

Flatbush Ave BID

Review of the Flatbush Ave. BID's District Plan (as of 12/12/18)

The Flatbush Ave. BID's District Plan is the governing document that describes the composition of the BID and also includes the formula used to assess properties within the District. This document has not been updated since it was adopted into law in the 1980s and we are now reviewing it to make sure that the assessment formula is fair and that it takes into account future growth within the BID. Note that the BID's total annual assessment is a set amount (currently \$386,000 with no increases anticipated for years) and that the assessment is zero-sum (i.e., within the BID, any decreases in the assessment for some properties mean corresponding increases in the assessment of others, always adding up to the \$386,000 total annually).

A Committee of Flatbush Ave. BID property owners of large and small, corner and mid-block properties met to propose changes to the Plan, and the Board of Directors (comprised primarily of Flatbush Ave. BID property owners) convened to discuss and slightly modify the Committee's recommendations. The four items which would be substantially changed are described below. After a feedback period, members' comments will be forwarded to the Committee and the Board where discussion and final decision will be made. We will make every effort to have updated the Plan in time for it to go into effect by July 2019.

We encourage your feedback! All members (property owners, commercial tenants, and residential tenants within the BID) are welcome to comment. **Please send us your thoughts or questions on any of these four items by noon on Wed. Jan. 2, 2019:**

Email: FlatbushAveBID1@gmail.com [Subject line "District Plan"], or

Leave a Voicemail: 718-282-2500, x66351

When giving feedback, please leave a phone number or email for us to use to contact you.

1. Commercial Properties: Current assessment formula is listed below (some properties, like religious institutions, are exempt):

- Mid-block properties: Rate x total Flatbush Avenue front footage
- Corner properties with one storefront: Rate x total front footage of the side that contains the store's main entrance.
- Corner properties with more than one storefront: Rate x total front footage of the sides within the District.

***Board Recommendation:** Under new proposed formula, 60% of assessment would be Flatbush-facing footage + 40% of assessment would be commercial square footage. Corner properties and mid-block properties will be treated alike under this new formula which will take into account total commercial square footage (something that isn't factored into the current formula).

2. Vacant Land: Current assessment formula is \$1 per year.

***Board Recommendation:** Vacant properties (i.e., no C of O/tear down) to be assessed as follows: 60% of assessment will be Flatbush-facing footage + 40% of assessment will be lot size. Once property has C of O and is capable of getting a tenant, assessment will shift to same formula as other commercial properties as outlined above.

3. Commercial Condos: Not addressed in current District Plan.

***Board Recommendation:** In addition to individual commercial condos square footage, frontage for commercial condominiums within the building will be determined proportionally based on the size of the condominiums.

For example, Condo A has 30% (300 commercial square footage) and Condo B has 70% (700 commercial square footage) of one building. Frontage feet of the building is 100 feet. Based on this proportional approach for frontage calculations, since Condo A has 30% of commercial square footage, they are assessed for 30 front feet (30% of total front footage) x footage rate. Condo B has 70% of commercial square footage so they are assessed for 70 front feet (70% of total front footage) x footage rate.

4. Maximum Capital spent during the life of the BID: Not addressed in current District Plan.

***Board Recommendation:** Maximum capital to be set at 10 x the assessment (i.e., if assessment stays as it is now, maximum the BID could spend on capital improvements - lamp posts, trash cans, benches, etc. - during the life of the BID would be \$3,860,000). We have no plans to spend on capital improvements as this is generally an area where we would try to raise funds from elected officials. "10 x the assessment" is a default that many BIDs use.

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Following are estimates of what the assessment could look like in July 2019 for a sampling of typical Flatbush Ave. BID properties under the above formulas (based on an estimated Flatbush-Facing Ftg rate of \$36.71 and Commercial Square Ftg rate of \$0.15).

60% FF/40% SF

\$ 385,998			\$ 385,996
	Flatbush-Facing Ftg	Commercial Square Ftg	Assessment
Sample 1	20	1,500	\$ 954.42
Sample 2	20	3,500	\$ 1,247.92
Sample 3	40	5,000	\$ 2,202.35
Sample 4	40	10,000	\$ 2,936.10
Sample 5	75	12,000	\$ 4,514.62
Sample 6	75	25,000	\$ 6,422.37
Sample 7	100	15,000	\$ 5,872.74
Sample 8	100	25,000	\$ 7,340.25



Feedback Form for the Flatbush Ave. BID's District Plan

(Please submit this by 1/2/19 to Lauren at the address below or call 718-282-2500, x66351)

Please provide your feedback on any of the proposed **District Plan** items:

Do you have additional feedback or questions on **other issues related to your Flatbush Avenue property/business or the BID itself?**

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1. CHECK ONE:

I am a **Property Owner** in the BID
Address of Property in District: _____

I am a **Commercial Tenant** (and not a Property Owner) in the BID
Address of Business in District: _____

I am a **Residential Tenant** (and not a Property Owner or Commercial Tenant) in the BID
Address of Residence in District: _____

2. CONTACT INFORMATION:

First Name Last Name

Business Name (if applicable)

Telephone Email Address

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