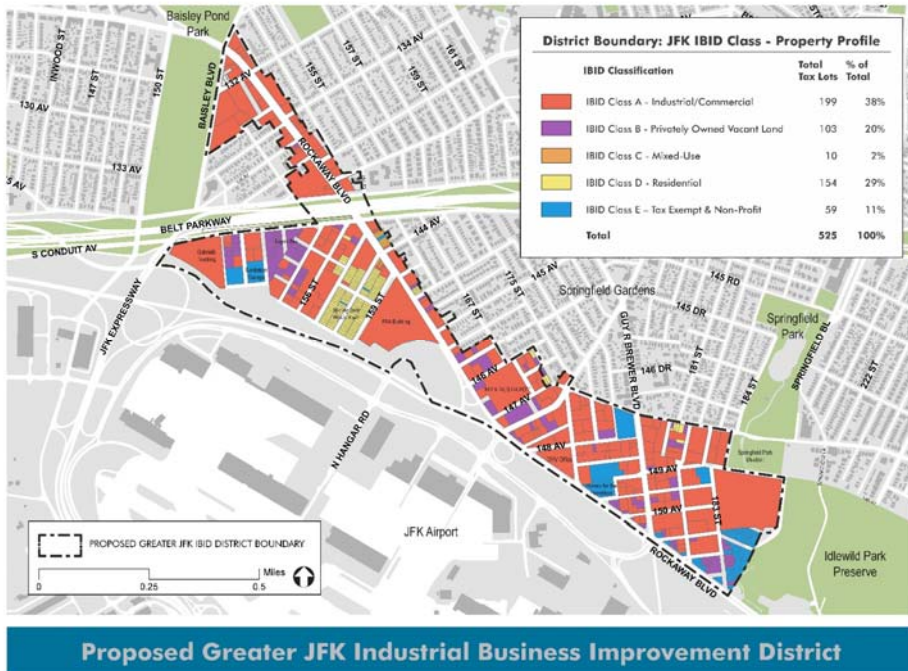


PROPOSED GREATER JFK BUSINESS IMPORVEMENT DISTRICT QUICK FACTS

This document provides an overview of the effort to create a BID in the off-airport cargo community adjacent to JFK airport in the Springfield Gardens section of southeast Queens. A business improvement district (BID) is a public/private partnership designed to support the maintenance, development and promotion of proposed district. The “JFK Air Cargo Study” prepared by the Port Authority of NY/NJ & NYCEDC and the JFK IBID Planning Committee’s outreach clearly shows the need for dedicated, specific services and improvements to supplement basic government services within the proposed off-airport BID area. Moreover, the synergy of the on- and off- airport cargo operations demand special attention and effective coordination to ensure and a viable future. For more information, visit www.JFKIBID.org.



Planning Committee

The Planning Committee is led by three Co-Chairs (commercial property owner, commercial tenant, resident property owner) totals about 24 private sector members serving along side several community, civic, and industry associations as well as government representatives.

District Boundaries and Profile

The JFK off-airport cargo community is home to over 600 businesses providing logistical support to the tons of goods that

flow through JFK airport and major ports of call. Accessed from Rockaway Boulevard, the BID area is a complex assembly of private properties containing customs brokers, freight forwarders, messenger and logistical services, trucking and maintenance companies and many others that employ almost 8,000 workers and occupy approximately 4.1 million square feet in a broad range of industrial and commercial buildings.

The air |ocean cargo related businesses exist alongside other light industrial and retail uses, hotels (622 rooms in BID area only; 2,356 rooms nearby area), community service and government facilities as well as 154 single family homes. Without question, the JFK IBID area’s 526 properties represent a distinct, unique New York City neighborhood.

The proposed Greater JFK BID is situated within Queens Community Boards 12 & 13, NYC Council Districts # 28 and # 31, NYS Assembly # 31 and # 32, NYS Senate # 10 US Congressional Queens #5; NYPD Precincts 105th & 113th and NYFD Engine 311/Ladder158.

Facts of Proposed District

Total properties: 526 taxlots
Commercial (Buildings) properties: 199 taxlots
Privately-Held Vacant Land: 104 taxlots
Mixed-Use (Residential & Retail): 10 taxlots
Residential properties (Single Family Homes): 154 taxlots
Government / Non-profit owned properties: 59 taxlots
Commercial tenants: 800+-
Hotel rooms: (622 rooms in BID area only; 2,356 rooms nearby area)

Services and Improvements

District Marketing, Networking & Labor Force Development: Establish a Positive District Identity; Active Informative Web Site – One Stop Resource; Access Industry Networking, Clients & Funding Sources; Annual Market Data Reports to Support Tenant Outreach and Highlight Hotel and Other Specialized Industries; Match-up Labor Force with Area Businesses.

Public Safety & Security: Coordinate with NYPD to Prioritize District Needs, Use of Security Cameras/ Private Security/NYPD Paid Detail; Increase district lighting.

Sanitation/Snow Removal & Maintenance Services: Coordinate with NYC Department of Sanitation to Prioritize District Needs; Supplemental Sanitation/snow Removal Services by Third Party Contractor as Needed; Target Illegal Dumping.

Technical Services & Planning Studies for Project Development: District-wide Traffic/Transportation/Parking, Streetscape & Building Improvements, Site-specific Development Plans; Environmental Issues.

Advocacy & Administration BID Organization: Board of Directors, Executive Director & PT Staff (as needed); liaison to city agencies, community board, district members & other community & industry groups; advocate for improved, effective gov't services.

First Year Budget

District Marketing, Networking & Labor Force Development	\$ 130,000
Public Safety & Security	\$ 100,000
Sanitation & Maintenance Services	\$ 50,000
Technical Services & Planning Studies for Project Development	\$ 70,000
Advocacy and Administration	<u>\$ 150,000</u>
TOTAL BUDGET	\$ 500,000

Assessment Formula

The proposed \$500,000 annual budget is primarily supported by the industrial and commercial property owners (estimated average at \$0.10 per square foot), while residential property owners are assigned a symbolic \$1 per year. Non-profit and publicly-owned properties are exempt from the BID assessment. Of the total 526 properties, 313 taxlots generate the annual budget.

The annual BID assessment assigned to each non-residential property within the district is based on **Property Classification, Assessed Value** and **Square Footage**. The square footage and assessed value rates are calculated annually based on district property profile.

BID Class	Property Description	Basis
Class A—Wholly Commercial/Industrial Use	Commercial or Industrial Building Only	100% Base Rate
Class B—Vacant Land	Privately owned Vacant Land (Income and Non-Income Producing); Includes Parking Lots	95% of Class A Rate
Class C—Mixed-Use	Commercial and Residential Building	50% of Class A Rate
Class D—Wholly Residential Use	Residential Buildings Only	\$1.00 per Year
Class E—Exempt & Non-Profit	Exempt (Govt, Utilities & Religious Institutions, etc.) & Non-Profit Owned & Occupied	Exempt

Annual BID Assessment for Individual Property = (Square Footage for BID Class multiplied by Square Footage Rate) + (Total Assessed Value for BID Class multiplied by Assessed Value Rate)
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Summary of Planning Phase

A Planning Committee was created formed in October 2012. The BID planning process and building a consensus for support for the District Plan was demonstrated in Fall/Winter 2015. The legislative approval process is expected to occupy 2016 with the BID signed into law and operation by 2017.

Summary of Outreach Efforts

Broad range of outreach efforts included regular mailings, on-site interviews and surveys, community-wide surveys, flyers and postcard handouts in the field, attendance at professional association events, and numerous calls and emails.

Summary of Support among Commercial Properties (based on 313 properties supporting budget)

42% of total commercial properties in the district support the formation of the BID.

52% of total commercial AV in the district support the formation of the BID.

- Residential owner support represented by SpringJam Block Association
- Statement of Support by NYC Councilmember Donovan Richards
- Statement of Support by NYS Senator James Sanders, Jr.