

RDDC Corporate Profile

What is RDDC?

A private, not-for-profit, economic development entity, the Rochester Downtown Development Corporation (RDDC) is primarily funded by corporations, institutions and real estate companies. It is structured as a 501(c)(4) corporation, where financial contributions are treated as a business expense.

RDDC's role is to deliver a vibrant and economically strong downtown as part of the regional asset package.

The corporation is viewed regionally as the "expert" on downtown issues, market information and stakeholder positions. RDDC provides an effective leadership vehicle that explores, influences and directs action on key issues and projects that address a wide variety of topics impacting stakeholder interests in the downtown arena.

What are RDDC's primary functions?

- DOWNTOWN ADVOCACY & LEADERSHIP — Issues, programs & policies impacting downtown investment, tenancy, the living environment, visitor attraction, and other stakeholder interests.
- THE "DOWNTOWN EXPERTS" — Market tracking including investment levels & trends; residential development, occupancy & pricing; and, office market vacancy and pricing.
- INVESTOR/DEVELOPER SUPPORT — Continuous work with local and out-of-town investors and project developers to share market information, neighborhood trends, and connections to government where useful.
- MARKETING & PROMOTION — Marketing downtown's assets; improving visibility of downtown housing & commercial space options; improving accessibility to downtown's entertainment, cultural & dining offerings; leveraging the traditional media & social media to amplify downtown's emerging story.
- PARTNERSHIP WITH GOVERNMENT — Convening stakeholders to shape a regional agenda for downtown; and, collaborating with City, County and State government officials to identify and solve issues to fuel future downtown investment, occupancy and growth.



Rochester Downtown Development Corporation
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(585) 546-6920 (585) 546-4784 fax
rddc@rddc.org
www.rochesterdowntown.com

2015 RDDC Membership

AIA – Rochester	Eastman School of Music/U of R	LaBella Associates, P.C.	Rochester Institute of Technology
Ajay Glass Company	ESL Federal Credit Union	Landmark Society of Western New York	Rochester Philharmonic Orchestra
Allpro Parking, LLC	Excellus BCBS Rochester Region	LeChase Construction Services, LLC	Rochester Public Library
Ambassador Union Street, LLC	First Niagara Bank	Lifetime Financial Group	Rochester Red Wings
Ashley Management Corporation	Flaum Management Company, Inc.	M&T Bank	Rochester's Cornerstone Group, Ltd.
BOMA of Greater Rochester	Flower City Management, Inc.	M/E Engineering, P.C.	Rynne, Murphy & Associates, Inc.
Benderson Development Co., LLC	Foundation Design, P.C.	Mark IV Enterprises	S&T Bank
Bergmann Associates	Gallina Development Corporation	Max Rochester	SEI Design Group
Broadstone Real Estate, LLC	Galvin Realty Group	MCC-Damon City Campus	SWBR Architects & Engineers, P.C.
Bruckner, Tillet, Rossi, Cahill & Associates	Gar Lowenguth, Inc.	McConville, Considine, Cooman & Morin, P.C.	Smith+Associates Architects
Buckingham Properties	Genesee Regional Bank	Monroe County Bar Association	Spoleta Development
C & S Companies	Geva Theatre Center	Morgan Management	St. Mary's Church
Cabot Group	Greater Rochester Association of REALTORS®	Nixon Peabody, LLP	Stantec
Canandaigua National Bank & Trust	Greater Rochester Enterprise	Norry Management Corporation	Stern Properties
Catholic Family Center	Hamilton Stern Construction	Nothnagle Realtors	Stewart Title Insurance Company
CB Richard Ellis	Harris Beach PLLC	Parry Building, LLC	The Strong
CGI Communications, Inc.	Harter Secrest & Emery, LLP	Passero Associates, P.C.	Studio E
Chaintreuil/Jensen/ Stark Architects, LLP	Hart's Local Grocers	PathStone Corporation	T.Y. Lin International
City Newspaper	Hilton Garden Inn	Philippone Associates	Thomson Reuters
Clark Patterson Lee	Hochstein Memorial Music School	Phillips Lytle, LLP	Traikos Development, LLC
CloudSmartz, Inc.	Home Leasing	Pike Company	Underberg & Kessler, LLP
The College At Brockport	Home Properties, Inc.	Pyramid Brokerage Company	Vargas Associates, Inc.
The Community Foundation	Hunt Engineers, Architects & Land Surveyors, P.C.	Radisson Hotel Rochester Riverside	VisitRochester
Community Preservation Corporation	Hyatt Regency Rochester	Rent Rochester, Inc.	Webster Properties, LLC
Costanza Enterprises, Inc.	ID Signsystems	Rochester Building Trades Council	Wendel Companies
D4, LLC	I. Gordon Corporation	Rochester Business Alliance	West Edge Restaurant & Lounge
Democrat and Chronicle	Johnson Controls	Rochester District Heating Cooperative	Westminster Consulting, LLC
DiMarco Constructors, LLC	Jos. A. Floreano Rochester	Rochester Educational Opportunity Center	WinnDevelopment
Dryvit/Thermal Foams	Riverside Convention Ctr.	Rochester Gas & Electric Corporation	Woods, Oviatt, Gilman, LLP
Dutton and Company	L&W Supply		YMCA of Greater Rochester

Updated, 12/2/15

2015 RDDC Leadership

EXECUTIVE COMMITTEE

CHAIR

David Beinetti, President & Principal, SWBR Architecture, Engineering & Landscape Architecture, P.C.

VICE CHAIRS

John Billone, Jr., President, Flower City Management

Armand D'Alfonso, President & CEO, Nothnagle Realtors

Patrick Dutton, President, Dutton & Company

Brian Flanagan, Operations Partner, Nixon Peabody LLP

Andy Gallina, President, Gallina Development Corporation

Ken Glazer, Managing Partner, Buckingham Properties

Sal LaBella, Founder, LaBella Associates, P.C.

Mary Loewenguth, Executive Director, Monroe County Bar Association

Faheem Masood, President & COO, ESL Federal Credit Union

Tom Parrish, Executive Director & Co-CEO, Geva Theatre Center

Joe Rizzo, Manager, Economic Development & Community Relations, NYSEG and RG&E

Deborah Stendardi, VP, Govt. & Community Rel., Rochester Institute of Technology

Dawn Williams-Fuller, Owner, Ambassador Union Street, LLC

TREASURER

Michele Gibson, Senior Assoc. Dean for Admin. & Finance, U of R/Eastman School of Music

SECRETARY

Kate Karl, Partner, Chair of Banking/Real Estate Groups, Underberg & Kessler LLP

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Wendy Buchholz, Regional Manager, Johnson Controls, Rochester Office

Scott Burdett, VP, Marketing & Brokerage Services, Flaum Management Company, Inc.

Craig Burton, First VP, Commercial Real Estate, First Niagara Bank

John Cake, Architect/Principal, Hunt Engineers, Architects & Surveyors

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John Manilla, President, Pyramid Brokerage Company

Roosevelt Mareus, Dean/Executive Director, Rochester Educational Opportunity Center

Stuart Mitchell, President & CEO, PathStone Corporation

Tom Mitchell, President & CEO, Bergmann Associates

Kevin Morgan, Vice President, Morgan Management

Richard Mueller, Administrative Vice President - Commercial Real Estate Finance, M&T Bank

Patrick Rogers, Vice President, Pike Company, Inc.

Suzanne Seldes, Vice President for Marketing & Communications, The Strong

Mark Stevens, President, Ashley Management Corporation

Dan Wagner, Co-Founder & CEO, CloudSmartz, Inc.

Heidi Zimmer-Meyer, President, RDDC

Become a Member Today.

RDDC is supported by visionary leaders who drive downtown's progress, aggressively advocate for its needs, and celebrate its growth.



Make Connections: Creating valuable relationships, member to member.

- Our engaged and highly-respected membership share experience, advice, and market knowledge with other members.
- Downtown business leaders have the opportunity to create dynamic partnerships and collaborations with other RDDC members and receive unique access to “power players” in the downtown community.
- Downtown “movers and shakers” meet and mingle in informal, social settings at our regular Urban Nights events, RDDC members receive discounted ticket prices.
- RDDC’s Economic Growth Series events feature VIP receptions for members to network with presenters and sponsors. RDDC members enjoy reduced sponsorship rates and admission fees for the events.

Be Heard: The more members, the louder our voice.

- Our Board of Directors acts as a powerful, private sector leader focused on protecting investment, encouraging growth, and increasing downtown tenancy.
- RDDC uses the collective influence of our member base to impact development incentives, government programs, public policy, and the physical environment to make downtown a more dynamic place to do business.
- RDDC’s leadership works actively with the City of Rochester to address many of downtown’s challenges, particularly those impacting the business community.

Stay Informed: Connecting you to what’s relevant and emerging downtown.

- RDDC is the leader in tracking downtown tenancy, investment, and development trends through annual surveys, our real time Downtown Investment Map, annual downtown market report, and regular meetings with developers, neighborhood groups, and City officials.
- RDDC members have exclusive access to VIP receptions at RDDC events, bi-monthly Members Briefings, and RDDC’s annual shareholders meeting.
- RDDC facilitates special meetings on hot topics impacting downtown’s business climate (e.g., parking, public safety), and with developers on upcoming projects and investments.

Get Noticed: Increase your visibility with downtown’s business leaders.

- Members benefit from RDDC’s extensive media relationships that yield frequent and positive visibility for member companies and investments.
- RDDC member organizations are listed with live links on www.rochesterdowntown.com – the only source for “everything downtown” – where members receive discounted rates on additional website advertising.
- RDDC utilizes social media to promote its members through downtown’s official e-newsletter, “@round downtown,” a Facebook page, and a Twitter page, reaching thousands of followers.

RDDC's Key Accomplishments

What would downtown be like without RDDC?



Advocacy

Parking

- Advocating aggressively for identifying and improving negative impacts of downtown parking system on tenant attraction, tenant retention, and property values.
- Convened multiple forums to capture business sector issues and concerns, then transmitted content to City Administration and City Council.
- Benchmarked alternative mid-sized city models to rethink Rochester's current downtown parking system.
- Creating a perimeter parking model with perimeter locations and connecting shuttle, working with the City and RGRTA.
- Provided development project data to consultants in all three downtown parking studies.

Public Safety

- Created the Red Shirts program in 2007 using retired law enforcement personnel to increase perceptions of safety, which became a highly regarded institution (NOTE: City Council is closing the Red Shirts down in June 2015 for unrelated reasons).
- Advanced the issue of unruly and violent youth in 2010 with the Rochester School District, bus company, Rochester Police Department and Mayor's office – ultimately raised funds to open a Downtown Youth Arts Center to get 85 kids off downtown streets after school.
- Representing downtown issues on Police Chief's Council, which has yielded very responsive relationships with top RPD brass.

Government Relations

- Acting as both a channel and a direct intermediary with City and County leadership regarding downtown projects and issues, these strong working relationships cement RDDC's reputation as a "go to" leadership organization.
- Active in the Finger Lakes Regional Economic Development Council's Community Development Workgroup and the NYS Urban Council, RDDC leadership is involved with moving individual downtown development projects forward and targeting statewide roadblocks to center city investment and redevelopment.
- Drafting "white papers" on the economic impact of downtowns statewide to generate more development support from Albany.

Trusted Source for Market Data & Trends

- **Trends in vacancy and occupancy are identified accurately and quickly as a result of** RDDC's exclusive detailed market data on downtown's office space and housing markets, much of which goes back to the early 1980's.
- RDDC's market data is used by **developers, investors, lenders, City staff and leadership, media, and potential tenants to better understand emerging trends and opportunities in the downtown market.** Market data can be accessed in report form, on individual webpages on www.rochesterdowntown.com, and through special data runs for potential investors and developers.

Improving the Perception of Downtown

- Developed strong, long-term relationships with reporters, editors, and a wide variety of media outlets that yield frequent coverage of downtown with numerous live interviews, stories, and taped shows on downtown trends, projects, and issues that tell a more impactful and accurate story about downtown.
- Connects RDDC members to reporters for media coverage and quotes increasing member company and project visibility.

RDDC's Key Accomplishments, cont'd

Marketing & Promotion

- Showcasing hot development projects and highlighting downtown developers, the annual “Downtown Rising” is often cited by reporters and others as their favorite event of the year as it explores the momentum surrounding downtown investment.
- New “Downtown Market Report” combines all of RDDC’s market tracking work in an easily digestible format that highlights trends and new investment patterns for media, investors, government, and other interested players.
- Downtown’s official website (www.rochesterdowntown.com) and social media pages provide detailed information about all of downtown’s office buildings, residential units, restaurants, and more.

Advancing Development & Investment

- **RDDC’s market tracking work inspires the lending environment and strengthens investor confidence.**
- Assists **housing developers** to share market preferences, orient out-of-town investors, foster connections with City officials, and create greater regional awareness about the explosive trend of downtown living nationwide and here in Rochester.
- **Working frequently with potential tenants** to sell the downtown environment and to connect them with property owners and leasing agents.
- Bringing a network of experts together to **solve a collective downtown problem or move a critical opportunity forward.**

Case Study: Midtown Block Redevelopment. Recognizing that the Midtown Complex was about to go dark, RDDC privately convened its out-of-town ownership, local elected leaders, and RBA and GRE leadership to begin the necessary dialogue to ensure local control over the fate of the block. RDDC raised \$110,000 in three weeks to bring a panel of Urban Land Institute national experts to Rochester for a week to assess the redevelopment potential of the core of downtown. Dozens of local private and public sector leaders were engaged, and the presentation of the public report created a media sensation. Arunas Chesonis of Paetec would not likely have considered consolidating his headquarters on the Midtown Block without this critical pre-development work.

Other examples: North Water Street/Olde Rochesterville redevelopment, design & installation of Albert Paley railings on Main Street Bridge, Bausch & Lomb Library, Frontier Field, Renaissance Square, Performing Arts Center (*rounds 1 & 2*), Two-way street conversions (*St. Paul Street, Clinton Avenue, Broad Street*), Inner Loop East redevelopment, Main Street Streetscape Enhancement Project (*Genesee River to Liberty Pole*).

Improving Commercial Tenancy

- **Designed and launched the Downtown Innovation Zone** in November 2014, in a unique collaboration with the City of Rochester and High Tech Rochester.
- **Engaged private sector representatives to institutionalize a more collaborative relationship with the City on parking** issues that impact the ability to retain and attract office tenancy. Employing a **multi-pronged downtown marketing and promotion campaign** with
- very few resources, but significant impact to heighten downtown visibility in the marketplace and to build caché for downtown as a business location.
- **Created the Red Shirts Program** to allay concerns about safety, including its “Walk You to Your Car” program. City Council is closing down the program, but RDDC’s multi-year advocacy has resulted in the creation of a **new Central Police Section** encompassing downtown and adding significant police resources.
- **Impacting the design and activation of many public infrastructure projects** that improve downtown’s public realm and therefore the street experience of residents, employees, business clients, and visitors.

August
2015

RDDC Annual Report

Rochester Downtown Development Corporation
100 Chestnut St., Suite 1910 • Rochester, NY 14604 • (585) 546-6920

MESSAGE TO MEMBERS

For the first time in more than half a century, downtown is really growing. After managing decline for decades, we are now dealing with challenges related to growth.

Downtown Innovation Zone (DIZ)

After tracking the housing story since 2000 that led downtown's turnaround, we woke up in 2014 to the organic development of a very real innovation district in the city center. There are now a total of 97 innovation & creative class enterprises in the DIZ, along with 10 incubators and support services for start-ups. These numbers are growing.

Our goals now are to begin deeper conversations with innovation and creative class entities to gauge their specific needs and desires for increased interaction. The DIZ website will be three-dimensionalized, and we also intend to better connect commercial brokers and leasing folks to this exciting emerging market.

Business Improvement District

For four years, a group of public and private leaders have worked diligently to explore the creation of a Business Improvement District (BID) for downtown Rochester. Much work had been done, and a proposed district model was forwarded to downtown property owners for feedback in April 2014. The model included advocacy, economic development, street events, and enhanced sidewalk cleaning and management services.

One of the challenges in developing a BID for downtown Rochester has been the existing enhancement district, for which the City of Rochester makes a significant contribution as the largest property owner and also contributes significant

resources. Resolving how the City's current resources could be reallocated into the new BID model became a significant barrier.

Our research showed that no other city had a structure like this in place prior to creating a BID. This matter is of significant importance as without a resolution that incorporated the current structure into the new structure, the BID would become cost prohibitive because private property owners would have to absorb the costs.

Consequently, the work to develop a BID for downtown Rochester at this time has ended.

Downtown is Growing

There are 20 housing projects in the pipeline downtown this year. These projects will generate another 2,400 people over the next several years to join the 6,100 already living here.

The Midtown District in particular is experiencing tremendous growth. The HTR Business Accelerator, RIT Center for Urban Entrepreneurship, promised AIM Photonics headquarters, Democrat and Chronicle Media Group, and CGI Headquarters projects are huge. And new housing at the Sibley Building, Midtown Tower, 88 Elm, Chase Tower, Alliance Building, and CGI projects will all change the landscape dramatically!



Heidi Zimmer-Meyer
President



David Beinetti
Chair

RDDC BOARD OF DIRECTORS 2015-2016

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Heidi Zimmer-Meyer, President, RDDC

2015 RDDC Workplan & Budget

2015 WORKPLAN

STRATEGIC ELEMENTS

→ Market Tracking & Improving Commercial Tenancy

- ◆ Track and share multi-year data and trending regarding downtown's office and residential markets, investment levels, and development activity
- ◆ Use market report findings to identify advocacy targets as appropriate
- ◆ Create greater relevancy, engagement and excitement around the Downtown Innovation Zone to maximize its growth and to reduce downtown's commercial vacancy
- ◆ Highlight downtown office towers, non-traditional office buildings and space, and street-level spaces
- ◆ Collaborate with business incubators, building owners, and the City of Rochester to accelerate the growth of downtown retail and other street-level tenancy

→ Advocacy & Engagement

- ◆ Use convening role to target downtown issues, advocate for emerging neighborhood-specific issues, and create stronger linkages with downtown's neighborhoods
- ◆ Work with investors and developers to share market information, provide block & tackle problem-solving assistance, and advocate directly where necessary
- ◆ Support RDDC stakeholders by aggressively advocating for infrastructure, services, and safety programs that impact downtown (e.g., impact of Police Dept. reorganization)
- ◆ Continue to explore new ways to collaborate and partner with the City, and to assure good urban planning and forward momentum throughout downtown
- ◆ Actively engage on statewide downtown issues with other downtown organizations through the NYS Urban Council

→ Promote Downtown

- ◆ Continue to leverage RDDC's aggressive communications strategy
- ◆ Continue to work closely and productively with media
- ◆ Maximize the quality and value of RDDC's websites, Facebook, "@round downtown" e-newsletter, and Twitter vehicles
- ◆ Design and execute an annual program of events that generates net revenue, higher visibility for RDDC, and features downtown development, lifestyles, business, and commercial space options
- ◆ Schedule briefings as appropriate with federal, state, and local political representatives

→ Ensure RDDC's Long-Term Sustainability

- ◆ Aggressively implement RDDC Membership Committee's recommendations to reinvigorate existing RDDC membership, and to activate a successful new member campaign
- ◆ Explore and secure additional sources of funding (e.g., grants, sponsorships, contracts for services)
- ◆ Explore collaboration opportunities with other key private sector economic development organizations
- ◆ Leverage RDDC's communications program to increase organizational visibility and impact

2015 BUDGET

	2014	2015
	BUDGET	BUDGET
BEGINNING BALANCE	\$25,268	\$27,684
REVENUE		
Membership Dues	\$171,186	\$193,000
Prior Year Membership Dues	0	0
Events, Event Sponsorships	108,800	113,700
Downtown Special Services	71,207	110,426
Business Improvement District	17,394	13,750
Communications Program	5,700	6,388
Grants	0	5,000
Miscellaneous Income	10	11
TOTAL REVENUE	\$374,297	\$442,275
EXPENSES		
Staff Payroll	\$191,173	\$194,992
Payroll Taxes	15,810	16,126
Employee Benefits	25,000	26,386
Technical Services	5,000	5,000
Rent & Utilities	0	0
Equipment & Machines	6,000	6,600
Telephone, I-Net, Cloud, E-Mail	8,200	10,200
Office Expenses	1,000	1,500
Printing & Copying	1,500	2,000
Postage	1,300	1,400
Business & Meetings	1,700	1,000
Dues & Subscriptions	500	1,200
Insurance	2,500	3,200
Accounting Services	6,000	6,400
Miscellaneous Expenses	500	500
SUBTOTAL, OVERHEAD	\$266,183	\$276,504
RDDC Events	\$55,000	\$55,000
Downtown Special Services	19,000	71,237
Business Improvement District	26,894	30,000
Communications Program	8,750	9,200
TOTAL EXPENSES	\$375,827	\$441,941
NET REVENUE (EXPENSE)	(\$1,530)	\$334
NET FUNDS (EXPENSE)	\$23,738	\$28,018

- ◆ Engage RDDC growing leadership voice to maximize community influence and on strategic work elements, where appropriate
- ◆ Create new ways for existing members to engage in downtown issues and to hear development news
- ◆ Continue to use the Economic Growth Series and other public events to position RDDC as a significant and high-impact regional economic development and leadership entity

2014-15 RDDC Highlights

Corporate Structure

RDDC is a private, membership-based, 501(c)(4) not-for-profit corporation.

BOARD OF DIRECTORS

- ◆ Responsible for annual corporate management decisions (e.g., budget, annual workplan, election of officers), setting corporate priorities and direction.
- ◆ *Ad hoc* “task forces” are formed as needed to develop recommendations on particular corporate and policy issues for action by the Board of Directors.

EXECUTIVE COMMITTEE

- ◆ Executive Committee includes the officers of the corporation and the President — makes decisions and provides guidance on internal corporate management issues and interim policy matters.

GOVERNANCE & COMPENSATION COMMITTEE

- ◆ Recommends corporate policies and executive compensation level. Executes annual CEO review.

Downtown Office Space Survey May 2014

Total Space Surveyed = 110 buildings, 11 M. s.f.,
(86.7 % occupied)

Competitive Space = 87 buildings, 7 M. s.f.,
(79.2 % occupied)

- ◆ Class “A” — 11 buildings, 3.1 M. s.f.,
(80.6 % occupied)
- ◆ Class “A/R” — 12 buildings, 572,052 s.f.,
(85.0 % occupied)
- ◆ Class “B” — 35 buildings, 2.6 M. s.f.,
(77.6 % occupied)
- ◆ Non-traditional — 25 buildings, 661,547 s.f.,
(68.5 % occupied)
- ◆ Medical — 4 buildings, 158,292 s.f.,
(100 % occupied)

Non-Competitive Space = 23 buildings, 4.0 M. s.f.,
(100 % occupied)

(2015 Survey is currently underway)

www.rochesterdowntown.com

- ◆ Award-winning website, searchable web pages for:
 - ◆ 86 office buildings
 - ◆ 77 residential properties
 - ◆ 10 theaters, 2 sports arenas
 - ◆ 4 colleges and universities
- ◆ Added Downtown Investment Table in 2014

Advocacy Activity

BUSINESS IMPROVEMENT DISTRICT (BID) —

After four years of work, a proposed district model was sent to downtown property owners for feedback in April 2014. The model included advocacy, economic development, street events, and enhanced sidewalk cleaning and management services. Higher than anticipated cost considerations and other associated issues will not permit the operation of a BID without the City as the direct service delivery vehicle. For these primary reasons, the work to develop a BID for downtown Rochester at this time has ended.

DOWNTOWN INNOVATION ZONE (DIZ) —

Launched in the Fall of 2014 in a partnership with the City of Rochester and High Tech Rochester, RDDC is now spot lighting 91 innovation companies, creative class enterprises, and support services & spaces.

DOWNTOWN ISSUES — RDDC continues to be engaged in issues ranging from parking, infrastructure improvements, major public project design, public safety, and the growth of the Downtown Innovation Zone.

STATEWIDE DOWNTOWN ISSUES — RDDC has a leadership role in the NYS Urban Council, a statewide organization focused on downtown advocacy, and providing a mechanism to share best practices for successful downtown development and management.

2014 Housing Market Survey

Existing *(2015 Survey is currently underway)*

- ◆ Total downtown housing units: 3,533
- ◆ Estimated residents: 6,138
- ◆ Total owner-occupied units: 135
- ◆ Total rental units: 3,398
 - ◆ Market-rate rental units: 2,485
 - ◆ Subsidized rental units: 913
- ◆ Vacancy rate for market-rate units: 3.4 %
- ◆ Vacancy rate for subsidized units: 4.2 %
- ◆ Number of loft & loft-style units: 563
- ◆ Rent range, all units: \$400 - \$2,535

Under Development as of August 2015

- ⇒ Total # of new rental & for sale housing units planned or under construction = 1,007
- ⇒ 20 projects in pipeline — 16 loft-style, 16 commercial space conversions, 4 new construction, and 1 major rehab of an existing residential property

2014 RDDC Highlights, *cont'd*

Economic Growth Series

“DOWNTOWN RISING, 2015” Featured the *88 Elm & 50 Chestnut Street Projects*, Tom Masaschi, DHD Ventures; *Chase Tower Project*, Andy Gallina, Gallina Development Corporation; *Geva Theatre Center Project*, Tom Parrish, Geva theatre; *2015 Twilight Criterium*, Scott Page, Full Moon Vista Bike & Sport; and the *Main Street Improvement Project*, Jim McIntosh, City of Rochester. (5/15)

“VISION~FUTURE” Co-hosted with the Rochester Rotary; featured County Executive Maggie Brooks & City Mayor Lovely Warren. (12/14)

“THE STATE OF ROCHESTER’S ECONOMY” Featured Gary Keith, M&T Bank; Jennifer Vey, Brookings Institution; Del Smith, City of Rochester; and, Terry Taber, Eastman Kodak Company. (11/14)

“DOWNTOWN RISING, 2014” Featured the *Alexander Park, North Campus*, Larry Glazer, Buckingham Properties; *Hilton Garden Inn*, Tom Masaschi, DHD Ventures; *Hart’s Local Grocers*, Glenn Kellogg, Hart’s Local Grocers; *Democrat and Chronicle Media Group Headquarters* Michael Kane, Democrat and Chronicle Media Group; *Hive @ 155*, Dan Morgenstern, Hive @ 155; and, *Inner Loop East*, Del Smith & Jim McIntosh, City of Rochester. (5/14)

“CHANGING FORTUNES: Rochester’s Surprising New Story” Featured panelists Michael Alt, Eastman Business Park; Matt Fronk, Matt Fronk & Associates; Dr. Ann Kress, MCC; Theresa Mazzullo, Excel Partners, Inc.; and, Paul Speranza, Wegmans Food Markets Inc. (3/14)

Community Impact

REPRESENTATION — Finger Lakes Regional Economic Development Council (Community Development and Entrepreneurship & Innovation Workgroups); City Parking Advisory Committee; City Office of Innovation & Strategic Initiatives Committee; The Community Foundation; Rochester Riverside Convention Center Management Board; NYS Urban Council

DOWNTOWN ASSOCIATIONS — Work with and occasionally attend High Falls Business Association; East End/Upper East End Business Association; Washington Square Park Neighborhood Association

MEDIA COVERAGE & PUBLIC SPEAKING

2015 RDDC MEMBERS

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Bank of America	Greater Rochester Enterprise	Riverside Rochester
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CB Richard Ellis	Holiday Inn Downtown	Rochester Institute of Technology
CGI Communications	Home Leasing *	Rochester Philharmonic Orchestra
C&S Companies	Home Properties, Inc.	Rochester Public Library System
The Cabot Group	Hunt Engineers, Architects & Land Surveyors	Rochester Red Wings
Canandaigua National Bank & Trust	Hyatt Regency Rochester	Rochester’s Cornerstone Group, Ltd.
Cannan Alexander & Scott, LLC	I. Gordon Corporation	Rynne, Murphy & Associates, Inc.
Catholic Family Center	Johnson Controls *	S&T Bank *
Chaintreuil/Jensen/Stark Architects LLP	Jos. A. Floreano Rochester Riverside Conv. Center	SEI Design Group *
Chamberlain, D’Amanda	L&W Supply *	SWBR Architects & Engineers, P.C.
City Newspaper	LaBella Associates	St. Mary’s Church
Clark Patterson Lee	Landmark Society of Western New York	Spoletta Development
CloudSmartz, Inc.	LeChase Construction Services LLC	Stantec Consulting
The College at Brockport	Lifetime Financial Group *	Stern Properties
Community Preservation Corporation	M/E Engineering P.C.	Stewart Title Insurance Company
The Community Foundation	M&T Bank	Studio E *
Costanza Enterprises	Mark IV Enterprises	The Strong
D4, LLC	Max Rochester	T.Y. Lin International
Democrat and Chronicle	MCC-Damon City Campus	Thomson Reuters
DiMarco Constructors, LLC	McConville, Considine, Cooman & Morin, P.C.	Underberg & Kessler, LLC
Dutton & Company	Monroe County Bar Association	Vargas Associates, Inc.
ESL Federal Credit Union	Nixon Peabody LLP	VisitRochester
Eastman School of Music/U of R	Norry Management Corp.	Webster Properties, LLC
Excellus BCBS Rochester Region	Nothnagle Realtors	Westminster Consulting, LLC *
First Niagara Bank	Parry Building LLC	WinnCompanies
Fitshugh Associates, LLC	Passero Associates, P.C.	Wolfe Architecture
Flaum Management Company, Inc.	PathFinder Engineers & Architects LLP	Woods, Oviatt, Gilman LLP
Flower City Management, Inc.	PathStone Corporation	YMCA of Greater Rochester
Foundation Design, P.C.		* (New 2015 member)

