

## Greenway BID Highlights

### DEFINING A BUSINESS IMPROVEMENT DISTRICT (BID)

A BID is a district in which property owners vote to finance supplemental services or enhancements for the benefit of the public. Properties that meet certain criteria within the BID boundaries pay a special assessment as part of their property taxes to support improvements. A BID creates a stable local management structure in support of either the revitalization or long-term maintenance of the BID area.

### GREENWAY BID LEADERSHIP

The Greenway is a vibrant and thriving space that welcomes visitors from neighborhoods throughout Boston and beyond. The Greenway Conservancy, governed by a board of local community and civic representatives, leads all park services and programming and will continue to do so -- in the same spirit of accessibility and inclusivity -- with the BID in place.

The BID will be governed by a board of directors made up of property owners within the BID district. The BID staff member and board will ensure the BID operates in accordance with the BID Management Plan and the Greenway Services Agreement, and will develop principles to guide enhancement projects in collaboration with the Greenway Conservancy. The Greenway Conservancy will continue to manage Greenway programming, services, and maintenance.

### CREATING A BID IN MASSACHUSETTS

The BID process is governed by Massachusetts General Law. In accordance with Chapter 400, establishing a BID in Boston requires approval from the Boston City Council. The BID requires the following:

1. 60% of property owners within the proposed BID area must sign a letter of support of the proposal.
2. The assessed value of the property owned by these supporters must be at least 51% of the total assessed value of the BID district.

If both these legal criteria are met, the BID petition can be sent to the City Council for consideration.

**82% of property owners have endorsed the Greenway BID effort, representing 89% of the total asset value – putting the Greenway BID well above both legal thresholds of support.**

### OTHER BIDS IN MASSACHUSETTS AND AROUND THE COUNTRY

The Greenway BID is the 7<sup>th</sup> BID in Massachusetts. Boston previously had one operating BID – the Downtown Crossing BID. The other BID are located in Amherst, Springfield, Hyannis, Taunton, and Hudson. More than 1,000 communities across the United States (including NYC and San Francisco) have found BIDs to be a sustainable, productive method for raising and dispersing additional funding to improve the public realm.

### GREENWAY BID ANTICIPATED REVENUE

The Greenway BID is designed to generate **\$1.5 Million each year** to support the maintenance, horticulture costs, and future enhancements of the Greenway.

## GREENWAY BID DISTRICT BOUNDARIES

There are 61 owners representing 50 buildings in the Greenway BID. A Better City used the following criteria for drawing the Greenway BID district boundary:

- Properties must be directly abutting the Greenway.
- Properties must be greater than \$10 million in assessed value.
- Residential properties owned by the tenant (condos) are excluded.

Properties planned for future development, particularly on parcels of land made available as a result of the Central Artery Tunnel Project, are included inside the BID boundary. This ensures that these properties will contribute to the BID once they are become valued above \$10 million.

## GREENWAY BID ASSESSMENTS FORMULA & COLLECTION PROCESS

The BID assessment applies to all taxable properties valued at more than \$10 Million. Tax-exempt entities (including not-for-profits) and property valued below \$10 Million are exempt from BID assessments.

The BID assessment is 37 cents per \$1,000 of assessed valuation up to \$200 million, plus 11 cents per \$1,000 of assessed valuation over \$200 million. Residential rental properties are assessed at half this amount, mirroring the City's differential between commercial and residential property tax rates.

BID assessments would be a part of the City of Boston property tax bill to properties located inside the Greenway district.

## UTILIZING THE GREENWAY BID ASSESSMENTS

In the first year of the BID, \$1.5 Million would be spent on maintenance and horticulture costs of the Greenway. This money will be managed by the Greenway Conservancy.

In the second year and all future years of the BID, **\$1 Million would go to maintenance and horticulture, and then the remaining \$500K is planned for enhancements to the Greenway.** These enhancement funds could be used for infrastructure projects, area modernization efforts, and other public realm improvements, developed in collaboration with the Conservancy.

An additional amount of funds would be generated to cover the legal and administrative costs of the BID. The details of this funding are described in the BID Improvement Plan that is part of the submission to City Council.

## GREENWAY BID TIMELINE

The Greenway BID would operate for 5 years, which is the maximum time allowed by state law. Before the five years expire (in 2023), property owners in the BID district can vote to renew the BID an additional five years.