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PUBLIC HEARING NOTICE

CITY COUNCIL

BOSTON, MASSACHUSETTS

In accordance with the Massachusetts General Laws Chapter 40 O, § 4, notice is hereby given that the Boston City Council's Committee on Planning, Development and Transportation will hold a PUBLIC HEARING on a petition to establish a Business Improvement District (BID) in the City of Boston. This Public Hearing will take place on **Monday, November 8, 2021 at 10:00AM**. This hearing will take place virtually via Zoom Meeting, which can be accessed via this link:

<https://us02web.zoom.us/j/82658004464?pwd=Y3NrazNqVW9sQk9TaXh1VS81VGE1Zz09>

The Zoom Meeting can also be accessed by visiting zoom.us and entering the following:

Meeting ID number: 826 5800 4464

Passcode: 747894

Call-in number: US: +1 312 626 6799 or +1 646 876 9923

- Name of BID:** **NEWMARKET BUSINESS IMPROVEMENT DISTRICT**
- Petitioners:** The owners of more than fifty-one (51%) percent of the assessed valuation of all real property in the proposed District and more than sixty (60%) percent of all eligible property owners within the proposed District.
- District:** The boundaries of the proposed District are described in Exhibit A to this notice and the attached map.
- Eligible Property Owners:** All private and public property owners within the District boundaries.
- District Fee Structure:** The annual fee schedule for members of the NBID is:
- a. for taxable properties, the BID assessment shall be an amount equal to:
 - (i) .005 on the first \$5,000,000 or less of assessed property value.
 - (ii) .004 on the assessed property value greater than \$5 million up to and including \$10 million.
 - (iii) .003 on the assessed property value greater than \$10 million up to and including \$25 million.

- (iv) .0008 on the assessed property value greater than \$25 million up to and including \$200 million
 - (v) .0002 on the assessed property value greater than \$200 million up to and including \$500 million (on-site improvements and community benefits allowable as in-kind activity.)
- b. for all properties exempt from taxation pursuant to Chapter 59 of the Massachusetts General Laws, and whose total property assessment is less than or equal to \$200 million, the BID assessment fee shall be an amount equal to:
- (i) .0005 on the first \$1,000,000 or less of assessed property value
 - (ii) .00125 on the assessed property value greater than \$1 million up to and including \$50 million.
 - (iii) .0005 on the assessed property value greater than \$50 million up to and including \$100 million.
 - (iv) .0009 on the assessed property value greater than \$100 million up to and including \$200 million
- c. for all properties exempt from taxation pursuant to Chapter 59 of the Massachusetts General Laws, and whose total property assessment is greater than \$200 million, the assessment fee shall be as detailed in negotiated participation agreements between the BID Corporation and the owner of each such participating property.
- d. for all residential, non-owner occupied, taxable properties, the BID assessment shall be an amount equal to
- (i) .001 on the first \$25,000,000 or less of assessed property value.
 - (ii) .0007 on the assessed property value greater than \$25 million
- and up to and including \$200 million

All parcels within the BID boundaries will be included and counted in the establishment of the BID, however residential land parcels, owner-occupied residential condominium parcels and owner-occupied residential 1-3 family parcels will be exempt from the assessment fees.

Benefits and Service:

Over the past 30 years, Business Improvement Districts have been a proven tool in over 1,200 large and small communities across North

America. BIDs exist in almost every one of the top 50 largest cities in the United States, including New York, Los Angeles, Chicago, Houston, Philadelphia, Atlanta, San Francisco, Seattle, and Washington, DC, Minneapolis and Boston. BIDS exist in many foreign countries as well. Through self-imposed fees for services, property owners have aided in the renewal of their business areas by cooperatively pooling resources to provide a wide range of supplemental services and programs not provided in the communities' basic public services. The Newmarket Business Improvement District services and programs will include:

- Cleaner Streets, Sidewalks, and Public Areas
- Facilitation of meaningful change in the opioid and homelessness crisis
- better access to public transportation
- Increased area-wide safety and security
- Enhanced beautification and maintenance
- Advocacy for a better quality of life in the area
- Marketing and public relations
- Physical Infrastructure improvements
- Advocacy for business development and growth
- Enhancements to parking and traffic flow
- Place Making
- networking events & events to connect local stakeholders to resources; assist business, residents, and property owners with permitting, development and misc. business issues.
- Arts/Culture

The Newmarket BID will establish a private-sector-directed nonprofit corporation to provide programs and services that supplement the basic services provided by the City of Boston. The Newmarket BID will be a partnership with the City, residents, other public property owners, private property owners, institutions and non-profit organizations with the goal of creating a better quality of life for all living and working in the area and creating a vibrant, attractive and sustainable business district through cooperation than any owner could accomplish individually.

Participation:

In accordance with Massachusetts General Laws Chapter 40 O, §4, all property owners will participate in the Newmarket BID upon its formation unless exempt in the fee structure.

Information:

Additional information regarding the Newmarket Business Improvement District may be obtained from Sue Sullivan, Newmarket Business Association, 617-233-7565; suesullivan@newmarketboston.org

Exhibit A

Description of the Proposed Newmarket Business Improvement District

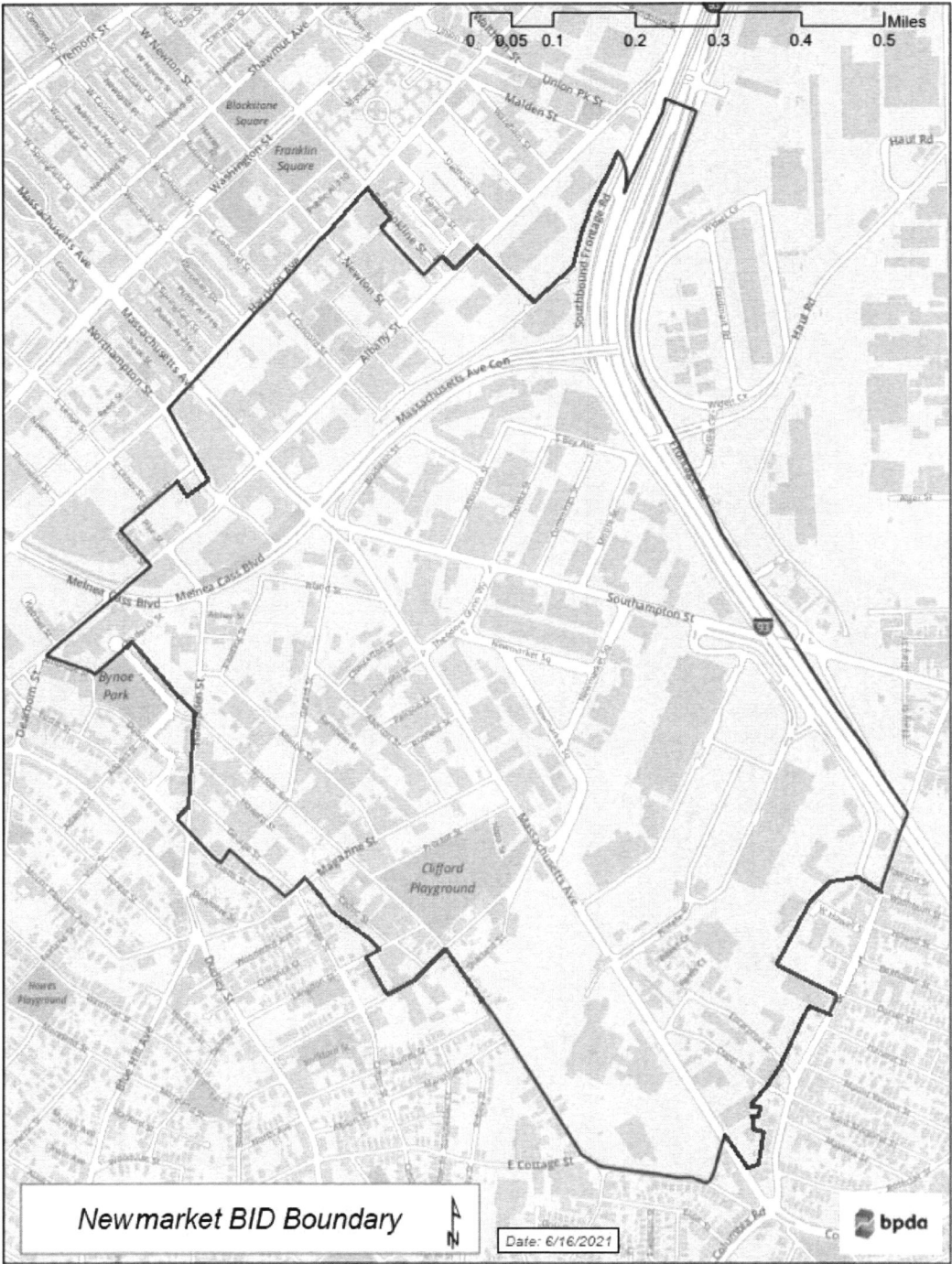
The proposed Newmarket Business Improvement District (the BID district) is hereby defined as the area of real property and improvements thereon located in the city of Boston, MA bounded substantially as follows:

Beginning at the intersection of Ambrose Street and Albany Street, then running Northeast on Albany Street to Pike Street, turning northwest along Pike Street to Fellows Street and then running northeast along Fellows Street to the boundary of 10 Northampton Street then turning right to travel Southeasterly and then northeasterly around that parcel to Northampton Street, then running northwest on Northampton Street to the intersection with Harrison Avenue then running northeast on Harrison Avenue to East Brookline Street following southeast on E. Brookline Street to the property boundary of 73-79 E. Brookline Street then turning southwest and running southwest to the boundary of 74 E. Newton Street then turning southeast and running along boundary of Parcel #0801272001 to East Brookline Street, crossing E. Brookline and running northeast along the northwest boundary of 609-613 Albany Street then crossing Albany Street and running along the northwest boundary of 600 Albany Street to the boundary of 540 Albany Street and running along the southwest then the southeast boundaries of 540 Albany Street, 500 Albany Street, and Parcel #0801052000 to the boundary of Parcel #0801048020 and turning southeast, then northeast, then southeast, then southerly, following along the boundary of Parcel #0801030000 then continuing along the northeast boundary of Parcel #0700073000 to Southampton Street moving easterly on Southampton Street to the eastern boundary of Parcel #0703430000 following this boundary southeast to Boston Street then heading southerly on Boston Street to the southern boundary of parcel 0703434000 and turning northwest along this boundary to the intersection of Boston Street and Jan Karski Way turning Southwesterly on Jan Karski Way and following it to the border of parcel 0703461000 then turning southeast along the boundary of parcel 073461000 and 0703461001 until it intersects with Boston Street the turning southwestly onto Boston Street following the boundaries of parcels 0703461001 and 0703462000 then running northwestly along the border of parcel 0703462000 to intersection with parcel 0703461000 then running southwestly along that boundary and the boundary of parcel 0703467000 to the intersection of Enterprise Street then heading southeasterly on Enterprise Street to the border of parcel 0703529000 then turning southwest and travelling southwestly to Clapp Street, crossing Clapp Street and continuing to head southwestly and then easterly along the border of parcel 073551000 to the border of parcel 070357600 then turning Easterly to Sexton Court and turning southerly onto Sexton Court and running southerly then westerly along the boundary of parcel 0703357000 until it intersects with the boundary of 1252 Massachusetts Avenue. From there it runs south, east, and west until it intersects with the property line of 1272 Massachusetts Avenue then turns South, East and West along the perimeter of 1272 Massachusetts Avenue, until it reaches Massachusetts Avenue, then crossing Massachusetts Avenue and running along the southeast border of 1165 Massachusetts Avenue to E. Cottage Street turning west onto E. Cottage Street and running westerly on E. Cottage Street to the

intersection of E. Cottage Street and Norfolk Avenue turning northwest along Norfolk Avenue to the intersection of Norfolk Avenue and Shirley Street, then turning southwest and following Shirley Street to the property line of 76 Shirley Street and heading northwesterly along the northeastern borders of 76 Shirley Street and 47 Langdon Street to Langdon Street, then turning northeast and following Langdon Street to the property line of Parcel #0800550000, then turning west and running northwesterly along the southwest borders of Parcel #0800550000, Parcel #0800549000, 35 Cedric Street, Parcel #080054700 and Parcel #0800541000 to the southeasterly boundary of 51 Magazine Street turning southwesterly and running along the eastern and southeastern boundaries of that parcel to Magazine Street then turning southwesterly along Magazine Street until it reaches the southwestern edge of 36 Magazine Street and turns northwest and follows the southwestern borders of 36 Magazine Street, Parcel #0800758000, 71 George Street, Parcel #0800755000, Parcel #0800754000, 61-63 George Street, 0800752000, 39 George Street and 31 George Street to the property line of Parcel #0800774000 then running southwest following border of Parcel #0800774000 to Eustis Street then turning northwest onto Eustis Street and following northwesterly on Eustis to the southeast border of 157 Hampden Street then following that border northeasterly to Hampden Street and running northerly along Hampden Street until it reaches the border of Parcel #0802181000 then turning northwesterly along the northeast border of 21-63 Keegan Street and following that border to the Southeast border of 906 Albany Street following this border southwest and then northwest onto Ambrose Street to the point of beginning.

Any tax parcel wholly or partially within the boundaries described shall be deemed to be located within the above-described BID district. Except as otherwise indicated, where the boundary line is described herein (or indicated on the Site Map, as defined) as following a street or highway, such boundary shall be construed as following the center of such a street or highway.

The attached site map of the proposed BID District (the "Site Map") is a visual depiction of the foregoing; therefore, the above description and limitations shall be deemed to be, and hereby are made, controlling as to the boundaries of the proposed BID District.



Newmarket BID Boundary

Date: 6/16/2021

