffens asked for approval of a price not to exceed \$20,000 for a new light span | Motion by Mr. Aronowitz, Mr. Cleary seconds | All approve

**EXECUTIVE DIRECTOR'S REPORT**

**Recent Burglaries**

Ms. Steffens discussed several recent break-ins in the District. Police have a good picture of the perpetrator and are following leads after four retail establishments were broken into. A different person was stealing packages from residential buildings is in custody and the police are working to find out if it was the same person from two other residential break-ins. Ms. Steffens noted that the BID is offering for residential buildings to have a meet and greet with the evening beat officer.

A discussion was held having a package drop room in residential buildings so packages are not just left in clear sight, with one Board member noting that there are times, for example, when the UPS driver will use the package delivery code but the FedEx driver won't and adding the importance of connecting with the people who are on the routes for Downtown buildings.

**Events**

Ms. Steffens discussed upcoming events, including this weekend's Hounds of Halloween trick or treating, Small Business Saturday, and that Handmade at The Hollow and Fort Orange Holiday Market are both looking for vendors.

**NEW BUSINESS**

With no further business to be discussed, the meeting ended at 5:26 PM.

**NEXT MEETING**

**Thursday, December 6, 2018**

**4:30 PM**

**2<sup>nd</sup> Floor Conference Room**