

# Notification and Comment Solicitation Form Regarding Establishment of a Business Improvement District

**FROM:** Bedford-Stuyvesant Gateway Business Improvement District Steering Committee  
(Bed-Stuy Gateway BID)

The Steering Committee of the Bed-Stuy Gateway BID proposes to create a Business Improvement District (BID) along Fulton Street and Nostrand Avenue in Bedford-Stuyvesant, Brooklyn.

BID's have delivered a range of services in over 50 New York City neighborhoods to improve the business climate and quality of life. A BID encompassing Fulton Street and Nostrand Avenue will improve the safety of our customers, cleanliness of our streets and sidewalks, invest in the revitalization and development of our area, strengthen our façade improvement program and incorporate streetscape and beautification improvements.

The proposed district includes:

- All properties lining the north and south sides of Fulton Street, from the east side of Classon Avenue to the west side of Albany Avenue;
- All properties lining the north side of Fulton Street from the east side of Albany Avenue to the west side of Marcus Garvey Boulevard;
- All properties lining the south side of Fulton Street from the east side of Albany Avenue to the west side of Troy/Lewis Avenue;
- All properties lining the east and west sides of Nostrand Avenue, from the south side of Halsey Street to the north side of Atlantic Avenue.

Under the BID program, property owners and taxpayers of record are charged a special assessment to generate funds to support activities including:

- Public safety patrols seven days a week
- Street maintenance services that would include street sweeping, garbage bagging and the maintenance of lampposts and street furniture seven days a week
- Promotional and event marketing, arts and cultural festivals to promote shopping and cultural groups in the district
- Landscaping and Beautification Services
- Capital Improvements and installation of public amenities

By law, no current city services such as policing or sanitation will be reduced as a result of the BID's services. All BID services are in addition to those being provided by the city.

The steering committee proposes an annual operating budget of approximately \$675,000 to carry out the services and programs listed above. The committee has developed a formula to calculate the assessment for each property within the district based on lot frontage. This formula is based on a contribution of approximately \$60 a front foot for a commercial or mixed-use property ("Class A") and vacant lots or properties used for parking ("Class E"). For example, a property with a 20-foot wide lot frontage would pay an estimated \$1,200 a year for the supplemental services listed above. Properties in which the sole use is residential ("Class C") will be assessed \$1 a year. Properties classified by New York City as "Public Facilities" ("Class B") and properties owned by government ("Class D") are exempt.

Note that only the owners of "Class A" and "Class B" properties will be billed the special assessment. However, if you are a commercial tenant in a "Class A" commercial property, your landlord may be entitled to pass this assessment along to you if such a pass-through is permitted in your lease. We encourage you to review your lease regarding this point.

The NYC Department of Finance will be charged with the collection of special assessments and will forward these funds directly to the BID's District Management Association (DMA), the entity responsible for managing the BID and delivering the planned services. The DMA will be a not-for-profit corporation whose board of directors will include property owners, merchants, residential tenants residing within the

proposed district, and City elected officials.

The Bed-Stuy Gateway BID Steering Committee will notify property owners and tenants about the plan for a proposed BID through an initial mailing, a public notice and a public discussion and review. In addition, we will present our proposed plan to Brooklyn Community Board #3. Based on that outreach effort, we will continue to tailor the plan to more closely reflect the priorities of the community at-large.

As we finalize our outreach effort, we are very interested in answering any questions that you may have regarding the proposed Bed-Stuy Gateway BID and knowing your level of support. Please complete the section below and return it to:

NYC Department of Small Business Services  
Neighborhood Development Division  
110 William Street, 7<sup>th</sup> Floor  
New York, NY 10038  
FAX: (212) 618-8991

To return your ballot, or if you have further questions about the proposed Bed-Stuy Gateway BID, you may contact:

- Mr. Joel Dabu, Fulton-Nostrand United Merchants Association  
**PHONE:** (718) 636-6905                      **FAX:** (718) 636-6903

or you may contact our representative at the NYC Department of Small Business Services:

- Mr. Eddy Eng  
**PHONE:** (212) 513-6413                      **FAX:** (212) 618-8991

**Name:** \_\_\_\_\_

**Property address in the district:** \_\_\_\_\_

**Telephone #:** \_\_\_\_\_

**I am a:**

Property Owner       Commercial Tenant       Resident

**I want a safer, cleaner, more attractive and convenient business district in Bedford-Stuyvesant therefore, I support the formation of the Bed-Stuy Gateway Business Improvement District on Fulton Street and Nostrand Avenue in Bedford-Stuyvesant:**

**Yes**     **No**

**Additional comments:**

\_\_\_\_\_  
\_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_