

Lark Street Business Improvement District
November 4, 2025
Meeting Minutes

Board Members Present: Mark Brogna, Elissa Halloran, Leigh Jagareski, Rich Conti, Chris Burke, Susan Pedo, Erica Scheer, Dan Odabashian, Dan Fitzgerald, Dan Woycik

Other Attendees: Justin Miller, Jen Miller, Tanya Sharlow, Buddy Dorman, Lee Cohen, Jeff Gordon

I. Welcome and Introductions – Chris welcomed everyone to the meeting.

II. Confirmation of Quorum – Quorum was achieved.

III. Approval of Minutes – The October minutes were approved.

Motion: Approve Minutes (Mark, Dan O., all in favor)

IV. Chairman's Report (Chris) – Chris reported on the fire in the Bitchin' Donuts building the day before. Several businesses including Bitchin Donuts, Keobe and the corner store had to close temporarily for repairs. The BID donated funds to Tanya at Bitchin' Donuts, is assisting them with finding a temporary kitchen and posted their GoFundMe link on our socials. Chris suggested developing an emergency fund for events like this for the BID to expediently support those in need.

The Halloween event was a success; we had a table outside of the office and handed out candy. The street ambassadors did an excellent job maintaining peace on the street throughout the event and the police were present as requested.

There is a November membership meeting scheduled on the 18th to give an update on the BIDs current efforts and budget. Chief Cox may be in attendance. We are now preparing for the Chowder/Taste of Lark event to the Santa Speedo Race alongside Jim Larson. We've engaged with Headline Media to film and promote our events.

Chris reached out to have at least six garbage cans added to the block and is negotiating with the Downtown BID and their street cleaner to have ours done four days a week. Working with Walkable Albany is a possibility for snow clearance. Susan suggested reviving the "Albany Hands" program for street cleaning, snow clearing and possibly even ambassadorial responsibilities in the Lark Street BID's district. The managers of the program are interested in working with us to develop "Albany Hands 2.0", through the Pathways to Employment project of the Albany County Public Defender's Office. Susan will email additional information to the board members for review and input.

V. Finance Committee Report (Dan O.) – Our bookkeeper is getting everything in order to present to our CPA for us to file our 2023 and 2024 tax returns. As of October 31st, we have about \$40,000 in cash with an estimate of \$30,000 left over after expenses at year's end and expectation to take in an additional \$100k by the end

of 2026. Last month we had standard expenses including office rent with one notable expense for website development. Chris stressed the importance of getting the 990s filed right away to avoid any disruption of our 501c3 status and to finalize all documents with a full audit to show with 100% certainty our finances are clean and up to date. Dan O. is working with Darius on our financial projections for 2026.

Right now, we're owed \$91,279 of assessment fees from 2024 and 2025 with expectations to take in \$220,000 by the end of 2026. The funds can be applied to a variety of initiatives including grant writing, street cleaning, public art, etc. Once we've settled our finances and overall laid the foundation for the revitalized BID, we'll start seizing those opportunities and discuss the possibility of hiring or contracting a staff person.

VI. Event Committee Report (Chris) – As the Lark Street Bid continues to stabilize and gain momentum, we will continue in 2026 to pair with larger events like Lark Out Loud and the Santa Speedo - Chowder/Taste of Lark and hopefully host a renewed Art on Lark next September.

VII. Public Safety & Communications Committee Report (Leigh) – The new website will launch on the 18th. The board discussed addressing safety concerns and promoting business events on Lark Street. Elissa shared her experience with a recent incident involving a shoplifter and expressed frustration with the lack of police response, highlighting the need for improved public safety measures. The group discussed plans for upcoming events, including a holiday food showcase, and considered strategies to increase police presence and community engagement. They also explored the possibility of creating a QR code for a GoFundMe campaign to support local businesses.

VIII. New Business – No new business was discussed.

IX. Old Business – No old business was discussed.

X. Public Comment – The board addressed a tragedy involving the building fire above Bitchin' Donuts, with Tanya and Buddy reporting that while their kitchen and back room were fine, the front area required significant repairs, potentially allowing them to return by Christmas, and they were exploring options to continue operations while repairs were made.

XI. Consideration of Executive Session – The board did not enter into executive session.

XI. Adjournment - The meeting was adjourned.

Motion: Adjourn Meeting (Dan O., Rich, all in favor)

Recorder,



Erica Scheer
Secretary of the Board