

AMENDED DISTRICT PLAN
for the
**DOWNTOWN FLUSHING BUSINESS
IMPROVEMENT DISTRICT**
in
**THE CITY OF NEW YORK
BOROUGH OF QUEENS**

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

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I. DESCRIPTION OF THE DISTRICT

The Downtown Flushing Business Improvement District (hereinafter the "District" or "BID") is located in the Borough of Queens in the area generally known as the Downtown Flushing Transit Hub. The BID generally includes properties along Main Street on both sides of the street from Northern Boulevard to Franklin Avenue, both sides of 37th Avenue from Union to College Point Blvd, both sides of 38th Avenue from 138th Street to Prince Street, both sides of 39th Avenue from Union Street to College Point Boulevard, both sides of Roosevelt Avenue between Union Street and College Point Blvd, both sides of 40th Road from Main to Prince Streets, Kissena Boulevard from Main Street to Barclay Avenue, and the north side of Kissena Boulevard between Barclay Avenue and Sanford Avenue. both sides of 41st Avenue from Main Street to College Point Boulevard, both sides of 41st road from Main Street to College Point Boulevard, and both sides of College point Boulevard from 37th Avenue to 41st Road. Properties in the District are indicated on the map (the "District Map") hereto marked Exhibit I.

The precise boundaries and properties within the District are illustrated on the map 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 May 24, 2019, a copy of which is annexed hereto at Exhibit B, has provided for the preparation of this Amended District Plan pursuant to authority granted by Local Law 96 of 1989 (the "Law") for the District.

II. DISTRICT PROFILE & PRESENT USES OF DISTRICT PROPERTY

A. DISTRICT PROFILE

Main Street and Roosevelt Avenue is a major transportation and retail hub in northeast Queens. It is one of the largest commercial and residential areas in northeast Queens in terms of retail per square footage as well as sales generated. Flushing is bordered on the west and north by Flushing Meadows Corona Park, Flushing Willets Point Corona LDC, Citi Field Stadium, and the Flushing River; to the east and south by Kissena Corridor Park. Stakeholders in the area are primarily residents who work in Flushing and the neighboring communities. Flushing also attracts numerous visitors from the greater metropolitan region and abroad due to the various Asian dining options and various commercial services available.

Today, Downtown Flushing serves as a vibrant commercial neighborhood to various minority communities throughout the City of New York and continues to be a substantial transportation hub for the region.

B. PRESENT USES OF DISTRICT PROPERTY

1. ZONING

The Flushing BID District is zoned from C-4-2 through C-4-4/5X; to the southwest as c2-6A with the residential perimeters to the south, east and north as R6 to R7-1 and the manufacturing perimeter to the west and north as M1-1 to M3-1

2. COMMERCIAL/RETAIL

Today, Downtown Flushing is a strong, dynamic community of small business operations and real estate properties with few vacancies. Buildings within the District are structurally sound, predominately low rise buildings used for various retail and commercial purposes. There are several mixed-use building complexes with shopping malls. Located in the area are international and national retailers such as Macy's, Modell's, Starbucks, Michael's, Uniqlo, Bed Bath Beyond, Target, Marshall's, Burger King and McDonald's and Hong Kong jewelers. There is a new growth industry of out-patient clinic support services for the many medical and dental practices in the area.

The District contains approximately over 2,000 small businesses including restaurants, food courts, supermarkets, green grocers, clothiers, jewelers, pharmacies, optical, personal care salons, and a miscellaneous variety of convenience and specialty stores. The retail business in the District is home to a variety of professional practices which includes banking, insurance brokerages, realtors, medical, dental, and secondary medical testing centers. There is also limited office space above and below sidewalk level storefront businesses.

Flushing Commons, a new mixed-use residential business office shopping parking complex replaced the five acre 1,000-space Municipal Parking Garage on 39th Avenue between Main

Street and Union Street. Other mixed-use building complexes in Flushing are Skyview Parc, Queens Crossing, One Fulton Square, and One Flushing. Additionally, several hotels have been built in the area.

3. RESIDENTIAL

The District serves a predominately low to moderate- and middle-class-income population in central Flushing and Northeastern Queens. Approximately sixty percent of the housing units in the local area are homeowner occupied. The area also has a strong rental market. Although many of the dwelling units in the area are 30 years old or older, most buildings are structurally sound. There has been a growth of sub-leasing and sub-dividing of apartments due to the high rental demand and high rents.

4. GOVERNMENT and NOT-FOR-PROFIT

St. George (Episcopal) Church, a notable example of Gothic Revival design, built in 1853-1854, is a City landmark. There are several Protestant and Roman Catholic churches sharing space with Chinese and Korean congregations, a synagogue, Hindi temples, and a Mosque.

The Chinatown Planning Council and the Flushing Chinese Business Association are established not-for-profit institutions in the District. Since 2012, the Chinese Community Center of Flushing is another social welfare non-profit with afternoon hours at the Flushing Library.

Social and health care centers addressing a variety of domestic and family issues include the Charles B Wang Community Health Center, Selfhelp Benjamin Rosenthal and Nan Shan Senior Center.

The Flushing Community Campus is made up of six affordable senior residences including SelfHelp Benjamin Rosenthal-Prince Street Innovative Senior Center; its Virtual Services Center; and the Charles B. Wang Federally Qualified Health Center. The six residential buildings have 809 apartments.

Other government owned properties include a fire house, two small city owned parking lots and the Flushing Library, a major regional branch of the Queens Borough Public Library system. There is a Parks Department public park with a children's playground on the corner of Kissena Blvd and Maple Ave.

The Al Oerter Recreation Center and Flushing Meadows Corona Park Pool and Rink Complex is located off College Pt Boulevard and the Meridian Road.

The public schools in the District are P.S. 20 Q, 120 Q, 24 Q with enrollments in excess of 1,000 students from Pre-K to Grade 6, and P.S. 244 from Pre-K to Grade 3.

5. TRANSPORTATION

Downtown Flushing is a major transit hub and serves as one of New York City's leading transportation centers for northeastern Queens, with clients traveling to jobs or visiting the greater New York metropolitan region. The District is serviced by the #7 subway line, which

runs from Roosevelt Avenue and Main Street in Flushing to 34th St and Hudson Yards in the west side of Manhattan. The Long Island Railroad Port Washington Line maintains a station on Main Street and 40th Road. There are also about 20 bus lines provided by the Metropolitan Transit Authority New York City Transit (NYCT), and 1 Long Island bus line provided by MTA Long Island Bus of Nassau County. Of these 21 bus lines, 15 originate in Flushing and bus routes includes a stop at LaGuardia Airport.

Private car/van service serving the public is available to major airports in the Greater Metropolitan Region. The District contains one municipal parking lot with 87 spaces along with several private parking lots.

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 needs identified by members of the District. The Services shall not take the place of, but supplement those services provided by the City on a citywide basis. The Services shall be performed under the direction of the Executive Director of the Flushing District Management Association (hereinafter, "DMA"). All services performed under the direction of the DMA will be subject to any approvals and controls that may be required by a New York City agency having jurisdiction thereof.

1. STREET MAINTENANCE

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 and street tree pits, emptying of pedestrian trash receptacles, graffiti cleaning program, and snow removal at crosswalks. Special attention will be focused on problems of trash receptacles over-flow, trash bags awaiting New York City Department of Sanitation (“DSNY”) pickup, and other sanitation problems. Posters will be removed from street furniture; catch basins will be scheduled for periodic cleaning.

Any sanitation program approved by the DMA will be closely coordinated with the DSNY and any other government City agency with relevant jurisdiction. The program will supplement, but will not replace, City sanitation services or cleaning by property owners/managers

2. MARKETING AND 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. 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 of

tree pits, planters and hanging baskets. As opportunities emerge, the DMA may provide open space management services.

4. TRAFFIC MANAGEMENT & PEDESTRIAN SAFETY

The DMA may undertake a variety of efforts aimed at improving pedestrians experience in the midst of massive traffic congestion, including but not limited to: working with the City to implement a number of signalization, channelization and stripping improvements throughout the District; employing pedestrian Traffic Managers at key intersections during weekday rush hours, and committing resources toward analyzing the traffic and transportation challenges to support a more comprehensive approach. Throughout all these efforts, the DMA will coordinate with property owners and City agencies to shape outcomes in a way that balances the needs of various stakeholder groups.

5. ADMINISTRATION AND ADVOCAY

Administration of the District shall be by a salaried staff (the "Staff") which may include an Executive Director, clerical and bookkeeping support, other special staff and/or consultants that the Board of Directors may, from time to time, deem necessary. The Executive Director will oversee District Services and Improvements including sidewalk and street maintenance and carry out a holiday lighting program as directed by the DMA Board of Directors for the benefit of the District constituency. In addition, the Executive Director will serve as ombudsman or spokesperson for the District owners and tenants collectively and individually, as authorized by the DMA's Board of Directors and the individual business owner or merchant. Administrative expenses also may include office rental, utility services, equipment, supplies and insurance, mailings to owners and tenants, and newsletters. Legal and accounting services will be contracted on an as-needed basis. When possible, in-kind services will be used.

6. 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 New York City on a citywide basis.
2. The Staff and/or subcontractors of the DMA may render such administrative services as needed to support performance of the Services.

All Services need not 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 Agency shall be submitted to that City Agency and to the affected community board prior to undertaking any Improvement:

1. Sidewalk amenities to identify, enhance and beautify the District including the following proposals but not limited to:

a. Sidewalk plantings, tree, shrubs and flowers in tubs and at grade

b. Sidewalk logos and plaques identifying the area of the BID as the Flushing BID.

2. Street and sidewalk amenities to improve pedestrian circulation and safety, which may include, but are not limited to:

a. Information boards and kiosks

b. New news boxes and newsstands

c. Street and subway identification

d. Intersection repainting

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 F (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 may enter into a 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”.

1. GENERAL

To defray the cost of Services and Improvements in the District as herein before described 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.

2. **SPECIFIC FORMULA**

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

CLASS A: COMMERCIAL PROPERTY

All properties in whole or in part devoted to commercial uses shall constitute Class A property and shall be assessed a \$250 based fee and rates using linear front foot and assessed valuation. Class A property shall be assessed in the following manner:

$$\text{Rate 1} = \frac{\frac{1}{2} \text{ BUDGET} - (\text{TOTAL CLASS B ASSESSMENT}) - (1/2 \text{ Base Fee})}{\text{TOTAL CLASS A LINEAR FF} + \text{CLASS D LINEAR FF}}$$

$$\text{Rate 2} = \frac{\frac{1}{2} \text{ BUDGET} - (\text{TOTAL CLASS B ASSESSMENT}) - (1/2 \text{ Base Fee})}{\text{TOTAL CLASS A ASSESSED VALUATION} + \text{CLASS D ASSESSED VALUATION}}$$

$$\text{INDIVIDUAL CLASS A ASSESSMENT} = \$250 \text{ Base Fee} + \text{Rate 1} \times \text{INDIVIDUAL PROPERTY FF} + \text{Rate 2} \times \text{INDIVIDUAL PROPERTY AV}$$

*Commercial condominiums shall be assessed in the same manner as Class A properties. When front footage is not clearly discernable for individual condominium tax lots, linear front feet shall be apportioned equally among all applicable commercial condo units.

CLASS B: PROPERTY - RESIDENTIAL

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

CLASS C: NOT-FOR-PROFIT AND GOVERNMENT PROPERTY

Government and not-for-profit tax lots shall constitute Class C property and shall not be assessed.

CLASS D: VACANT PARCELS OR UNDEVELOPED LOTS

All private properties within the District that are vacant, or parcels without structures or any commercial use, shall be assessed in the same manner as Class A properties.

3. LIMITATIONS ON ASSESSMENT

The amounts, exclusive of debt service, assessed and levied in a given year against the Benefited Properties as Assessments, may not exceed 20% of the total general City taxes 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 institution, the City, other public and private entities or individuals, firms, corporations or partnerships, and other not-for-profit organizations for the purposes of funding operations or financing the cost of Services or 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 any Contract or otherwise) or by any other public entity, as the case may be.
3. Any loans, which the DMA may enter into as a 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 sub-licensing of user rights (hereinafter defined) as such charges and user rights are described in Section IX of the Plan.

F. **SOURCE OF FUNDING: 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 B, C, D, E and F of this Section V for the purpose of securing loans which the DMA may enter in pursuant to paragraph D of this Section V, provided 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 \$1,000,000, as more fully set forth in Subsection B of this Section VI.

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 District, the maximum cost of the Improvements, if any, will not exceed \$10,000,000.

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. | <u>SERVICES</u> | \$ 810,000 |
| | i. Supplemental Sanitation | \$566,000 |
| | ii. Pedestrian Traffic Management | \$170,000 |
| | iii. Marketing | \$60,000 |
| | iv. Beautification | \$14,000 |
| b. | <u>ADMINISTRATION</u> | \$ 190,000 |
| | <u>TOTAL FIRST YEAR BUDGET</u> | <u>\$1,000,000</u> |

2. SUBSEQUENT BUDGETS

The DMA shall establish, for each Contract Year after the first Contract Year, a proposed budget of Contract Year's expenditures. Such proposed budgets shall (with respect to the Contract Years to which they respectively apply): (i) reasonably itemize the purposes for which assessment 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 assessment amount to be expended (the "Total Annual Budget Amount"). A proposed assessment budget,

whether for the First Contract Year or for a subsequent Contract Year, shall be referred to as a "Budget."

Any increase in the amount to be expended annually for Improvements and Services shall be adopted by local law.

C. 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 providing for the expenditure of amounts provided in the Budget for, but unexpended in, a previous Contract Year.
2. The Total Annual Budget Amount shall not exceed the first Contract Year amounts described in 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 (the "Benefited Properties"). The Benefited Properties are described by the District Map (Exhibit A) and tax block and lots indicated in Exhibit C herein below.

VIII. DISTRICT MANAGEMENT ASSOCIATION

The DMA established for the Downtown Flushing BID 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 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 charitable and education purposes as specified in Section 501 (c) of the Internal Revenue Code of 1986, as amended.

The DMA shall 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) 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 bylaws of the Corporation. The Board of Directors includes the 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 Queens; 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 by the appropriate City agency having jurisdiction thereof, the DMA may undertake or permit commercial activities or other private uses in the District; provided, however, that all such rights are subject to local laws, rules or regulations (including City franchising authority and granted City franchises). The DMA may undertake or permit the following Specific User Rights:

- 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)(I) |
| City | I |
| District | I |
| District Management Association | VIII |

| | |
|---------------------|----------|
| District Map | I |
| Improvements | IV(A) |
| Law | I |
| Plan | I |
| Services | III(A) |
| Total Annual Budget | VI(B)(I) |
| User Rights | IX |

EXHIBIT A
DISTRICT MAP

EXHIBIT B

MAYOR'S DISTRICT PLAN AUTHORIZATION



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

May 24, 2019

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

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 an amended district plan for the extension of the Downtown Flushing Business Improvement District (BID), located in the Borough of Queens.

Current Boundaries: Properties along Main Street on both sides of the street from Northern Boulevard to Sanford Avenue, and both sides of Roosevelt Avenue between Union Street and Prince Street. It also includes both sides of 40th Road from Main Street to Prince Street, both sides of 39th Avenue from Main Street to College Point Boulevard, and Kissena Boulevard from Main Street to Barclay Avenue, and the north side of Kissena Boulevard between Barclay Avenue and Sanford Avenue.

Proposed Expansion: Maintaining the current boundaries, while extending to include properties on Main Street south to Franklin Avenue, properties on 37 Avenue west to College Point Boulevard and east to Union Street, Prince Street from 37th Avenue to 40th Road, Union Street from 37th Avenue to Roosevelt Avenue, and College Point Boulevard from 37th Avenue to 41st Road. It also extends east on 39th Avenue to Union Street, on Roosevelt Avenue from College Point Boulevard to Prince Street, 41st Avenue from College Point Boulevard to Main Street, and 41st Road from College Point Boulevard to Main Street.

Sponsor Organization: Downtown Flushing BID Expansion 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,

Bill de Blasio,
Mayor

cc: Hon. Corey Johnson, Speaker of the City Council
Hon. Daniel Dromm, Chair of the City Council Finance Committee

Hon. Melinda Katz, Queens Borough President
Hon. Members of the New York City Council
Vicki Been, Deputy Mayor of Housing and Economic Development
Gregg Bishop, Commissioner, Department of Small Business Services
Jackie Mallon, First Deputy Commissioner, Department of Small Business Services
Michael Blaise Backer, Deputy Commissioner, Department of Small Business Services
Warren Gardiner, Chief of Staff, Department of Small Business Services
Roxanne Earley, BID Program Director, Department of Small Business Services

EXHIBIT C
TAX BLOCK AND LOTS
OF BENEFITED PROPERTIES

EXHIBIT D
LAND USE MAP



- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land
- Other