

# Proposed BID East Eighties (Business Improvement District) Notification & Comment Solicitation Form

## NOTICE OF PUBLIC MEETINGS

**Wednesday, May 18, 2016, 6PM – 8PM at Chapin, 100 East End Avenue**  
**Wednesday, June 8, 2016, 8AM – 10AM at Shake Shack, 154 East 86<sup>th</sup> Street**

Dear Neighbor:

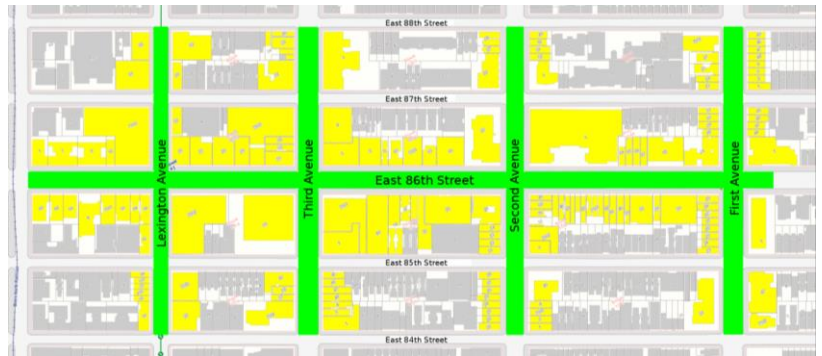
The BID East Eighties Steering Committee, a group of businesses, property owners, residents and elected officials, is proposing to create a Business Improvement District (BID) for the 86<sup>th</sup> Street commercial corridor, which currently sees more than 20.7 million visitors a year. You can help this effort by completing this **statement of support** by **June 17, 2016**.

As part of the BID Plan, property owners and taxpayers of record would be charged a special assessment that would fund the following services to support the local property owners and business community:

- ✓ **Clean Streets** – supplemental street sweeping, trash pickup, graffiti removal and snow removal.
- ✓ **Beautification** – tree care as well as tree pit plantings and cleaning.
- ✓ **Quality of Life** – dedicated staff to work with city agencies to improve vendor enforcement, homeless outreach and public safety.
- ✓ **Business Services** – marketing/promotion, including website and events, as well as general advocacy and securing funding from private investments and grants from city and state government.

### Boundaries of Proposed District

The proposed district includes properties on 86<sup>th</sup> Street from First Avenue to Park Avenue and on Park, Lexington, Third, Second and First Avenues from 84<sup>th</sup> to 88<sup>th</sup> Street with “wrap around services” on to a portion of the side streets for corner properties.



**BID services supplement city services, which, by law, cannot be reduced because of the BID.**

**Annual BID Budget:** The Steering Committee proposes an annual budget of **\$900,000**.

*This budget is consistent with similar sized BIDs delivering similar services in other parts of the city.*

**Annual BID Assessment:** The Steering Committee has developed a formula to calculate the assessment for each commercial property in the proposed district based on a combination of 50% commercial square footage (CSF) and 50% assessed value (AV), with a minimum base payment of \$500. Non-profit and government properties are not assessed, and residential properties are assessed a nominal \$1 per year.

### Individual BID Assessment for a Commercial Property =

$$\$500 \text{ Annual Base Fee} + [ (\text{CSF rate}) \times (\text{Individual Property CSF}) ] + [ (\text{AV rate}) \times (\text{Individual Property AV}) ]$$

Assessment Example: A **Class A** property that has 4,400 commercial square feet (CSF) and an assessed value (AV) of \$650,000 would pay an annual assessment of approximately \$2,000, which is also the median assessment charge for the proposed district.

The BID is a not-for-profit corporation with a volunteer Board of Directors elected annually from the full BID membership including local property owners, commercial tenants, and residential tenants. The annual assessment cannot be increased without the approval of the BID Board of Directors, the Department of Small Business Services, the City Council and the Mayor. Note that only commercial property owners within the proposed district will be billed the assessment; however, property owners may be able to pass some or all of the assessment along to their commercial tenants (merchants), depending upon the terms of individual commercial leases. The NYC Department of Finance is responsible for collecting the BID assessment and will forward these funds in full to the BID.

BID Property Class	Property Description	Annual Base Fee	CSF Rate (\$)*	AV Rate (\$)*
Class A – Commercial (in whole or part)	Commercial, industrial, vacant lot, or parking lot; Commercial / industrial portion of a mixed-use tax lot that includes residential or not-for-profit or government owned dedicated to commercial/for-profit uses	\$500	0.25458*	0.0005731*
Class B Residential	Wholly Residential	\$1	\$0	\$0
Class C Exempt	Government and not-for-profit owned property devoted in whole to public or not-for-profit uses	\$0	\$0	\$0

\*The rates listed above are estimates based on the current CSF and AV of the district, but actual rates in subsequent years may vary slightly, depending on the total CSF and AV at the time of billing.

### BID Steering Committee

**Co-Chairs:** UES Management and Milstein Properties

**Members:** Rose Associates, Muss Development, Vornado, Doe Fund, Kibel Companies, CityMD, Maz Mezcal, Shake Shack, East 86<sup>th</sup> St Association, Carnegie Hill Neighbors, Manhattan Chamber of Commerce

**Elected Official Members:** Councilmembers Dan Garodnick and Ben Kallos

As we finalize our outreach efforts, we are very interested in answering any questions that you may have regarding the proposed 86<sup>th</sup> Street/UES BID and knowing your level of support at [bid@benkallos.com](mailto:bid@benkallos.com).

Please complete by **June 17, 2016** online at [benkallos.com/bid/support](http://benkallos.com/bid/support) or send this document to:

East Eighties BID Steering Committee -OR-  
c/o Council Member Ben Kallos

244 E. 93rd Street, New York, NY 10128

Fax **212-980-1828** or scan to [bid@benkallos.com](mailto:bid@benkallos.com)

NYC Dept. of Small Business Services

Attn: Jennifer Kitson

110 William Street, New York, NY 10038

Or scan and email [bidformation@sbs.nyc.gov](mailto:bidformation@sbs.nyc.gov)

**I support the creation of the BID:**  Yes  No

I am a (please select all that apply and include all applicable addresses in the proposed district):

Commercial/Mixed-Use Property Owner  Commercial Tenant

Residential Property Owner  Residential Tenant  Other (Employee, Shopper, etc.)

Business Name (If Applicable): \_\_\_\_\_

Address(es) in Proposed District (List All): \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_, 2016