

Staff: Tanisha Edwards, Finance Division,  
and Finance Committee Counsel



**THE COUNCIL**

**REPORT OF THE FINANCE DIVISION**

**PRESTON NIBLACK, DIRECTOR**

**JEFF RODUS, FIRST DEPUTY DIRECTOR**

**COMMITTEE ON FINANCE**

**Hon. Domenic M. Recchia, Jr., Chair**  
**November 14, 2013**

**Res.1992.**

By Council Member Recchia

**SUBJECT:**

Resolution concerning amendments to the District Plan of the Hudson Square Business Improvement District that provide for additional improvements and a change in the method of assessment upon which the district charge is based, and setting the date, time and place for the public hearing of the local law authorizing the additional improvements and a change in the method of assessment upon which the district charge in the Hudson Square Business Improvement District is based.

## INTRODUCTION

Today, the Committee on Finance will consider Resolution No. 1992, a resolution setting the date, time and place for the public hearing on an amendment to the District Plan of the Hudson Square Business Improvement for November 26, 2013, in the City Council Committee Room, 2nd Floor, City Hall at 10:00 a.m.

## ANALYSIS:

This Proposed Resolution is required by the existing law, Chapter 4 of Title 25 of the New York City Administrative Code, (the "BID Law"), which authorizes the City Council to establish Business Improvement Districts.

The main purpose of this Resolution is to set the public hearing date, time and place for the review of the local law which would amend the District Plan of the Hudson Square Business Improvement District (the "Hudson Square BID"). The hearing on the local law and the Hudson Square BID plan, as amended, will be held on November 26, 2013, in the City Council Committee Room, 2nd Floor, City Hall at 10:00 a.m. before the Committee on Finance.

This Resolution also directs that all notices required under the BID Law be properly given by the Department of Business Services and the Hudson Square District Management Association. The notice of the hearing will state the proposed change in the method of assessment upon which the district charge in the Hudson Square Business Improvement District is based.

BID's, which are specifically established areas, use the City's property tax collection mechanism to approve a special tax assessment with which to fund additional services that would enhance such areas and improve local business. The additional services are normally in the areas of security, sanitation, physical/capital improvements (lighting, landscaping, sidewalks, etc.),

seasonal activities (Christmas lighting) and related business services (marketing and advertising). The BID demarcates the areas in which services will be enhanced and also establishes the mechanism for the assessment needed to generate the required budget.

### **Plan Amendment**

In March of this year, the Council created, via a zoning change, the “Special Hudson Square District”, which allows for residential use in certain parts of the Hudson Square BID, which was zoned primarily for commercial and industrial purposes. The new zoning allows the creation (via new construction, or conversion or enlargement of existing buildings) of up to 2.8 million square feet of new housing over a 10 year period. With this new zoning, the district profile will be 75% commercial, and 25% residential.

The BID seeks to start several capital projects, including additional open space at Pier 40 at Hudson River Park; DEP’s water tunnel site at Clarkson Street; and the Tony Dapolito Recreation Center (and others, as so determined).

To help fund these projects, property owners in the BID (specifically in the newly zoned Special Hudson District part of the Hudson Square BID) will pay a 1 time assessment of \$5 per square foot once a Temporary certificate of occupancy is granted by the Department of Buildings. This additional 1-time assessment will be in addition to what Class B residential property owners currently pay, which is \$1 dollar.

Res. No. 1992

Resolution concerning amendments to the District Plan of the Hudson Square Business Improvement District that provide for additional improvements and a change in the method of assessment upon which the district charge is based, and setting the date, time and place for the public hearing of the local law authorizing the additional improvements and a change in the method of assessment upon which the district charge in the Hudson Square Business Improvement District is based.

By Council Member Recchia

Whereas, Pursuant to chapter 4 of title 25 of the Administrative Code of the City of New York (the "BID Law"), the City established the Hudson Square Business Improvement District (the "District") in the City of New York; and

Whereas, Pursuant to section 25-410(b) of the BID Law, an amendment to the District Plan that provides for additional improvements or any change in the method of assessment upon which the district charge is based, may be adopted by local law, provided that the City Council determines, after a public hearing, that it is in the public interest to authorize such changes and that the tax and debt limits prescribed in Section 25-412 of the BID Law will not be exceeded by such changes; and

Whereas, The Hudson Square Business Improvement District wishes to amend the District Plan, in order to provide for additional improvements and to change the method of assessment upon which the district charge is based; and

Whereas, Pursuant to Section 25-410(b) of the BID Law, the City Council is required to give notice of the public hearing by publication of a notice in at least one newspaper having general circulation in the District specifying the time when and the place where the hearing will be held; now, therefore, be it

Resolved, That the Council of the City of New York, pursuant to Section 25-410(b) of the BID Law, hereby directs that:

(i) November 26, 2013 is the date and the City Council Committee Room, 2nd floor, City Hall, is the place and 10AM is the time for a public hearing (the "Public Hearing") to hear all persons interested in the legislation that would authorize additional improvements and a change in the method of assessment upon which the district charge is based; and

(ii) on behalf of the City Council and pursuant to Section 25-410(b) of the BID Law, the District Management Association of the Hudson Square Business Improvement District is hereby authorized to publish in a newspaper of general circulation in the District, not less than ten (10) days prior to the Public Hearing, a notice stating the time and place of the Public Hearing and stating the proposed amendments to the District Plan authorizing additional improvements and a

change in the method of assessment upon which the district charge in the Hudson Square Business Improvement District is based.

**AMENDED DISTRICT PLAN**

for the

***HUDSON SQUARE***

**BUSINESS IMPROVEMENT DISTRICT**

in the

Borough of Manhattan

City of New York

*October 17, 2013*

*Prepared pursuant to Section 25-405(a) of Chapter 4 of Title 25  
of the Administrative Code of the City of New York*

**AMENDED DISTRICT PLAN**

for the

***HUDSON SQUARE***

**BUSINESS IMPROVEMENT DISTRICT**

in the

Borough of Manhattan

City of New York

*October 17, 2013*

*Prepared pursuant to Section 25-405(a) of Chapter 4 of Title 25  
of the Administrative Code of the City of New York*





## TABLE OF CONTENTS

1.	MAP OF THE DISTRICT	1
2.	PRESENT USES OF DISTRICT PROPERTY & DISTRICT PROFILE	2
3.	PROPOSED SERVICES	6
4.	PROPOSED IMPROVEMENTS	[8]9
5.	PROPOSED SOURCES OF FUNDING	9
6.	PROPOSED EXPENDITURES & ANNUAL BUDGETS	[12]13
7.	BENEFITED PROPERTIES	[13]15
8.	DISTRICT MANAGEMENT ASSOCIATION	[14]15
9.	REGULATIONS	[14]16
10.	GLOSSARY OF TERMS	[16]17
	<i>EXHIBIT A: MAP OF DISTRICT</i>	[17]18
	<i>EXHIBIT B: MAYORAL LETTER OF AUTHORIZATION</i>	[18]19
	<i>EXHIBIT C: TAX BLOCKS AND LOTS OF BENEFITED PROPERTIES</i>	[19]21
	<i>EXHIBIT D: [LAND USE]SPECIAL HUDSON SQUARE DISTRICT MAP</i>	[24]26
	<i>EXHIBIT E: HUDSON SQUARE NEIGHBORHOOD MAP</i>	28

**1. MAP OF THE DISTRICT**

The *Hudson Square* Business Improvement District (hereinafter the “District” or “BID”) is delimited by West Houston Street on the north. The following streets delimit the western and southern boundaries: following Greenwich Street from West Houston to Spring, east along Spring (including those tax lots facing the north side of Spring Street), then south on Hudson Street to Canal Street (taking in those tax lots facing the east side of Hudson), then east on Canal Street to Sixth Avenue (taking in those tax lots facing the north side of Canal). The eastern boundary is delimited by the following streets: following Sixth Avenue north from Canal Street to Spring Street (taking in those tax lots facing the west side of Sixth Avenue), following Spring Street west to Varick Street (taking in those tax lots facing the north side of Spring Street and those facing the east side of Varick), continuing north on Varick to West Houston (taking in tax lots facing both sides of Varick). The District is shown more precisely on the District Map, Exhibit A, and the block and lot list that follows.

The Mayor, by an authorization letter dated June 13, 2008, a copy of which is annexed hereto as Exhibit B, [has] provided for the preparation of this District Plan pursuant to authority granted by Local Law 96 of 1989 (the “Law”) for the District.

## 2. PRESENT USES OF DISTRICT PROPERTY & DISTRICT PROFILE

### A. *Area Profile*

The District is governed by the M1-6 zoning classification, which allows for commercial and industrial densities of 10.0 FAR, bonusable to 12.0 FAR. Although the zoning allows for light manufacturing uses, the District is primarily commercial. The District, characterized by large loft buildings which formerly housed printing and graphic-arts firms, has become a major resource and magnet for creative companies in media, advertising, architecture, publishing, graphic arts, and entertainment among other fields, as well as for distinguished non-profit institutions.

### B. *Area History*

The land west of Broadway to the Hudson River between Fulton and Greenwich Streets was once known as the Queen's Farm, Queen Anne having granted the land in 1705 to Trinity Church. In Revolutionary days, what is now West Street was under water. From the late 18th century, the area near the entrance to the present-day Holland Tunnel was known as Hudson Square for its public square surrounded by fine row houses. Richmond Hill, a country mansion built in 1767, enjoyed magnificent views from its 100-foot elevation near today's intersection of Charlton and Varick Streets. George Washington used the house briefly as his headquarters during the Revolutionary War, and John Adams lived there as Vice President when New York City was the nation's capital. Aaron Burr used the mansion in 1797 to entertain those who could further his political career. Until the opening of the Erie Canal in 1825, this area was used for a combination of large estates and small housing for artisans, and for those who did not need to travel daily to the "distant" city. Thanks to the freshwater Minetta Creek, which now runs underground, the area became a haven for New Yorkers seeking to escape six Yellow Fever epidemics from the late 18<sup>th</sup> to early 19<sup>th</sup> centuries.<sup>1</sup>

John Jacob Astor recognized the importance of Richmond Hill's 26 acres, and mapped them in 25 x 100-foot lots after the 1811 City Commissioners' Plan leveled this and other Greenwich Village hills to their present flat topography. Soon afterward row houses appeared, and some still exist in the Charlton-King-Vandam area. Also in 1811, the bank of the river was raised to allow for the building of docks. A number of water grants or permanent leases were then given at nominal rents to individuals who later realized great profit when the city reclaimed the property. In 1825, with the completion of the Erie Canal, the area, along with the Greenwich Village waterfront to the north, was at the epicenter of the shipping revolution that launched New York City to the forefront of commerce.

---

<sup>1</sup> While there are a number of good sources for historical information on the area, Maritime Mile: The Story of the Greenwich Village Waterfront (2002), by Stuart Waldman with photographs by Zack Winestone, provides a detailed and particularly lively account.

From that time on, the area's fortunes have been inextricably linked to the development of new transportation routes, both locally and regionally. First, the Erie Canal brought with it shipping and construction trades. When the Hudson River Rail Road, which reached from Canal to Albany, opened in the 1850s, the area's dominance of the shipping trade grew even greater. Fruit, vegetable and meat markets were created to sell these goods right where they were unloaded. A freight depot for the Hudson River Railroad defined the neighborhood. The streets were named for a Dutch governor, a mayor and a delegate to the Continental Congress: Van Dam, Houston and Varick. Canal Street, a main artery now connecting New Jersey and Long Island through the Holland Tunnel and Manhattan Bridge, was named for and followed the course of a stream that ran from Collect Pond at the site of the present Foley Square. The neighborhood was dominated by bulkhead sheds and dock structures, used by many railroads and steamship lines, which cut off the view to the river. Opposite the piers were cheap lunchrooms, saloons and waterfront haberdasheries that defined the neighborhood and served thousands of seamen, dockworkers and others involved in the many aspects of shipping

As the hastily erected piers of the 18<sup>th</sup> century began to fail, New Jersey and Brooklyn developed more modern, deeper ports which were better able to handle the new large container ships. Shipping businesses started to leave, and tenements, gangs and other urban ills moved in. While there had always been residents, they by and large worked in the area; as the Seventh Avenue line was built, commuting was now possible, and the residential population grew. The opening of the Holland Tunnel in 1927 only accelerated the trend towards trucks and away from railroads, thus devaluing one of the area's big advantages.

As the 20<sup>th</sup> century began, waterfront land became once again a more economical choice, and the rapidly expanding printing industry began to move in. Around the same time, Jacob Riis focused attention on the slum-like residential conditions, most of them existing on land owned by Trinity Church, but leased to others for development. Trinity began a program of reclaiming the leases, and with the coming of the Great Depression, many of the lessees defaulted on their obligations. Turning a liability into an opportunity, Trinity replaced the slums with buildings specially designed for the printing industry. Joining other property owners to the north, Trinity created numerous printing and graphic arts buildings in the area, giving what was to become one of New York's leading industries a home for its large presses, and large numbers of employees. Also built was a new, more modern St. John's Park Freight Terminal, a three story structure covering three city blocks between Charlton and Clarkson Streets, marking the southern terminus of the New York Central's West Side line. Opened in 1934, it was the principal station for dairy freight in the city.

By the 1960's, however, competition from around the country and around the world began a decline in the New York printing trades, which was then accelerated by technological changes. Further decline followed from the changing nature of communications and printing brought about by the rise of the internet. Lastly, changes in financial reporting needs, which were the backbone of the Hudson Square printing industry, deprived the industry of the core of its business. By 1980, many large firms had left the area. This decline of the printing industry was also part of an overall post-war decline in manufacturing in general in the city. Like the city

as a whole, though, in Hudson Square a manufacturing based economy – in this case printing – has shifted to a service economy. In Hudson Square, this has meant an influx of jobs in the creative fields of design, advertising, architecture and, fittingly, desk-top and digital publishing.

### **C. Commercial Profile**

The area is characterized by large early 20th century loft buildings that until the 1980s housed a concentration of printing and graphic arts-related firms. Unlike surrounding neighborhoods, the shift from manufacturing has been to other commercial uses, rather than residential. The area continues, however, to maintain several significant industrial uses such as Federal Express and United Parcel Service distribution facilities; these, though, would be outside the formal boundaries of the business improvement district. Keeping ties with its past, this formerly industrial neighborhood has now become a major resource and magnet for creative companies in media, advertising, architecture, publishing, graphic arts, and entertainment among other fields, as well as for distinguished non-profit institutions.

### **D. Hotel Profile**

In keeping with its improved commercial prospects, and building on its adjacency to the tourist magnet neighborhoods of SoHo, Tribeca and the West Village, Hudson Square is currently undergoing a surge in hotel construction. Within the next three years, more than 1,000 mid- to high-end hotels rooms will be added to the area in five projects, where formerly no such rooms existed

### **E. Retail Profile**

The retail vacancy rate is consistently high, ranging above 30%. This is reflected in both the inadequate amount and variety of retail.

There are a limited number of full service restaurants, cafes and bars in the District offering food and drink to daytime office personnel and evening hour patrons. Customers from commercial offices upstairs frequent the restaurants and cafes at lunchtime, as do their customers and clients in the area for business reasons. There is a range of cuisine, including Basque, Italian, French, Caribbean, Japanese, Chinese, Mexican, Portuguese, Russian and Spanish fare. Most of the bars and lounges, of which there are less than a dozen, are open only in the evenings and attract a local and citywide, but not tourist, crowd. At 326 Spring Street, the Federal style James Brown residence houses the “Ear Inn,” so called because of the missing bar on the word “Bar”; it’s been a favorite watering hole for many years, was recently declared by “Time Out New York” to be one of New York City’s 100 Essential Secrets. Given the low numbers of residents, however, restaurants continue to struggle to attract a dinner business, which has made it hard for higher end establishments to thrive. A recent survey of stakeholders in the proposed BID

showed a strong desire for more and a wider variety of breakfast, lunch and dinner options.

The same survey showed a broad dissatisfaction with the limited selection of retail in the area. Grocery, drug and book stores were all heavily cited as missing and needed. Grocery shopping is limited to salad bar type cafes with small grocery sections. Among the currently available retail are: catering services, several banks, a number of beauty and salon services, several fitness centers, office supply stores and dry cleaners. There are also several home furnishing companies, and the area has become home to a mini-district of high-end companies in these fields, although some are open to the trade only.

#### ***F. Residential Profile***

There is a very limited amount of residential use sprinkled throughout the District, primarily in older, low rise buildings or converted commercial buildings. Residential uses can be found on Broome, Charlton, Dominick, Greenwich, Hudson, Spring, Vandam, Varick, and Watts, with the total number of residents numbering in the few hundred.

In 2013, a zoning map amendment and zoning text amendment to create the "Special Hudson Square District", allowing for residential use in a large portion of the BID District, was approved and enacted into law by the City Council. It is anticipated that this zoning change will result in the creation, through construction of new buildings and conversion or enlargement of existing buildings, of up to 2.8 million square feet of new housing over a ten year period, bringing an additional estimated 6800 residents to the area. The dominant use in the area will remain commercial, however, with an approximately 75% commercial to 25% residential balance if the anticipated full build-out of new residential uses is achieved. The introduction of a new residential community is anticipated to enhance the business environment in the BID District by attracting additional amenities including an enhanced offering of retail uses and improved hours, and will help spur needed open space improvements to the area, for the benefit of businesses, their employees and visitors, and residents alike.

#### ***G. Not-for-Profit and Public Uses***

Not-for-Profit uses include WNYC, the Jackie Robinson Foundation, New York City Fire Museum, [God's Love We Deliver, ]the Door, the Guggenheim Foundation, HERE Arts Center and New York Foundation for the Arts.

Public services include a variety of federal government offices located at 201 Varick Street, including a passport office which generates significant street level queuing.

#### ***H. Transportation Profile***

The District is served by subway lines 1, A, C and E, and bus lines 6, 10 and 21. It contains the entrance to the Holland Tunnel, and contains or is bordered by all of the major approaches to that heavily used car and truck connection to New Jersey and points west.

***I. Public Services***

The District falls within the boundaries of Community Board 2, Sanitation District 2, First Police Precinct, and Engine Company 24, Ladder Company 5. The New York City Fire Department Museum, originally Rescue Company No. 1, is located at 278 Spring Street between Hudson and Varick Streets.

***J. Current Zoning***

[The area is currently zoned M1-6.]The area is zoned M1-6, with the majority of the BID District also within the Special Hudson Square District (see Exhibit D – Special Hudson Square District Map).

**3. PROPOSED SERVICES**

The services to be provided pursuant to this Plan (the “Services”) may include any services required for the enjoyment and protection of the public, as well as the promotion and enhancement of the District. The BID is committed to ensuring that its proposed services and improvements incorporate universal design concepts that enhance accessibility for persons of all ages with diverse physical abilities. A survey of stakeholders in the proposed BID area was recently conducted to help determine the program of services and priorities of the BID.

***A. Traffic Management and Safety***

The single biggest issue identified on the Stakeholder Survey was traffic. Currently, the queuing for the Holland Tunnel causes serious gridlock and delays along the major arteries of the District, with ancillary impact on traffic movement, both vehicular and pedestrian, throughout the District. A key part of the BID’s program will be undertaking a variety of efforts aimed at easing this massive traffic congestion. To this end, a key role of the Executive Director will be working with the Port Authority of New York and New Jersey, and the City and State of New York, as well as other government offices and elected officials to devise and implement strategies to improve and manage traffic flow. In addition, one of the outcomes of the BID’s capital improvements mentioned below will be improved traffic movement. After a study is conducted, services will be developed to address the ongoing concerns around traffic management and enforcement.

New York City Police Department statistics show that the District has one of the lowest

crime rates in Manhattan, and responses to the Stakeholder Survey indicate that people feel safe here as well. The leading safety issues, according to the Survey, are problems related to traffic and congestion, which will be addressed through the services described above.

#### ***B. Retail and Marketing***

The Stakeholder Survey showed a high level of dissatisfaction with the amount, diversity and level of the retail in the District. The Stakeholder Survey also indicated strong sentiment that the District lacks a clear identity and that businesses would benefit from collective marketing for both the District and its businesses. The BID proposes to create a comprehensive retail strategy and a strong image for the District which may include streetscape improvements, banners, marketing of restaurants and retail establishments, using maps, brochures, joint advertising and newsletters. The program may include the development of a logo and map to promote a brand identity for the District, and creating and installing consistent signage throughout the District. The BID will also promote events aimed at highlighting the unique character of the District, and providing additional cultural opportunities within the area. Finally, the BID will undertake retail attraction efforts to bring to the District more of the types of retail that the Stakeholders identified in the survey.

#### ***C. Streetscape***

At the core of the District's mission is a comprehensive plan of sustainable streetscape improvements to establish a lively, active creative street life and neighborhood. The main purpose of the program is to encourage pedestrian traffic that will help attract high quality and diverse retail uses to the neighborhood to serve the creative work force in the District as well as the surrounding, growing residential population. The program will also advance the city's sustainability objectives through the encouragement of a live/work neighborhood that reduces reliance on auto traffic for commuting, fosters opportunities for mini-combined heat and power plants, reduces traffic congestion associated with the Holland Tunnel, encourages more open space, produces more residential housing, as well as establishes a sustainable and lively streetscape and street activity. The specific capital improvements are outlined in Section 4 below (collectively, the "Streetscape Program"). As the Streetscape Program gets underway, it will take up an increasing share of the budget.

#### ***D. Maintenance/Sanitation***

While the Stakeholder Survey found a general sense that the area is acceptably clean, we are planning to address a problem of overflowing trash receptacles in some parts of the District. We are exploring using solar powered trash compactors, already being tested in several areas of the city, and will test a program using those before engaging in an expensive street cleaning operation. The BID will also undertake a maintenance program of all public realm streetscape



improvements that it will install, and will require either in-house or contracted out workers and specialized equipment to do so. Maintenance obligations will increase as more of the Streetscape Program is implemented.

***E. Administration***

Administration of the District will be by salaried staff which may include but will not be limited to: an Executive Director, staff directors, secretary and other special staff and/or consultants that the Board of Directors may deem necessary from time to time, such as accountants and legal advisors, with fringe benefits and expenses. Administrative costs may also include office rental and equipment, office supplies including telephones, and insurance.

***F. Additional Services***

Subject to any approvals and controls that may be required by any city agency having jurisdiction thereof, and in addition to the approval of the Board of Directors of the District Management Association, as defined below, in subsequent years, the District may provide such additional services as are permitted by law.

***G. General Provisions***

- i. 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.
- ii. All services need not be performed in every Contract Year.
- iii. The staff and/or subcontractors of the District Management Association may render such administrative services as are needed to support performance of the Services.
- iv. In the event that in any given Contract Year the sources of funding (as same are described in Section 5 of this Plan) do not in the aggregate produce revenues equal to the Total Annual Budget Amount (hereinafter described) for such Contract Year, the District Management Association may, subject to the Contract (hereinafter defined) forgo providing one or more or all Services in order to have revenues sufficient to pay the debt service required in the Budget (hereinafter defined) for such Contract Year.

**4. PROPOSED 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 agency shall be submitted to that City agency and to Community Board 2 prior to undertaking any Improvement. In the first year of operations, the BID will work to complete or as appropriate commence the planning, design, contracting and purchasing necessary to carry out the Improvements in the following years.

Specifically, the BID will make sustainable public realm Improvements, in the context of the Streetscape Program, which may include but not necessarily be limited to the following:

- a. Sidewalks, lighting and street furniture
- b. Various means of storm water management, trees, and other public amenities designed to affect the micro-climate
- c. Open space enhancements (including active recreation space)
- d. Developing traffic calming improvements
- e. Designation of additional bicycle lanes
- f. Improving pedestrian connections
- g. Enhancing trash receptacles

The Hudson Square BID intends to investigate making sustainable public realm capital investments of between \$20 and \$30 million.

These Improvements may be implemented on an as-needed basis. 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. The staff and/or subcontractors of the District Management Association may render such administrative services as are needed to support construction of the Improvements.

## **5. PROPOSED SOURCES OF FUNDING**

The sources of funding for all Services, Improvements, debt service as permitted pursuant to paragraph C below, and administrative costs necessary to support the programs contemplated under this Plan, shall be the sources of funding described in paragraphs A through E. Subject to requirements of the law and this District Plan, the Hudson Square District Management Association (DMA) may apply all monies derived from the sources of funding permitted herein toward funding any expenditure permitted under this Plan.

### ***A. Source of Funding: Assessments***

The DMA may enter into the Contract (hereinafter defined) for the purpose of having the City levy and collect, and then disburse to the DMA, Assessments with respect to the

Benefited Properties. Such Assessments, as described herein below, shall be defined as "Assessments."

To defray the cost of Services and Improvements in the District, all real property in the District shall be assessed in proportion to the benefit such property receives from the Services and Improvements. Each property will be assessed at a rate determined by the DMA and yielding an amount sufficient to meet the [Annual] annual Budget. The rate will be arrived at by dividing the total [District] annual Budget by the total Adjusted Commercial Square Footage of the District.

All properties as classified in the most recent New York City tax rolls and as described below as Classes A, B, C, D, E and [E]F will be assessed on current calculations as follows. Notwithstanding the below definitions, all property within the District which is free from existing property taxes and/or Assessment may enter into an agreement with the BID to pay an equivalent amount equal to the tax Assessment of Class A property.

Class A: Retail/Commercial/Professional/Hotel

All properties within the BID District devoted in whole or in part to retail, commercial or professional use shall be assessed at a rate anticipated to be no greater than \$0.19 (nineteen cents) per commercial square foot for the first Contract Year.

$$\text{Class A Rate} = \frac{\text{Budget} - [\text{Total Class B lots } (\$1.00) + \text{Total Class D lots } (\$1.00)]}{\text{Total Commercial Square Footage}}$$

Class B: Residential

All properties within the BID District devoted in whole to residential uses shall be assessed at one dollar (\$1.00) per year.

Class C: Not-for-Profit and Government

Government and not-for-profit owned property within the BID District devoted entirely to public or not-for-profit use shall be exempt from District assessment. Government or not-for-profit owned properties devoted in whole or in part to commercial or for-profit uses shall constitute Class A property and the portion devoted to commercial/for-profit uses shall be assessed in the same manner as those properties listed as Class A properties.

Class D: Vacant Parcels

All properties within the BID District that are vacant, without structures or any commercial use, shall be assessed at the rate of one dollar (\$1.00) per annum until such time as they receive a temporary or permanent certificate of occupancy.

Class E: Parking Lots

All properties within the BID District that are without structures and used as parking lots shall be assessed on lot square footage and calculated at the Class A rate.

Class F: Development Properties Under the Special Hudson Square District Zoning

All properties within the BID District either constructed as, or converted or enlarged to include new residential use following the enactment of the Special Hudson Square District on March 20, 2013, shall pay a one-time assessment of five dollars (\$5.00) per square foot of residential use ("One Time Assessment") at the time that a Temporary Certificate of Occupancy is granted by the New York City Department of Buildings. Properties within the BID District with residential uses existing before the enactment of the Special Hudson Square District on March 20, 2013, shall be required to pay the One Time Assessment only with respect to additional square footage of residential use added to the property through new construction, conversion or enlargement following the enactment of the Special Hudson Square District on March 20, 2013. This One Time Assessment shall be in addition to the annual Class B assessment.

Notwithstanding the foregoing, the total amount of the One Time Assessment required on any Class F property shall be reduced by the amount of any previous contribution by the owner of such Class F property to an account maintained by a not-for-profit designated by the New York City Department of Parks and Recreation, or to an account maintained by the New York City Department of Parks and Recreation, to be used for the purpose of funding active recreation space and open space improvements located within the Residential Open Space Study Area identified in the Final Environmental Impact Statement ("FEIS") for the Special Hudson Square District. The reduction based on previous contribution shall be no more than \$5.6 million.

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% of the total general City real property tax levied in that year against benefited properties.

***B. Source of Funding: Donations***

The DMA may accept grants and donations from private institutions, the City, other public agencies, corporations, partnerships or individuals and from other not-for-profit agencies.

***C. Source of Funding: Borrowings***

1. Subject to subparagraphs 2 and 3 immediately herein below, and to the approval of its Board of Directors, the DMA may borrow money from private lending institutions, the City, other public entities, individuals, firms, corporations or partnerships and other not-for-profit organizations for the purposes of funding operations or financing the costs of 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 agreements 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 6 of this Plan.

***D. Source of Funding: Charges for User Rights***

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 (i) the User Rights to be so undertaken or permitted by the DMA shall have been set forth in this Plan or authorized for licensing or granting by the City to the DMA in a Local Law adopted by the City Council and (ii) licensed or granted to the DMA by the City, 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 the 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 others 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 to the general regulation of the User Rights by whomsoever undertaken.

Subject to the approval and control of the foregoing, the DMA may undertake or permit the following User Rights:

- 1. Taxi Stand Kiosks
- 2. Information and Promotion Kiosks
- 3. News Racks
- 4. Such other User Rights as may be appropriate to the District.

***E. Source of Funding: Other***

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

***F. Assignment of Funding***

The DMA may assign revenues from the sources of funding described in paragraphs A, B, C, D and E of this Section 5 for the purpose of securing loans which the DMA may enter into pursuant to paragraph C of this Section 5; such assignments are subject to the requirements of Section 6 of this Plan.

***G. Assignment of Funding: Area Open Space Special Improvements Fund***

Funds collected from the One Time Assessment on Class F shall be deposited by the DMA into a separate account (the "Area Open Space Special Improvements Fund") and contributed to a new account maintained by a not-for-profit designated by the New York City Department of Parks and Recreation, or to an account maintained by the New York City Department of Parks and Recreation, to be used by the New York City Department of Parks and Recreation for the purpose of funding active recreation space and open space improvements located within the Residential Open Space Study Area identified in the Final Environmental Impact Statement for the Special Hudson Square District. This account will be separate from all other accounts under the management of the not-for-profit organization or New York City Department of Parks and Recreation. On an annual basis, detailed income and expense reports for this account shall be completed and furnished to Community Board 2. In consultation with Community Board 2, the New York City Department of Parks and Recreation shall determine appropriation of these funds, which shall be used for the following projects (in no particular order): the additional costs related to the additional recreation space noted above within the new public school, Pier 40 at Hudson River Park, the Department of Environmental Protection's water tunnel site on Clarkson Street, and/or the Tony Dapolito Recreation Center. Appropriation of funds may be used for similar and appropriate recreation opportunities that may be identified from time to time if the previously outlined sites have already been completed or if such projects are not feasible. Any similar and appropriate recreation opportunities not identified herein must be determined by the Department of Parks and Recreation in consultation and agreement with Community Board 2. Furthermore, any additionally identified opportunities must serve the originally intended purpose of augmenting public recreation services for the Hudson Square community. Proposed projects to be funded from this account will be submitted to Community Board 2 for comment at least 60 days prior to any appropriation.

It is acknowledged that such active recreation space and open space improvements shall be in the Hudson Square Neighborhood (see Exhibit E --Hudson Square Neighborhood Map) and shall benefit the properties within the BID District. On an annual basis, the DMA shall disburse funds to an account identified by the New York City Department of Parks and Recreation. The DMA shall be entitled to a fee for fiscal administration of the Area Open Space Special Improvement Fund of 1% of the funds collected from the One Time Assessment on Class F ("Annual Administrative Fee"). The administrative fee shall be assessed at the time the funds are disbursed to the Parks account. Funds collected from the One Time Assessment and the Annual Administrative Fee shall not be part of the DMA's annual Budget or Total Annual Budget Amount, nor utilized for purposes of the Services.

6. PROPOSED EXPENDITURES & ANNUAL BUDGETS

The total amount proposed to be expended by the DMA for Improvements, if any, Services and Operations in the first Contract Year is a maximum of \$2.5 million, and as more fully set forth in Section 5A, property will be assessed at a rate anticipated to be no greater than \$0.19 (nineteen cents) per commercial square foot. The total, as proposed to be expended for any subsequent Contract Year, shall not be greater than the aggregate amount of all monies which the DMA may collect from all funding sources permitted under Section 5 of this Plan[-], excluding the One Time Assessment on Class F properties. During the existence of this BID, the maximum cost of Improvements, if any, including the cost of Improvements funded with the One Time Assessment on Class F properties, will not exceed \$50 million.

A. *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:

1. Services

Traffic Management	\$400,000
Retail and Marketing	150,000
Streetscape	300,000
Maintenance and Sanitation	50,000
Contingency/Reserve	1,235,000

2. Administration

365,000

**TOTAL FIRST YEAR BUDGET**

**\$2,500,000**

B. *Subsequent Budgets*

The DMA shall establish a proposed budget of expenditures for each Contract Year after the first Contract Year. Such proposed budget shall reasonably itemize the purposes for which monies are proposed to be expended (the "Total Annual Budget Amount") by the DMA; specify the amount (if any) proposed to be expended by the DMA for debt service; set forth the total amount proposed to be expended; and set forth the anticipated sources of revenue for said expenditures. A proposed budget, whether for the first Contract Year or for a subsequent Contract Year shall be referred to as a "Budget." Notwithstanding the foregoing, the Budget or Total Annual Budget Amount for any year shall not include funds collected from the One Time Assessment, the Annual Administrative Fee or any expenditure from the Area Open Space Special Improvements Fund.

**C. General Provisions**

The DMA shall make no expenditure, other than those from the Area Open Space Special Improvements Fund, other than in accordance with and pursuant to (i) a Budget for which a Total Annual Budget Amount has been approved by the City and the Board of Directors of the DMA; (ii) any provisions in the Contract providing for the satisfaction of outstanding obligations of the DMA; or (iii) any provisions in the Contract providing for the expenditure of amounts provided in the Budget for, but expended in, a previous Contract Year.

The Total Annual Budget Amount shall not exceed the maximum total and annual amount which the DMA may expend for the Contract Year in question pursuant to Paragraph A of this Section 6[.](excluding expenditures from the Area Open Space Special Improvements Fund).

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.

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 District Management Association 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.

**7. BENEFITED PROPERTIES**

The providing of Services and Improvements shall benefit all properties within the District (the "Benefited Properties"). The Benefited Properties are described by the District Map (*Exhibit A*) and the tax blocks and lots listed in *Exhibit C*.

**8. DISTRICT MANAGEMENT ASSOCIATION**

The District Management Association established for the Hudson Square Business Improvement District (the "District Management Association" or "DMA") will be incorporated under Section 402 of the New York State Not-for-Profit Law. The District Management Association is organized for the purpose of executing the responsibilities of a district management association as set forth in the Law. Furthermore, the DMA will carry out the activities prescribed in the Plan and will promote and support the District.

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



The DMA will have four 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) retail and commercial tenants leasing space within the District; (iii) residential tenants leasing space within the District; (iv) four public representatives required by Law. The non-voting class shall include a designated representative of Community Board 2, and may include others with an interest in the welfare of community groups and other not-for-profit institutions within the District.

Each voting class will elect members to the Board of Directors in the manner prescribed by the Bylaws of the Corporation. The Board of Directors will include representatives of the owners of record of real property within the District (which shall constitute a majority of the Board), the representatives of retail and commercial tenants leasing space within the District, a representative of residential tenants leasing space within the District, and one member appointed by each of the following public officials: the Mayor of the City of New York, the Comptroller of the City of New York, the President of the Borough of Manhattan, the City Council Member who represents the District or, if more than one Council Member represents the District, then a representative designated by the Speaker of the City Council.

## **9. REGULATIONS**

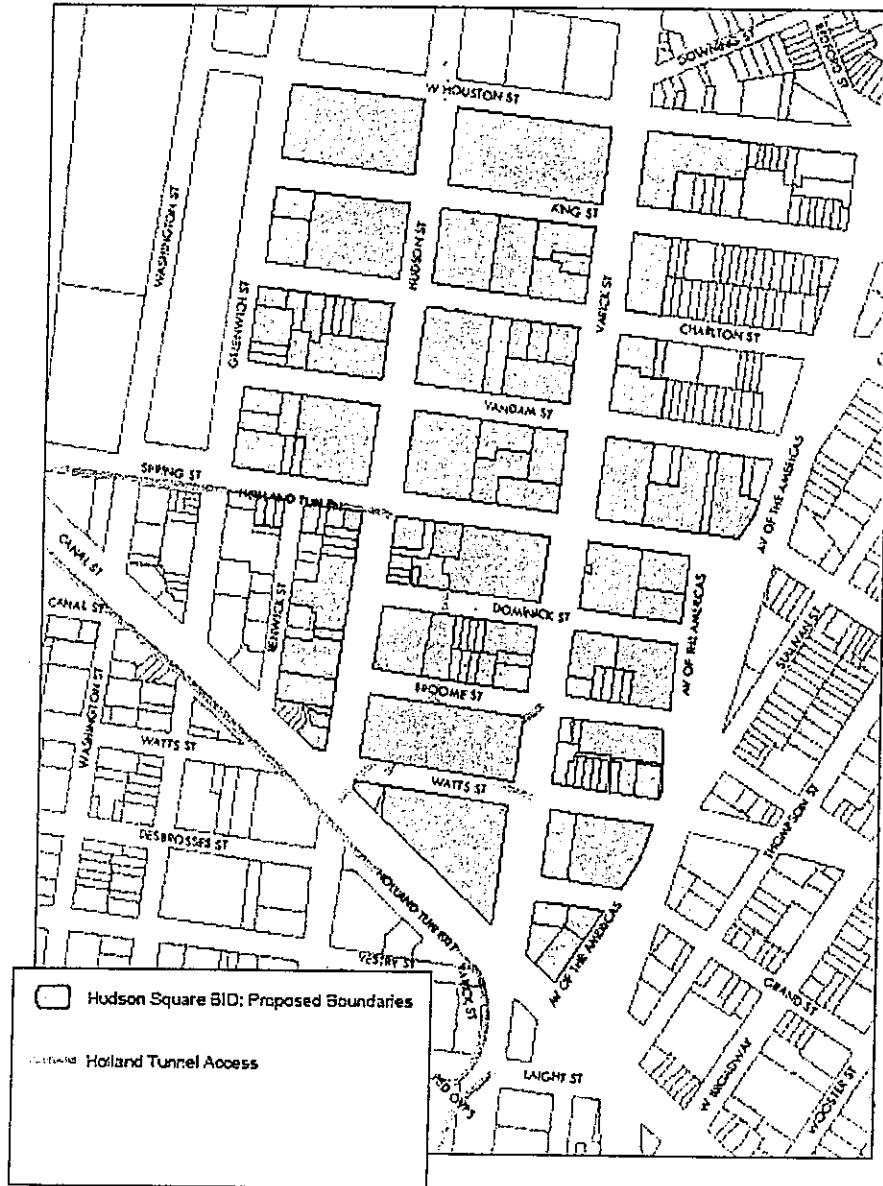
The rules and regulations proposed for governing the operation of the District and the provision of Services and Improvements by the DMA (the "Regulations") are set forth below:

1. The DMA shall obligate itself to provide the Services and Improvements in a Contract or Contracts into which both the City and the DMA shall enter (collectively, the "Contract") for a specified term. Each year of the Contract shall be defined as a "Contract Year." The City shall, pursuant to the terms, conditions and requirements of the Contract, levy and collect and then disburse to the DMA the Assessments. Such disbursements shall be made in accordance with general procedures for the payment of other City expenditures.
2. The DMA shall comply with all terms, conditions and requirements elsewhere set forth in this Plan, and to be set forth in the Contract and in any other Contract into which both the DMA and the City may enter, and shall comply with all terms, conditions and requirements set forth by the appropriate City agency which is required to give its approval.
3. The DMA shall let any sub-contracts that it intends to enter into in connection with providing the Services and Improvements.

10. GLOSSARY OF TERMS

<i>Terms</i>	<i>Definition Location</i>
<u>Annual Administrative Fee</u>	5G
<u>Area Open Space Special Improvements Fund</u>	5G
Assessments	5A
Benefited Properties	7
Budget	6A
City	1
District	1
District Management Association	8
District Map	1
Improvements	4
Law	1
<u>One Time Assessment</u>	5A
Plan	1
Services	3A-G
<u>Special Hudson Square District</u>	2F
Total Annual Budget	6A
User Rights	5D

EXHIBIT A: MAP OF THE DISTRICT



***EXHIBIT B: MAYORAL LETTER OF AUTHORIZATION***



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

June 13, 2008

Honorable Robert W. Walsh  
Commissioner  
Department of Small Business Services  
110 William Street, 7th Floor  
New York, NY 10038

Dear Commissioner Walsh:

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 Hudson Square Business Improvement District to be located in the Borough of Manhattan. The proposed Hudson Square Business Improvement District is bounded generally as follows:

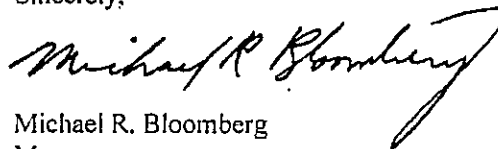
BID Boundaries: Properties bounded by West Houston Street to the north, Avenue of the Americas to the east, Canal Street to the south, and Greenwich Street to the west.

Sponsor Organization: Hudson Square BID Steering Committee

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

The authorization shall take effect immediately.

Sincerely,



Michael R. Bloomberg  
Mayor

cc: Hon. Christine Quinn, Speaker of the City Council  
Hon. David I. Weprin, Chair of the City Council Finance Committee  
Hon. Scott M. Stringer, Manhattan Borough President  
Hon. Members of the City Council  
Robert Lieber, Deputy Mayor for Economic Development  
Andrew Schwartz, First Deputy Commissioner, Department of Small Business Services  
David Margalit, Deputy Commissioner, Department of Small Business Services  
Jeremy Waldrup, Assistant Commissioner, Department of Small Business Services

**EXHIBIT C: TAX BLOCKS AND LOTS OF BENEFITED PROPERTIES**

**HUDSON SQUARE BUSINESS IMPROVEMENT DISTRICT**

	LOT	ADDRESS	CLASS
226	1	431 CANAL STREET	A
226	21	CANAL STREET	D
226	24	CANAL STREET	C
227	63	417 CANAL STREET	A
227	69	74 VARICK STREET	A
227	70	76 VARICK STREET	D
227	76	11 GRAND STREET	D
477	1	80 VARICK STREET	A
477	11	57 WATTS STREET	A
477	35	94 VARICK STREET	A
477	42	104 VARICK STREET	A
477	44	557 BROOME STREET	A
477	57	6 AVENUE	D
477	64	113 6 AVENUE	A
477	66	48 WATTS STREET	A
477	68	52 WATTS STREET	A
477	70	56 WATTS STREET	B
477	72	58 WATTS STREET	B
477	73	60 WATTS STREET	B
477	74	62 WATTS STREET	B
477	75	64 WATTS STREET	A
477	76	66 WATTS STREET	A
477	1001	121 6 AVENUE	C
477	1002	121 6 AVENUE	C
477	1003	121 6 AVENUE	C
477	1004	121 6 AVENUE	C
477	1005	121 6 AVENUE	C
491	1	558 BROOME STREET	A
491	3	114 VARICK STREET	D
491	16	137 6 AVENUE	C
491	26	550 BROOME STREET	B
491	27	552 BROOME STREET	B
491	29	556 BROOME STREET	A
491	34	132 VARICK STREET	A
491	36	246 SPRING STREET	A
491	46	151 6 AVENUE	A
491	1001	554 BROOME STREET	B
491	1002	554 BROOME STREET	B
491	1003	554 BROOME STREET	B
491	1004	554 BROOME STREET	B
491	1005	554 BROOME STREET	B

BLOCK	LOT	ADDRESS	CLASS
491	1006	554 BROOME STREET	B
491	1101	145 6th Avenue	C
491	1102	145 6th Avenue	A
491	1103	145 6th Avenue	C
491	1104	145 6th Avenue	A
491	1105	145 6th Avenue	A
491	1106	145 6th Avenue	A
491	1107	145 6th Avenue	A
491	1108	145 6th Avenue	A
491	1109	145 6th Avenue	A
491	1110	145 6th Avenue	A
491	1111	145 6th Avenue	A
491	1112	145 6th Avenue	A
491	1113	145 6th Avenue	A
491	1114	145 6th Avenue	A
491	1115	145 6th Avenue	A
491	1116	145 6th Avenue	A
491	1117	145 6th Avenue	A
491	1118	145 6th Avenue	A
491	1119	145 6th Avenue	A
491	1120	145 6th Avenue	A
491	1121	145 6th Avenue	A
491	1122	145 6th Avenue	A
491	1123	145 6th Avenue	A
491	1124	145 6th Avenue	A
491	1125	145 6th Avenue	A
491	1126	145 6th Avenue	A
491	1127	145 6th Avenue	A
491	1128	145 6th Avenue	A
491	1129	145 6th Avenue	A
491	1130	145 6th Avenue	A
491	1131	145 6th Avenue	A
505	1	150 VARICK STREET	A
505	31	161 6 AVENUE	A
505	35	231 SPRING STREET	A
505	36	233 SPRING STREET	A
506	7	170 VARICK STREET	A
506	61	160 VARICK STREET	A
519	70	180 VARICK STREET	A
520	1	200 VARICK STREET	A
578	1		
578	47	250 HUDSON STREET	A
578	61	38 DOMINICK STREET	A
578	62	36 DOMINICK STREET	B
578	63	34 DOMINICK STREET	B

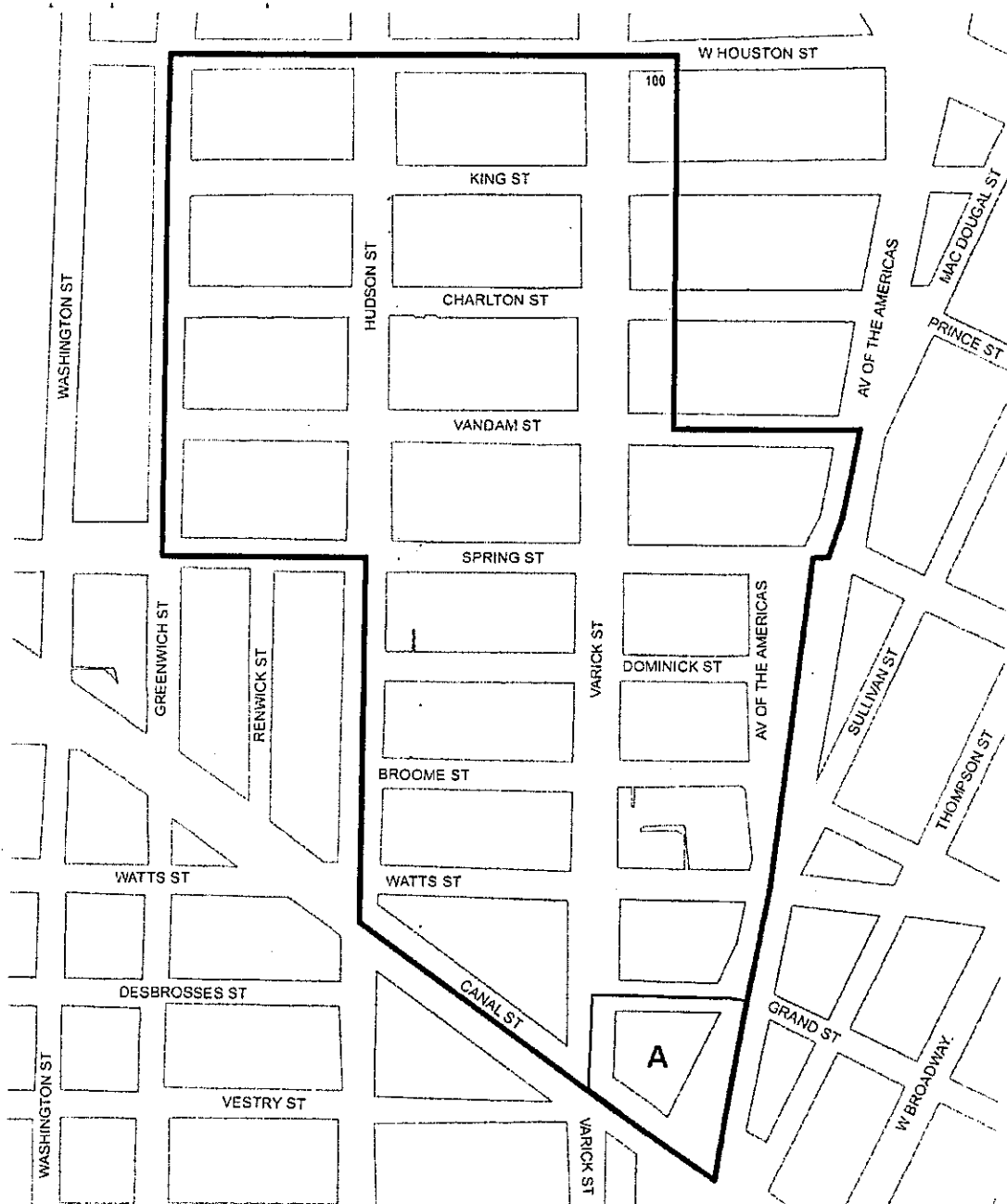
BLOCK	LOT	ADDRESS	CLASS
578	64	32 DOMINICK STREET	C
578	67	119 VARICK STREET	A
578	70	117 VARICK STREET	B
578	71	111 VARICK STREET	A
578	75	568 BROOME STREET	C
578	77	572 BROOME STREET	B
578	78	574 BROOME STREET	A
578	79	576 BROOME STREET	B
578	80	578 BROOME STREET	C
579	1	282 HUDSON STREET	A
579	2	284 HUDSON STREET	A
579	3	286 HUDSON STREET	D
579	5	290 HUDSON STREET	A
579	9	292 HUDSON STREET	C
579	11	278 SPRING STREET	C
579	30	131 VARICK STREET	A
579	43	43 DOMINICK STREET	C
579	44	49 DOMINICK STREET	D
579	47	304 HUDSON STREET	A
579	60	50 VANDAM STREET	A
579	68	143 VARICK STREET	A
579	70	137 VARICK STREET	A
579	74	275 SPRING STREET	D
580	1	326 HUDSON STREET	A
580	11	74 CHARLTON STREET	A
580	13	68 CHARLTON STREET	A
580	15	CHARLTON STREET	D
580	19	163 VARICK STREET	A
580	22	157 VARICK STREET	A
580	39	348 HUDSON STREET	A
580	52	82 KING STREET	A
580	60	183 VARICK STREET	A
580	63	179 VARICK STREET	A
580	65	171 VARICK STREET	A
581	1	189 VARICK STREET	C
594	32	511 GREENWICH STREET	A
594	33	312 SPRING STREET	A
594	34	310 SPRING STREET	A
594	35	308 SPRING STREET	A
594	56	RENWICK STREET	B
594	74	304 SPRING STREET	B
594	76	302 SPRING STREET	B
594	77	298 SPRING STREET	B
594	79	289 HUDSON STREET	A
594	81	287 HUDSON STREET	A



BLOCK	LOT	ADDRESS	CLASS
594	82	285 HUDSON STREET	A
594	83	283 HUDSON STREET	A
594	87	261 HUDSON STREET	A
594	94	259 HUDSON STREET	D
594	99	231 HUDSON STREET	A
594	104	229 HUDSON STREET	A
594	105	225 HUDSON STREET	A
594	108	219 HUDSON STREET	A
597	1	515 GREENWICH STREET	A
597	5	523 GREENWICH STREET	A
597	7	100 VANDAM STREET	A
597	10	92 VANDAM STREET	A
597	12	78 VANDAM STREET	A
597	32	305 SPRING STREET	A
597	33	307 SPRING STREET	B
597	37	533 GREENWICH STREET	A
597	38	535 GREENWICH STREET	C
597	39	537 GREENWICH STREET	A
597	45	547 GREENWICH STREET	A
597	46	108 CHARLTON STREET	A
597	50	102 CHARLTON STREET	B
597	51	100 CHARLTON STREET	B
597	52	98 CHARLTON STREET	B
597	55	333 HUDSON STREET	A
597	62	323 HUDSON STREET	A
597	1001	95 VANDAM	A
597	1002	95 VANDAM	B
597	1003	95 VANDAM	B
597	1004	95 VANDAM	B
597	1005	95 VANDAM	B
597	1006	95 VANDAM	B
597	1007	95 VANDAM	B
597	1008	95 VANDAM	B
597	1009	95 VANDAM	B
597	1010	95 VANDAM	B
597	1011	95 VANDAM	B
597	1101	104 CHARLTON	A
597	1102	104 CHARLTON	A
597	1103	104 CHARLTON	B
597	1104	104 CHARLTON	B
597	1105	104 CHARLTON	B
597	1106	104 CHARLTON	B
597	1107	104 CHARLTON	B
597	1108	104 CHARLTON	B
597	1109	104 CHARLTON	B

BLOCK	LOT	ADDRESS	CLASS
597	1110	104 CHARLTON	B
597	1111	104 CHARLTON	B
597	1112	104 CHARLTON	B
597	1113	104 CHARLTON	B
597	1114	104 CHARLTON	B
597	1115	104 CHARLTON	B
597	1116	104 CHARLTON	B
598	42	551 GREENWICH STREET	A
598	48	561 GREENWICH STREET	D
598	58	341 HUDSON STREET	A
599	64	363 HUDSON STREET	A

***EXHIBIT D: [LAND USE]SPECIAL HUDSON SQUARE DISTRICT MAP***

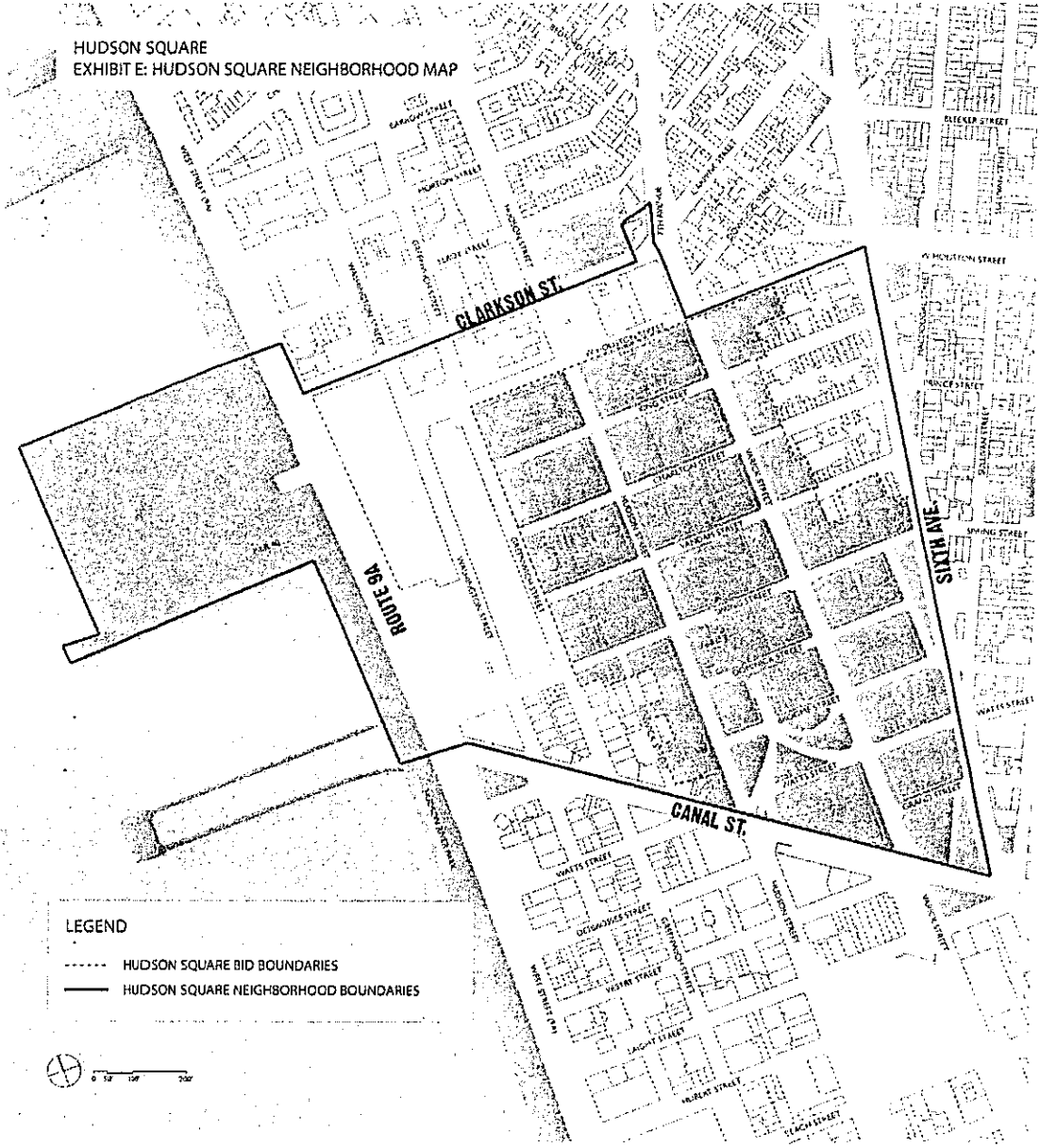


- Special Hudson Square District
- Special Hudson Square Subdistrict
- Manhattan Tax Blocks

**A** Subdistrict A

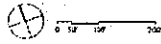
EXHIBIT E: HUDSON SQUARE NEIGHBORHOOD MAP

HUDSON SQUARE  
EXHIBIT E: HUDSON SQUARE NEIGHBORHOOD MAP



LEGEND

- HUDSON SQUARE BID BOUNDARIES
- HUDSON SQUARE NEIGHBORHOOD BOUNDARIES



CHRISTINE C. QUINN  
SPEAKER

DISTRICT OFFICE:  
224 WEST 30<sup>TH</sup> STREET, SUITE 1206  
NEW YORK, NY 10001  
TEL: (212) 564-7757  
FAX: (212) 564-7347



THE COUNCIL  
OF  
THE CITY OF NEW YORK

LEGISLATIVE OFFICE:  
COUNCIL OF THE CITY OF NEW YORK,  
CITY HALL, NEW YORK, NY 10007  
TEL: (212) 788-7210  
FAX: (212) 788-7207  
quinn@council.nyc.ny.us

October 28, 2013

Robert Walsh  
Commissioner  
Department of Small Business Services  
110 William Street  
New York, NY 10038

Dear Commissioner Walsh:

I am writing in support of the Hudson Square Connection Business Improvement District going through the process of requesting a one-time assessment for all properties either constructed as, or converted or enlarged to include new residential use.

As a member of the New York City Council whose district includes the area served by the Hudson Square Connection Business Improvement District, and as the City Council representative on its board, I can attest to the outstanding services provided by this Business Improvement District. I understand that the proposed assessment would allow the Hudson Square Connection Business Improvement District to fund active recreation space and open space improvements within the Special Hudson Square District.

I will continue to follow this process closely, and will give serious consideration to any potential concerns raised by affected property owners during the public comment period. I will not take a position on this assessment increase request until after the comment period.

I look forward to working with the Department of Small Business Services and the Hudson Square Connection Business Improvement District through the course of its request for an increased tax assessment. Please contact Allie Nudelman in my District Office at (212) 564-7757 extension 105 with any questions or updates.

Sincerely,

A handwritten signature in black ink, appearing to read "Christine C. Quinn".

Christine C. Quinn  
Speaker

