

**Statement by Deputy Commissioner Calvin T. Brown, NYC Dept. of Small Business
Services**
New York City Council, Finance Committee
April 30, 2026

Good morning, Chair Lee and members of the Finance Committee, I am Calvin T. Brown, Deputy Commissioner of Neighborhood Development at the Department of Small Business Services (SBS). I am joined by Leslie Velazquez, Director of BID Development and Legislation. I wish to express SBS' support for the law providing an amendment to the district plan of the Fulton Street BID, commonly known as FAB Fulton.

At SBS, we are working hard to open doors for New Yorkers across the five boroughs – focusing on creating stronger businesses, connecting New Yorkers to good jobs, and fostering thriving neighborhoods. We oversee and support the City's network of Business Improvement Districts, or BIDs and groups who wish to form new BIDs in their communities. We believe BIDs are central to these efforts as valuable and proven partners in fostering the vitality of the City's commercial districts and addressing economic inequalities.

Part of our role in overseeing and supporting the City's existing network of 78 BIDs includes guiding them through legislative processes, including amendments to their District Plans. To propose a district plan amendment, BIDs must complete a multi-step review process overseen by SBS. The BID Board of Directors—which includes local property owners, merchants, and residents, as well as representatives from the City Comptroller, Borough President, City Council, and SBS—must review and approve the proposed district plan amendment. SBS requires the BID to host a public meeting for local stakeholders to provide feedback on the proposal. BIDs must also demonstrate support from their Board and local City Council Members.

As required by law, the Fulton Street BID published a notice of this public hearing at least once in a local newspaper and sent a mailing to all property owners and tenants in their district. SBS collected record of these notices and confirms they were completed at least 10 days prior to this hearing.

The Fulton Street BID is pursuing a District Plan amendment to revise the assessment formula to more equitably assess the properties within the district. The proposed amendment will authorize a change in the method of assessment. Currently, the assessment formula is based on 80% of the Front Footage of the district and 20% of the Assessed Value on Commercial, Mixed-Use, and vacant properties, with a \$120 corner fee. Residential properties are also currently charged a nominal \$1 fee. The proposed law would amend the formula to be based on 50% of the Commercial Square Footage, 30% of the Frontage, and 20% of the Assessed Value on Commercial and Mixed-Use properties, with a \$350 corner fee, while residential properties will be assessed at 25% of the commercial rate. Additionally, a new class will be created to assess vacant lots. These changes to the formula address the changes in the local built environment over the 18 years since the BID was formed.

Representatives from the Fulton Street BID are present to answer any questions pertaining to their proposed amendment. However, I am happy to answer any general questions you may have. Thank you.

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THE CITY OF NEW YORK**

Appearance Card

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 in favor in opposition

Date: 04/30/2020

(PLEASE PRINT)

Name: Deputy Commissioner Calvin T. Brown, SBS

Address: 1 Liberty Plaza, 11th Fl

I represent: _____

Address: _____

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Appearance Card

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Date: _____

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Name: Angella Brown

Address: [REDACTED] BK NY 11217

I represent: FAB Alliance BID

Address: 1043 Fulton St, BK, NY 11238

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