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Greenwich Village ❖ Little Italy ❖ SoHo ❖ NoHo ❖ Hudson Square ❖ Chinatown ❖ Gansevoort Market

December 22, 2021

Anita Laremont, Chair
City Planning Commission
22 Reade Street
New York, NY 10007

Dear Ms. Laremont:

At its Full Board meeting on December 21, 2021, CB#2, Manhattan (CB2, Man.), adopted the following resolution:

West Village Business Improvement District (BID) Formation: an application from the Department of Small Business Services (SBS) on behalf of the proposed West Village Business Improvement District (BID) to form the BID in Community District 2 of Manhattan.

WHEREAS, the West Village BID ("the District") is centered around 7th Avenue South in the Greenwich Village Historic District;

WHEREAS, the West Village BID is comprised of 872 tax lots and the proposed district includes properties on the following streets and blocks (See Appendix A):

A. 7th Avenue South from Leroy Street to Perry Street;
B. The west side of Avenue of the Americas from West 4th Street to Bleecker Street;
C. Bedford Street from Leroy to Christopher Street;
D. Cornelia and Jones Streets from Bleecker Street to West 4th Street;
E. Carmine from Bleecker Street to Avenue of the Americas;
F. Bleecker Street from Charles Street to Avenue of the Americas;
G. Morton, Barrow and Commerce Streets from their easternmost ends to Bedford Street;
H. Grove Street from Christopher Street to just west of Bleecker Street;
I. Christopher Street from Bedford Street to Greenwich Avenue (excluding the southwest corner property which is part of the Village Alliance BID);

J. West 4th Street from West 10th Street to Cornelia Street (excluding the corner property at West 4th Street/Cornelia Street/Avenue of the Americas which is part of the Village Alliance BID); and

K. West 10th Street from Greenwich Avenue (excluding 23 Greenwich Avenue) to: on the north side, West 4th Street; and on the south side, Bleecker Street.

WHEREAS, the breakdown of the BID's 872 properties is as follows:

- Sixty percent (60%) of which are commercial or mixed-use after adjusting for residential condominiums (residential condominiums account for 440 tax lots in 20 building parcels).
- Ninety percent (90%) of the commercial square footage in the District is mixed-use, with ground-floor commercial and upper-floor residential.
- About 45% of the District's commercial square footage is generally occupied by food and/or drink related businesses.
- Fourteen (14) exempt properties in the District, including one public school, FDNY Squad Company 18, Our Lady of Pompeii Church, the Neighborhood Church, St. John's Church and administrative buildings, several properties owned and used by Greenwich House (an arts and education non-profit including a senior center), Sheridan Square Park (owned by the Federal Government as part of the Stonewall National Monument), the Northern Dispensary landmark and the Lucille Lortel Theatre.

WHEREAS, the BID has been in formation over the past three years and overall is supported by owners representing 37% of the Assessed Valuation;

WHEREAS, the breakdown of support by Assessed Valuation is 50% from Commercial Owners and 11% from Residential Owners;

WHEREAS, the BID's goal to achieve the following: clean, beautiful, safe streets; fewer and shorter vacancies; better-managed foot traffic; and more resident engagement, which it plans to accomplish by providing the following services: Santitation, Beautification, Security/Public Safety, Community Awareness/Engagement, Economic Development, and Administration & Advocacy;

WHEREAS, the BID's proposed services are in addition to, and not in substitution for, required and customary municipal services from the City of New York;

WHEREAS, the BID's proposed annual budget for the First Contract Year is $594,906;

WHEREAS, the BID's assessment is broken down into three assessments:
<u>Class A: Commercial / Mixed-Use (including vacant land and/or parking lots/garages)</u>

- Individual Assessment = (Rate 1 xIndividual Property commercial square feet) + (Rate 2 x Individual Property lot frontage)
    - Rate 1 = ((Budget-Total Class C Assessment) x .5) / TOTAL CLASS A COMMERCIAL SQUARE FEET (or square lot feet for vacant lots)
    - Rate 2 = ((Budget – Total Class C Assessment) x .5) /

TOTAL CLASS A LOT FRONTAGE WITHIN THE DISTRICT

- The rate anticipated to be not more than approximately $0.42 per commercial square foot (or per square lot foot for vacant lots) plus $17.99 per linear foot of lot frontage within the District for the first Contract Year.
- Commercial condominiums within the same building shall apportion the shared SF equally among the commercial condos.

Class B: Government of Not-for-Profit

- Government and not-for-profit owned tax lots devoted entirely to public or not-for-profit use shall be exempt from district assessment. They may, however, choose to make voluntary annual contributions to the District's operating budget. Government or not-for-profit owned properties devoted in whole or in part to commercial or for-profit uses shall constitute Class A property and the portion devoted to commercial/for-profit uses shall be assessed in the same manner as those properties.

Class C: Residential

- All tax lots devoted in whole to residential uses, including individual residential condominium units, shall be assessed at one hundred dollars ($100) per year. (They may however choose to make voluntary annual contributions to the District's operating budget).

WHEREAS, the proposed residential assessment ($100) is higher than typical BID residential assessment ($1), the increase here is tantamount to additional benefits that include giving more voice to residents in the District;

WHEREAS, the West Village BID held several public engagement meetings over the last two years including a robust email campaign;

WHEREAS, the West Village BID has been proactively working with Village Alliance, a neighboring BID that runs adjacent to the West Village BID, to ensure the two organizations are aligned;

WHEREAS, the West Village BID will provide much needed services and advocacy that will complement the efforts of Village Alliance, strengthening a core part of CB2;

THEREFORE, BE IT RESOLVED Manhattan Community Board 2 strongly supports the goals and formation of the West Village BID, a vital partner to complement the existing BIDs in CB2 and to service a critical part of CB2's geographical constituency;

BE IT FURTHER RESOLVED, Manhattan Community Board 2 recommends that when the West Village BID begins to appoint board members that residential representation includes both residential property owners and renters;

BE IT FURTHER RESOLVED, Manhattan Community Board 2 recommends that the status of West Village BID board members be delineated (Class A: Commercial, Class B: Government or Not-for-Profit, and Class C: Residential) and listed on the West Village BID website;

BE IT FURTHER RESOLVED, Manhattan Community Board 2 recommends that West Village BID to consider having Class D: Public Member board seats (non-voting, fully

participating board members), similar to Village Alliance, to ensure the maximum amount of community participation.

Vote: Passed with 36 Board members in favor and one opposed (R. Sanz).

Please advise us of any decision or action taken in response to this resolution.

Sincerely,

Jeannine Kiely, Chair
Community Board #2, Manhattan

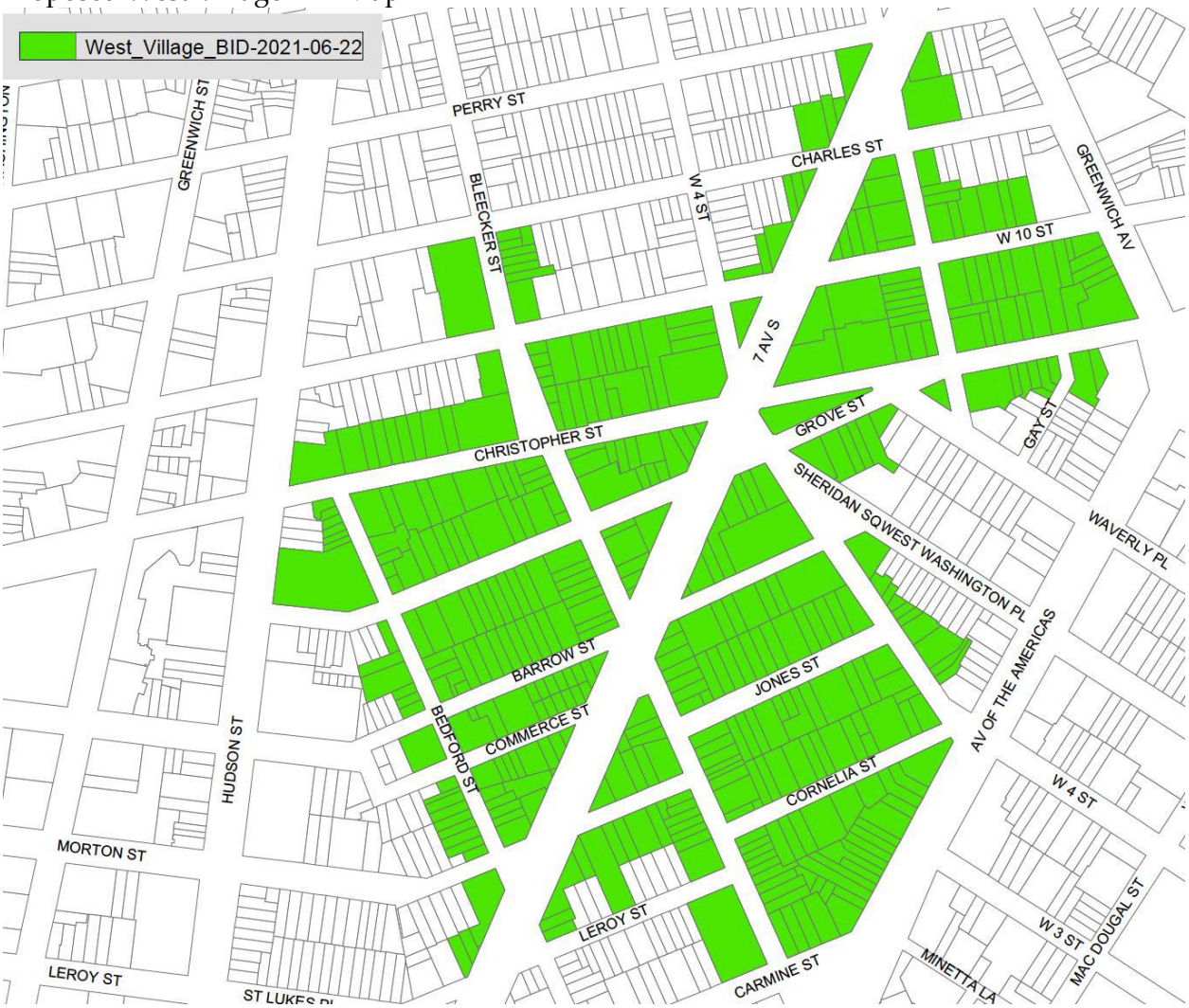
Valerie De La Rosa, Chair
Economic Development and Small Business Committee
Community Board #2, Manhattan

JK/jt

c: Hon. Bill de Blasio, NYC Mayor
Hon. Eric Adams, NYC Mayor-Elect, Brooklyn Borough President
Hon. Jumaane Williams, NYC Public Advocate
Hon. Scott Stringer, NYC Comptroller
Hon. Brad Lander, NYC Council Member, NYC Comptroller-Elect
Hon. Gale A. Brewer, Manhattan Borough President, NYC Council Member-Elect
Hon. Mark Levine, NYC Council Member, Borough President-Elect
Hon. Corey Johnson, Speaker, NY City Council
Hon. Margaret Chin, NYC Council Member
Hon. Carlina Rivera, NYC Council Member
Hon. Brad Hoylman, State Senator
Hon. Brian Kavanagh, State Senator
Hon. Deborah Glick, NYS Assembly Member
Hon. Yuh-Line Niou, NYS Assembly Member
Hon. Erik Bottcher, NYC Council Member-Elect
Hon. Christopher Marte, NYC Council Member-Elect

Appendix A

Proposed West Village BID Map



Source: NYC DCP ZAP Portal, District Plan