

Notification and Comment Solicitation Form Regarding Establishment of a Chinatown Business Improvement District (BID)

TO: Property Owner • 物業擁有人

FROM: Chinatown Business Improvement District Steering Committee
華埠商業改進區籌組主導委員會

The Chinatown BID Steering Committee is proposing to create a Business Improvement District.

BIDs have delivered a range of services in over 64 New York City neighborhoods to improve the business climate and quality of life. A BID will improve the cleanliness of Chinatown streets and sidewalks, safety of the Chinatown neighborhood, and strengthen the vibrancy of the local commercial area.

The proposed Chinatown district generally includes Broome Street on the north. To the west, the district is generally delimited along Broadway. To the east, it is contained by Allen Street, and delimited by White, Worth and Madison Streets to the south. Please see attached map.

Under the BID program, property owners and taxpayers of record are charged a special assessment to generate funds to support activities including:

- Street maintenance services that would include street sweeping, garbage bagging, powerwashing where needed, and the maintenance of lampposts and street furniture seven days a week.
- Holiday lighting; and
- Advocacy for fair share of government services for Chinatown

By law, no current city services such as policing or sanitation will be reduced as a result of the BID's services. All BID services are in addition to those being provided by the city.

The steering committee proposes an annual operating budget of approximately \$1,300,000 to carry out the services and programs listed above. The committee has developed a formula to calculate the assessment for each Class A commercial property within the district. This formula is a hybrid consisting in equal halves on (a) the New York City Department of Finance Assessed Value and (b) lot frontage. For example, a commercial property would pay less than \$15.00 per front foot annually and less than \$1.50 per one thousand (\$1,000) dollars of assessed value annually. The average assessment for Chinatown properties is approximately \$903 annually. Wholly owned residential properties including residential condo unit and co-op properties would pay \$1.00 per tax lot annually. Properties wholly used by real estate tax-exempted nonprofit organizations are exempted from BID assessments.

Note that only the owners of "Class A" commercial property will be billed the special assessment. However, if you are a commercial tenant in a "Class A" commercial property, your landlord may be entitled to pass this assessment along to you if such a pass-through is permitted in your lease. We encourage you to review your lease regarding this point.

The NYC Department of Finance will be charged with the collection of special assessments and will forward these funds to the BID's District Management Association (DMA), the entity responsible for managing the BID and delivering the planned services. The DMA will be a not-for-profit corporation, whose board of directors will include property owners, merchants, residential tenants residing within the proposed district, and City elected officials.

有關建立華埠商業改進區的通知及意見徵集表

華埠商業改進區籌組主導委員會正策劃建立一個商業改進區。商業改進區已為紐約市64個行政區提供了一系列服務，使各行政區的商業環境和生活質量得到了很大的提高。一個商業改進區能夠改進華埠街道、人行道的衛生狀況，增強華埠社區的安全，加強當地商業區的活力。

籌劃中的華埠商業改進區地域範圍主要包括，北至布隆街，西至百老匯大道，東至亞倫街，南至懷特街、窩扶街和麥迪遜大街。詳情請參閱附圖。

在商業改進區計畫中，物業擁有人和物業登記者將支出評估費，以支持各項服務，這些服務包括：

- 街道維護服務：一周七天的街道清掃、垃圾裝袋、在需要之處提供蒸氣機清洗與沖洗行人道服務、燈柱及街道設施維修
- 主要街道節日燈飾安裝
- 向政府相關部門的官員爭取到我們華埠應享有的政府服務

根據法律，現有的各項市政服務，比如治安或衛生服務，不會因商業改進區所提供的服務而減少。所有的商業改進區服務都是對市政服務的一種補充。華埠商業改進區籌組主導委員會認為，實行以上所提及的各項服務的預算費用為一百三十萬美元一年。主導委員會已經設計了一個供當地A類商鋪擁有人計算自己資產的公式。

這個公式由兩個因素組成：(a) 紐約市財務局對該物業的評估價值加上 (b) 臨街寬度。比如一個商鋪擁有人，每壹千美元(\$1000)的物業評估價值、每年支付\$1.5美元以下的評估費，加上每個臨街寬度每年每尺支付\$15美元以下的評估費。商改區內平均每壹物業所需繳的評估費大約\$903美元一年。私人擁有的住宅物業包括住宅康斗及合作公寓的物業每年每單位只收壹美元。免賦稅的非營利組織全部自用的物業，無需支付商業改進區的評估費。

請注意，只有A類商鋪擁有人會被徵收評估費。但是，如果您是一位A類商鋪的商業租戶，您的業主可能會把此項評估費要您分担，前提是在您簽訂的租賃條約中應許承擔此款項。關於這一點，我們建議您重新檢視一下您的租賃合約。

紐約市財務局將負責收取此筆款項，並將其交付給商業改進區地區管理委員會，這個委員會負責管理商業改進區并實施各項計畫的服務。商業改進區地區管理委員會是個非盈利性組織，它的董事會成員包括物業擁有人，商人，住在此區域內的居民，以及政府所選出的代表官員。

The Steering Committee has notified property owners and tenants about the plan for the proposed BID through an initial mailing, and an information forum in January 2010. A second forum was held in February. In addition, we will present our proposed plan to Manhattan Community Board 1, 2 and 3. Based on that outreach effort, we will continue to tailor the plan to more closely reflect the priorities of the community at-large.

As we finalize our outreach effort, we are very interested in answering any questions that you may have regarding the proposed BID and knowing your level of support. Please complete the section below and return it to:

Chinatown BID Steering Committee
P.O. Box 580
Canal Street Station
New York, NY 10013
FAX: 212- 346-0698

OR

Eddy Eng
NYC Department of Small Business Services
District Development Division
110 William Street, 7th Floor
New York, NY 10038
FAX: 212- 618-8991

To return your ballot, or if you have further questions about the proposed Chinatown BID, you may contact: Chinatown BID Steering Committee, c/o Wellington Chen (陳作舟), Chinatown Partnership Local Development Corporation (華埠共同發展機構) at 212.346.9288, via fax at 212.346.0698 or via email at supportbid@gmail.com.

Or you may contact SBS representative, Mr. Eddy Eng at the NYC Department of Small Business Services (紐約市小型商業服務部) at (電話) 212.513.6413 or via fax (傳真): 212.618.8991.

Name (姓名): _____ Telephone (電話): _____

Property address(es) in district (商鋪/物業地址): _____

I am a:

Property Owner 物業擁有人

Commercial Tenant 商住戶

Resident 本地居民

I support the formation of the Chinatown Business Improvement District: (我支持華埠商業改進區的成立):

Yes 是

No 否

Additional comments:

Signature (簽名): _____

Date (日期): _____

籌組主導委員會已通過郵件通知社區及已在2010年1月份舉行了一個諮詢討論會，告知了物業擁有人及居民有關籌建商業改進區的計劃。第二次討論會亦於2月份舉行了。此外，我們將向曼哈頓第1、2、3號社區委員會陳述我們的計劃。通過各方的努力，繼續完善我們的計劃，使之能更準確地反應整個社區的首要需求。

當我們在總結各方意見的同時，我們也非常樂意回答您有關籌建中的商業改進區的所有問題，並想瞭解您所能提供的支持程度。請填寫以下部份並將其寄回至：

Chinatown BID Steering Committee
華埠商業改進區籌組主導委員會
P.O. Box 580
Canal Street Station
New York, NY 10013
FAX: 212- 346-0698

OR

Eddy Eng
NYC Department of Small Business Services
District Development Division
110 William Street, 7th Floor
New York, NY 10038
FAX: 212- 618-8991

如您想交還選票，或者對籌建中的華埠商業改進區有更多的問題，請聯繫華埠商業改進區籌組主導委員會，華埠共同發展機構 Wellington Chen (陳作舟先生)，聯繫電話為 212.346.9288，您也可發傳真或電子郵件，傳真號為 212.346.0698，電子郵件為 supportbid@gmail.com

您也可聯繫紐約市小型商業服務部代表 Eddy Eng 先生，聯繫電話為 212.513.6413，傳真號為 212.618.8991。

請填以下選票，並寄回給我們

Name (姓名): _____ Telephone (電話): _____

Property address(es) in district (商鋪/物業地址): _____

I am a:

Property Owner 物業擁有人

Commercial Tenant 商住戶

Resident 本地居民

I support the formation of the Chinatown Business Improvement District. (我支持華埠商業改進區的成立):

Yes 是

No 否

Additional comments:

Signature (簽名): _____ Date (日期): _____

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有關建立華埠商業改進區的通知及意見徵集表

Service Area shaded (深色地區是服務範圍)

August 2010

