For more information: bwhb@cloth159.org ***Visit us at www.cloth159.org/broadway-bid***

Proposed Broadway Washington Heights BID (BUSINESS IMPROVEMENT DISTRICT)
Notification & Comment Solicitation Form

Dear Washington Heights Neighbor:

The Broadway Washington Heights BID formation Steering Committee, a group of your neighbors, is proposing to create a Business Improvement District (BID) for Washington Heights' commercial corridors along Broadway from 155th to 178th street, and along 168th street towards Amsterdam Avenue. We are calling for your support as stakeholders in this effort.

BIDs have delivered a range of services in New York City neighborhoods in order to improve the business climate and general quality of life. The Washington Heights Steering Committee has developed a plan to address the challenges and demands of the area, provide supplemental services and district resources, and position the organization to act as a liaison and advocate for property owners and merchants in interacting with local elected officials and city agencies.

The Broadway Washington Heights Steering Committee has met monthly to discuss the formation of a Business Improvement District. They have hosted conversations with Washington Heights stakeholders, and executed a formal survey of the community to determine priority issues and concerns along the commercial corridors. The Steering Committee is focused on creating an organizational structure to deliver resources in an efficient, effective and equitable manner.

As part of the BID Plan, we property owners and taxpayers of record would incur a special assessment that would fund the following services to support the local property owners and business community:

- Sanitation and Maintenance services (enhanced services proposed including, but not limited to, sidewalk sweeping, graffiti removal, power washing, and snow removal at corners)
- Community based Public Safety program
- Streetscaping and Decorations (banners and holiday lighting)
- Business Support (technical assistance, resource advocacy)
- Dedicated staff to directly respond to the community, and manage the organization and programs
- Marketing & Promotions to increase tourism and Washington Heights brand recognition (events, social media, district branding)
- Advocacy (liaising with City agencies to address business and district-wide concerns)

Boundaries of Proposed District



All properties along the east side of Broadway from the south side of 156th Street to the south side of 178th Street

All properties along the west side of Broadway from the north side of 155th Street to the south side of 178th Street

Properties along 168th street from St Nicholas to Audubon

Properties along the south side of 168th Street between Audubon and Amsterdam up until 508 West 168th Street

Additional Information on reverse and at www.cloth159.org/broadway-bid
For digital version of this ballot, scan here:

BY LAW, NO CURRENT CITY SERVICES, SUCH AS POLICE OR SANITATION, MAY BE REDUCED AS A RESULT OF BID SERVICES

Annual BID Budget
The Steering Committee proposes a *maximum* assessment of $650,000 annually. If implemented, the Board of Directors determine the assessment budget and it could be set lower, however, not to exceed the above maximum. The BID board is expected to implement an initial budget of $550,000 with the intention to maintain this funding level as reasonable through fundraising and diligent fiscal management.

Annual BID Assessment
The committee has developed a formula to calculate the assessment for each property in the proposed district based on the applicable property's frontage and commercial square footage, or in the case of vacant lots and parking lots, the applicable property's lot size. The maximum annual BID assessment noted above cannot be increased without the approval of the BID Board of Directors, and a legislative process that includes the NYC Department of Small Business Services, and the New York City Council. Note that residential and commercial property owners within the proposed district will be billed the assessment. Property owners may be able to pass some or all of the assessment along to their commercial tenants (merchants), depending upon the terms of individual commercial leases. Residential tenants are NOT responsible for any BID assessments that come to their property owner. Residential property owners are assessed a nominal fee of $1. The NYC Department of Finance is responsible for collecting the BID assessment and will forward these funds in full to the BID for local spending.

BID Property Class	Property Owner Description	Annual Assessment Rate
Class A	Commercial properties, mixed use properties with ground-floor commercial uses	***=frontage rate + CSF rate Approximately $69.63 per foot of frontage Approximately .1768 per foot of commercial square footage***
Class B	Parking lots and vacant lots	***=frontage rate + lot size rate Approximately $69.63 per foot of frontage Approximately.1768 per foot of commercial square footage***
Class C	Residential	$1
Class D	Government/Nonprofit.	$0

BID Organization & Outreach
The BID is a not-for-profit corporation with a volunteer Board of Directors who are elected annually from the full BID membership and include local property owners, merchants (commercial tenants), and residential tenants. By law, the Board also includes representatives of the Mayor, Borough President, Comptroller, local City Council Member and Community Board. The Broadway Washington Heights BID Steering Committee will be hosting two public meetings to share and discuss details. These meeting dates are not yet been set but will be targeted for Winter/ Spring of 2027. You are invited to attend and are encouraged to invite your neighbors in order to have all of your BID related questions answered. As we finalize our outreach efforts, we are very interested in answering any questions that you may have regarding the proposed Washington Heights BID and knowing your level of support.

Please complete the section below and return it to:

BIDballots@sbs.nyc.gov
NYC Dept. of Small Business Services Att: Matt Morowitz
1 Liberty Plaza, 10th floor
NY NY 10006

I am a (please select all that apply and include all applicable addresses in the proposed district):

☐ Commercial/Mixed-Use Property Owner	☐ Commercial Tenant
☐ Non Profit (or other exempt) Property Owner	☐ Residential Tenant
☐ Residential Property Owner	

Property address: _____ Block: _____ Lot: _____

Property address: _____ Block: _____ Lot: _____

Property address: _____ Block: _____ Lot: _____

I support the creation of a Broadway Washington Heights BID:	**Yes** ☐	**No** ☐

First Name:_____ Last Name _____Tel:_____

Signature:_____Date:_____ Email: _____

Company or corporation name(if applicable) _____