



CITY PLANNING COMMISSION

February 15, 2023 / Calendar No. 4

N 230160 BDK

IN THE MATTER OF an application submitted by New York City Department of Small Business Services on behalf of the Flatbush Avenue Business Improvement District Steering Committee pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, as amended, concerning the expansion of the Flatbush Avenue Business Improvement District, Borough of Brooklyn, Community Districts 9 and 14.

On December 14, 2022, on behalf of the Flatbush Avenue Business Improvement District (BID), the New York City Department of Small Business Services (SBS) submitted an amended District Plan, Borough of Brooklyn, Community Districts 9 and 14.

BACKGROUND

The applicant seeks to amend the District Plan of the Flatbush Avenue Business Improvement District centered around Flatbush Avenue in Brooklyn’s Flatbush neighborhood. The proposed action would expand the Flatbush Avenue BID boundary to encompass properties currently in the Church Avenue BID, which would be simultaneously dissolved by parallel City Council legislation. The proposed action would also rename the Flatbush Avenue BID to “Church Avenue-Flatbush Avenue Business Improvement District.” The proposed actions described above would consolidate two existing BIDs to create one unified BID for the neighborhood.

The Flatbush neighborhood and surrounding area is a vibrant mixed-use hub with high foot traffic and proximity to transit. The BID area is a shopping corridor primarily made up of clothing stores, restaurants, health and beauty businesses, pharmacies, and variety stores. The B and Q train lines serve the area, with stops at Parkside Avenue and Church Avenue. The neighborhood has several cultural draws, including Prospect Park and Kings Theater. The BID

area is zoned primarily C4-4A, C4-2 and C8-2 and is generally characterized by two to four story buildings with ground-floor commercial and residential apartments above.

The existing Flatbush Avenue BID encompasses properties generally along Flatbush Avenue between Parkside Avenue and Cortelyou Road. The existing Flatbush Avenue BID includes approximately 308 businesses, and the Church Avenue BID includes about 169 businesses. The proposed amendment would expand the Flatbush Avenue BID boundary to include properties generally along Church Avenue between Coney Island Avenue and Flatbush Avenue, adding properties currently in the Church Avenue BID. All properties in the expansion are presently part of the Church Avenue BID, which would be dissolved by parallel City Council legislation.

This application, along with other actions by the City Council, would consolidate the existing Flatbush Avenue and Church Avenue BIDs into one unified BID with approximately 310 properties and 477 businesses. The proposed BID would cover about 12 blocks of Flatbush Ave bounded by Parkside Avenue in the north and Cortelyou Road in the south. It would also cover approximately 13 blocks of Church Ave bound by Coney Island Avenue in the west and Flatbush Avenue in the east. The proposed BID would encompass about 55 acres. The proposed BID area is located predominately within Brooklyn Community District 14, with a small portion in Brooklyn Community District 9.

Funded by an assessment on properties within the BID, the estimated first-year BID budget after amending the District Plan would be \$589,000. Each property's annual contribution to the BID would be based on the building's use, size, and width. The median yearly contribution for a commercial or mixed-use tax lot would be approximately \$1,100. Tax lots with only residential uses would be assessed at an annual flat fee of \$1 per lot. Government and not-for-profit-owned property devoted solely to public or not-for-profit use would be exempt from an assessment.

Services proposed by the BID may include marketing, holiday lighting, street cleaning, and economic development above and beyond what is already offered by the city. The BID would also coordinate and advocate on behalf of its members for improvements to the area. The District Plan proposes the following first-year BID budget allocation:

- Sanitation services (36 percent of the budget);
- Public safety services (11 percent of the budget);
- Marketing and promotion services (18 percent of the budget);
- Holiday lighting (nine percent of the budget); and
- Economic development activities (seven percent of the budget);
- Administration and advocacy (19 percent of the budget).

ENVIRONMENTAL REVIEW

The District Plan was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York State Code of Rules and Regulations, Section 617.00 et seq., and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 23SBS002K. The lead agency is SBS.

A Negative Declaration was issued on December 19, 2022, after a study of the potential environmental impact of the proposed action.

PUBLIC REVIEW

On December 14, 2022, SBS submitted to the Department of City Planning an amended Flatbush Avenue BID District Plan. The District Plan was then transmitted for review to the Office of the Mayor, the Office of the Brooklyn Borough President, the City Council Speaker, the City Council Member for Council District 40, and Brooklyn Community Boards 9 and 14.

Community Board Public Hearing

Brooklyn Community Board 9 held a public hearing on this application (N 230160 BDK) on January 24, 2023 and by a vote of 18 in favor, two opposed, and 12 abstaining, adopted a resolution recommending approval of the proposed BID amendment.

Brooklyn Community Board 14 held a public hearing on this application (N 230160 BDK) on January 9, 2023. By a vote of 35 in favor, none opposed, and none abstaining, adopted a resolution recommending approval of the proposed BID amendment.

City Planning Commission Public Hearing

On January 4, 2023 (Calendar No. 1), the Commission scheduled January 18, 2023 for a public hearing on the BID District Plan. On January 18, 2022 (Calendar No. 11), the hearing was duly held. Three speakers testified in favor of the proposal, and none in opposition.

A representative from SBS stated that they supplied technical support for this BID amendment, advising the BID steering committee through the planning, outreach, and legislative phases of the amendment process. The representative spoke about the supplemental and beneficial nature of BID services. They also spoke about the benefits of merging the two BID offices that currently share administrative staff and office space, allowing for a single budget and streamlining programming, messaging, and decision-making.

The Executive Director of both the Flatbush Avenue and Church Avenue BIDs stated that the unified BID would improve the overall area and noted that the BID proposal was well supported, with both BID boards voting to merge in the summer of 2022. The Director also described the history of the BIDs sharing the same administrative staff and noted that the proposed amendment would be a consensual merger of both BIDs. They noted there is no change to the proposed

budget, as it would be a combination of the two existing BIDs budgets but would lead to savings through non-duplication of staff time and insurance policies.

A business owner spoke in favor of the proposal, noting they have worked with the existing BIDs regarding sanitation and COVID safety issues and that talking to one entity, as is proposed, would be more efficient and effective than speaking to two different BIDs. They stated that the existing BIDs have helped the local community and provided necessary resources.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes the proposal to amend the Flatbush Avenue Business Improvement District (N 230160 BDK) is appropriate.

BIDs are critical to the city, as they promote healthy economic development for the communities they serve and help retain and attract businesses. The proposed amendment, and complementary City Council legislation, would create one unified BID for the neighborhood that can deliver better outcomes for residents and businesses by providing a more effective, uniform approach and economies of scale in service delivery. For example, a unified BID might be a more robust and coordinated voice in advocating for local needs and will be able to spend a greater percentage of its time and budget on direct services, rather than duplicative administrative items.

RESOLUTION

The Commission supports the proposed BID District Plan and has adopted the following resolution:

RESOLVED, that the City Planning Commission certifies its unqualified approval of the amended District Plan for the Flatbush Avenue Business Improvement District.

The above resolution duly adopted by the City Planning Commission on February 15, 2023 (Calendar No. 4) is filed with the City Council and the City Clerk pursuant to Section 25-405 of the Administrative Code of the City of New York.

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AMENDED DISTRICT PLAN

for the

CHURCH AVENUE/FLATBUSH AVENUE

BUSINESS IMPROVEMENT DISTRICT

(FORMERLY KNOWN AS THE FLATBUSH AVENUE

BUSINESS IMPROVEMENT DISTRICT)

in

THE CITY OF NEW YORK

BOROUGH OF BROOKLYN

PREPARED PURSUANT TO SECTION 25-405(a) OF
CHAPTER 4 OF TITLE 25 OF THE ADMINISTRATIVE
CODE OF THE CITY OF NEW YORK

January 2023

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I. DISTRICT BOUNDARIES

The Church Avenue /Flatbush Avenue Business Improvement District, formerly known as the Flatbush Business Improvement District (hereinafter the "District") is located in the Borough of Brooklyn's "Flatbush" neighborhood. The Flatbush area experienced significant growth during the second half of the 19th century as the Brooklyn, Flatbush, and Coney Island railroads made the area more accessible and made it easier for wealthy business owners to live in the neighborhood. After World War 2, there was an even bigger influx of people (mainly European immigrants) which increased the need for additional housing. As a result, developers began building walk-up and elevator buildings as opposed to the single-family homes that were found in nearby East Flatbush. Throughout most of the 20th century, Flatbush had a mainly Jewish, Irish, and Italian population. The 1960s to the 1980s saw an influx of African American and Caribbean immigrants. Flatbush today is an incredibly diverse neighborhood.

The Flatbush Avenue Business Improved District was established in 1988 pursuant to Article 19-A of the New York State General Municipal Law and Title 25 of the New York City Administrative Code (the "Law"). This Amended District Plan (hereinafter, the "Amended District Plan"), modifies, amends and replaces the previous district plan in its entirety for the District. This Amended District Plan also expands the District's boundaries to include the area previously encompassed by the Church Avenue Business Improvement District – that will be dissolved simultaneously with the expansion of the District's boundaries. This Amended District Plan is created to replace the previous district plan as the enabling document for the BID authorizing the development and implementation of services provided, and detailing the mechanism by which the BID and the District Management Association are to be funded.

The District boundaries are as follows:

- Flatbush Avenue, from the north side of Cortelyou Road up to the south side of Parkside Avenue
- Church Avenue, from the east side of Coney Island Avenue to the west side of Flatbush Avenue

The precise boundaries and properties within the District are illustrated on the maps in Exhibit A and indicated in the table of benefited properties in Exhibit C, respectively.

The Mayor of the City of New York, by written authorization dated August 12, 2022, a copy of which is annexed hereto as Exhibit B, has provided for the preparation of this plan pursuant to authority granted by the Law.

II. DISTRICT PROFILE AND PRESENT USES OF THE DISTRICT PROPERTY

A. DISTRICT PROFILE

Originally a Dutch colony, the Town of Flatbush was annexed into the City of Brooklyn in 1894. The street is home to the Flatbush Dutch Reformed Church, founded in 1656 (the current structure dates from 1796), the Kings Theatre, St. Paul's Church in the Village of Flatbush, Flatbush Central, many small and large commercial establishments, and a growing number of residential developments.

Most of the buildings in the District were built between 1910 and 1940, when Flatbush Avenue was one of the prime shopping areas in New York City (the "City").

There are several key features which attract people to Flatbush:

Kings Theatre: One of the original "Loew's Wonder Theatres," the Kings Theatre opened its doors in 1929 as the Loew's Kings Theatre. After years of lying dormant, the renovation of the Kings Theatre (located towards the southern end of the BID) was completed in 2015 and the Theatre now presents musical, comedy, dance, and community events, as well as continues its tradition of hosting school graduations.

Prospect Park: Prospect Park was built in the 1860s by landscape architects Frederick Law Olmstead and Calvert Vaux. The southeastern Parkside Avenue entrance is just one block west of the District's northernmost border. The southernmost section of the park, known as the Parade Ground, was built as an area for military drills and exercises and is now one of Brooklyn's largest sports facilities with soccer and baseball fields, basketball courts, playgrounds, and a tennis bubble.

Erasmus Hall High School: Erasmus Hall High School is the 3rd oldest high school in the state of

New York. Founders include Alexander Hamilton, Aaron Burr, and John Jay.

B. PRESENT USES OF DISTRICT PROPERTY

1. ZONING

The properties within the proposed District are primarily commercial and mixed use and generally within the following zoning designations: C1-3, C2-4, C4-2, C4-4A, R3X, R6A, R6B, R7A, R7-1, and R8A.

2. COMMERCIAL/RETAIL

The District contains two distinct retail sections. The first section known as the “T,” includes both sides of Flatbush Avenue from the south side of Parkside Avenue to the north side of Cortelyou Road, the north side of Church Avenue from the west side of Flatbush Avenue to the east side of East 16th Street, and the south side of Church Avenue from the west side of Flatbush Avenue to a point 96 feet east of the easterly side of Buckingham Road. The District includes the first property lots radiating off these blocks onto the side streets. There is a carve out for the MTA train and tunnel which runs diagonally at street level and underground at Church Avenue off E. 18th Street and which is not a part of the BID.

The District is a convenience shopping corridor comprised mostly of general and specialty clothing stores, full and limited service restaurants, health and beauty businesses, pharmacies and optical stores, and variety and discount shopping. These businesses are predominantly small in nature (1-10 employees) and many are family-owned. In some cases, both the business and property are managed by an owner-operator. There is some regional and national brand presence with the inclusion of several banks, pharmacies, cell phone stores, and retail apparel chains in the District.

Church’s West End is the second distinct retail section of the District. It runs on the north side of Church Avenue from the westerly side of East 16th Street and extends seven blocks to the easterly side of Coney Island Avenue. The District includes the first property lots radiating off these blocks onto the side streets. Church’s West End does not include the south side of Church Avenue. Businesses consist mostly of restaurants, delis and bodegas, childcare facilities, movement studios, and a large grocery store.

In total, there are 310 properties and 477 businesses within the District. Most of the commercial space in the District is on the ground floor, with an increasing number of buildings with office space on upper floors.

3. RESIDENTIAL

Residences within the District consist of mostly two to three-story walk-ups, with residential units above ground floor retail premises, but single-story taxpayer buildings and larger commercial buildings are interspersed throughout the District. The adjacent residential housing stock consists of medium and large apartment buildings, and several blocks of private homes including large Victorian homes in the adjacent neighborhood known as Ditmas Park. In addition, the north side of Church Avenue from halfway between Marlborough Road and East 16th Street (Block 5076, Lot 34 or 81 Marlborough Road) to halfway between Argyle Road and Rugby Road (Block 5074, Lot 32 or 72 Rugby Road) consists of single-family homes which do not front on Church Avenue.

The second decade of the 2000's signaled an increase in new developments in the District including several multi-unit residential developments with office space, a hotel across the street from the Kings Theatre, and redevelopment of the former Flatbush Caton Market into Flatbush Central/Caton Flats, a mixed-use facility with more than 250 units of 100% affordable housing, merchant stalls, a home for the Caribbean American Center of Commerce and Industry, kitchen and wellness product incubators, and community space.

The adjacent neighborhoods include East Flatbush, Ditmas Park, and Prospect Lefferts Gardens.

4. GOVERNMENT AND NOT-FOR-PROFIT

The District lies primarily within Brooklyn's Community Board 14, the 70th Police Precinct, and Brooklyn's Sanitation District 14 except one block face (east side of Flatbush Avenue between Parkside Avenue and Clarkson Avenue) which lies within Brooklyn's Community Board 9, the 71st Police Precinct, and Brooklyn's Sanitation District 9. The entire District is within City Council District 40.

5. TRANSPORTATION

The District has a number of public transit modes making the District convenient for shoppers and visitors. The District is served by the B41, B35, B68 bus lines which connect with a number of crosstown routes, as well as the B12 express bus. The 2, 5, B, and Q subway lines also serve the District. In 2019, dedicated bus lanes were installed on Church Avenue replacing the parking lanes in both directions, starting at Marlborough Road and extending west beyond the end of the District.

Despite high levels of ridership on these bus and train lines, passenger vans, ride-hailing vehicles, and personal automobiles are common, and parking remains a significant challenge in Flatbush.

III. SERVICES

A. DISTRICT SERVICES

The services to be provided pursuant to this Amended District Plan (the "Services") shall include any services required for the enjoyment, protection, and general welfare of the public, the promotion, and enhancement of the District, and to meet needs identified by the members of the District. The Services shall be performed under the direction of the Flatbush Avenue District Management Association, which is anticipated to be renamed to the Church-Flatbush Community Alliance (hereinafter, the "DMA") and will be subject to any approvals and controls that may be required by a New York City agency having jurisdiction thereof.

1. SANITATION

The DMA is authorized to administer a sanitation program, which may include, but shall not be limited to, manual sweeping and cleaning of sidewalks, streets, curbs and gutters, and regular graffiti removal, as well as removal of snow and ice during inclement weather. Any sanitation program approved by the Board of Directors will be closely coordinated with the New York City Department of Sanitation and any other government City agency with relevant jurisdiction. The program will supplement, but will not replace, City sanitation services or cleaning by property owners/managers.

2. SECURITY

The DMA is authorized to administer a public safety program, which may include, but shall not be limited to, surveillance equipment and public safety personnel who will be trained, uniformed, licensed, bonded, and experienced, and assigning a DMA staff member to serve as liaison with the New York City Police Department. Any public safety program shall operate in conjunction with the local police precincts to accomplish program objectives and maximize public safety.

3. MARKETING & PROMOTION

The DMA is authorized to administer marketing and promotion services for the District, which

may include, but shall not be limited to, advertising, special events, street pole banners, a district website, social media and other online presence, print mailings and flyers, and efforts that build on existing events.

4. HOLIDAY LIGHTING

The DMA is authorized to commission holiday lighting for the District, which may include, but shall not be limited to, holiday lighting strands over the Avenue and gateway lighting arrangements at all ends of the BID to be in place and illuminated during the winter holiday season.

5. ECONOMIC DEVELOPMENT

The DMA is authorized to administer economic development initiatives for the District, which may include, but shall not be limited to, operating business attraction and retention programs, providing business support services, and monitoring and liaising with stakeholders regarding economic development projects.

6. ADMINISTRATION AND ADVOCACY

Administration of the District will be performed by a salaried staff (the “Staff”), either in-house or contracted, and may include an Executive Director and any staff deemed necessary by the Board of Directors of the DMA. The Staff will oversee long-and short-term projects in connection with the District Services and Improvements, as directed by the DMA’s Board of Directors for the benefit of the District constituents. The Staff may also serve as spokesperson for the BID’s business owners and merchants, collectively and individually, as authorized by the DMA’s Board of Directors and the individual business owner or merchant. Additional administrative expenses may include but not be limited to, office space rent, utilities, equipment, supplies, insurance, postage, fringe benefits, and back office support services.

The DMA may also act as an advocate on behalf of the stakeholders of the District. This includes working to ensure that the Church Avenue/Flatbush Avenue areas are receiving appropriate levels and intensity of municipal services, as well as liaising with all City agencies to address issues relating to City service delivery and with utilities and other private concerns to coordinate interventions and activities that affect the quality of life in the District. Issues may include, but are not limited to, streetscape improvement, crime, traffic, and parking.

7. ADDITIONAL SERVICES

Subject to any approvals and controls that may be required by a New York City agency having jurisdiction thereof, and in addition to the approval of the Board of Directors of the DMA, in subsequent years the District may provide such additional services as are necessary and are permitted by applicable law.

B. IMPLEMENTATION

It is anticipated that the DMA will commence most Services during the first Contract Year (hereinafter defined).

C. GENERAL PROVISIONS

1. All Services shall be in addition to (and not in substitution for) required and customary municipal services provided by the City of New York on a citywide basis.
2. The staff and/or subcontractors of the DMA may render such administrative services as are needed to support performance of the Services.

All Services need not be performed in every Contract Year. In the event that in any given Contract Year the aggregate revenue of the DMA is not sufficient to equal the total operating budget of the DMA, then subject to any controlling provisions within the Contract between the City of New York and the DMA, the DMA may elect to forgo providing any services necessary in order to meet the organization's required minimum obligations as identified in the annual operating budget.

IV. PROPOSED IMPROVEMENTS

A. IMPROVEMENTS

No Improvements are planned at this time.

V. PROPOSED SOURCE OF FUNDING

A. SOURCES OF FUNDING: GENERAL

The proposed sources of funding for all (i) Services, (ii) Improvements, (iii) proceeds arising from

indebtedness, as permitted pursuant to paragraph D herein below, and (iv) administrative costs necessary to support the program contemplated under this Amended District Plan shall be the sources of funding described in paragraphs B through G (inclusive). Subject to requirements of the law, the DMA may apply all monies derived from the sources of funding permitted herein to fund any expenditure permitted under this Amended District Plan.

B. SOURCES OF FUNDING: ASSESSMENTS

The DMA shall enter into a Contract (hereinafter defined) for the purpose of having the City of New York levy, collect and disburse to the DMA, assessments with respect to the Benefited Properties (hereinafter defined) in exchange for the rendering of Services and Improvements. Such assessments, as described herein below, shall be defined as “Assessments”.

1. GENERAL

To defray the cost of Services and Improvements in the District, as herein before defined, all real property in the District shall be assessed in proportion to the benefit such property receives from the Services and Improvements. Each property shall be assessed an amount, that when totaled together with amounts for other properties in the District shall yield an amount sufficient to meet the District's annual budget as determined by the DMA. Each individual assessment shall be calculated based upon a formula (set forth below) applicable to the class of property (hereinafter defined).

The amounts, exclusive of debt service, assessed and levied in a given year against the Benefited Properties as Assessments, may not exceed 20% of the total general City taxes levied in that year against the Benefited Properties.

2. SPECIFIC FORMULA

All properties as classified in the most recent New York City tax rolls and as described below as Classes A, A.1, B, C shall be assessed as follows:

CLASS A PROPERTY – COMMERCIAL, MIXED-USE OR VACANT PROPERTIES

All properties in whole or in part devoted to commercial use, including parking facilities, commercial condominiums or vacant/development sites located on Flatbush Avenue between Cortelyou Road and Parkside Avenue, Church Avenue between East 16th Street and Flatbush Avenue are defined as Class A property and shall be assessed 60% based on Flatbush-facing linear frontage

(FF) and 40% based on commercial square footage (SF). Class A property shall be assessed in the following manner:

$$\text{Class A FF rate} = \frac{(60\% \times (\text{Total budget} - \text{Total Class C Assessment}))}{(\text{Total Class A FF} + (80\% \text{ of Class A.1 Total Class FF}))}$$

$$\text{Class A SF rate} = \frac{(40\% \times (\text{Total budget} - \text{Total Class C Assessment}))}{(\text{Total Class A SF} + (80\% \text{ of Total Class A.1 SF}))}$$

$$\text{Individual Class A Assessment} = (\text{Class A FF Rate} \times \text{Individual Property FF}) + (\text{Class A SF Rate} \times \text{Individual Property SF})$$

*Commercial condominiums within the same building shall apportion the shared FF based on their square footage, proportionally.

*For corner tax lots, frontage facing Flatbush Avenue shall be used to calculate the FF assessment.

*For corner tax lots on the intersection of Church Avenue and Flatbush Avenue, the longest frontage shall be used to calculate the FF assessment

*For corner tax lots, frontage facing Church Avenue shall be used to calculate the FF assessment

*For vacant lots, development sites and/or parking lots, tax lot size shall be used in place of SF to calculate the assessment.

CLASS A.1 PROPERTY – CHURCH AVENUE COMMERCIAL, MIXED-USE OR VACANT PROPERTIES

All properties in whole or in part devoted to commercial use, including parking facilities, commercial condominiums or vacant/development sites located on Church Avenue between Coney Island Avenue and East 16 Street are defined as Class A.1 property and shall be assessed 80% of Class A linear frontage (FF) rate and 80% of Class A commercial square footage (SF). Class A property shall be assessed in the following manner:

$$\text{Individual Class A.1 Assessment} = (\text{Class A.1 FF Rate} \times \text{Individual Property FF}) + (\text{Class A.1 SF Rate} \times \text{Individual Property SF})$$

Individual Property SF)

*Commercial condominiums within the same building shall apportion the shared FF based on their square footage, proportionally.

*For corner tax lots, frontage facing Flatbush Avenue shall be used to calculate the FF assessment.

*For corner tax lots on the intersection of Church Avenue and Flatbush Avenue, the longest frontage shall be used to calculate the FF assessment

*For corner tax lots, frontage facing Church Avenue shall be used to calculate the FF assessment

*For vacant lots, development sites and/or parking lots, tax lot size shall be used in place of SF to calculate the assessment.

CLASS B PROPERTY – GOVERNMENT & NOT-FOR-PROFIT

Government- and not-for-profit-owned property classified as such by the City of New York and devoted in whole to public or not-for-profit use are defined as Class B and are exempt from an assessment. Government- or not-for-profit-owned property devoted in whole or in part to commercial/for-profit use shall constitute Class A property and the proportion of the property devoted to commercial/for-profit use shall constitute Class A property and the proportion of the property devoted to commercial/for-profit uses shall be assessed according to the Class A rate. Proportions for commercial/for-profit uses of a property shall be calculated based on the percentage of a property's gross square footage devoted to commercial/for-profit use.

CLASS C PROPERTY – RESIDENTIAL

All properties devoted in whole to residential uses are defined as Class C and will be assessed at one dollar (\$1.00) per year.

3. LIMITATIONS ON ASSESSMENT

The amounts, exclusive of debt service, assessed and levied in any given year against the benefited properties, as assessments, shall not exceed 20 percent of the total general City real property tax levied in that year against benefited properties.

C. SOURCE OF FUNDING: GRANTS AND DONATIONS

The DMA may accept grants and donations from private institutions, the City, State or Federal government, other public and private entities and individuals, elected officials, universities, corporations, partnerships, not-for-profit organizations, and charitable foundations.

D. SOURCE OF FUNDING: BORROWING

1. Subject to subparagraphs 2 and 3 in this subsection V. D., and with the approval of its Board of Directors, the DMA may borrow money from private lending institution, the City, other public and private entities or individuals, firms, corporations or partnerships, and other not-for-profit organizations for the purposes of funding operations or financing the cost of Services or Improvements.
2. The use of monies received by the DMA from the City or from any other public entity, whether in the form of a grant or as proceeds from a loan, shall be subject to (i) all statutory requirements applicable to the expenditure and use of such monies, and (ii) any contractual requirements imposed by the City (whether pursuant to any Contract or otherwise) or by any other public entity, as the case may be.
3. Any loans, which the DMA may enter into as a borrower shall be subject to Section VI of this Amended District Plan

E. SOURCE OF FUNDING: CHARGES FOR USER RIGHTS

Subject to the approval and control of the appropriate City Agency, the DMA may, in accordance with Section IX of this Amended District Plan, impose charges as consideration for the sub-granting or sub-licensing of user rights (hereinafter defined) as such charges and user rights are described in Section IX of the Amended District Plan.

F. SOURCE OF FUNDING: OTHER

The DMA may derive revenues from any other sources of funding not heretofore mentioned and which are permitted by law.

G. ASSIGNMENT OF FUNDING

The DMA may assign revenues from the sources of funding described in paragraphs A, B, C, D, E and F of this Section V for the purpose of securing loans which the DMA may enter in pursuant

to paragraph D of this Section V, provided such assignments are subject to the requirements of Section V of this Plan.

VI. PROPOSED EXPENDITURES: ANNUAL BUDGETS

A. TOTAL ANNUAL EXPENDITURES AND MAXIMUM COST OF IMPROVEMENTS

The total amount proposed to be expended by the DMA for Improvements, if any, Services and Operations for the Contract Year 2024 is \$589,000 as more fully set forth in Subsection B of this Section VI. It is anticipated that this amount will be collected from the Assessments, as set forth in Section V, above.

The total, as proposed to be expended by the DMA for any subsequent Contract Year, shall not be greater than aggregate amount of all monies which the DMA may collect for the Contract Year in question from all funding sources permitted under Section V of this Amended District Plan. During the existence of this BID, the maximum cost of the Improvements, if any will not exceed \$5,890,0000.

B. ANNUAL BUDGET

1. FIRST YEAR BUDGET

It is estimated that the annualized budget of proposed expenditures to be made during the First Contract Year shall be as follows:

PROGRAMS AND SERVICES	
Sanitation	\$210,448
Security	\$67,466
Marketing & Promotion	\$107,550
Holiday Lighting	\$50,400
Economic Development	\$43,895
Administration and Advocacy	\$109,241
TOTAL FY24 BUDGET	\$589,000

2. SUBSEQUENT BUDGETS

The DMA shall establish for each Contract Year after the First Contract Year, a proposed budget of expenditures that must be approved by the Board of Directors. Such proposed budgets shall with respect to the Contract Years to which they respectively apply: (i) reasonably itemize the purposes for which monies are proposed to be expended by the DMA; (ii) specify the amount, if any, proposed to be expended by the DMA for debt service; and (iii) set forth the total amount proposed to be expended (the “Total Annual Budget Amount”). A proposed budget, whether for the First Contract Year or for a subsequent Contract Year, shall be referred to as a “Budget”.

3. GENERAL PROVISIONS

1. The DMA shall make no expenditure other than in accordance with and pursuant to:
 - a. a Budget for which a Total Annual Budget Amount has been approved by the City and the Directors of the DMA;
 - b. any provisions in the Contract providing for the satisfaction of outstanding obligations of the DMA; or
 - c. any provisions in the Contract providing for the expenditure of amounts provided in the Budget for, but unexpended in, a previous Contract Year.
2. The Total Annual Budget Amount shall not exceed the maximum total and annual amount that the DMA may expend for the Contract Year in question, pursuant to subsection A of this Section VI.
3. The Total Annual Budget Amount shall not be less than the amount needed to satisfy the DMA’s debt service obligations for the Contract Year in question.
4. Subject to the DMA’s need to satisfy its debt service obligations for the Contract Year in question, the DMA may revise the itemizations within any Budget accordingly.
5. In the event that in any given Contract Year the sources of funding do not in the aggregate produce revenues equal to the Total Annual Budget Amount for such Contract Year, the DMA may, subject to the Contract, forego some or all of the non-debt service expenditures as are provided for in the Budget in question in order to have revenues sufficient to pay the debt service provided for in such Budget.
6. In the event the DMA needs to reallocate its non-debt service expenditures for the Contract Year in question, and provided further, that any debt service has been provided for, the DMA may revise the itemizations within any Budget to accomplish such goal with the appropriate review and approval of the Board of Directors and in accordance

with the Contract.

VII. BENEFITED PROPERTIES

The providing of Services and Improvements shall benefit all properties within the District (hereinafter the "Benefited Properties"). The Benefited Properties are illustrated by the District Map (Exhibit A) and tax block and lots indicated in Exhibit C.

VIII. DISTRICT MANAGEMENT ASSOCIATION

The DMA established for the Church Avenue/Flatbush Avenue Business Improvement District shall be incorporated under Section 402 of the New York State Not-for-Profit Corporation Law. The DMA shall be organized for the purpose of executing the responsibilities of a DMA as set forth in the Law. Furthermore, the DMA shall carry out the activities prescribed in the Amended District Plan and shall promote and support the District.

The DMA shall be organized exclusively for charitable and education purposes as specified in Section 501 (c) of the Internal Revenue Code, as amended.

The DMA shall have four (4) classes of voting membership and one class of non-voting membership. The voting classes are composed of: (i) owners of record of real property located within the District; (ii) commercial tenants leasing space within the District; (iii) residential tenants leasing space within the District, (iv) public representatives. The non-voting class shall include community board representatives and may include others with an interest in the welfare of the District.

Each voting class shall elect members to the Board of Directors in the manner prescribed by the By-Laws of the Corporation. The Board of Directors shall include the representatives of owners of record of real property located within the District (which shall constitute a majority of the Board), representatives of both commercial and residential tenants (including proprietary leases) leasing space in the buildings within the District and one member appointed by each of the following public officials: the Mayor of the City; the Comptroller of the City; the Borough President of Brooklyn; and the City Council member who represents the District or, if more than one City Council member represents a portion of the District, by appointment of the Speaker of the City Council. The

Community Board Chairperson or designated representative shall serve in a non-voting capacity.

IX. USER RIGHTS

A. USER RIGHTS: GENERAL

The DMA may undertake or permit commercial activities or other private uses of the streets or other parts of the District in which the City has any real property interest (the "User Rights"), provided, however, that the User Rights to be so undertaken or permitted by the DMA shall have been: (i) set forth in this Amended District Plan or authorized for licensing or granting by the City Council, and (ii) licensed or granted to the DMA by the City pursuant to the Contract, and (iii) authorized by the appropriate City agency having jurisdiction thereof. Once so granted or licensed, the User Rights in question shall be undertaken or permitted by the DMA in such a manner as to conform to the requirements, if any, set forth in this Amended District Plan, or the aforesaid Local Law with respect to User Rights, and conform to the requirements authorized by the appropriate City agency having jurisdiction thereof. Such requirements may include but shall not be limited to: (i) requirements as to what consideration the DMA shall pay to the City for the grant and/or license in question; (ii) requirements as to whether and how the DMA may permit other persons to undertake the User Rights in question pursuant to a sub-grant or sub license; (iii) requirements as to what charges the DMA may impose upon other persons as consideration for such sub-grant or sub-license; and (iv) requirements as the general regulation of the User Rights by whomsoever undertaken.

Once so granted or licensed, the User Rights in question shall be undertaken or permitted by the DMA in such a manner as to conform to the requirements, if any, set forth in the Amended District Plan or the aforesaid Local Law with respect to User Rights, and conform to the requirements authorized by the appropriate City agency having jurisdiction thereof. Such requirements may include but shall not be limited to:

- a. requirements as to what consideration the DMA shall pay to the City for the grant and/or license in question;
- b. requirements as to whether and how the DMA may permit others to undertake the User Rights in question pursuant to a sub-grant or sub-license;
- c. requirements as to what charges the DMA may impose upon other persons as consideration for such sub-grant or sub-license; and

- d. requirements as to the general regulation of the User Rights by whomsoever undertaken.

B. USER RIGHTS: PROPOSED

Subject to the approval and control of the appropriate City agency and/or subject to any requirements set forth in any Contract, the DMA may undertake or permit the following User Rights, subject to the requirements set forth in the Contract:

1. Any marketing or beautification program that makes use of the NYC Department of Transportation light poles or fixtures
2. Information Stands
3. News Racks
4. Promotion Signs or Kiosks
5. User rights not specifically granted may be authorized with prior written approval of the Deputy Commissioner of Neighborhood Development of the NYC Department of Small Business Services.

X. REGULATIONS

The rules and regulations proposed for governing the operation of the District and the provision of Services and Improvements by the DMA ("the Regulations") are set forth herein below.

- A. The DMA shall obligate itself to provide the Services and Improvements in a Contract or Contracts into which both the DMA and the City shall enter (collectively, the "Contract") for a specified term (each year or the Contract term to be defined as a "Contract Year"). The City shall, pursuant to the terms, conditions and requirements of the Contract, levy, collect and disburse to the DMA the Assessments. Such disbursements shall be made in accordance with general procedures for the payment of other City expenditures.
- B. The DMA shall comply with all terms, conditions and requirements (i) that are elsewhere set forth in this Amended District Plan; (ii) that are to be set forth in the Contract and in any other Contracts into which both the DMA and the City may enter; and (iii) shall comply with all terms, conditions and requirements set forth by the appropriate City agency which is required to give its approval.

C. The DMA shall let any sub-contracts that it intends to enter into in connection with providing the Services and/or the Improvements.

GLOSSARY OF TERMS

TERMS	DEFINITION BY LOCATION
Assessments	V (B)
Benefitted Properties	VII
Budget	VI (B)
District	I
District Management Association	VIII
District Map	I
Improvements	IV (A)
Law	I
Plan	I
Services	III (A)
Total Annual Budget	VI (B)
User Rights	IX
Regulations	X

Table of Contents with Exhibits

Exhibit A	Block and Lot Map of the District
Exhibit B	Mayor's Authorization Letter to Prepare a District Plan
Exhibit C	Table of Benefited Properties with Tax Block and Lots and Property Class
Exhibit D	Land Use Map of the District

Exhibit A – Map of District

Flatbush Avenue Extension Exhibit A - Map of the District



Exhibit B – Mayoral Authorization



THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N. Y. 10007

August 12, 2022

Mr. Kevin Kim
Commissioner
NYC Department of Small Business Services
1 Liberty Plaza, 11th Floor
New York, New York 10006

Dear Commissioner Kim:

Pursuant to Section 25-405(a) of the Administrative Code of the City of New York, I hereby authorize the preparation of a district plan for the expansion of the Flatbush Avenue Business Improvement District (BID), located in the Borough of Brooklyn. The proposed boundaries and sponsor organization for the proposed BID are as follows:

Proposed Boundaries: Flatbush Avenue, from the north side of Cortelyou Road up to the south side of Parkside Avenue; Church Avenue, from the east side of Coney Island Avenue to the west side of Flatbush Avenue (known colloquially as the Church Avenue BID).

Sponsor Organization: Flatbush Avenue Business Improvement District

The Department of Small Business Services shall prepare the District Plan pursuant to authority granted by Section 25-405(a) of this law. The authorization shall take effect immediately.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Adams".

Eric Adams
Mayor

cc:

Hon. Adrienne E. Adams, Speaker of the City Council
Hon. Justin Brannan, Chair of the City Council Finance Committee
Hon. Antonio Reynoso, Brooklyn Borough President
Maria Torres Springer, Deputy Mayor for Economic & Workforce Development
Kevin Kim, Commissioner, Department of Small Business Services
Jackie Mallon, First Deputy Commissioner, Department of Small Business Services
Calvin Brown, Assistant Deputy Commissioner, Dept. of Small Business Services
Tian Weinberg, Chief of Staff, Department of Small Business Services
Roxanne Earley, BID Program Director, Department of Small Business Services

Exhibit C: Tax Blocks and Lots of Benefited Properties

Boro	Block	Lot	Class	Address
3	5054	30	A	724 FLATBUSH AVENUE
3	5054	32	A	726 FLATBUSH AVENUE
3	5054	35	A	730 FLATBUSH AVENUE
3	5055	1	A	739 FLATBUSH AVENUE
3	5055	2	A	737 FLATBUSH AVENUE
3	5055	3	A	735 FLATBUSH AVENUE
3	5055	4	A	733 FLATBUSH AVENUE
3	5055	5	A	731 FLATBUSH AVENUE
3	5055	6	A	727 FLATBUSH AVENUE
3	5055	7	A	725 FLATBUSH AVENUE
3	5055	8	A	723 FLATBUSH AVENUE
3	5055	9	A	721 FLATBUSH AVENUE
3	5055	10	A	719 FLATBUSH AVENUE
3	5055	11	A	717 FLATBUSH AVENUE
3	5055	12	A	715 FLATBUSH AVENUE
3	5063	35	A	748 FLATBUSH AVENUE
3	5063	39	A	750 FLATBUSH AVENUE
3	5063	40	A	752 FLATBUSH AVENUE
3	5063	41	A	754 FLATBUSH AVENUE
3	5063	42	A	756 FLATBUSH AVENUE
3	5063	43	A	758 FLATBUSH AVENUE
3	5063	44	A	760 FLATBUSH AVENUE
3	5063	45	A	762 FLATBUSH AVENUE
3	5063	46	A	764 FLATBUSH AVENUE
3	5063	47	A	766 FLATBUSH AVENUE
3	5063	48	A	768 FLATBUSH AVENUE
3	5063	49	A	770 FLATBUSH AVENUE
3	5063	50	A	772 FLATBUSH AVENUE
3	5063	51	A	774 FLATBUSH AVENUE
3	5063	52	A	776 FLATBUSH AVENUE
3	5063	53	A	780 FLATBUSH AVENUE
3	5063	56	A	786 FLATBUSH AVENUE
3	5063	1002	A	794 FLATBUSH AVENUE
3	5063	1003	A	794 FLATBUSH AVENUE
3	5063	1004	A	794 FLATBUSH AVENUE
3	5063	1005	A	794 FLATBUSH AVENUE
3	5063	1006	A	794 FLATBUSH AVENUE
3	5063	1007	A	794 FLATBUSH AVENUE
3	5063	1008	A	794 FLATBUSH AVENUE
3	5063	1001	C	794 FLATBUSH AVENUE
3	5064	1	A	779 FLATBUSH AVENUE
3	5064	3	A	777 FLATBUSH AVENUE
3	5064	4	A	775 FLATBUSH AVENUE
3	5064	5	A	773 FLATBUSH AVENUE
3	5064	6	A	771 FLATBUSH AVENUE
3	5064	7	A	769 FLATBUSH AVENUE

Boro	Block	Lot	Class	Address
3	5064	8	A	765 FLATBUSH AVENUE
3	5064	10	A	763 FLATBUSH AVENUE
3	5064	11	A	761 FLATBUSH AVENUE
3	5064	12	A	757 FLATBUSH AVENUE
3	5064	14	A	755 FLATBUSH AVENUE
3	5064	15	A	753 FLATBUSH AVENUE
3	5064	17	A	741 FLATBUSH AVENUE
3	5070	32	A.1	907 CHURCH AVENUE
3	5070	33	A.1	905 CHURCH AVENUE
3	5070	34	A.1	903 CHURCH AVENUE
3	5070	35	A.1	901 CHURCH AVENUE
3	5071	36	A.1	1029 CHURCH AVENUE
3	5071	37	A.1	1027 CHURCH AVENUE
3	5071	38	A.1	1025 CHURCH AVENUE
3	5071	39	A.1	1023 CHURCH AVENUE
3	5071	40	A.1	1021 CHURCH AVENUE
3	5071	41	A.1	1019 CHURCH AVENUE
3	5071	42	A.1	1015 CHURCH AVENUE
3	5071	43	A.1	1013 CHURCH AVENUE
3	5071	44	A.1	1003 CHURCH AVENUE
3	5071	141	A.1	1017 CHURCH AVENUE
3	5072	31	A.1	1125 CHURCH AVENUE
3	5072	32	A.1	1121 CHURCH AVENUE
3	5072	33	A.1	1117 CHURCH AVENUE
3	5072	34	A.1	1115 CHURCH AVENUE
3	5072	35	A.1	1113 CHURCH AVENUE
3	5072	36	A.1	1111 CHURCH AVENUE
3	5072	37	A.1	1109 CHURCH AVENUE
3	5072	38	A.1	1105 CHURCH AVENUE
3	5072	39	A.1	1103 CHURCH AVENUE
3	5072	40	A.1	69 STRATFORD ROAD
3	5072	30	C	66 WESTMINSTER ROAD
3	5073	34	A.1	1223 CHURCH AVENUE
3	5073	35	A.1	1221 CHURCH AVENUE
3	5073	36	A.1	1219 CHURCH AVENUE
3	5073	37	A.1	1217 CHURCH AVENUE
3	5073	38	A.1	1211 CHURCH AVENUE
3	5073	39	A.1	1209 CHURCH AVENUE
3	5073	40	A.1	1203 CHURCH AVENUE
3	5073	41	A.1	1201 CHURCH AVENUE
3	5073	137	A.1	1213 CHURCH AVENUE
3	5073	139	A.1	1205 CHURCH AVENUE
3	5073	32	A.1	66 ARGYLE ROAD
3	5074	34	A.1	1311 CHURCH AVENUE
3	5074	35	A.1	1309 CHURCH AVENUE
3	5074	36	A.1	1307 CHURCH AVENUE
3	5074	37	A.1	1305 CHURCH AVENUE
3	5074	38	A.1	1303 CHURCH AVENUE
3	5074	39	A.1	1301 CHURCH AVENUE

Boro	Block	Lot	Class	Address
3	5074	32	C	72 RUGBY ROAD
3	5074	139	C	63 ARGYLE ROAD
3	5075	37	C	72 MARLBOROUGH ROAD
3	5075	39	C	69 RUGBY ROAD
3	5076	31	A.1	1515 CHURCH AVENUE
3	5076	34	C	71 MARLBOROUGH ROAD
3	5077	31	A	1625 CHURCH AVENUE
3	5077	32	A	1617 CHURCH AVENUE
3	5077	34	A	1613 CHURCH AVENUE
3	5077	35	A	1601 CHURCH AVENUE
3	5078	37	A	1713 CHURCH AVENUE
3	5078	38	A	1711 CHURCH AVENUE
3	5078	39	A	1709 CHURCH AVENUE
3	5078	40	A	1705 CHURCH AVENUE
3	5078	41	A	1703 CHURCH AVENUE
3	5078	42	A	1701 CHURCH AVENUE
3	5079	22	A	61 EAST 18 STREET
3	5079	24	A	1825 CHURCH AVENUE
3	5079	25	A	1823 CHURCH AVENUE
3	5079	26	A	1821 CHURCH AVENUE
3	5079	27	A	1815 CHURCH AVENUE
3	5079	29	A	1813 CHURCH AVENUE
3	5079	30	A	1811 CHURCH AVENUE
3	5079	31	A	1807 CHURCH AVENUE
3	5079	32	A	1805 CHURCH AVENUE
3	5079	33	A	1801 CHURCH AVENUE
3	5079	35	A	57 EAST 18 STREET
3	5079	36	A	55 EAST 18 STREET
3	5080	68	A	510 OCEAN AVENUE
3	5080	73	A	1925 CHURCH AVENUE
3	5080	75	A	1917 CHURCH AVENUE
3	5080	78	A	1915 CHURCH AVENUE
3	5080	79	A	1913 CHURCH AVENUE
3	5080	80	A	1911 CHURCH AVENUE
3	5080	50	B	157 ST PAULS PLACE
3	5081	39	A	2017 CHURCH AVENUE
3	5081	43	A	515 OCEAN AVENUE
3	5082	9	A	816 FLATBUSH AVENUE
3	5082	12	A	820 FLATBUSH AVENUE
3	5082	1001	A	822 FLATBUSH AVENUE
3	5082	17	A	828 FLATBUSH AVENUE
3	5082	18	A	830 FLATBUSH AVENUE
3	5082	20	A	832 FLATBUSH AVENUE
3	5082	21	A	834 FLATBUSH AVENUE
3	5082	22	A	836 FLATBUSH AVENUE
3	5082	23	A	838 FLATBUSH AVENUE
3	5082	24	A	840 FLATBUSH AVENUE
3	5082	26	A	844 FLATBUSH AVENUE
3	5082	28	A	846 FLATBUSH AVENUE

Boro	Block	Lot	Class	Address
3	5082	32	A	850 FLATBUSH AVENUE
3	5082	33	A	852 FLATBUSH AVENUE
3	5082	34	A	854 FLATBUSH AVENUE
3	5082	35	A	856 FLATBUSH AVENUE
3	5082	36	A	858 FLATBUSH AVENUE
3	5082	37	A	858 FLATBUSH AVENUE
3	5082	38	A	860 FLATBUSH AVENUE
3	5082	39	A	862 FLATBUSH AVENUE
3	5082	40	A	864 FLATBUSH AVENUE
3	5082	41	A	864 FLATBUSH AVENUE
3	5082	42	A	866 FLATBUSH AVENUE
3	5082	43	A	868 FLATBUSH AVENUE
3	5082	44	A	870 FLATBUSH AVENUE
3	5082	45	A	872 FLATBUSH AVENUE
3	5082	46	A	872 FLATBUSH AVENUE
3	5082	47	A	874 FLATBUSH AVENUE
3	5082	47	A	884 FLATBUSH AVENUE
3	5082	55	A	2101 CHURCH AVENUE
3	5082	1002	C	822 FLATBUSH AVENUE
3	5083	1	A	825 FLATBUSH AVENUE
3	5083	3	A	819 FLATBUSH AVENUE
3	5083	12	A	801 FLATBUSH AVENUE
3	5083	13	A	797 FLATBUSH AVENUE
3	5083	14	A	795 FLATBUSH AVENUE
3	5083	15	A	793 FLATBUSH AVENUE
3	5083	16	A	789 FLATBUSH AVENUE
3	5083	17	A	785 FLATBUSH AVENUE
3	5086	1	A	859 FLATBUSH AVENUE
3	5086	2	A	857 FLATBUSH AVENUE
3	5086	3	A	855 FLATBUSH AVENUE
3	5086	4	A	853 FLATBUSH AVENUE
3	5086	5	A	851 FLATBUSH AVENUE
3	5086	6	A	849 FLATBUSH AVENUE
3	5086	7	A	847 FLATBUSH AVENUE
3	5086	8	A	845 FLATBUSH AVENUE
3	5089	1	A	877 FLATBUSH AVENUE
3	5089	7	A	871 FLATBUSH AVENUE
3	5089	8	A	869 FLATBUSH AVENUE
3	5089	9	A	867 FLATBUSH AVENUE
3	5089	10	A	865 FLATBUSH AVENUE
3	5089	11	A	863 FLATBUSH AVENUE
3	5089	105	A	873 FLATBUSH AVENUE
3	5097	5	A	1616 CHURCH AVENUE
3	5097	1001	A	1634 CHURCH AVENUE
3	5097	1002	A	1634 CHURCH AVENUE
3	5097	79	A	1700 CHURCH AVENUE
3	5097	80	A	1702 CHURCH AVENUE
3	5097	81	A	1704 CHURCH AVENUE
3	5097	82	A	1706 CHURCH AVENUE

Boro	Block	Lot	Class	Address
3	5097	89	A	82 EAST 18 STREET
3	5097	1003	C	1634 CHURCH AVENUE
3	5099	1	A	1804 CHURCH AVENUE
3	5099	2	A	1806 CHURCH AVENUE
3	5099	3	A	1810 CHURCH AVENUE
3	5099	4	A	1812 CHURCH AVENUE
3	5099	5	A	1814 CHURCH AVENUE
3	5099	6	A	1816 CHURCH AVENUE
3	5099	7	A	1818 CHURCH AVENUE
3	5099	8	A	1820 CHURCH AVENUE
3	5099	9	A	1822 CHURCH AVENUE
3	5099	10	A	1824 CHURCH AVENUE
3	5099	37	A	83 EAST 18 STREET
3	5099	39	A	1800 CHURCH AVENUE
3	5099	101	A	1902 CHURCH AVENUE
3	5099	103	A	1906 CHURCH AVENUE
3	5099	104	A	1908 CHURCH AVENUE
3	5099	105	A	1910 CHURCH AVENUE
3	5099	106	A	522 OCEAN AVENUE
3	5101	1	A	2000 CHURCH AVENUE
3	5101	6	A	2022 CHURCH AVENUE
3	5102	20	A	892 FLATBUSH AVENUE
3	5102	25	A	910 FLATBUSH AVENUE
3	5102	26	A	912 FLATBUSH AVENUE
3	5102	28	A	916 FLATBUSH AVENUE
3	5102	33	A	922 FLATBUSH AVENUE
3	5102	35	A	926 FLATBUSH AVENUE
3	5102	36	A	928 FLATBUSH AVENUE
3	5102	37	A	930 FLATBUSH AVENUE
3	5102	38	A	932 FLATBUSH AVENUE
3	5102	39	A	934 FLATBUSH AVENUE
3	5102	41	A	938 FLATBUSH AVENUE
3	5102	43	A	942 FLATBUSH AVENUE
3	5102	44	A	944 FLATBUSH AVENUE
3	5102	45	A	946 FLATBUSH AVENUE
3	5102	46	A	948 FLATBUSH AVENUE
3	5102	47	A	950 FLATBUSH AVENUE
3	5102	48	A	952 FLATBUSH AVENUE
3	5102	49	A	952 FLATBUSH AVENUE
3	5102	50	A	954 FLATBUSH AVENUE
3	5102	51	A	956 FLATBUSH AVENUE
3	5102	52	A	958 FLATBUSH AVENUE
3	5102	56	A	962 FLATBUSH AVENUE
3	5102	57	A	964 FLATBUSH AVENUE
3	5102	59	A	968 FLATBUSH AVENUE
3	5102	60	A	970 FLATBUSH AVENUE
3	5102	61	A	972 FLATBUSH AVENUE
3	5102	1	B	890 FLATBUSH AVENUE
3	5103	1	A	937 FLATBUSH AVENUE

Boro	Block	Lot	Class	Address
3	5103	6	A	935 FLATBUSH AVENUE
3	5103	8	A	929 FLATBUSH AVENUE
3	5103	10	B	929 FLATBUSH AVENUE
3	5103	23	A	897 FLATBUSH AVENUE
3	5103	26	A	893 FLATBUSH AVENUE
3	5103	28	A	885 FLATBUSH AVENUE
3	5109	1	A	971 FLATBUSH AVENUE
3	5109	2	A	969 FLATBUSH AVENUE
3	5109	3	A	967 FLATBUSH AVENUE
3	5109	4	A	959 FLATBUSH AVENUE
3	5109	7	A	957 FLATBUSH AVENUE
3	5109	8	A	949 FLATBUSH AVENUE
3	5125	11	A	982 FLATBUSH AVENUE
3	5125	14	A	990 FLATBUSH AVENUE
3	5125	15	A	992 FLATBUSH AVENUE
3	5125	16	A	994 FLATBUSH AVENUE
3	5125	17	A	996 FLATBUSH AVENUE
3	5125	18	A	1000 FLATBUSH AVENUE
3	5125	20	A	1004 FLATBUSH AVENUE
3	5125	23	A	1010 FLATBUSH AVENUE
3	5125	24	A	1012 FLATBUSH AVENUE
3	5125	25	A	1014 FLATBUSH AVENUE
3	5125	51	A	1016 FLATBUSH AVENUE
3	5125	56	A	1024 FLATBUSH AVENUE
3	5125	60	A	1034 FLATBUSH AVENUE
3	5125	64	A	1042 FLATBUSH AVENUE
3	5125	65	A	1044 FLATBUSH AVENUE
3	5125	66	A	1046 FLATBUSH AVENUE
3	5125	68	A	1048 FLATBUSH AVENUE
3	5125	69	A	1050 FLATBUSH AVENUE
3	5125	70	A	1052 FLATBUSH AVENUE
3	5125	71	A	1054 FLATBUSH AVENUE
3	5125	72	A	1056 FLATBUSH AVENUE
3	5126	1	A	1007 FLATBUSH AVENUE
3	5126	4	A	1005 FLATBUSH AVENUE
3	5126	5	A	1003 FLATBUSH AVENUE
3	5126	6	A	1001 FLATBUSH AVENUE
3	5126	7	A	999 FLATBUSH AVENUE
3	5126	9	A	995 FLATBUSH AVENUE
3	5126	10	A	993 FLATBUSH AVENUE
3	5126	11	A	991 FLATBUSH AVENUE
3	5126	12	A	989 FLATBUSH AVENUE
3	5126	13	A	987 FLATBUSH AVENUE
3	5126	14	A	983 FLATBUSH AVENUE
3	5126	21	B	973 FLATBUSH AVENUE
3	5132	1	A	1013 FLATBUSH AVENUE
3	5132	48	A	1069 FLATBUSH AVENUE
3	5132	49	A	1067 FLATBUSH AVENUE
3	5132	50	A	1065 FLATBUSH AVENUE

3	5132	51	A	1063 FLATBUSH AVENUE
Boro	Block	Lot	Class	Address
3	5132	52	A	1061 FLATBUSH AVENUE
3	5132	53	A	1059 FLATBUSH AVENUE
3	5132	54	A	1057 FLATBUSH AVENUE
3	5132	55	A	1055 FLATBUSH AVENUE
3	5132	56	A	1053 FLATBUSH AVENUE
3	5132	57	A	1051 FLATBUSH AVENUE
3	5132	80	A	1041 FLATBUSH AVENUE
3	5132	18	B	1027 FLATBUSH AVENUE
3	5152	7	A	1060 FLATBUSH AVENUE
3	5152	8	A	1062 FLATBUSH AVENUE
3	5152	10	A	1066 FLATBUSH AVENUE
3	5152	11	A	1068 FLATBUSH AVENUE
3	5152	12	A	1072 FLATBUSH AVENUE
3	5165	1	A	2132 BEVERLEY ROAD
3	5165	82	A	1083 CORTELYOU ROAD
3	5165	84	A	1081 FLATBUSH AVENUE
3	5165	85	A	1077 FLATBUSH AVENUE
3	5165	86	A	1075 FLATBUSH AVENUE
3	5165	87	A	1073 FLATBUSH AVENUE

Exhibit D - Land Use Map of Flatbush Avenue Extension

Flatbush Avenue Extension Exhibit D - Land Use Map





COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Flatbush Avenue BID Expansion			
Applicant:	SBS - NYC Small Business Services	Applicant's Primary Contact:	Leslie Velazquez
Application #	N230160BDK	Borough:	
CEQR Number:	23SBS002K	Validated Community Districts:	K14,K09

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 35	# Against: 0	# Abstaining: 0	Total members appointed to the board: 35
Date of Vote: 1/9/2023 5:00 AM		Vote Location: Webex	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 1/9/2023 11:30 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	Webex

CONSIDERATION: Unanimous approval. Recommendation letter attached.

Recommendation submitted by	BK CB14	Date: 1/19/2023 6:57 PM
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BROOKLYN COMMUNITY BOARD 14
FLATBUSH-MIDWOOD COMMUNITY DISTRICT
810 East 16th Street
Brooklyn, New York 11230

ERIC L. ADAMS
Mayor

ANTONIO REYNOSO
Borough President

JO ANN BROWN
Chair

SHAWN CAMPBELL
District Manager

EXECUTIVE COMMITTEE

GAIL L. SMITH
First Vice-Chair

STEVEN D. COHEN
Second Vice-Chair

JOSEPH DWECK
Third Vice-Chair

HINDY BENDEL
Secretary

SHAHID KHAN
Member-at-Large

KARL-HENRY CESAR
Member-at-Large

ALVIN M. BERK
Chairman Emeritus

January 18, 2023

To whom it may concern:

I am writing on behalf of Community Board 14 to support the expansion of the Flatbush Avenue Business Improvement District to encompass the Church Avenue District Management Association (collectively, “the BIDs”).

The BIDs serve a vital role in the community. Executive Director Lauren Elvers Collins and her staff work diligently to make the area a shopping destination and support the needs of property and business owners alike. They go beyond the call of duty in supporting community events such as street fairs, holiday events and a tremendously successful and valuable Thanksgiving meal at the Kings Theatre for community members in the midst of challenging times. The collaboration with businesses, organizations, schools and city agencies is impressive and admirable.

Community Board 14 members have reviewed the BID’s proposed expansion, which was presented at CB14’s Public Hearing on January 9, 2023 by Ms. Elvers Collins with support from Leslie Velazquez from the Department of Small Business Services. Clearly, the expansion would create efficiencies for BID staff time, benefit from economies of scale, and allow the BIDs to provide a unified message. The BIDs have conducted broad outreach and we are satisfied that there have been opportunities for BID members to participate in the process.

We understand that the main changes include:

1. Commercial Properties: 60% of assessment would be Flatbush-facing footage + 40% of assessment would be commercial square footage.
2. Vacant Land: 60% of assessment would be Flatbush-facing footage + 40% of assessment would be lot size. Once property is viable, commercial property formula is applied.
3. Commercial Condominiums: In addition to individual commercial condominium’s square footage, Flatbush-facing frontage for commercial condominiums within the building will be determined proportionally based on the size of the condominiums.

Community Board 14 unanimously voted to support the expansion and hope that every effort will be made to expedite the process in time to be reflected in the July 2023 BID assessment billing.

Sincerely,

Jo Ann Brown



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Flatbush Avenue BID Expansion			
Applicant:	SBS - NYC Small Business Services	Applicant's Primary Contact:	Leslie Velazquez
Application #	N230160BDK	Borough:	
CEQR Number:	23SBS002K	Validated Community Districts:	K14,K09

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 18	# Against: 2	# Abstaining: 12	Total members appointed to the board: 32
Date of Vote: 1/24/2023 5:00 AM		Vote Location: Zoom	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing:	
Was a quorum present? No	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	

CONSIDERATION:

Recommendation submitted by	BK CB9	Date: 1/31/2023 8:33 PM
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Church Avenue District Management Association

Board Meeting Minutes

Tuesday, August 4, 2020 at 12:00 p.m.

Zoom Video Conference

Board Member Attendees: Shawn Campbell (Community Board 14), Pinchus Hikind (NYC Comptroller's Office), Curtis Maharaj (Gentlemen's Quarters Salon), Jack Mann (Treasurer), Casey Martinez (United American Land), Mahadya Mary (SBS), Eileen Mullaney-Newman (Borough President's Office), Steve Rogers, Shirley Walker (Shirley's Heavenly Touch)

Other Attendees: Lauren Elvers Collins (Executive Director), Ted Geier (Affiliate Consultant, Support Center), Sneha Goud (Outreach & Safety Manager), Hope Moriki (Project Coordinator)

Unfinished Business: Lauren updated the Board Members in attendance on important updates in Unfinished Business:

- **Move From CAMBA:** Lauren and Hope have been participating in trainings in order to get everything online and things are making good progress.
- **Banking:**
 - Lauren is working with CAMBA's banking administrator on access to view the BID's Citibank account.
 - Lauren and Hope participated in Capital One training, where the BID's second account will be. The BID will have control of this account and can use it to make payments with some of the assessment money currently in Citibank.
- **Dirty Sidewalk:** The sidewalks from E. 17th to E. 18th Streets (which were not replaced because they are over the train station) were power washed in June. The BID received funding from Councilmember Eugene to do it again in FY21.

Call to Order: The meeting was called to order at 12:17 by Mahadya, seconded by Shirley, and unanimously approved.

BID Overview: Lauren said that she would like to give a brief overview of what's been going on since the last meeting, move to votes, look at new business and meeting agendas for the year.

- BID staff has been helping businesses individually and with Citywide policies, loans and grants.
- BID staff has been working with the Brooklyn Chamber of Commerce and the Office of Emergency Management and summarizing important updates for easier access to BID members.
- The BID has been holding weekly Zoom calls with members of fitness, dance and gyms who were removed from Phase IV. The BID was able to get help from the Brooklyn Chamber of Commerce and identify that the Parks Department will let businesses hold and charge fees for classes in the park.
- Sneha has been updating lists of businesses as they reopen and has been posting important updates on social media.

- Hope has been managing the BID's program for providing boxes of masks and hand sanitizer for businesses. Some were donated by SBS, and some were donated by Assemblymember Rodney Bichotte.

Voting:

- **Minutes:** Lauren explained that there are minutes from three Board meetings that need to be approved which were emailed to the Board Members for review:
 - **11/7/2019:** Mahadya made a motion to approve the 11/7/19 minutes, seconded by Shirley, and unanimously approved.
 - **3/26/20:** Casey made a motion to approve the 3/26/20 minutes, seconded by Eileen, and unanimously approved.
 - **5/5/20:** Mahadya made a motion to approve the 5/5/20 minutes, seconded by Casey, and unanimously approved.
- **Merger:** Lauren noted that the Board had voted to explore merging with the Flatbush Avenue BID in an earlier meeting, and that she has been actively doing so. She said she believes it will be beneficial for both BID as it would improve the Church Avenue BID's budget and would open more time and budget to aid in recovery efforts by consolidating the work of two separate organizations in one.
 - **Motion: Casey made a motion to merge pending the Board's approval of the details, seconded by Steve. Pinchus, Mahadya and Eileen abstained, and all others approved.**
- **Sanitation:** Lauren mentioned that the Board had voted in an earlier meeting to reduce sanitation from seven days to four days (but keep graffiti clean-up) because both the sanitation company's costs and the BID's costs were going up. She explained that the Board had approved the cost of up to \$38,371, but that Streetplus is giving a higher quote because they can't do the same per hour rate at four days a week. She explained that Streetplus originally provided a quote of \$39,312 for three days a week plus graffiti, but are now giving quotes up to \$42,000 depending on the range of services. She proposed that the BID remove graffiti and power washing (which can be done by another vendor, Wildcat, that other BIDs use and offer a better price for these services) and asked the Board to authorize her to spend between \$39,000 and \$42,000. She explained that she intends to hold Streetplus to their original quote of \$39,312 (about \$900 over what the Board originally approved), but that she needs wiggle room since the contract needs to be finalized right away for Discretionary reporting since the BID has received \$5,500 from Councilmember Eugene to cover sanitation costs. Shawn added that the Department of Sanitation has made severe cuts. She wondered if the BID could sign a shorter term contract and look for another vendor. Lauren explained that there's a lot of work involved in switching vendors with City Discretionary funding, and things are moving slower with everything remote. Shirley said she thinks the BID should stay with Streetplus for the year while looking for a different vendor.
 - **Motion: Shirley made a motion to approve up to \$42,000 to sign the contract for four days of sanitation per week, seconded by Casey and unanimously approved.**

FY21 Meetings: Lauren said that she sent out a meeting schedule and asked the Board Members to review it and let her know if a specific date does not work.

New Business: Lauren asked the Board Members if they had any updates or changes with their businesses, or updates from elected officials. Curtis said that he was unable to secure a favorable rate for his business on

Church Avenue. He explained that his lease expired during the pandemic, the management company had increased his rent, wouldn't budge on the price and that he decided to close his business on Church Avenue. He added that he had to operate at 50% capacity in order to follow safety guidelines and did not receive the SBA funding he had applied for. Shawn asked if the BID or SBS was keeping track of businesses that both closed and did not receive SBA funding they applied for. Lauren replied that the BID is tracking vacancies and sending updated information on grants and loans but does not have the capacity to track which businesses did or did not receive SBA funding. Mahadya said that the new SBS commissioner is engaged and interested in data and that she will mention this to him since she does not believe SBS has been tracking this information. Lauren mentioned the BID Association's 9 point plan which includes mortgage relief and said that she believes that landlords would have probably been more accommodating if they had also been offered a break. Lauren spoke for the BID in wishing Curtis great things in his other location in downtown Brooklyn and that he has been a great Board Member.

Adjournment: Mahadya made a motion to adjourn the meeting, seconded by Shirley, and unanimously approved.

Minutes were approved.

Date: _____

Name: _____

Signature: _____

Title: _____



**Flatbush Avenue District Management Association
Draft Board Meeting Minutes**

Monday, Nov. 9, 2020 at 11:00 a.m.

Board Meeting Attendees: Ezra Ashkenazi (Chairman); Voltan Bagot (Secretary); Shawn Campbell (CB 14); Mahadya Mary (SBS); Eileen Mullaney-Newman (Borough President's Office); Ogbonna Obi; Nickolas Perry (Comptroller's Office); Sol Velelis

Other Attendees: Lauren Elvers Collins (Executive Director); Ted Geier (Support Center); Hope Moriki (Project Coordinator)

1. **Call to Order:** The meeting was called to order by Ezra, seconded by Obi and unanimously approved.
2. **Items Needing Vote:**
 - a. **Minutes of 12/12/19, 2/7/20 & 3/26/20 Board Meetings:**
 - **Motion:** Ezra made a motion to approve the 12/12/19 Board Meeting minutes, seconded by Nick and unanimously approved.
 - **Motion:** Ezra made a motion to approve the 2/7/20 Board Meeting minutes, seconded by Eileen and unanimously approved.
 - **Motion:** Ezra made a motion to approve the 3/26/20 Board Meeting minutes, seconded by Eileen and unanimously approved.
 - b. **Merger:** Lauren reminded the Board Member attendees that the Board had voted to create a task force to explore the idea of a merger, but hadn't yet voted to merge with the Church Avenue BID. She added that the Church Avenue BID did vote to merge. She explained that if this vote went through, the BIDs would begin holding joint meetings right away but that a final merger wouldn't be in place until all details (such as a structure and a budget) were approved by the board. Lauren noted that a merger would increase efficiency dramatically and that specific questions and concerns could be worked through with merger task forces with the Church Avenue BID, such as a finance task force and a development task force. Obi expressed concerns about increasing efficiency, saving money, increasing revenue, and the equal participation of the Church Avenue BID, but agreed that the Board should move ahead.

- **Motion: Ezra made a motion to approve a merger with the Church Avenue BID, seconded by Obi. Eileen abstained, and all other Board members still in attendance approved.**

- c. **Sneha Employment Status:** Lauren explained that Sneha Goud currently works with the BID in a temporary position updating the BID's social media and websites, working with businesses to help increase their involvement with the BID, and on our cameras installation program. She said that she would like to offer Sneha a permanent position with the BID but that, in order to do that while the BID is under CAMBA, the budget for Sneha would increase from \$7,700 to about \$43,000 since CAMBA charges 29% fringe for all employees, and 13.86% indirect costs. She added that Sneha would have to pay social security if the BID hired her permanently and suggested that the BID increase her rate slightly in order to ensure that Sneha takes home the same amount as she is currently receiving. Lauren suggested that the BID add a buffer to increase the approved amount to \$47,000 since she wasn't sure of the exact numbers and didn't want to have to schedule an emergency Board Meeting to increase the funds. Lauren noted that the BID has funds from the budget for security, since that program has been cancelled. She said that Sneha works primarily for the Flatbush Avenue BID since the Church Avenue BID does not currently have funds to hire Sneha. She proposed that the Flatbush Avenue BID hire Sneha exclusively. Ezra said that he felt it would be helpful to have Sneha in a permanent position to assist with the merger. Obi expressed concern about the extra funds required to hire Sneha permanently, since the Church Avenue BID could not share the expense. Mr. Bagot felt it would be a mistake not to hire her now since the BID might not be able to hire her in the future or find someone at that same rate. Mahadya urged the BID to hire her before another BID snatches her up, as it is a crucial time for businesses.

- **Motion: Mr. Bagot made a motion to hire Sneha permanently for 29 hours a week, seconded by Ezra. Mahadya, Nickolas, Eileen and Obi abstained. All other Board Members approved.**

- d. **Sanitation Contract Renewal:** Lauren informed the Board Members that the BID's sanitation contract with StreetPlus expired on 6/30/20, and is currently month-to-month. She recommended that the Board renew the contract for one more year at the current rate in order to allow the BID time to reassess circumstances in the spring and, possibly, find a new contractor. Eileen agreed noting that there have been several cuts to sanitation.

- **Motion: Ezra made a motion to renew the contract with StreetPlus for one year at the current rate of \$116/k per year for 2 workers at 6 hours a day and graffiti cleaning 10 months a year, seconded by Mahadya and unanimously approved.**

3. **Unfinished Business:** Lauren updated the Board Members on significant changes in Unfinished Business:

- a. **CAMBA Management Agreement:** BID staff have been working with a tech consultant to move operations to the cloud, and are actively using the bank account through Capital One, although CAMBA is still managing much of fiscal operations. New office space searches are on hold due to fewer options with COVID restrictions in place.
- b. **Check Register:** The BID is meeting with an accountant to discuss possible bookkeeping for the BID to fill in for tasks CAMBA normally helps with.
- c. **Vacancies:** The BID has raised the issue of increased vacancies during weekly calls with the Brooklyn Chamber of Commerce and the President of the Chamber of Commerce has been meeting with the Commissioner of Small Business Services about ways to offer relief to property owners (which can be passed on to the businesses). Ideas being discussed include the possibility of property tax abatement, and expansion of the City's free commercial lease assistance program. Lauren will continue to raise the issue with both the Governor's office and the Comptroller's office. Nick asked if there was an average rate of vacancies per month. Lauren replied that the BID hasn't tracked it every month, but it has been happening in clusters throughout the pandemic.
- d. **Lighting/Banners:** The holiday lighting is up and should be illuminated sometime around Thanksgiving. Lauren is discussing the possibility and costs of keeping the "Welcome to Flatbush" strands up year round per Eddie's request.

4. Executive Director's Report:

- a. **Annual Meeting:** Ezra and Obi are both up for reelection at the BID's 2020 Annual Meeting. Lauren is still in the process of figuring out how to meet the requirements for a virtual Annual Meeting, and will keep the Board Members posted on the progress.
- b. **Marketing & Holidays during COVID ("Church & Flatbush Holiday Market"):** The Mayor decided to allow businesses to sell outside through the end of December (which the BID had pushed for), and the BID is encouraging businesses to sign up to participate. The BID is planning a marketing push to begin on Sunday. It will include print ads in Caribbean Life, social media, web ads and promoting in store activities every Thursday and Sunday through December 20th. There are two visits from Santa and Mrs. Claus scheduled and a drumline with majorettes scheduled to travel throughout the BID. Thanksgiving this year will be a grab and go lunch served at the Kings Theatre.

- 5. **New Business:** Lauren asked the Board Member attendees about any new business or particular concerns they wished to discuss. Ezra said that he hoped that the BID could continue to promote and bring activities out into the street to help offset the effects of COVID on the businesses in the BID. Mahadya added that the Department of Small Business Services is working diligently to help meet the needs of the businesses throughout the five boroughs, but added that it is a challenge due to the constant shifting circumstances of the pandemic. Ezra mentioned the opening of the Burlington Coat Factory in the old Staples location and



said he believes it will help draw more foot traffic into the BID. Ezra expressed concern about safety and security in the BID. Lauren said that many businesses were closing earlier for security concerns, and that she had shared this information with the Precinct.

6. **Adjournment:** Mr. Bagot made a motion to adjourn the meeting, seconded by Mahadya and unanimously approved.