

DISTRICT PLAN

for the

MORRIS PARK

BUSINESS IMPROVEMENT DISTRICT

in

THE CITY OF NEW YORK

BOROUGH OF THE BRONX

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

April 2017

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I. DESCRIPTION OF THE DISTRICT

The Morris Park Business Improvement District (hereinafter the “District”) is centrally located in the borough of the Bronx in the neighborhood of Morris Park. The District generally includes properties along both sides of Morris Park Avenue from Williamsbridge Road to Unionport Road. Additional properties are included North and South of Morris Park Avenue along White Plains Road, North along Matthews Avenue, South along Bronxdale Avenue, North along Hone Avenue and North East along Williamsbridge Road.

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 March 1, 2017, a copy of which is annexed hereto as has provided for the preparation of this plan (the “Plan”) pursuant to authority granted by Local law 96 of 1989 (the “Law”).

II. DISTRICT PROFILE & PRESENT USES OF DISTRICT PROPERTY

A. DISTRICT PROFILE

Morris Park, located in the central Bronx, occupies what used to be a horse racecourse, airfield and a racecar track. The neighborhood is named after John A. Morris, the founder of the Morris Park Racecourse. In 1888, John A. Morris’ Westchester Racing Association acquired 152 acres on the outskirts of the old Bear Swamp where he built the racecourse and clubhouse. In 1908 the racecourse, then abandoned, became the world’s first formal airfield and later served as a racetrack for speed and endurance races for the newfangled automobile. The racecourse ultimately burned down in 1910 and in the 1920s roads were constructed through the property and housing was developed. The Morris Park neighborhood was finally completed in the 1970s.

Since then, Morris Park has become a vibrant commercial corridor for local mom and pop establishments. The area has also become well known for its numerous events, including the famous Columbus Day Parade held annually along Morris Park Avenue.

B. PRESENT USES OF DISTRICT PROPERTY

1. ZONING

Properties within the proposed District are largely low density residential with variations of commercial overlay and generally fall within the following zoning designations:

R4, R4 with C1-2 overlay, R4-1 with C1-4 overlay, R4A with C1-2 overlay, R4-1, R4-1 with C2-2 overlay, R5, R5 with C1-2 overlay and R5 with C2-2 overlay.

2. COMMERCIAL/RETAIL

Today, Morris Park contains a wide range of food service establishments, health care facilities and beauty/cosmetic services. Other businesses in the district include a variety of law services, insurance businesses, laundromats, apparel establishments, supermarkets, florist, jewelers and entertainment. There are approximately 15 national and retail chain stores located in the District, including Walgreens, Dunkin' Donuts, Boost Mobile, T-Mobile, Subway, Rite-Aid Pharmacy, Domino's Pizza and True Value Hardware. Eight banks/financial services in the District include Citibank, Ridgewood Savings Bank, J.P. Morgan Chase, and Cross County Savings Bank.

Of the District's 188 properties, 152 are partially, or wholly commercial. Most of the commercial space in the District is on the ground floor, but there are also a number of buildings with second floor office space. The current vacancy rate of the District is less than 10%.

3. RESIDENTIAL

There are 24 properties in the District that are wholly residential. Sixty-six properties in the District are mixed-use and include commercial or retail, as well as residential.

4. GOVERNMENT AND NOT-FOR-PROFIT

Within the District's boundaries are the R.C. Church of Our Lady of Solace, the Greater New York Corp., R.A.I.N. Properties, Inc., the Turkish Cypriot, and NYC Parks and Recreation. Other not-for-profit organizations are tenants within the District boundaries and include the U.S. Post Office, the NY Public Library, the NYC Administration for Children's Services, Bronx Community Board 11, Bronx Charter School for Excellence, and four churches.

5. TRANSPORTATION

The area is served by five bus lines (BX8, BX21, BX22, BX39 and BXM10), which have stops within the District.

III. PROPOSED SERVICES

A. DISTRICT SERVICES

The services to be provided pursuant to this 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 the needs identified by the members of the District. The Services shall not take the place of, but will supplement those services provided by the City of New York on a citywide basis. The Services shall be performed under the direction of the Morris Park BID District Management Association (hereinafter "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, curbs and gutters, catch basins, emptying of pedestrian trash receptacles¹, graffiti removal, snow removal, and maintenance of street trees, tree pits, and bus shelters. The sanitation program may be carried out in-house or it may be contracted out. The program will include such equipment, supplies, insurance and uniforms as are required to deliver the services. Any sanitation program approved by the Board of Directors of the DMA will be closely coordinated with the New York City Department of Sanitation and any other government City agency with relevant

¹ Lining pedestrian litter baskets and/or public space recycling bins and placing the full liner next to the basket/bin or at a location approved by Department of Sanitation (DSNY) for collection by DSNY.

jurisdiction, as well as the local Community Board and private carters. The program will supplement, but will not replace, City sanitation services or cleaning by property owners/managers.

2. MARKETING & PROMOTIONS

The DMA is authorized to administer marketing and promotion services for the District, which may include, but shall not be limited to, joint advertising, web site design and promotion, special events, festivals, holiday lighting and seasonal decorations, and publications (such as business directories, maps, etc.). The purpose of the program is to increase business activity for all retailers and businesses within the District. Holiday and seasonal decorations may include, but will not be limited to, the installation of ornaments and/or lighting in the District during holidays and the winter holiday season.

3. PUBLIC SAFETY

The DMA is authorized to administer a public safety program, which may include, but shall not be limited to, unarmed patrol of the District, closed circuit surveillance of the District, creation and/or support of a Neighborhood Watch, and/or safety education programs. Any public safety programs shall operate in conjunction with the local police precinct to accomplish program objectives and maximize public safety.

4. 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, operating a façade/storefront improvement program, creating tourism links, encouraging the development of cultural entities, hiring a development consultant to identify and secure additional financial resources, hiring a transportation consultant to identify potential transportation improvements, and development of a space bank for the enhancement of appropriate retail mix solutions for the District. Hard costs associated with any façade/storefront improvement program undertaken by the DMA shall not be funded by assessment dollars.

5. BEAUTIFICATION

The DMA is authorized to administer beautification services for the District, which may include, but shall not be limited to, landscaping, seasonal plant purchasing, installation and maintenance, and maintenance of tree pits, planters and hanging baskets.

6. ADMINISTRATION AND ADVOCACY

Administration of the District shall 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, including, but not limited to, a community liaison, clerical and bookkeeping support, and other special staff and/or consultants. Staff will oversee District Services and Improvements (hereinafter defined) as directed by the DMA Board of Directors for the benefit of the District constituency. The Executive Director will serve as spokesperson for the District's owners and tenants collectively and individually, as authorized by the Business Improvement District's Board of Directors and with the permission of the individual owner or tenant. Administration expenses may also include office rental, utility expense, equipment, supplies, insurance, postage and newsletters. Legal and accounting services will be contracted on an as-needed basis. When possible, in-kind services will be used.

7. ADDITIONAL SERVICES

Subject to any approvals and controls that may be required by a 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 permitted by 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 on a citywide basis. Benchmarks for existing City services will be developed and monitored by the DMA.
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 to 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

The improvements (the "Improvements") to be provided pursuant to this Plan, may include, but are not limited to, the following, provided that any Improvements that require review and approval by an appropriate City or State agency shall be submitted to that City or State agency, and to the affected Community Board prior to undertaking any Improvement:

1. Sidewalk amenities to identify, enhance and beautify the District include the following proposals:
 - a. Sidewalk plantings, trees, shrubs and flowers in tubs, at grade or above ground level.
 - b. Sidewalk logos, banners, medallions and/or plaques identifying the area as the "Morris Park Business Improvement District."
2. Street and sidewalk amenities to improve pedestrian circulation and safety, which may include but not be limited to:
 - a. Surveillance cameras and monitoring equipment
 - b. Trash receptacles
 - c. Light poles
 - d. Street telephones and/or WIFI hot spots
 - e. Signage and key building identification
 - f. Banners and/or medallions
 - g. Benches and/or street furniture
 - h. Parking facilities
 - i. Shelters, information boards and kiosks
 - j. Street, bus and subway modes identification
 - k. Stages and/or facilities for special events

If necessary, the DMA will select and hire experienced, insured/bonded contractors to create, install, and maintain any signs, banners, or other streetscape furniture throughout the District, and obtain any required permits and licenses for all DMA programs.

B. IMPLEMENTATION SCHEDULE

It is anticipated that the Improvements, as identified by the DMA, may be implemented on an as-needed basis, under supervision of the DMA.

C. GENERAL PROVISIONS

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

V. PROPOSED SOURCES 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 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 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 costs 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)

2. SPECIFIC FORMULA

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

Class A: Commercial/Mixed-use

All properties within the District devoted in whole or in part to retail, commercial use are defined as Class A and shall be assessed at a rate reflective of the linear front footage (FF) within the District for a specific property.

All parking lots, stand-alone lots or lots attached to Class A properties to accommodate customers, shall be assessed in the same manner as those properties listed as Class A properties. Properties in development shall be assessed in the same manner as those properties listed as Class A properties. For buildings containing multiple commercial condominiums on the ground floor, the front footage for each commercial condominium will be calculated based on its proportional share of ground floor commercial square feet.

Class A property shall be assessed in the following manner:

Class A FF Rate

$$\frac{[(\text{Total District Assessment}) - (\text{Total } \underline{\text{Class A}} \text{ Corner Fee} + \text{Total } \underline{\text{Class A}} \text{ Floor(s) Fee} + \text{Total } \underline{\text{Class C}} \text{ Fee} + \text{Total } \underline{\text{Class C}} \text{ Corner Fee}) - (\text{Total } \underline{\text{Class B}} \text{ Assessment})]}{[\text{Total } \underline{\text{Class A}} \text{ FF}]}$$

The "Class A FF Rate" from above will be inserted into the following formula to determine the unique assessment for an individual Class A property:

Individual Class A assessment = [(Class A FF Rate) x (Individual Property FF)]*

*Properties on corners or with multiple frontage sides in the District will be charged according to the longest frontage receiving services. Properties located on corner lots shall be assessed an additional \$300.00 per corner occupied. Properties with commercial uses above the ground floor, including commercial condos, shall be assessed an additional \$300.00 per floor of commercial use.

Class B: Residential

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

Class C: Vacant Parcels

All vacant parcels zoned for commercial or mixed-use shall be assessed at \$300. All vacant corner parcels zoned for commercial or mixed-use shall be assessed an additional \$300, or a total of \$600. Vacant parcels shall be designated and assessed as Class A properties once a Temporary Certificate of Occupancy is secured from the NYC Department of Buildings for the vacant parcel.

Class D: 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 D 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 uses shall be assessed according to the Class A rate.

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 the 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 institutions, the City, other public and private entities, individuals, firms, corporations or partnerships and other not-for-profit organizations for the purposes of funding operations or financing the costs of Services and 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 the Contract or otherwise) or by any other public entity, as the case may be.
3. Any loans which the DMA may enter into as borrower shall be subject to Section VI of this 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 Plan, impose charges as consideration for the sub-granting or sublicensing of user rights (hereinafter defined) as such charges and user rights are described in Section IX of the Plan.

F. SOURCE OF FUNIDNG: 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 into pursuant to paragraph D of this Section V, 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 First Contract Year is \$390,000, as more fully set forth in Subsection B of this Section VI. This is the maximum amount that can be collected from the Assessments for the First Contract Year and any subsequent Contract Year, as set forth in section V, above. Changes to the maximum amount to be collected from Assessments shall be subject to the requirements set forth in the Law.

The total, as proposed to be expended by the DMA, for any subsequent Contract Year, shall not be greater than the 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 Plan. During the existence of this BID, the maximum cost of the Improvements, if any, will not exceed \$3,900,000.

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:

a. Programs and Services	\$ 295,000
i) Marketing	\$110,000
i. Special events	\$ 50,000
ii. Advertising	\$ 30,000
iii. Holiday Lights	\$ 30,000
ii) Streetscape/Beautification	\$ 27,000
iii) Maintenance/Sanitation	\$148,000
iv) Public Safety	\$ 10,000

b. General & Administrative	\$ 95,000
	=====
TOTAL FIRST YEAR BUDGET	\$ 390,000

In the event additional sources of funding are made available during the First Contract Year, the DMA may revise the budget with the appropriate review and approval of the Board of Directors and in accordance with the Contract.

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 budget 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 provided in the Budget for, but expended 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 (attached).

VIII. DISTRICT MANAGEMENT ASSOCIATION

The DMA established for the Morris Park 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 Plan and shall promote and support the District.

The DMA shall be organized exclusively for purposes as specified in Section 501 (c) of the Internal Revenue Code of 1986, as amended.

The DMA shall have (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, and (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 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 the Bronx; 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 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 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) consideration the DMA shall pay to the City for the grant and/or license in question;
- (ii) 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) what charges the DMA may impose upon other persons as consideration for such sub-grant or sub-license; and
- (iv) 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 User Rights, subject to the requirements of this District Plan and the Contract with the City of New York:

1. Information and promotion kiosks
2. Newsstands
3. News boxes

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 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.

XI. GLOSSARY OF TERMS

<u>TERMS</u>	<u>DEFINITION BY LOCATION</u>
Assessments	V (B)
Benefited 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



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

March 1, 2017

Mr. Gregg Bishop
Commissioner
NYC Department of Small Business Services
7th Floor
110 William Street
New York, New York 10038-3951

Dear Commissioner Bishop:

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 establishment of the Morris Park Business Improvement District (BID), located in the Borough of the Bronx.

Proposed Boundaries: Properties along Morris Park Avenue bounded by Unionport Road on the west and Williamsbridge Road on the east.

Sponsor Organization: Morris Park BID Steering Committee

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 "Bill de Blasio".

Bill de Blasio
Mayor

cc: Melissa Mark-Viverito, Speaker, New York City Council
Julissa Ferreras-Copeland, Chair of the City Council Finance Committee
Ruben Diaz Jr., Bronx Borough President
Members of the New York City Council
Alicia Glen, Deputy Mayor for Housing and Economic Development
Jackie Mallon, First Deputy Commissioner, Department of Small Business Services
Michael Blaise Backer, Deputy Commissioner, Department of Small Business Services
James Mettham, Assistant Deputy Commissioner, Department of Small Business Services
Warren Gardiner, Director of Intergovernmental Affairs, Department of Small Business Services
Kris Goddard, Executive Director, Department of Small Business Services
Jennifer Kitson, BID Program Director, Department of Small Business Services

<u>BLOCK</u>	<u>LOT</u>	<u>PROPERTY ADDRESS</u>	<u>CLASS</u>
4200	35	1800 Williamsbridge Road	A
4132	34	1805 Williamsbridge Road	A
4132	39	1121 Morris Park Avenue	A
4110	9	1739 Williamsbridge Road	A
4110	6	1134 Morris Park Avenue	A
4110	4	1130 Morris Park Avenue	A
4110	1	1120 Morris Park Avenue	A
4131	38	1800 Haight Avenue	A
4108	6	1086 Morris Park Avenue	A
4108	5	1084 Morris Park Avenue	A
4108	4	1082 Morris Park Avenue	A
4108	3	1080 Morris Park Avenue	A
4108	2	1078 Morris Park Avenue	A
4108	1	1076 Morris Park Avenue	A
4130	39	1802 Lurting Avenue	A
4104	7	1068 Morris Park Avenue	A
4104	6	1062 Morris Park Avenue	A
4104	5	1060 Morris Park Avenue	A
4104	4	1058 Morris Park Avenue	A
4104	3	1056 Morris Park Avenue	A
4104	2	1054 Morris Park Avenue	A
4104	1	1052 Morris Park Avenue	A
4129	33	1063 Morris Park Avenue	A
4129	35	1061 Morris Park Avenue	A
4129	36	1059 Morris Park Avenue	A
4129	37	1057 Morris Park Avenue	A
4129	38	1055 Morris Park Avenue	A
4129	39	1053 Morris Park Avenue	A
4129	40	1051 Morris Park Avenue	A
4103	7	1040 Morris Park Avenue	A
4103	5	1036 Morris Park Avenue	A
4103	4	1030 Morris Park Avenue	A
4103	3	1028 Morris Park Avenue	A
4103	1	1026 Morris Park Avenue	A
4128	30	1811 Hone Avenue	A
4128	33	1039 Morris Park Avenue	A
4128	40	1025 Morris Park Avenue	A
4102	8	1012 Morris Park Avenue	A
4102	1	1000 Morris Park Avenue	A
4127	33	1009 Morris Park Avenue	A
4127	37	1007 Morris Park Avenue	A
4127	38	1005 Morris Park Avenue	A
4127	40	1001 Morris Park Avenue	A
4101	8	994 Morris Park Avenue	A
4101	6	988 Morris Park Avenue	A
4101	5	984 Morris Park Avenue	A
4101	4	980 Morris Park Avenue	A
4101	1	974 Morris Park Avenue	A
4126	33	997 Morris Park Avenue	A
4126	35	991 Morris Park Avenue	A
4126	40	975 Morris Park Avenue	A
4096	7	966 Morris Park Avenue	A
4096	5	964 Morris Park Avenue	A
4125	33	969 Morris Park Avenue	A
4125	34	961 Morris Park Avenue	A
4125	36	959 Morris Park Avenue	A
4125	37	957 Morris Park Avenue	A
4125	38	1802 Bogart Avenue	A
4124	35	941 Morris Park Avenue	A
4124	37	935 Morris Park Avenue	A
4124	38	931 Morris Park Avenue	A
4124	40	929 Morris Park Avenue	A

4094	1	900 Morris Park Avenue	A
4094	36	1756 Bronxdale Avenue	A
4123	32	911 Morris Park Avenue	A
4056	82	1803 Bronxdale Avenue	A
4056	1	871 Morris Park Avenue	A
4056	3	865 Morris Park Avenue	A
4056	19	857 Morris Park Avenue	A
4056	20	855 Morris Park Avenue	A
4056	21	853 Morris Park Avenue	A
4055	1	847 Morris Park Avenue	A
4055	2	845 Morris Park Avenue	A
4055	17	839 Morris Park Avenue	A
4055	19	827 Morris Park Avenue	A
4055	20	825 Morris Park Avenue	A
4055	23	1802 Mathews Avenue.	A
4046	27	1761 Bronxdale Avenue	A
4046	25	1765 Bronxdale Avenue	A
4046	24	874-A Morris Park Avenue	A
4046	22	872 Morris Park Avenue	A
4046	21	870 Morris Park Avenue	A
4046	19	866 Morris Park Avenue	A
4046	119	862 Morris Park Avenue	A
4046	10	844-B Morris Park Avenue	A
4054	1	817 Morris Park Avenue	A
4054	78	1805 Matthews Avenue	A
4054	2	Morris Park Avenue	A
4054	3	815 Morris Park Avenue	A
4054	4	813 Morris Park Avenue	A
4054	7	803 Morris Park Avenue	A
4044	5	810 Morris Park Avenue	A
4053	1	791 Morris Park Avenue	A
4053	5	775 Morris Park Avenue	A
4036	7	788 Morris Park Avenue	A
4036	6	786 Morris Park Avenue	A
4036	5	784 Morris Park Avenue	A
4036	3	780 Morris Park Avenue	A
4036	1	1740 Wallace Avenue	A
4052	1	769 Morris Park Avenue	A
4052	3	763 Morris Park Avenue	A
4052	4	761 Morris Park Avenue	A
4035	8	1741 Wallace Avenue	A
4035	7	766 Morris Park Avenue	A
4035	5	762 Morris Park Avenue	A
4035	4	758 Morris Park Avenue	A
4035	3	756 Morris Park Avenue	A
4035	1	750-B Morris Park Avenue	A
4051	8	727 Morris Park Avenue	A
4051	9	725 Morris Park Avenue	A
4034	8	744 Morris Park Avenue	A
4034	7	742-B Morris Park Avenue	A
4034	6	740 Morris Park Avenue	A
4034	5	738 Morris Park Avenue	A
4034	4	Morris Park Avenue	A
4034	3	Morris Park Avenue	A
4034	1	726 Morris Park Avenue	A
4050	1	1807 Hunt Avenue	A
4050	11	1810 White Plains Road	A
4033	7	716 Morris Park Avenue	A
4033	5	714 Morris Park Avenue	A
4033	4	706 Morris Park Avenue	A
4033	3	704 Morris Park Avenue	A
4033	2	702 Morris Park Avenue	A
4033	1	700 Morris Park Avenue	A

4033	43	1734 White Plains Road	A
4033	42	1732 White Plains Road	A
4049	1	1811 White Plains Road	A
4049	2	687 Morris Park Avenue	A
4049	6	1800 Victor Street	A
4032	10	1733 White Plains Road	A
4032	9	1735 White Plains Road	A
4032	8	1737 White Plains Road	A
4032	4	682 Morris Park Avenue	A
4032	3	680 Morris Park Avenue	A
4032	2	678 Morris Park Avenue	A
4032	1	676 Morris Park Avenue	A
4048	1	671 Morris Park Avenue	A
4048	4	663 Morris Park Avenue	A
4048	5	661 Morris Park Avenue	A
4048	6	659 Morris Park Avenue	A
4048	7	657 Morris Park Avenue	A
4048	8	653 Morris Park Avenue	A
4048	9	651 Morris Park Avenue	A
4031	9	670 Morris Park Avenue	A
4031	8	666 Morris Park Avenue	A
4031	7	664 Morris Park Avenue	A
4031	6	662 Morris Park Avenue	A
4031	5	660 Morris Park Avenue	A
4031	4	658 Morris Park Avenue	A
4031	3	656 Morris Park Avenue	A
4031	1	650 Morris Park Avenue	A
4131	137	1801 Tomlinson Avenue	B
4130	33	1803 Haight Avenue	B
4096	1	1746 Bogart Avenue	B
4095	8	938 Morris Park Avenue	B
4095	7	936 Morris Park Avenue	B
4095	4	930 Morris Park Avenue	B
4095	3	928 Morris Park Avenue	B
4095	2	926 Morris Park Avenue	B
4095	1	924 Morris Park Avenue	B
4124	42	925 Morris Park Avenue	B
4094	2	1739 Fowler Avenue	B
4046	26	1763 Bronxdale Avenue	B
4046	20	868 Morris Park Avenue	B
4046	17	860 Morris Park Avenue	B
4046	16	858 Morris Park Avenue	B
4046	15	856 Morris Park Avenue	B
4046	14	854 Morris Park Avenue	B
4046	13	850 Morris Park Avenue	B
4046	12	848 Morris Park Avenue	B
4046	6	836 Morris Park Avenue	B
4046	4	832 Morris Park Avenue	B
4046	3	1718 Matthews Avenue	B
4036	8	1741 Barnes Avenue	B
4036	4	782 Morris Park Avenue	B
4035	2	752 Morris Park Avenue	B
4055	15	Morris Park Avenue	C
4046	11	846 Morris Park Avenue	C
4046	7	Morris Park Avenue	C
4109	1	1100 Morris Park Avenue	D
4055	3	843 Morris Park Avenue	D
4054	5	811 Morris Park Avenue	D
4044	6	Morris Park Avenue	D
4044	1	800 Morris Park Avenue	D
4052	7	751 Morris Park Avenue	D
4051	1	1801 Holland Avenue	D
4051	6	731 Morris Park Avenue	D

Exhibit D: Land Use Map of Morris Park

