



ANNUAL REPORT

2025-2026





A MESSAGE TO OUR DOWNTOWN STAKEHOLDERS

Downtown Syracuse embodies the spirit of our city, and our district is continually evolving, presenting new growth, change, and opportunities. As we reflect on the past year at the Downtown Committee of Syracuse, we acknowledge the invaluable partnerships we share with our community. These relationships are essential in cultivating a strong and vibrant urban center. We are especially thankful for the strong alliances forged with local businesses, government leaders, cultural institutions, and residents. Your dedication to investing in Downtown, engaging in our initiatives, and advocating for Downtown's ongoing development is invaluable. It is through these collaborations that we realize our collective vision of a dynamic and inviting Downtown Syracuse.

Over the past year, Downtown Syracuse has welcomed new businesses, enhanced streetscapes, added vibrant public art, increased residential housing, and a rejuvenated sense of pride in our community. We have also celebrated our long-standing businesses that continue to thrive and serve as cornerstones of our district. Our team has worked diligently to maintain clean and safe streets, supporting not only businesses but also residents and visitors.

As we look ahead, Downtown Syracuse is well-positioned for continued success, with exciting projects on the horizon. There has never been a more opportune time to connect with and invest in Downtown Syracuse. Your ongoing support ensures that our city center remains the thriving economic and civic heart of our community.

With appreciation,

Merike Treier
Executive Director



Anthony Fiorito
Chair, Board of Directors



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Black Citizens Brigade

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VIP Structures

STAFF

Merike L. Treier
Executive Director

Kristine Sherlock
Assistant to the Executive Director

Joe Violette
Director of Economic Development

Rachael Schaefer
Placemaking Programs Manager

Liza Bernard
Economic Development Specialist

Sarah Tietje-Mietz
Director of Marketing

Becca Flint
Community Engagement & Relations Specialist

Julia Fay
Content and Promotions Coordinator

Chuck McFadden
Farmers Market Manager

Kevin Stanard
Environmental Maintenance Supervisor

David Kneer
Outdoor Maintenance & Fleet Technician

Zach Madonna
Environmental Maintenance Crew

Robert Plumley, Jr.
Parking Staff

Thomas Schieno
Parking Staff

Tom Campanie
Director of Security

Richard Goldacker
Security Officer

Jim Hiltbrand
Security Officer

David Kimball
Security Officer

Dana Vinch
Security Officer



MAINTAINING & ENHANCING DOWNTOWN

Our **Environmental Maintenance** crew works to ensure that Downtown Syracuse is attractive, clean and accessible. We provide valuable services to business owners, property owners, and the community at large.

Services that our team focus on include litter control, maintaining street furnishings, beautification efforts, mowing grass, providing sidewalk plowing assistance in winter months*, removing graffiti, and more.

*Please note, although the Downtown Committee assists property owners by trying to provide a minimum clear path so that pedestrians are able to walk throughout downtown to access properties and amenities; in the city of Syracuse, sidewalk maintenance including snow clearing and removal is ultimately the responsibility of the property owner. The Downtown Committee of Syracuse, Inc. is not liable for injury incurred as a result of insufficient clearing/removal of snow by the property owner.



Our staff loves the annual Earth Day celebration as it offers an opportunity for community members to come together and work alongside our Environmental Maintenance Crew for the day.



Our Environmental Maintenance team actively removes graffiti across Downtown.

350+

HANGING FLOWER BASKETS MAINTAINED

1,500

BAGS OF LITTER REMOVED

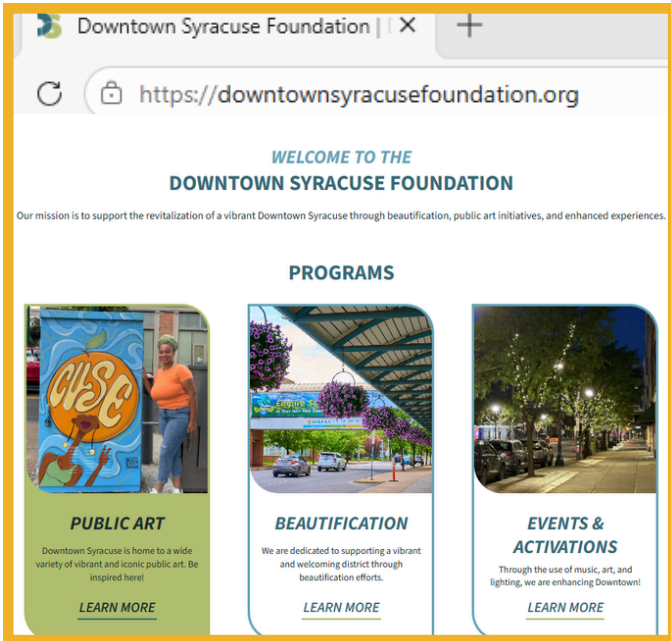
This year, the Downtown Committee of Syracuse invested in ArcGIS to **enhance the management of placemaking programs**. Using online mapping and data collection, this tool improves efficiency and initiatives through data mapping, leading to smarter decision-making for public spaces. Several elements that are mapped and tracked include Downtown trees, holiday wreathes, flower baskets, and cleaning zones.



Every year, the Environmental Maintenance team places hanging flower baskets on light poles throughout the Downtown neighborhoods.

MAINTAINING & ENHANCING DOWNTOWN

The **Downtown Syracuse Foundation** was established by the Downtown Committee of Syracuse to help secure resources to enhance the revitalization of the district. Thanks to this partnership, additional resources support beautification, public art and other activations. This year, the Downtown Syracuse Foundation launched a new website to highlight all of the impactful work being done.



Through a cost-sharing partnership with the City of Syracuse, Downtown Syracuse becomes **adorned with decorations for the holidays**, creating a festive atmosphere for visitors. Throughout the year, maintenance activities are carried out under a 50/50 cost-sharing agreement with the City to enhance the streetscape and make it more appealing.



Thanks to a NY Main Street grant secured by the Downtown Committee, street tree lights have been added to the 100-200 blocks of East Jefferson Street. Currently, **118 street trees** are enhanced throughout Downtown Syracuse with lights to help illuminate and connect Downtown's neighborhoods.

KEEPING DOWNTOWN SAFE



Richard Goldacker, Security Officer and Tom Campanie, Director of Security.

Our **Security** team's goal is to proactively address constituent needs to maintain Downtown's status of one of the **safest neighborhoods** in Syracuse. Our team responds to calls made to 423-HELP, conducts daily patrols Downtown, serves as a liaison with the Syracuse Police Department, organizes personal safety seminars, offers security audits to businesses, and distributes security information. We provide support for the Downtown Security camera program as well as address quality of life concerns through **collaborations** with human service and behavioral health agencies.

6,000+

HOURS OF ANNUAL
FOOT PATROL

2,616

SECURITY TEAM
RESPONSES



17 SECURITY
CAMERA
LOCATIONS

Downtown Security Center
423-HELP
(4357)

In an emergency, call 911



www.downtownsyracuse.com



Building relationships with Downtown businesses.

DRIVING ECONOMIC GROWTH IN DOWNTOWN

Our **Economic Development** team works to address opportunities to further development and growth throughout Downtown by providing resources and expertise. We help connect businesses with available spaces, share demographic and market data, identify grants and incentives, promote housing and urban living, and collaborate with community partners to keep Downtown thriving.



Merike Treier presented Franklin Fry, Executive Director of the Redhouse Arts Center, with a \$50,000 check to support their new marquee, funded by the New York State Homes and Community Renewal NY Main Street Program.



The Mizpah Towers Project was awarded a \$50,000 building renovation grant through the New York State Homes and Community Renewal NY Main Street Grant Program, administered by the Downtown Committee of Syracuse.

\$232,540
TOTAL GRANT AMOUNT AWARDED TO DOWNTOWN SYRACUSE THROUGH THE NEW YORK MAIN STREET GRANT PROGRAM

8 REPORTS & STUDIES CONDUCTED BY OUR ECONOMIC DEVELOPMENT TEAM

Commercial Occupancy Report (Spring 2026)



Downtown Syracuse Retail Wish List – Summer 2025

With a rapidly growing residential population (more than 4,500 people), Downtown Syracuse is diversifying its retail offerings and providing year-round entertainment to daily round the clock needs of our building community. The following Wish List identifies gaps and opportunities in the Downtown retail market, based on the current and new and Onondaga County retail mix.

SHOPPING	SHOPPING
<ul style="list-style-type: none"> Clothing Accessories Jewelry/Watches Shoes Leather Goods/Purses/Luggage Children's Bakery Shop Groceries Full-Service Grocery Store Personal Products: <ul style="list-style-type: none"> Pharmacy/Drug Store Personal Care - cosmetics, bath and body Vitamins/Health Supplement Store Children's Toy Store Baby Boutique Paper Goods Restoration Stationery/Greeting Cards/Wrapping Paper Office Supplies 	<ul style="list-style-type: none"> Makers Space/Light Manufacturing Jewelry-making, sewing, blacksmithing, bookbinding, glassblowing, 3D printing, T-shirt printing, etc. Musical/Instrument Craft/Recreational supply Sporting Goods (e.g. bicycles, kayaks, soccer) Musical Instruments Floral/Plant Shop
<ul style="list-style-type: none"> Food/Beverage Coffee/Bar/Winery/Tasting Room Additional Breweries Specialty Snack options (e.g. Kibbeh dill, Indian buffet) Specialty Foods (e.g. fish market, cheese monger, high-end meat and goods shops) Kid-friendly eateries Outdoor dining Rooftop drink/dining 	<ul style="list-style-type: none"> Services Personal Services <ul style="list-style-type: none"> Day Spa Nail Salons Veterinarian Primary Care Offices Professional Services <ul style="list-style-type: none"> Printing, Copying, and Mailing
<ul style="list-style-type: none"> Household <ul style="list-style-type: none"> Furniture Home Decor Plant Shop Electronics <ul style="list-style-type: none"> National Wireless Telecommunications Carriers Small Electronics Retail Electronics Repair Shop 	<ul style="list-style-type: none"> Entertainment Venue/Facilities <ul style="list-style-type: none"> Indoor Entertainment - e.g. bowling, karaoke Dance Club Arcade Other Opportunities Expanded Hours <ul style="list-style-type: none"> Retail: Weekdays 9am-6pm Food Service: Sundays and Monday Dog Park Pop-Up Shops: Contact us! (315) 422-8284 or mail@downtownsyracuse.com

WWW.DOWNTOWNSYRACUSE.COM



Downtown Syracuse 2025 Retail Report



2026 DOWNTOWN SYRACUSE DEVELOPMENT FORECAST



The economic momentum continues to be felt throughout Greater Syracuse. In Downtown, the development pipeline is strong with a diverse portfolio of projects.

More than 1275 million across 22 development projects are currently underway or slated to begin this year in Downtown Syracuse. Included in these projects are enhanced amenities for residents, workers and visitors, cultural experiences, business renovations and expansions, and parking facility upgrades. More than 700 new residential units and 500 parking spaces are expected to come online because of these investments.

For more information on Downtown Syracuse market research, real estate, and trends, please contact Joe Violette, Director of Economic Development at jobsite@downtownsyracuse.com or call 315-422-8284.



BUSINESS SUPPORT & ENGAGEMENT



The Sound Garden Syracuse celebrates 30 years in Downtown.

Celebrating Businesses

Our team regularly collaborates with the City of Syracuse, Office of the Mayor, to recognize and celebrate long-standing businesses by presenting them with **Mayoral Proclamations**.

Ribbon Cuttings

We actively **support new businesses** in Downtown Syracuse through various initiatives. This includes taking part in ribbon-cutting ceremonies and assisting with the planning of these celebratory events.



Mayor Owens celebrating the opening of Five Iron Golf.



Our Economic Development team delivering a Welcome Packet to H. Grey Supply Co.

Welcome Packets

To help new Downtown businesses learn about the services available to support them, our team produces and distributes **Welcome Packets**. These packages include information on our website, social media, Business Directory, events and security services.

Neighborhood Engagement

Each month, members of the Downtown Committee staff convene **neighborhood and business association meetings**. Businesses, residents and property owners in Hanover Square, Armory Square, Cathedral Square and Southern Downtown meet regularly to share news and work towards a common neighborhood vision.

DOWNTOWN STATS

9.3M

ANNUAL VISITS TO
DOWNTOWN



25

NEW BUSINESSES
OPENED



8

NET GAIN IN NEW
BUSINESSES



241

STOREFRONTS
OCCUPIED



117

COMMERCIAL OFFICE
BUILDINGS



18

ARTS & CULTURE
INSTITUTIONS



82.6%

RETAIL OCCUPANCY BY
SQUARE FOOT



300+

HOUSING UNITS EXPECTED TO
BE ADDED IN 2026



\$273M

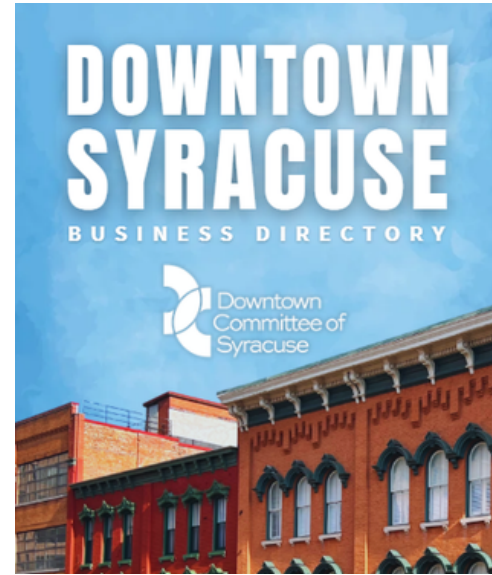
DEVELOPMENT
ANNOUNCED & UNDERWAY



MARKETING AND COMMUNICATIONS

Our **Marketing and Communications** team highlights Downtown Syracuse as a vibrant destination by promoting local businesses, encouraging exploration of Downtown assets, welcoming new venues, organizing Signature Events, and keeping the community connected to the latest Downtown news and happenings through weekly newsletters, social channels, brochures, guides, and other helpful resources.

This year, the team revamped the Downtown Committee of Syracuse website, enhancing its user-friendliness. Additionally, the Downtown Syracuse Business Directory received a redesign to better reflect the character of the district.

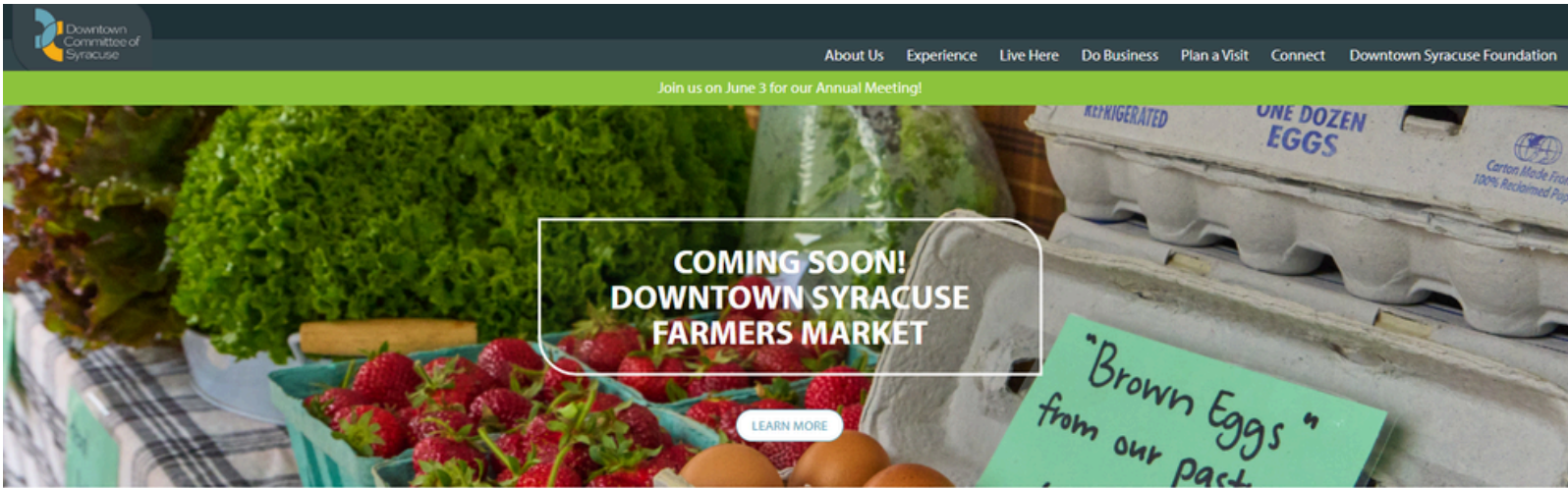


27K SOCIAL MEDIA FOLLOWERS



940K WEBSITE VISITORS

5.2K DOWNTOWN DIRECTORIES DISTRIBUTED



Welcome to the Downtown Committee of Syracuse

Our mission is to foster the ongoing revitalization and vibrancy of Downtown Syracuse by strengthening its economic base, increasing its attractiveness, and ensuring that it is clean, safe and accessible.



NEWSLETTER

Our weekly newsletter gets distributed to over 7,000 subscribers and, on average, has a 52% open rate. It features events happening in Downtown, business deals, insider tips about Downtown Syracuse, local news, and more.

SIGNATURE EVENTS

The Downtown Committee of Syracuse hosts a series of **Signature Events** annually. Our goal with these events is to **showcase Downtown Syracuse** as a prime destination, attract visitors, support local businesses, educate on development trends, and get people excited about all that Downtown Syracuse has to offer.



SYRACUSE ARTS & CRAFTS FESTIVAL JULY 2025

In July, the **54th Annual Syracuse Arts & Crafts Festival**, presented by M&T Bank, showcased more than 140 artists and crafters from across the United States and Mexico. This family-friendly event attracted over 35,000 visitors to Columbus Circle, offering a chance to immerse themselves in Downtown's architecture, culture, and vibrancy.

DOWNTOWN FARMERS MARKET JUNE - OCTOBER 2025

The 2025 **Downtown Syracuse Farmers Market**, presented by Community Bank, showcased fresh produce, baked goods, and more from local farmers and vendors. For 19 Tuesdays in Clinton Square, visitors had the pleasure of enjoying lunchtime music while exploring the delightful offerings at the Farmers Market.



FALL PROGRESS BREAKFAST OCTOBER 2025

The **Fall Progress Breakfast**, presented by National Grid, marked the conclusion of our 50th Anniversary celebration. This event featured speakers who highlighted Syracuse's journey through the past, present, and future, along with a presentation that covered all of the thrilling developments taking place in Downtown.



SIGNATURE EVENTS

DOWNTOWN SYRACUSE DINING WEEKS MARCH 2026

Food enthusiasts enjoyed good eats and sweet deals at over 50 participating locations during the **22nd Downtown Syracuse Dining Weeks**, presented by Visions Federal Credit Union. This annual event invited individuals to discover the diverse dining choices in Downtown Syracuse while supporting local restaurants during the quieter winter season.



SPRING SPOTLIGHT SERIES MARCH 2026

Formerly known as the Progress Breakfast Series, in Spring 2026 we launched the new **Spring Spotlight Series**, presented by Canandaigua National Bank. The theme of this event was “Growing Downtown” and it showcased speakers who are actively contributing to the vibrancy and development of Downtown Syracuse.

EARTH DAY CLEANUP APRIL 2026

Our annual **Earth Day Cleanup** engaged more than 200 volunteers within Downtown Syracuse. They helped to give back to the community by collecting litter throughout various neighborhoods in the central business district.



OPEN UP DOWNTOWN MAY 2026

To better connect the community with our district and help showcase all that Downtown offers, we introduced a new event, **Open Up Downtown**. Eventgoers purchased tickets to gain exclusive behind-the-scenes access to eight tour stops and four informational stops throughout Downtown Syracuse. Participants explored historic buildings and saw new spaces that are typically not accessible to the public. We welcomed over 900 people to this inaugural event!

EXPERIENCE DOWNTOWN SYRACUSE FOR THE HOLIDAYS CAMPAIGN

SHOP DOWNTOWN PASSPORT

This holiday season, we introduced our inaugural Shop Downtown Passport. From November 28 to January 5, customers who made a purchase at any of the over 30 participating businesses received a sticker for their Passport. Once the Passport was filled with stickers, it could be submitted to enter a drawing for a Downtown-themed gift basket. This initiative encouraged people to patronize a variety of restaurants and shops in Downtown.



WINDOW WONDERLAND CONTEST

To enhance the overall holiday experience, windows throughout Downtown were decorated with festive, seasonal displays. Community members cast over 2,000 votes while strolling through the area to select their favorite design. This year, more than 50 ground-floor businesses took part in the Window Wonderland Contest.

HOLIDAY IN HANOVER

On December 6, we hosted a festive day filled with family friendly activities, made possible through our partnership with Community Bank. Four hundred visitors savored free hot cocoa, delightful cookies from Sweet Praxis, and enjoyed complimentary ice skating along with tickets to the Erie Canal Museum's Gingerbread Gallery, all while exploring the charming shops and restaurants in Hanover Square.



STUDENT ART IN DOWNTOWN SYRACUSE

This year we launched an exciting new project that activated the streetscape along the 300 and 400 blocks of South Salina Street and showcased the artistic talents of some of Syracuse's youngest community members! Throughout December, Pre-K classrooms in local schools channeled their creativity to produce Student Art in Downtown Syracuse. It was wonderful to see families coming into Downtown to view their young artists' creations on display!



ANNUAL MEETING

Our **Annual Meeting**, presented by Community Bank, N.A. served as a celebration of announcements, individuals, projects, and locations that have played a significant role in the growth, diversity, and vibrancy of Downtown. We shared the State of Downtown Report, and honored businesses, organizations, and individuals with the **Awards of Excellence**, presented by National Grid.



PERFECT PARTNER AWARD ONONDAGA HISTORICAL ASSOCIATION

The Perfect Partner Award recognizes those whose initiatives positively impact Downtown Syracuse. Originally incorporated in 1863, the Onondaga Historical Association, located at 321 Montgomery Street, collects and preserves historical material of Onondaga County. OHA educates the community on Downtown's history through exhibits, public tours, and educational programs. The team inspires understanding that our shared history is the foundation for our future together.

URBAN INNOVATION AWARD ELITE GAMING

The Urban Innovation Award recognizes trail-blazing activity in a previously undeveloped area of Downtown Syracuse. Co-founders Rob O'Connor and Matt Guernsey expanded ELITE Gaming's state-of-the-art facility to the Atrium Building after outgrowing their previous location. ELITE Gaming connects gamers of all skill levels through competitive gaming, fun, education, and new experiences, bringing new energy to the area while working with local partners to support community events.



HEART OF DOWNTOWN AWARD ALLY WALKER

The Heart of Downtown Award recognizes efforts that positively affect how people feel about Downtown Syracuse. Ally Walker is a local mural artist whose colorful work brightens many familiar public spaces throughout the district. During winter months, she paints dozens of Downtown windows in festive designs as part of our Window Wonderland Contest. Ally has also been selected as the artist for two UNBOXED: Utility Box Art Projects, a Downtown Syracuse Foundation program. Her contributions to public art help to create a warm, welcoming environment that celebrates the spirit of the district.

DOWNTOWN SYRACUSE VISION AND STRATEGIC ACTION PLAN

This Spring we formally kicked off the **Downtown Syracuse Vision and Strategic Action Plan initiative**. Working with CZB as our lead consultant, and guided by a project steering committee, the goal of the Vision Plan is to build upon the significant residential, commercial, and cultural revitalization efforts of the last 20 years and deliver a clear 10-year vision for Downtown Syracuse, with a prioritized 5-year strategic action plan.

One of Syracuse’s greatest assets is its people and we’re looking forward to working with our community to develop a cohesive vision for Downtown’s continued growth. Our goal is to have the final report completed by the end of the year.

STEERING COMMITTEE

Steven L. Aiello
COR Development

Thomas Bardenett
Syracuse Metropolitan Transportation Council

Ryan Benz
Redev CNY

Megan Costa
Onondaga County
Department of Planning

Jim D’Agostino
Syracuse Metropolitan Transportation Council

Eric Ennis
City of Syracuse, Office of the Mayor

Joe Fetter
Syracuse University

Tony Fiorito
Partnership Properties

Isabelle Harris
Onondaga County, Office of the County
Executive

Mike Intaglietta
Landmark Theatre

Eric Jackson
Black Cub Productions

Owen Kerney
City of Syracuse

Susan Katzoff
City of Syracuse

Lauren Kochian
Museum of Science & Technology (MOST)

Karyn Korteling
Pastabilities & Pasta’s Daily Bread

Donna Moore
Syracuse Common Council

Sarah Pelligrini
Noble Cellar, Inc.

Ed Riley
Marriott Syracuse Downtown

Anthony Rojas
in-Architects

Joe Sisko
Commonspace

Nora Spillane
CenterState CEO

Cjala Surratt
Black Citizens Brigade

Meg Tidd
VIP Structures



Follow along to track the plans progress.



THANK YOU TO OUR CORPORATE AND DOWNTOWN ENTHUSIAST PARTNERS

- AMERICU
- BARCLAY DAMON
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- C&S COMPANIES
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- CBD COMPANIES
- CENTER ARMORY SHOPS
- CENTRAL NEW YORK COMMUNITY FOUNDATION
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- CH INSURANCE
- CITY OF SYRACUSE - NEIGHBORHOOD & BUSINESS DEVELOPMENT
- COMMONSPACE
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- DANNIBLE & MCKEE
- DWYER ARCHITECTURAL
- EDR
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- ERIE WATER STREET ASSOCIATES
- EXCELLUS BLUECROSS BLUESHIELD
- FAMOUS ARTISTS SERIES / BROADWAY IN SYRACUSE
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- JF REAL ESTATE
- KEYBANK
- KING + KING ARCHITECTS
- M&T BANK
- MACKENZIE HUGHES LLP
- MARRIOTT SYRACUSE DOWNTOWN
- MAXWELLS
- MONEY FEDERAL CREDIT UNION
- NATIONAL GRID
- NAVE LAW FIRM
- ONEGROUP
- ONONDAGA COUNTY AGRICULTURE COUNCIL
- ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
- ONONDAGA HISTORICAL ASSOCIATION
- PARTNERSHIP PROPERTIES
- PIONEER COMPANIES
- QPK DESIGN
- RAPID RESPONSE MONITORING
- ROBERT L. KELLY GENERAL INSURANCE AGENCY, LLC
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- SERVPRO TEAM SKOV
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- SIDNEY FEDERAL CREDIT UNION
- SYRACUSE METROPOLITAN TRANSPORTATION COUNCIL
- SOLVAY BANK
- SYRACUSE HAULERS
- SYRACUSE PARKING SERVICES
- SYRACUSE UNIVERSITY
- TELLUS COLAB, LLC
- THE BONADIO GROUP
- THE HAYNER HOYT CORPORATION
- THE ONCENTER
- TOMPKINS COMMUNITY BANK
- VIP STRUCTURES



**SUPPORT
DOWNTOWN
SYRACUSE**

ABOUT THE DOWNTOWN COMMITTEE OF SYRACUSE

Our mission is to improve Downtown Syracuse by strengthening its economic base, increasing its attractiveness, and assuring that it's clean, safe and accessible.

The Downtown Committee is a private, not-for-profit, professional Downtown management organization that represents all property owners and tenants within the central business district. Our team is committed to fostering a clean, safe, welcoming, and vibrant downtown community. We provide our services to all who are located in the downtown district or are considering a move to Downtown.



FINANCIAL REPORT

The following outlines the sources of our budgeted revenue and expenses by program for fiscal year July 1, 2025, through June 30, 2026. In addition to the special assessment, our revenue is generated from ticket sales, sponsorships, and special programs, all of which contribute to enhancing our program delivery for Downtown Syracuse.

Budgeted Sources of Revenue (2025-2026)

Special Assessment: \$1,350,208
Interest: \$13,590
Transportation: \$224,500
Miscellaneous & Events: \$378,779
Grants & Other Sources: \$369,515
Total: \$2,336,592

Budgeted Expenses (2025-2026)

Administration: \$241,398
Environmental Maintenance: \$377,997
Marketing: \$442,117
Security: \$243,583
Economic Development: \$354,630
Transportation: \$149,622
Events: \$172,730
Other: \$354,515
Total: \$2,336,592



CONTACT US

P: 315-422-8284

mail@downtownsyracuse.com

www.downtownsyracuse.com

115 West Fayette St., Syracuse, NY 13202



STAY CONNECTED



@DowntownSyracuse



Downtown Syracuse



Downtown Committee of Syracuse