CITY PLANNING COMMISSION

September 9, 2015/Calendar No. 5 N150430 BDK

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Fulton Street Business Improvement District pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, as amended, concerning, amending and modifying the district plan of the Fulton Street Business Improvement District, Borough of Brooklyn, Community District 2.

On June 22, 2015, the Department of Small Business Services (SBS) submitted, on behalf of the Fulton Street Business Improvement District, an amended district plan for the Fulton Street Business Improvement District, Borough of Brooklyn, in Community District 2.

BACKGROUND

In 2008, the Commission approved the establishment of the Fulton Street Business Improvement District (the BID), pursuant to application N080456BDK. The BID's primary focus is along Fulton Street in the Fort Greene/Clinton Hill neighborhoods of Brooklyn's Community District 2. This new application would extend the existing BID west, along Fulton Street and Lafayette Avenue, to cover five new block fronts at the edge of Downtown Brooklyn. This proposed BID extension will encompass the blocks that were not included in the Metrotech BID expansion (N150356 BDK) that was recently approved by the City Planning Commission on July 16, 2015. The inclusion of these new properties will support needed services and will provide them with maintenance and advocacy services. The application would also remove one residential tax lot, along Adelphi Street, that was included in error when the District Plan was established in 2008.

The Fulton Street BID was established to provide services to the Fulton Street commercial corridor, an area of neighborhood retail shops. The existing BID contains approximately 380 properties with approximately 225 businesses, where most buildings are three to four stories high. There are over 70 eating and drinking establishments and a mix of other retail uses including beauty stores, laundromats and supermarkets. Stores rent for between $50 and $65 per square foot. There is a minimal retail vacancy rate of less than 1% according to the BID. The Fulton Street A and C subway runs underneath the street generating significant pedestrian traffic.

The existing BID is one of 8 "business improvement and special assessment" districts that operate in the Downtown Brooklyn Area. This application was filed by the Department of Small Business Services at the request of the Fulton Area Business (FAB) Alliance, the operators of the existing BID.

DESCRIPTION OF THE PROPOSED PROJECT

This action proposes to add nine properties to the BID, consisting of four businesses and approximately 40 residential units. There is one building under construction - the Gotham, which

will house over 580 dwelling units and ground floor commercial space. Another property to be added to the BID is the BAM Harvey Theater. As a not-for- profit City owned facility, it will not pay a BID assessment. The expansion is projected to add about $27,000 in new revenue to the BID once the Gotham is completed. The application would also remove one residential property on Adelphi Street that was included in error when the BID was established.

The existing BID has a budget of $300,000. The proposed plan would increase the BID's budget to $375,000, and in the fifth year of operation the BID's budget could rise up to $500,000. The existing BID assesses property under a front footage formula with an added fixed charge for corner properties of $120 per year. The BID would maintain a front footage charge and corner charge and add an additional fee based on assessed value. The new formula will allow the BID to capture more revenue from new larger buildings being constructed in the district. This will result in some properties seeing a slight decrease in their BID assessment while other properties will see an increase in their assessment.

Presently, the BID has a front footage rate of $48.09 per front foot. The BID now proposes a rate estimated at $45.31 per front foot plus a rate of 0.0025 of the property's assessed value. Corner lots would continue to be charged an additional flat fee of $120, and fully residential properties will continue to pay a rate of $1 per year per tax lot. Government and not-for-profit properties are exempt from an assessment.

Using the new formula, the highest BID assessment is projected to be approximately $11,962 and the lowest at $561. The median assessment is projected to be about $1,184 and the average is projected at approximately $1,892.

The newly expanded BID proposes a budget of $375,000. Assessment funds are proposed to be spent on: sanitation and graffiti removal ($130,000), holiday promotion ($30,000), marketing/promotion ($50,000), and a new safety outreach coordinator ($42,000). General administration is budgeted at $123,000.

The nine new properties were surveyed for their support to be included in the BID; two major properties and a City owned property responded positively, whereas the other 6 properties did not respond. The properties that did not respond include a mixture of vacant properties, tax exempt properties and City owned properties.

ENVIRONMENTAL REVIEW

The District Plan was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and its regulations set forth in Volume 6 of the New York State Code of Rules and Regulations, Section 617.00 et seq., and the New York City Environmental Quality Review

(CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 15SBS006K and the lead agency is the Department of Small Business Services.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on June 19, 2015.

LAND USE REVIEW

On June 22, 2015, the Department of Small Business Services submitted an amended district plan for the Fulton Street Business Improvement District (BID) to the Department of City Planning. The plan was then transmitted for review by the Office of the Mayor, the Office of the Brooklyn Borough President, the City Council Speaker, the City Council Members for Council Districts 35 and 36 and the Brooklyn Community Board 2.

COMMUNITY BOARD PUBLIC HEARING

Community Board 2 held a public hearing for this application on July 6, 2015. On July 15, 2015 by a vote of 35 in favor, 0 in opposition, and 2 abstentions, the Community Board adopted a resolution recommending approval of the expansion of the BID with no conditions.

CITY PLANNING COMMISSION PUBLIC HEARING

On July15, 2015 (Calendar No. 2), the Commission scheduled August 5, 2015, for a public hearing on the district plan. On August 5, 2015 (Calendar No 19), the hearing was duly held.

There were four speakers in favor of the proposal and none in opposition. Those who testified included the Board Chair of the Fulton Street Business Alliance (FAB Alliance), the Executive Director of the existing FAB BID, a representative of a major property owner, and the Deputy Commissioner for Neighborhood Development at the Department of Small Business Services.

The Executive Director of the BID stated that the BID had been successful with fundraising to augment assessment revenue. He stated that he had some difficulty in obtaining written support from some of the properties being added to the BID. He also spoke about the outreach and work the BID had done with the area's cultural groups. The major property owner whose property was being added to the BID stated that his organization fully supports the BID and that it would be good for the area. The representative from the Department of Small Business Services (SBS), in response to a Commission question, stated that this was the first time that he was aware that a property had been removed form a BID (referring to the residential tax lot on Adelphi Street). He also stated that the BID would continue to work with major cultural institutions in the area as well as with other area BIDs.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the proposal to amend the Fulton Street Business Improvement District is appropriate.

As an emerging and evolving area of the City, the Fulton Street Corridor is a thriving and growing commercial and cultural district. Extending the Fulton Street BID to include nine new properties will ensure that there is no gap to provision of services for properties contiguous with the existing boundaries. Fulton Street is experiencing new residents, increased commercial activity and new cultural institution expansion. Increased foot and vehicular traffic, along with new development and construction, will strain existing sanitation resources and heighten wear on the physical infrastructure. The Commission believes that the BID expansion will bring new needed services, such as increased area sanitation, area marketing and increase funding for security. The expanded BID will leverage the collective resources of the entire district to proactively improve the livability of the neighborhood. The Commission also believes that the removal of one residential property from the BID, that was inadvertently included when the BID was approved in 2008, is appropriate.

The Commission believes that the cultural organizations of Downtown Brooklyn are an important part of the Brooklyn community. The Commission is pleased that cultural groups within the recently created boundaries are actively working with the Fulton Street BID, contributing in-kind services. It hopes that as new cultural groups are established or move into the area, that they also will be involved with the BID. Once the expanded BID is fully established, the Commission believes that the cultural groups should further expand their commitment to the BID and the surrounding community. The Commission is concerned that multiple BIDs working with the area's cultural groups could result in area cultural activities being fragmented. In this regard, the Department of Small Business Services needs to work with the different BIDs to coordinate the various cultural groups' activities that take place in the area. This will ensure that all the BIDs are working together on providing cultural resources for the surrounding neighborhoods.

The Commission believes that the BID sponsors made the best effort to contact new property owners regarding the BID expansion. The BID should continue its efforts to inform property owners, residents and businesses in both the expanded and existing areas of the district about the proposed expansion.

BIDs are important to the City because they promote healthy economic development for the communities they serve, and help retain and attract businesses, visitors, and residents to the district. The expansion of the Fulton Street BID will help manage this dynamic neighborhood

and provide support and servicing to promote economic and cultural development for a stabile neighborhood in the future.

The Commission supports the expansion of the Fulton Street BID.

RESOLUTION

The Commission supports the proposed BID plan and has adopted the following resolution:

RESOLVED, that the City Planning Commission certifies its unqualified approval of the amended district plan for the Fulton Street Business Improvement District.

The above resolution duly adopted by the City Planning Commission on September 9, 2015 (Calendar No. 5) is filed with the City Council and the City Clerk pursuant to Section 25-405 of the Administrative Code of the City of New York.

CARL WEISBROD, *Chairman*
KENNETH J. KNUCKLES, ***Esq***., *Vice Chairman*
RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, *III*, MICHELLE R. DE LA UZ,
JOSEPH I. DOUEK, RICHARD W. EADDY, CHERYL COHEN
EFFRON, ANNA HAYES LEVIN, ORLANDO MARIN,
LARISA ORTIZ, ***Commissioners***

CITY OF NEW YORK
Community Board No. 2
350 JAY STREET - 8TH FL.
BROOKLYN, N.Y. 11201
(718) 596-5410 FAX (718) 852-1461
cb2k@nyc.rr.com

ERIC ADAMS
Borough President

SHIRLEY A. McRAE
Chairperson

ROBERT PERRIS
District Manager

OFFICE OF THE
CHAIRPERSON

AUG 3 - 2015
28603

July 31, 2015

Carl Weisbrod, Chairman
City Planning Commission
22 Reade Street
New York, New York 10007

Dear Chairman Weisbrod:

Community Board 2 has reviewed and made a determination on an application, N 150430 BDK, to amend and modify the district plan of the Fulton Street Business Improvement District, in Brooklyn Community District 2. Specifically, the amendments would, if approved, change the assessment formula and modestly increase the size of the district.

The community board held a public hearing on this application on July 6, 2015 at Long Island University, prior to a meeting of its economic development committee. Nine members of Community Board 2, or 18 percent of the 49 members at the time, attended the hearing. There was no public testimony beyond that of three directors of the district management association, who all spoke in favor of the modifications to the plan.

Following discussion, a motion was duly made and seconded recommending that Community Board 2 support the amendment and modification of the district plan. The motion passed by a vote of 10 in favor, one opposed, no abstentions (10-1-0). At a special general meeting held at St. Francis College on July 15, 2015, the community board voted 35 in favor, none opposed, two abstentions (35-0-2) to ratify the committee recommendation.

Thank you for the opportunity to comment.

Sincerely,

Shirley A. McRae

Shirley A. McRae

cc: see following page

cc: Hon. Laurie Cumbo
New York City Council
Deputy Commissioner Michael Blaise Backer
Department of Small Business Services
Barry Dinerstein, Deputy Director
Winston Von Engel, Brooklyn Borough Director
Alex Sommer, City Planner
Department of City Planning
Phillip Kellogg, Executive Director
FAB Alliance

SAM^{C}:RP

DISTRICT PLAN

FOR THE

FULTON STREET

BUSINESS IMPROVEMENT DISTRICT

IN THE CITY OF NEW YORK

BOROUGH OF BROOKLYN

N 150430BDK

Amended 2015

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

CITY PLANNING COMMISSION
2015 JUN 22 PM 2:13
DEPT. OF CITY PLANNING

TABLE OF CONTENTS

I.	MAP OF THE DISTRICT	1
II.	DISTRICT PROFILE: PRESENT USES OF THE DISTRICT	2
III.	PROPOSED SERVICES	5
IV.	PROPOSED IMPROVEMENTS	9
V.	PROPOSED SOURCES OF FUNDING	10
VI.	PROPOSED EXPENDITURES: ANNUAL BUDGET	14
VII.	BENEFITED PROPERTIES	17
VIII.	DISTRICT MANAGEMENT ASSOCIATION	17
IX.	USER RIGHTS	18
X.	REGULATIONS	19
XI.	GLOSSARY OF TERMS	20

EXHIBITS

A1-A4: DISTRICT MAPS

B: MAYOR'S AUTHORIZATION FOR THE PREPARATION OF DISTRICT PLAN

C: TAX BLOCKS AND LOTS OF BENEFITED PROPERTIES

INTRODUCTION

The Fulton Street Business Improvement District (hereinafter the "District"), and this District Plan (the "Plan") were established and created in 2008. This Plan modified in 2015, amends and replaces the previous district plan in its entirety for the District and its corresponding district management association, the Fulton Street District Management Association, Inc., (the "DMA"). The Plan is created as the enabling document for the BID authorizing the development and implementation of services provided, and detailing the mechanism by which the BID and the DMA are to be funded.

The Mayor of the City of New York, by written authorization dated May 20, 2015, a copy of which is annexed hereto as Exhibit B, has provided for the preparation of this Amended plan (the "Plan") pursuant to authority granted by Local law 96 of 1989 (the "Law").

I. MAP OF THE DISTRICT

The District is located in the Borough of Brooklyn in the area generally known as Fort Greene and Clinton Hill. It extends twenty-one (21) blocks along Fulton Street from Rockwell Place to Classon Avenue, and generally extends the full length of the New York City tax lot onto the cross streets (Lafayette, Greene, Gates and Putnam Avenues); north side of Lafayette Avenue from Ashland Place to S Portland Avenue; and south side of Lafayette Avenue from St. Felix Street to S Portland Avenue. The District is detailed more precisely on the map (the "District Map") hereto marked Exhibit A and the list of benefit block and lots that make up the properties within the District, which is marked Exhibit C.

II. DISTRICT PROFILE: PRESENT USES OF DISTRICT PROPERTY

A. DISTRICT PROFILE

Fulton Street is an inveterate commercial corridor that runs west to east along the northern side of the borough. The District is proximately located to nearby Business Improvement Districts including MetroTech and Fulton Mall to the Northwest; Court Livingston-Schermerhorn, Atlantic Avenue, and North Flatbush to the west; Myrtle Ave to the north; and Bed-Stuy Gateway BID to the east. Historically, the District's building stock has primarily been first floor professional and retail businesses with two-to six family apartments above, and multi-family residences. The areas adjacent to Fulton Street are characterized by 19th-century brick and brownstone row houses and other assorted two-to four-story residential buildings, with some newer, taller buildings.

Fulton Street is an active commercial street of predominately neighborhood businesses with few regional and national retail enterprises and has significant pedestrian traffic.

The District is within the boundaries of Brooklyn Community Board 2, and is covered by the 88th Police Precinct, and Brooklyn Sanitation District 2. The area known as the Brooklyn Cultural District ("BCD") is located at the western end of the BID; The BCD is the recipient of over $100 million of investment for new facilities for the arts, public space, and affordable housing. The BCD was collaboration between NYC Economic Development Corporation, the Department of Cultural Affairs, the Department of Housing Preservation and Development, the Department of City Planning, and the Downtown Brooklyn Partnership.

B. PRESENT USES OF DISTRICT PROPERTY

1) ZONING

Zoning plays an important role in any future redevelopment plans in the District. A zoning map of the Fulton Street area appears in Exhibit A3. Currently most of the District is zoned R7A

with a C2-4 overlay with one block zoned C6-3A. Small areas are zoned R6b and R7-2. One block of R6b has a 2-4 commercial overlay. A few blocks at the western end of the District are in the Downtown Brooklyn Special District with an underlying zoning of either C6-1 or C6-4..

2) COMMERCIAL/RETAIL

The District is comprised of approximately three hundred and eighty (380) properties. An archetypical Fulton Street business employs between 1 to 5 people. As stated earlier, the District's businesses are primarily locally owned with approximately two hundred twenty-five (225) businesses in total. The business mix includes over seventy (70) eating and drinking establishments and a mix of other retail services and goods, including beauty stores, laundromats, and professional services. The rate of commercial vacancy is approximately 3%.

3) RESIDENTIAL

There are approximately 268 properties that contain residential units located within the District that are predominantly low-rise mixed-use structures of three to four stories with street-level commercial units and residential units above. The residential area surrounding the District is a variety of housing types ranging from one- and four-family homes to multi-family apartment buildings. This surrounding residential area is comprised of brownstone row houses ranging from three to five-stories, mid-nineteenth century Romanesque revival mansions and mid-rise apartment and cooperative buildings. The ethnically diverse District encompasses seven (7) census tracts with a combined population of 21,083, as of the 2010 Census. The median household incomes of these census tracts range from $46,493 to $98,656.

4) NOT-FOR-PROFIT AND PUBLIC

Parks and institutional facilities play an important role in the economy of the District. A string of triangular parks and public plazas both large and small are interspersed along the strip and include Cuyler Gore Park, Crispus Attucks Playground, Fowler Square, Putnam Triangle Plaza and

the BAM Triangle Park. Crispus Attucks Playground, located at the intersection of Fulton Street and Classon Avenue, was the first New York City Department of Parks & Recreation facility named for an African American. The Fort Greene and Clinton Hill neighborhoods are home to several well-known academic and cultural institutions, including but not limited to, Pratt Institute (an internationally recognized art, design and architecture school established in 1887), St. Joseph's College, and Brooklyn Technical High School, which were established in 1916 and 1932, respectively. The Brooklyn Academy of Music, located at the southwestern boundary of the area, has served the surrounding community for over 100 years and has grown into a thriving multi-arts center that brings international performing arts and film to the area as well as focusing on local community needs.

5) TRANSPORTATION

The District's western border is a multimodal transportation hub of several means of public transportation, especially with the Nevins Ave stop of the "2", "3", "4" and "5" subway lines of the Metropolitan Transit Authority (MTA). These trains provide linkages to Manhattan and points east and south in Brooklyn. The Fulton Street and Clinton/Washington stop of the "G" MTA subway line and the Lafayette Ave and Clinton/Washington stop of the "C" MTA subway line provide access to South Brooklyn, Manhattan, and Queens. MTA bus routes of the B25, B26, B38, and B52 also provide access to other Brooklyn neighborhoods.

6) GENERAL COMMENTS

Pratt Area Community Council (PACC), a local nonprofit founded in 1964, is one of Brooklyn's leading community development organizations working to improve the neighborhoods of Fort Greene, Clinton Hill and Bedford Stuyvesant. When Fulton Street was suffering from

inadequate sanitation, safety, beautification and marketing support, PACC was instrumental in originally establishing the Fulton Street BID by committing resources and building consensus between local businesses and property owners, residents, and other stakeholders. Through this work, PACC developed extensive relationships with Fulton Street stakeholders, learned best practices and challenges of implementing revitalization projects on Fulton Street, made a visible difference on the strip, and laid a strong foundation for the next phase to build upon and expand the work needed to better position Fulton Street as a great place to live, shop, work and visit.

III. PROPOSED SERVICES

A. DESCRIPTION OF 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 the members and board of directors of the Fulton Street District Management Association (the "DMA"), which is further defined in Section VIII of this Plan. These 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 DMA.

1) SANITATION

The DMA Sanitation Program may be carried out in-house or it may be contracted out to a vendor. The Program may include, but shall not be limited to, manual sweeping and cleaning of sidewalks, curbs and gutters, cleaning of graffiti from street furniture including security gates, maintenance of street trees and tree pits, snow removal at bus shelters and crosswalks, lining pedestrian litter baskets and public space recycling containers, and placing the full liner next to the basket or at a DSNY approved or designated location for DSNY collection. Special attention will

be given to problems that could negatively impact the appearance of the streets and sidewalks, including but not limited to, overflowing trash receptacles, trash bags awaiting pickup being ripped open, graffiti, and clogged catch basins. The District will closely coordinate its sanitation activities with the New York City Sanitation Department and the local Community Board.

It is anticipated that three (3) uniformed maintenance personnel will work seven (7) days a week for eight (8) hours per day. The scheduled hours may vary depending on the needs of the District, calendar season, and other elements that impact the District. This Program may include such other maintenance service as are required from time to time in order to achieve a clean environment. This Sanitation Program will complement, but not replace, New York City Sanitation services.

2) MARKETING AND PROMOTION

A Marketing and Promotion Program for the District may include advertising, special events, website, social media, and publications. The purpose of the Program is to increase awareness of the District services, amenities, and businesses to local residents, property owners, businesses, and visitors. Marketing and promotion are of prime importance to the merchants within the District. The DMA may also develop a website that will have a comprehensive directory of retailers and businesses. The website service directory, which may be located at faballiance.org, will highlight the District's businesses and institutions. Special events and promotions may include, but not be limited to, discount coupons, late night shopping, holiday lighting, and seasonal festivals.

3) BEAUTIFICATION

The Beautification Program may include, but shall not be limited to, landscaping, banners, hanging baskets, public plaza beautification, and decorations. The program may also involve facilitating a façade improvement program that benefits all district properties equally and does not

use assessment funds. 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.

4) HOLIDAY LIGHTING

The DMA may administer a holiday lighting initiatives to attract and promote the commercial activity within the BID. Holiday and other seasonal decorations may include, but will not be limited to, the installation of ornaments or lighting in the District.

5) SAFETY AND OUTREACH

The Safety and Outreach Program of the DMA may include, but shall not be limited to, patrol services by a private security company that is licensed by the State of New York. The number of days and schedule of patrol times will vary in accordance with special events and seasonal requirements. The Program may also include community outreach to merchants and property owners; distributing public safety and law enforcement notices and regulatory information; and liaising with community residents, business owners and NYPD, other law enforcement and/or government agencies. Any program administered under the Safety and Outreach Program provision shall be under the direction and supervision of the Board of Directors of the DMA, provided that all activities comply with this Plan and any applicable State or Local Law.

6) ADMINISTRATION

Administration of the DMA shall be conducted by a salaried staff (the "Staff") that may include an Executive Director, clerical support, or consultants that the Board of Directors may deem necessary. The Executive Director will oversee District Services and Improvements as directed by the DMA Board of Directors. In addition, the Executive Director will serve as an ombudsman and spokesperson for the District. Administrative expenses also may include office rental, utilities, equipment, supplies, insurance, postage, etc. Legal and accounting services may be contracted as required. When appropriate, in-kind services will be used.

7) ADDITIONAL SERVICES

Subject to any approvals and controls that may be required by a New York 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 (as defined in Section X) after this Plan is enacted, as defined in Section X.

C. GENERAL PROVISIONS

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. Benchmarks for existing New York City services will be developed and monitored by the DMA.

1) All Services need not be performed in every Contract Year.

2) The staff and/or subcontractors of the DMA may render such administrative services as needed to support performance of the Services.

3) In the event that in any given Contract Year the Sources of Funding (as hereafter described) do not in the aggregate produce revenues equal to the Total Annual Budget Amount (as hereinafter described) for such Contract Year, the DMA may, subject to the Contract (as hereinafter defined) forego providing one or more or all Services in order to have revenues sufficient to pay debt service required in the Budget (as hereafter defined) for the Contract Year.

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 New York City Agency shall be submitted to that New York City Agency and to the affected Community Board prior to undertaking any Improvements.

1) Sidewalk amenities to identify, enhance and beautify the District including the following proposals but are not limited to:
    a. Sidewalk plantings, trees, shrubs and flowers in accordance with New York City guidelines.
    b. Streetscape logos/plaques identifying the area as a BID.
    c. Kiosks, with a complete location index of merchants/professionals, in the District at several locations.
    d. Street signage.
    e. Pedestrian crossing enhancements.

B. IMPLEMENTATION SCHEDULE

The Improvements may be implemented on as-needed basis.

C. GENERAL PROVISIONS

1) All Improvements shall be in addition to and not in substitution for required and customary municipal improvements provided by New York City on a citywide basis, benchmarks for which are presently being studied and recorded.
2) The staff and/or subcontractors of the DMA may render such administrative services as are needed to support implementation and construction of the Improvements.

V. PROPOSED SOURCE 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 New York City levy and collect and then disburse to the DMA, assessments with respect to the Benefited Properties (hereinafter defined) in exchange for the rendering of Services and Improvements. Such assessments, as described herein below, shall be defined as "Assessments".

1) GENERAL

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 shall be assessed an amount determined by the DMA, that when totaled together with amounts for other properties in the District shall yield an amount sufficient to meet the District's annual budget. Each individual assessment shall be calculated based upon a formula (set forth below) applicable to the class of property (hereinafter defined).

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.

2) SPECIFIC FORMULA

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

CLASS A PROPERTY – COMMERCIAL OR MIXED USE

All properties in whole or in part devoted to commercial use, including vacant lots with existing commercial zoning overlays, are defined as Class A property. Class A property shall be assessed based on its linear front feet (**FF**) and assessed value (**AV**), and the formula will be calculated in the following manner:

$$\text{Class A } \mathbf{FF} \text{ RATE} = \frac{80\% \times (\text{Total District Assessment} - \text{Total Class B assessments} - \text{Total District Corner Fees})}{\text{Total District Class A } \mathbf{FF}}$$

$$\text{Class A } \mathbf{AV} \text{ RATE} = \frac{20\% \times (\text{Total District Assessment} - \text{Total Class B assessments} - \text{Total District Corner Fees})}{\text{Total District Class A } \mathbf{AV}}$$

The "Class A **FF** Rate" and "Class A **AV** Rate" from above will be inserted into the following formula to determine the unique assessment for an individual Class A property:

Assessment for Individual Class A Property

=

[(Class A **FF** Rate) x (Individual Property **FF***)]

+

[(Class A **AV** Rate) x (Individual Property **AV**)]

+

$120 if a corner property*

*The below conditions explain the **FF** measurements that will be used for a specific Class A lot's assessment calculation:

- If a Class A lot only has only one street-facing side, then the **FF** measurement for that side of the street will be used in the calculation. Also, Class A lots with only one street-facing side will not be charged a $120 corner fee.
- If a Class A lot is on a corner, the lot will be assessed an additional $120 per year as a corner fee, regardless of the number of entrances and how much **FF** is used.
- For Class A lots along Fulton Street, the **FF** along Fulton will be used in the calculation. If a Class A property along Fulton Street is on a corner and has a public entrance along an adjacent street, then the **FF** from the adjacent street will also be used in the calculation in addition to the Fulton Street **FF**. Additionally, any corner lot will be assessed an additional $120 corner fee.
- For Class A lots that are not on Fulton Street, the **FF** along Lafayette Avenue, Greene Avenue, or Putnam Avenue will be used in the calculation. If a Class A property along Lafayette Avenue, Greene Avenue, or Putnam Avenue is on a corner and has a public entrance along an adjacent street, then the **FF** from the adjacent street will also be used in the calculation in addition to the **FF** on Lafayette Avenue, Greene Avenue, or Putnam Avenue. Additionally, any corner lot will be assessed an additional $120 corner fee.
- If one building contains multiple Class A condominiums, the "Individual Property **FF**" measurement for each Class A condominium will be based on the individual condominium's proportional share of commercial square feet ("CSF") of the entire building and calculated in the following manner:

$$\textbf{FF} \text{ of common tax lot of building} \times \frac{\text{CSF of individual Class A condo}}{\text{Total CSF of building}}$$

CLASS B PROPERTY – RESIDENTIAL

All property devoted in whole to residential uses are defined as Class B property and will be assessed at one dollar ($1.00) per year.

CLASS C PROPERTY - PUBLIC OR NOT-FOR-PROFIT

Government and not-for-profit owned property devoted in whole to public or not-for-profit use are defined as Class C property and shall be exempt from district assessment. If government or not-for-profit owned property is devoted in-part to commercial/for-profit uses, the proportion of the property devoted to commercial/for-profit uses shall be assessed in the same manner as Class A properties.

C. SOURCE OF FUNDING: GRANTS AND DONATIONS

The DMA may accept grants and donations from private institutions, the City, other public and private entities and individuals, and other not-for-profit organizations.

D. SOURCE OF FUNDING: BORROWING

1) Subject to Subparagraphs 2 and 3 immediately herein below, the DMA may borrow money from private lending institution, the City, other public and private entities or individuals, and other not-for-profit organizations for the purposes of funding operations or financing the cost 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 requirements 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 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 this 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 VI 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 following the enactment of this Plan is $375,000 as more fully set forth in Subsection B of this Section VI. In subsequent years, the maximum amount to be expended in any contract year shall not exceed $500,000.

The total amount, as proposed to be expended by the DMA for any subsequent Contract Year shall not be greater than 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 BID, the maximum cost of the Improvements, if any, will not exceed $3,000,000.

B. ANNUAL BUDGET

1) FIRST AMENDED CONTRACT YEAR BUDGET

It is estimated that the annualized budget of proposed expenditures to be made during the first Contract Year after this Plan is enacted shall be as follows:

PROGRAM EXPENSES	
Supplemental Sanitation; Graffiti Removal	$130,000
Holiday Promotions (lights, decorations, etc.)	$ 30,000
Marketing/Promotion (sales promos, directories, website, etc.)	$ 50,000
Safety and Outreach	$ 42,000
SUPPORTING EXPENSES	
Administration (Staff)	$ 60,000
OTPS	$ 30,000
Operational Expenses (utilities, insurance, meetings & publications, telephone, postage, equipment, audit & legal, etc.)	$ 33,000
TOTAL AMENDED BUDGET	$375,000

2) SUBSEQUENT BUDGETS

The DMA shall establish for each Contract Year after this Plan is enacted, a proposed budget of expenditures. Such proposed budgets shall (with respect to the Contract Years to which they respectively apply): (i) reasonably itemized the purposes for which 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 amount proposed to be expended (the "Total Annual Budget Amount"). A proposed budget, whether for the first Contract Year after this Plan is enacted, or for a subsequent Contract Year shall be referred to as a "Budget".

C. GENERAL PROVISIONS

1) The DMA shall make no expenditure 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 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 unexpended in, a previous Contract Year.

2) The Total Annual Budget Amount shall not exceed the maximum total and annual amount that the DMA may expend for the Contract Year in question, pursuant to Paragraph A of this Section VI, unless the DMA has identified private or alternative sources of funding beyond the annual assessment. Private or alternative sources of funding must be clearly accounted for, and the sources of funding for all services provided must be maintained in the appropriate financial reporting documents presented to the DMA's finance committee.

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 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.

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 Fulton Street 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 of a DMA as 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.

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, (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 by-laws 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 Brooklyn; 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, and (iii) authorized by the appropriate City Agency having jurisdiction thereof. Once so granted or licensed, the User Right(s) 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 Right(s), 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 other persons to undertake the User Right(s) 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 the general regulation of the User Right(s) by whomsoever undertaken.

B. USER RIGHTS: PROPOSED

Subject to the approval and control of the appropriate City Agency and/or subject to any requirements set forth by the City, the DMA may undertake or permit the following User Rights, subject to the requirements set forth in the Contract: (1) information and promotion kiosks; (2) newsstands; and (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.

1. 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.
2. The DMA shall comply with all terms, conditions and requirements (i) elsewhere set forth in this Plan, and (ii) 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.

3. 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

TERMS	DEFINITION BY LOCATION
Assessments	V (B)
Benefited Properties	VII
Budget	VI (B) (1)
City	I
Contract Year	X
District	I
District Management Association	VIII
District Map	I
Improvements	IV (A)
Law	I
Plan	I
Services	III (A)
Total Annual Budget	VI (B) (1)
User Rights	IX
Regulations	X

Exhibit A1: District Map with Block Numbers

Exhibit A2: Land Use Map

Exhibit A3: Zoning Map

Exhibit A4: Downtown Brooklyn Cultural District BIDs

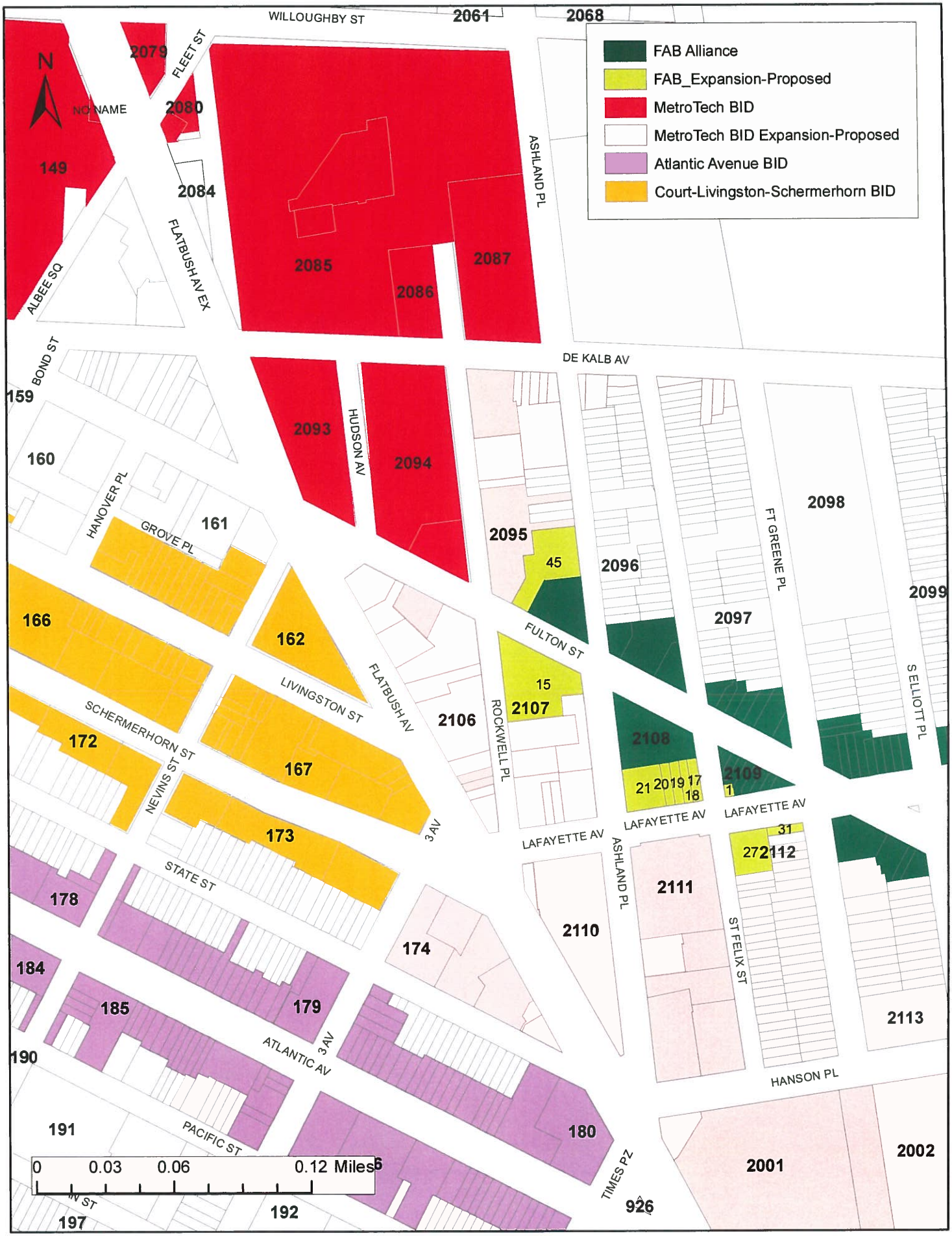

Exhibit B:

MAYOR'S AUTHORIZATION FOR THE PREPARATION

OF THE DISTRICT PLAN

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

May 20, 2015

Ms. Maria Torres-Springer
Commissioner
Department of Small Business Services
110 William Street, 7th Floor
New York, NY 10038

Dear Commissioner Torres-Springer:

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 expansion of the Fulton Area Business (FAB) Alliance Business Improvement District (BID), located in the Borough of Brooklyn.

Current Boundaries:	Properties along Fulton Street broadly bounded by Ashland Place to the west and Classon Avenue to the east.
Proposed Expansion:	Maintaining the current boundaries while generally extending northwest along Fulton Street to Rockland Place and generally extending west along Lafayette Avenue to St. Felix Street.
Sponsor Organization:	Fulton Area Business (FAB) Alliance

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

BDB:ls

cc: The Honorable Melissa Mark-Viverito, Speaker of the City Council
The Honorable Julissa Ferreras, Chair of the City Council Finance Committee
The Honorable Eric L. Adams, Brooklyn Borough President
Members of the New York City Council
Alicia Glen, Deputy Mayor for Housing and Economic Development
Andrew Schwartz, Deputy Commissioner, Department of Small Business Services
Michael Blaise Backer, Deputy Commissioner, Department of Small Business Services
Lydon Sleeper, Senior Advisor, Department of Small Business Services

Exhibit C: Tax Block and Lots of Benefitted Properties

Block	Lot	Address	Class	Proposed Change if Applicable
1955	1	FULTON ST	C	
1956	1	FULTON ST	C	
1956	10	799 FULTON ST	C	
1956	11	797 FULTON ST	C	
1956	12	795 FULTON ST	C	
1956	3	813 FULTON ST	C	
1956	4	811 FULTON ST	C	
1956	5	809 FULTON ST	C	
1956	6	FULTON ST	C	
1956	7	FULTON ST	C	
1956	8	FULTON ST	C	
1956	9	801 FULTON ST	C	
1957	1001	415 CARLTON AVE A	B	
1957	1002	415 CARLTON AVE B	B	
1957	1003	415 CARLTON AVE C	B	
1957	1004	415 CARLTON AVE D	B	
1957	1005	415 CARLTON AVE E	B	
1957	1006	415 CARLTON AVE F	B	
1957	1007	415 CARLTON AVE G	B	
1957	1008	415 CARLTON AVE H	B	
1957	1009	419 CARLTON AVE A	B	
1957	1010	419 CARLTON AVE B	B	
1957	1011	419 CARLTON AVE C	B	
1957	1012	419 CARLTON AVE D	B	
1957	1013	419 CARLTON AVE E	B	
1957	1014	419 CARLTON AVE F	B	
1957	1015	419 CARLTON AVE G	B	
1957	1016	419 CARLTON AVE H	B	
1957	1017	420 ADELPHI ST A	B	
1957	1018	420 ADELPHI ST B	B	
1957	1019	420 ADELPHI ST C	B	
1957	1020	420 ADELPHI ST D	B	
1957	1021	420 ADELPHI ST E	B	
1957	1022	420 ADELPHI ST F	B	
1957	1023	420 ADELPHI ST G	B	
1957	1024	424 ADELPHI ST A	B	
1957	1025	424 ADELPHI ST B	B	
1957	1026	424 ADELPHI ST C	B	
1957	1027	424 ADELPHI ST D	B	
1957	1028	424 ADELPHI ST E	B	
1957	1029	424 ADELPHI ST F	B	
1957	1030	424 ADELPHI ST G	B	
1957	1031	424 ADELPHI ST H	B	
~~1958~~	~~1001~~	~~387 ADELPHI ST A~~	~~B~~	Removal
~~1958~~	~~1002~~	~~387 ADELPHI ST B~~	~~B~~	Removal
~~1958~~	~~1003~~	~~387 ADELPHI ST C~~	~~B~~	Removal
~~1958~~	~~1004~~	~~387 ADELPHI ST D~~	~~B~~	Removal
~~1958~~	~~1005~~	~~387 ADELPHI ST E~~	~~B~~	Removal
~~1958~~	~~1006~~	~~387 ADELPHI ST F~~	~~B~~	Removal
~~1958~~	~~1007~~	~~387 ADELPHI ST G~~	~~B~~	Removal
~~1958~~	~~1008~~	~~387 ADELPHI ST H~~	~~B~~	Removal
~~1958~~	~~1009~~	~~391 ADELPHI ST A~~	~~B~~	Removal
~~1958~~	~~1010~~	~~391 ADELPHI ST B~~	~~B~~	Removal
~~1958~~	~~1011~~	~~391 ADELPHI ST C~~	~~B~~	Removal
~~1958~~	~~1012~~	~~391 ADELPHI ST D~~	~~B~~	Removal
~~1958~~	~~1013~~	~~391 ADELPHI ST E~~	~~B~~	Removal
~~1958~~	~~1014~~	~~391 ADELPHI ST F~~	~~B~~	Removal
~~1958~~	~~1015~~	~~391 ADELPHI ST G~~	~~B~~	Removal

Exhibit C: Tax Block and Lots of Benefitted Properties

Block	Lot	Address	Class	Proposed Change if Applicable
~~1958~~	~~1016~~	~~391 ADELPHI ST H~~	~~B~~	Removal
1958	1101	421 ADELPHI ST A	B	
1958	1102	421 ADELPHI ST B	B	
1958	1103	421 ADELPHI ST C	B	
1958	1104	421 ADELPHI ST D	B	
1958	1105	421 ADELPHI ST E	B	
1958	1106	421 ADELPHI ST F	B	
1958	1107	421 ADELPHI ST G	B	
1958	1108	421 ADELPHI ST H	B	
1958	1109	438 CLERMONT AVE A	B	
1958	1110	438 CLERMONT AVE B	B	
1958	1111	438 CLERMONT AVE C	B	
1958	1112	438 CLERMONT AVE D	B	
1958	1113	438 CLERMONT AVE E	B	
1958	1114	438 CLERMONT AVE F	B	
1958	1115	438 CLERMONT AVE G	B	
1958	1116	442 CLERMONT AVE A	B	
1958	1117	442 CLERMONT AVE B	B	
1958	1118	442 CLERMONT AVE C	B	
1958	1119	442 CLERMONT AVE D	B	
1958	1120	442 CLERMONT AVE E	B	
1958	1121	442 CLERMONT AVE F	B	
1958	1122	442 CLERMONT AVE G	B	
1958	1123	442 CLERMONT AVE H	B	
1959	1001	5 GATES AVE A	B	
1959	1002	5 GATES AVE B	B	
1959	1003	5 GATES AVE C	B	
1959	1004	5 GATES AVE D	B	
1959	1005	7 GATES AVE A	B	
1959	1006	7 GATES AVE B	B	
1959	1007	7 GATES AVE C	B	
1959	1008	7 GATES AVE D	B	
1959	1009	7 GATES AVE E	B	
1959	1010	7 GATES AVE F	B	
1959	1011	7 GATES AVE G	B	
1959	1012	7 GATES AVE H	B	
1959	1013	11 GATES AVE A	B	
1959	1014	11 GATES AVE B	B	
1959	1015	11 GATES AVE C	B	
1959	1016	11 GATES AVE D	B	
1959	1017	11 GATES AVE E	B	
1959	1018	11 GATES AVE F	B	
1959	1019	11 GATES AVE G	B	
1959	1020	11 GATES AVE H	B	
1959	1021	15 GATES AVE A	B	
1959	1022	15 GATES AVE B	B	
1959	1023	15 GATES AVE C	B	
1959	1024	15 GATES AVE D	B	
1959	1025	15 GATES AVE E	B	
1959	1026	15 GATES AVE F	B	
1959	1027	15 GATES AVE G	B	
1959	1028	15 GATES AVE H	B	
1975	1	885 FULTON ST	C	
1975	2	883 FULTON ST	C	
1975	3	881 FULTON ST	C	
1975	4	879 FULTON ST	C	
1976	1	887 FULTON ST	A	
1976	18	899 FULTON ST	A	

Exhibit C: Tax Block and Lots of Benefitted Properties

Block	Lot	Address	Class	Proposed Change if Applicable
1976	27	895 FULTON ST	A	
1977	1	909 FULTON ST	A	
1977	27	931 FULTON ST	A	
1977	29	927 FULTON ST	A	
1977	30	925 FULTON ST	A	
1977	31	923 FULTON ST	A	
1977	32	921 FULTON ST	A	
1977	33	919 FULTON ST	A	
1977	34	917 FULTON ST	A	
1977	35	915 FULTON ST	A	
1977	36	913 FULTON ST	A	
1978	1	937 FULTON ST	C	
1978	34	516 WASHINGTON AVE	A	
1979	51	981 FULTON ST	A	
1979	52	979 FULTON ST	A	
1979	53	977 FULTON ST	C	
1979	54	975 FULTON ST	A	
1979	55	973 FULTON ST	A	
1979	56	971 FULTON ST	A	
1979	57	969 FULTON ST	A	
1979	58	965 FULTON ST	A	
1979	59	961 FULTON ST	A	
1979	60	957 FULTON ST	A	
1980	1	221 SAINT JAMES PL	A	
1980	161	999 FULTON ST	A	
1980	162	997 FULTON ST	A	
1980	163	995 FULTON ST	A	
1980	61	1001 FULTON ST	A	
1980	62	997A FULTON ST	A	
1980	63	995A FULTON ST	A	
1980	64	993 FULTON ST	A	
1980	66	991 FULTON ST	A	
1980	67	987 FULTON ST	A	
1981	1	1-9 PUTNAM AVE	A	
1981	70	448 GRAND AVE	A	
1991	1	1031 FULTON ST	A	
1991	10	1013 FULTON ST	A	
1991	106	FULTON ST	A	
1991	11	1011 FULTON ST	A	
1991	2	1029 FULTON ST	C	
1991	22	22 PUTNAM AVE	C	
1991	3	1027 FULTON ST	C	
1991	4	1025 FULTON ST	A	
1991	5	1023 FULTON ST	A	
1991	6	1021 FULTON ST	A	
1991	7	1019 FULTON ST	A	
1991	8	1017 FULTON ST	A	
1991	9	1015 FULTON ST	A	
1992	1	1051 FULTON ST	A	
1992	10	FULTON ST	A	
1992	11	1039 FULTON ST	A	
1992	12	1037 FULTON ST	A	
1992	3	1049 FULTON ST	A	
1992	4	1047A FULTON ST	A	
1992	5	1047 FULTON ST	A	
1992	6	1045 FULTON ST	A	
1992	7	1043 FULTON ST	A	
1992	8	FULTON ST	A	

Exhibit C: Tax Block and Lots of Benefitted Properties

Block	Lot	Address	Class	Proposed Change if Applicable
1992	9	1041 FULTON ST	A	
1993	1	1079 FULTON ST	A	
1993	10	1059 FULTON ST	A	
1993	11	1057 FULTON ST	A	
1993	3	1067-75 FULTON ST	B	
1993	7	1065 FULTON ST	B	
1993	8	1063 FULTON ST	A	
1993	9	1061 FULTON ST	B	
2005	145	720 FULTON ST	B	
2005	146	722 FULTON ST	B	
2005	147	724 FULTON ST	B	
2005	148	726 FULTON ST	B	
2005	149	728 FULTON ST	B	
2005	42	125 S OXFORD ST	B	
2006	137	730 FULTON ST	B	
2006	140	732 FULTON ST	B	
2006	141	734 FULTON ST	B	
2006	142	736 FULTON ST	B	
2006	143	738 FULTON ST	B	
2006	144	740 FULTON ST	B	
2006	145	742 FULTON ST	B	
2006	146	744 FULTON ST	B	
2006	147	746 FULTON ST	B	
2006	148	748 FULTON ST	B	
2007	14	475 CARLTON AVE	A	
2008	16	ADELPHI ST	C	
2008	28	FULTON ST	C	
2008	30	FULTON ST	C	
2008	31	FULTON ST	C	
2008	33	FULTON ST	C	
2008	34	FULTON ST	C	
2009	26	FULTON ST	A	
2009	31	FULTON ST	A	
2009	32	FULTON ST	A	
2009	33	FULTON ST	A	
2009	34	FULTON ST	A	
2009	35	FULTON ST	A	
2009	36	FULTON ST	A	
2009	37	FULTON ST	A	
2009	38	FULTON ST	A	
2010	25	840 FULTON ST	A	
2010	30	848 FULTON ST	A	
2010	31	850 FULTON ST	A	
2010	32	852 FULTON ST	A	
2010	33	854 FULTON ST	A	
2010	34	856 FULTON ST	A	
2010	35	858 FULTON ST	A	
2011	28	501 CLINTON AVE	A	
2011	30	882 FULTON ST	A	
2012	1101	888 FULTON ST 1A	B	
2012	1102	888 FULTON ST 1B	B	
2012	1103	888 FULTON ST 2A	B	
2012	1104	888 FULTON ST 2B	B	
2012	1105	888 FULTON ST 3A	B	
2012	1106	888 FULTON ST 3B	B	
2012	1107	888 FULTON ST 4A	B	
2012	1108	888 FULTON ST 4B	B	
2012	10	517-29 WAVERLY AVE	A	

Exhibit C: Tax Block and Lots of Benefitted Properties

Block	Lot	Address	Class	Proposed Change if Applicable
2012	27	884-86 FULTON ST	A	
2012	32	894 FULTON ST	A	
2012	37	904 FULTON ST	A	
2012	38	906 FULTON ST	A	
2013	30	916 FULTON ST	A	
2013	31	918 FULTON ST	A	
2013	33	920 FULTON ST	A	
2013	35	926 FULTON ST	A	
2013	28	910 FULTON ST	A	
2013	38	928 FULTON ST	A	
2014	1001	936 FULTON ST C1	A	
2014	1002	936 FULTON ST C2	A	
2014	1003	936 FULTON ST 2A	B	
2014	1004	936 FULTON ST 2B	B	
2014	1005	936 FULTON ST 2C	B	
2014	1006	936 FULTON ST 3A	B	
2014	1007	936 FULTON ST 3B	B	
2014	1008	936 FULTON ST 3C	B	
2014	1009	936 FULTON ST 3D	B	
2014	1010	936 FULTON ST 4A	B	
2014	1011	936 FULTON ST 4B	B	
2014	1012	936 FULTON ST 4C	B	
2014	1013	936 FULTON ST 4D	B	
2014	1101	940 FULTON ST C1	A	
2014	1102	940 FULTON ST C2	A	
2014	1103	940 FULTON ST 2A	B	
2014	1104	940 FULTON ST 2B	B	
2014	1105	940 FULTON ST 2C	B	
2014	1106	940 FULTON ST 2D	B	
2014	1107	940 FULTON ST 3A	B	
2014	1108	940 FULTON ST 3B	B	
2014	1109	940 FULTON ST 3C	B	
2014	1110	940 FULTON ST 3D	B	
2014	1111	940 FULTON ST PHA	B	
2014	1112	940 FULTON ST PHB	B	
2014	1113	940 FULTON ST PHC	B	
2014	1114	940 FULTON ST PHD	B	
2014	10	932 FULTON ST	A	
2014	16	944 FULTON ST	A	
2014	17	946 FULTON ST	A	
2014	18	948 FULTON ST	A	
2014	19	950 FULTON ST	C	
2014	22	956 FULTON ST	C	
2014	26	966 FULTON ST	A	
2014	30	974 FULTON ST	A	
2014	31	976 FULTON ST	A	
2014	33	980 FULTON ST	A	
2015	10	FULTON ST	C	
2015	126	FULTON ST	C	
2015	16	994 FULTON ST	C	
2015	17	996 FULTON ST	C	
2015	18	FULTON ST	C	
2015	19	1000 FULTON ST	B	
2015	20	1002 FULTON ST	C	
2015	21	1004 FULTON ST	A	
2015	22	1006 FULTON ST	A	
2015	23	FULTON ST	A	
2015	24	1010 FULTON ST 4	A	

Exhibit C: Tax Block and Lots of Benefitted Properties

Block	Lot	Address	Class	Proposed Change if Applicable
2015	25	1012 FULTON ST	A	
2015	26	1014 FULTON ST 1	A	
2015	27	1016-18 FULTON ST	C	
2015	28	1024 FULTON ST	C	
2015	34	1030-58 FULTON ST	C	
2095	45R	651 FULTON STREET	C	Add to BID
2095	1101	230 ASHLAND PL 3A	B	
2095	1102	230 ASHLAND PL 3B	B	
2095	1103	230 ASHLAND PL 3C	B	
2095	1104	230 ASHLAND PL 3D	B	
2095	1105	230 ASHLAND PL 4A	B	
2095	1106	230 ASHLAND PL 4B	B	
2095	1107	230 ASHLAND PL 4C	B	
2095	1108	230 ASHLAND PL 4D	B	
2095	1109	230 ASHLAND PL 5A	B	
2095	1110	230 ASHLAND PL 5B	B	
2095	1111	230 ASHLAND PL 5C	B	
2095	1112	230 ASHLAND PL 5D	B	
2095	1113	230 ASHLAND PL 6A	B	
2095	1114	230 ASHLAND PL 6B	B	
2095	1115	230 ASHLAND PL 6C	B	
2095	1116	230 ASHLAND PL 6D	B	
2095	1117	230 ASHLAND PL 7A	B	
2095	1118	230 ASHLAND PL 7B	B	
2095	1119	230 ASHLAND PL 7C	B	
2095	1120	230 ASHLAND PL 7D	B	
2095	1121	230 ASHLAND PL 8A	B	
2095	1122	230 ASHLAND PL 8B	B	
2095	1123	230 ASHLAND PL 8C	B	
2095	1124	230 ASHLAND PL 8D	B	
2095	1125	230 ASHLAND PL 9A	B	
2095	1126	230 ASHLAND PL 9B	B	
2095	1127	230 ASHLAND PL 9C	B	
2095	1128	230 ASHLAND PL 9D	B	
2095	1129	230 ASHLAND PL 10A	B	
2095	1130	230 ASHLAND PL 10B	B	
2095	1131	230 ASHLAND PL 10C	B	
2095	1132	230 ASHLAND PL 10D	B	
2095	1133	230 ASHLAND PL 11A	B	
2095	1134	230 ASHLAND PL 11B	B	
2095	1135	230 ASHLAND PL 11C	B	
2095	1136	230 ASHLAND PL 11D	B	
2095	1137	230 ASHLAND PL 12A	B	
2095	1138	230 ASHLAND PL 12B	B	
2095	1139	230 ASHLAND PL 12C	B	
2095	1140	230 ASHLAND PL 12D	B	
2095	1141	230 ASHLAND PL 14A	B	
2095	1142	230 ASHLAND PL 14B	B	
2095	1143	230 ASHLAND PL 14C	B	
2095	1144	230 ASHLAND PL 14D	B	
2095	1145	230 ASHLAND PL 15A	B	
2095	1146	230 ASHLAND PL 15B	B	
2095	1147	230 ASHLAND PL 15C	B	
2095	1148	230 ASHLAND PL 15D	B	
2095	1149	230 ASHLAND PL 16A	B	
2095	1150	230 ASHLAND PL 16B	B	
2095	1151	230 ASHLAND PL 16C	B	
2095	1152	230 ASHLAND PL 16D	B	

Exhibit C: Tax Block and Lots of Benefitted Properties

Block	Lot	Address	Class	Proposed Change if Applicable
2095	1153	230 ASHLAND PL 17A	B	
2095	1154	230 ASHLAND PL 17B	B	
2095	1155	230 ASHLAND PL 17C	B	
2095	1156	230 ASHLAND PL 17D	B	
2095	1157	230 ASHLAND PL 18A	B	
2095	1158	230 ASHLAND PL 18B	B	
2095	1159	230 ASHLAND PL 18C	B	
2095	1160	230 ASHLAND PL 18D	B	
2095	1161	230 ASHLAND PL 19A	B	
2095	1162	230 ASHLAND PL 19B	B	
2095	1163	230 ASHLAND PL 19C	B	
2095	1164	230 ASHLAND PL 19D	B	
2095	1165	230 ASHLAND PL 20A	B	
2095	1166	230 ASHLAND PL 20B	B	
2095	1167	230 ASHLAND PL 20C	B	
2095	1168	230 ASHLAND PL 20D	B	
2095	1169	230 ASHLAND PL 21A	B	
2095	1170	230 ASHLAND PL 21B	B	
2095	1171	230 ASHLAND PL 21C	B	
2095	1172	230 ASHLAND PL 21D	B	
2095	1173	230 ASHLAND PL 22A	B	
2095	1174	230 ASHLAND PL 22B	B	
2095	1175	230 ASHLAND PL 22C	B	
2095	1176	230 ASHLAND PL 22D	B	
2095	1177	230 ASHLAND PL 23A	B	
2095	1178	230 ASHLAND PL 23B	B	
2095	1179	230 ASHLAND PL 23C	B	
2095	1180	230 ASHLAND PL 23D	B	
2095	1181	230 ASHLAND PL 24A	B	
2095	1182	230 ASHLAND PL 24B	B	
2095	1183	230 ASHLAND PL 24C	B	
2095	1184	230 ASHLAND PL 24D	B	
2095	1185	230 ASHLAND PL 25A	B	
2095	1186	230 ASHLAND PL 25B	B	
2095	1187	230 ASHLAND PL 25C	B	
2095	1188	230 ASHLAND PL 25D	B	
2095	1189	230 ASHLAND PL 26A	B	
2095	1190	230 ASHLAND PL 26B	B	
2095	1191	230 ASHLAND PL 26C	B	
2095	1192	230 ASHLAND PL 26D	B	
2095	1193	230 ASHLAND PL 27A	B	
2095	1194	230 ASHLAND PL 27B	B	
2095	1195	230 ASHLAND PL 27C	B	
2095	1196	230 ASHLAND PL 27D	B	
2095	1197	230 ASHLAND PL 28A	B	
2095	1198	230 ASHLAND PL 28B	B	
2095	1199	230 ASHLAND PL 28C	B	
2095	1200	230 ASHLAND PL 28D	B	
2095	1201	230 ASHLAND PL 29A	B	
2095	1202	230 ASHLAND PL 29B	B	
2095	1203	230 ASHLAND PL 29C	B	
2095	1204	230 ASHLAND PL 29D	B	
2095	1205	230 ASHLAND PL PHA	B	
2095	1206	230 ASHLAND PL PHB	B	
2095	1207	230 ASHLAND PL PHC	B	
2095	1208	230 ASHLAND PL PHD	B	
2095	1209	230 ASHLAND PL COMM	C	
2096	66	695 FULTON ST	A	

Exhibit C: Tax Block and Lots of Benefitted Properties

Block	Lot	Address	Class	Proposed Change if Applicable
2096	69	677-91 FULTON ST	A	
2096	73	673-75 FULTON ST	A	
2097	77	715-19 FULTON ST	A	
2097	78	711-13 FULTON ST	A	
2097	80	709 FULTON ST	A	
2097	81	707 FULTON ST	A	
2097	82	705 FULTON ST	A	
2097	83	703 FULTON ST	A	
2097	84	701 FULTON ST	A	
2098	1	87 FORT GREENE PL	A	
2098	2	85 FORT GREENE PL	A	
2098	85	69 LAFAYETTE AVE	A	
2098	86	67 LAFAYETTE AVE	A	
2098	87	65 LAFAYETTE AVE	A	
2098	88	63 LAFAYETTE AVE	A	
2098	89	61 LAFAYETTE AVE	A	
2098	90	59 LAFAYETTE AVE	A	
2098	91	57 LAFAYETTE AVE	A	
2098	92	725 FULTON ST	A	
2098	93	721 FULTON ST	A	
2099	1001	87 LAFAYETTE AVE	A	
2099	1002	87 LAFAYETTE AVE 1	B	
2099	1003	87 LAFAYETTE AVE 2	B	
2099	1004	87 LAFAYETTE AVE 3	B	
2099	79	89 LAFAYETTE AVE	A	
2099	81	85 LAFAYETTE AVE	A	
2099	82	83 LAFAYETTE AVE	A	
2099	83	81 LAFAYETTE AVE	A	
2099	84	79 LAFAYETTE AVE	B	
2099	85	77 LAFAYETTE AVE	B	
2099	86	75 LAFAYETTE AVE	A	
2099	87	73 LAFAYETTE AVE	A	
2099	88	71 LAFAYETTE AVE	A	
2107	15R	250 ASHLAND PLACE	A	
2108	1	253 ASHLAND PL	A	
2108	17	37 LAFAYETTE AVE	A	Add to BID
2108	18	35 LAFAYETTE AVE	A	Add to BID
2108	19	33 LAFAYETTE AVE	A	Add to BID
2108	20	31 LAFAYETTE AVE	A	Add to BID
2108	21	25 LAFAYETTE AVE	A	Add to BID
2109	1	87 ST FELIX ST	C	Add to BID
2109	5	624-26 FULTON ST	C	
2109	6	628 FULTON ST	C	
2109	7	630 FULTON ST	C	
2109	8	632 FULTON ST	C	
2109	9	634 FULTON ST	C	
2109	10	636 FULTON ST	C	
2109	11	638 FULTON ST	C	
2109	12	640-42 FULTON ST	C	
2112	27	88 LAFAYETTE AVE	C	Add to BID
2112	31	48 LAFAYETTE AVE	C	Add to BID
2113	22	105 FORT GREENE PL	A	
2113	31	FULTON ST	A	
2113	34	660 FULTON ST	A	
2113	35	662 FULTON ST	A	
2113	56	S ELLIOTT PL	C	
2114	15	666 FULTON ST	A	
2114	17	668 FULTON ST	A	

Exhibit C: Tax Block and Lots of Benefitted Properties

Block	Lot	Address	Class	Proposed Change if Applicable
2114	18	670 FULTON ST	A	
2114	19	672 FULTON ST	A	
2114	20	674 FULTON ST	A	
2114	21	676 FULTON ST	A	
2114	22	678 FULTON ST	B	
2114	23	686 FULTON ST	A	
2115	1	690-94 FULTON ST	A	
2115	10	710-12 FULTON ST	A	
2115	3	696 FULTON ST	A	
2115	4	698 FULTON ST	A	
2115	5	700 FULTON ST	A	
2115	6	702 FULTON ST	A	
2115	7	704 FULTON ST	A	
2115	8	706-8 FULTON ST	A	
2116	10	729 FULTON ST	A	
2116	1001	751 FULTON ST COM	A	
2116	1003	745-53 FULTON ST	A	
2116	1004	745-53 FULTON ST	A	
2116	12	727 FULTON ST	A	
2116	15	68 LAFAYETTE AVE	B	
2116	16	70 LAFAYETTE AVE	A	
2116	17	72 LAFAYETTE AVE	B	
2116	18	74 LAFAYETTE AVE	B	
2116	19	76 LAFAYETTE AVE	B	
2116	20	78 LAFAYETTE AVE	B	
2116	21	80 LAFAYETTE AVE	A	
2116	1002	745-53 FULTON ST	B	
2116	5	741 FULTON ST	A	
2116	6	739 FULTON ST	A	
2116	7	737 FULTON ST	A	
2116	8	733-35 FULTON ST	A	
2117	1	99 S PORTLAND AVE	A	
2117	2	97 S PORTLAND AVE	A	
2117	29	104-6 S OXFORD ST	A	
2117	33	777-81 FULTON ST	A	
2117	35	775 FULTON ST	A	
2117	36	773 FULTON ST	A	
2117	37	771 FULTON ST	A	
2117	38	769 FULTON ST	A	
2117	39	767 FULTON ST	A	
2117	40	765 FULTON ST	A	
2117	41	763 FULTON ST	A	
2117	42	761 FULTON ST	A	
2117	43	759 FULTON ST	A	
2117	44	757 FULTON ST	A	
2117	45	FULTON ST	A	
2118	40	19 GREENE AVE	A	
2118	41	17 GREENE AVE	A	
2118	42	15 GREENE AVE	B	
2118	43	13 GREENE AVE	A	
2118	44	11 GREENE AVE	A	
2118	45	9 GREENE AVE	A	
2118	46	7 GREENE AVE B1	A	
2118	47	3-5 GREENE AVE	A	
2118	48	1 GREENE AVE	A	