

December 1, 2010

Hon. Robert W. Walsh
Commissioner
NYC Department of Small Business Services
110 William Street, 7th Floor
New York, NY 10038

RE: NoHo NY BID Expansion

Dear Commissioner Walsh:

We the undersigned have recently met and have decided to write to express our concerns regarding the proposed expansion of the NoHo NY BID. We are, for the most part, owners or operators of significant properties within the proposed expansion area. Many of us are the original developers of our properties who remain in effective control of the condominium association. Some of us own buildings within the current BID boundaries and many of us own properties in other BIDs. ALL of us are respectfully opposed to any further expansion of this BID. We believe that to date there has not been sufficient communication with us regarding the rationale for an expansion that includes our properties. We are concerned that an expansion against our will, will leave stakeholders in the expansion area in a situation of “taxation without representation.”

We as members of the greater NYC business community are not opposed conceptually to BIDs in general, and the City is to be applauded for its support of them. But this particular BID has failed to articulate any purpose to be served except territorial expansion. We feel that the more successful BIDs represent not just blocks and lots, but communities of shared values for which to guide BID, a sense that for the most part what is good for one block or constituency of the BID is good for all. We are not feeling that sense in NoHo.

It is clear to us that the current mission and practices of the NoHo NY BID, with its emphasis on street fairs and promotions, may be working just fine for the Broadway-area businesses, but they are not geared toward this largely residential and loft neighborhood, east of Broadway or Lafayette, with many remaining light industrial uses. As such the BID does not benefit the merchants and businesses residing in our buildings. The current BID has not sufficiently demonstrated that it understands the idiosyncrasies of the industrial legacy of our landscape (we are after all still zoned manufacturing), with its obvious differences with traditionally developed commercial areas. It is not even clear to us that these differences could be satisfactorily resolved by a single organization.

While we are also firmly opposed to the imposition of an additional \$.20/sq foot assessment by the City for furthering the BID'S endeavors, we are not opposed to directing our buildings' resources to the general well-being of the community. We are actively planning to pool our resources not only to oppose the BID expansion but also to voluntarily assess ourselves as an alternate method for providing the type of local services in a manner responsive and accountable to our unique community.

As another measure to assure adequate representation regarding expansion of the BID boundaries, we have asked Zella Jones, founder of NoHoManhattan.org, to serve as our representative for all future meetings with elected officials and community leaders. Zella has worked tirelessly on all of the major land use decisions that have shaped this neighborhood. Her work regarding striking a reasonable balance between liquor license applicants and NoHo residents has become a model City-wide. Accordingly, we ask that she be invited to all meetings regarding this expansion effort to listen and to speak on our behalf. Her absence from any such meetings will be, as far as we are concerned, considered tantamount to a willful decision to exclude us.

Thank you for your time and consideration and for all you do to improve the business climate in New York City.

Sincerely,

Signing pages three and four, attached

NoHo/Bowery Stakeholders Committee
c/o NoHoManhattan.org

cc: Hon. Scott Stringer, Manhattan Borough President
Hon. Margaret Chin, NYC Council District 1
Hon. Jo Hamilton, Board Chair, CB 2 Manhattan
Hon. Dominic Pisciotta, Board Chair, CB 3 Manhattan
Harriet Fields, Exec Dir, NoHo NY BID
Shelly Friedman, Esq.

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NoHo NY BID Expansion Opposition -11/20/2010

The Undersigned:

Carol Conway, President Date: 12.02.10
Carol Conway, President
35-39 Bond St. Co-Op
Block: 529, Lot: 27
Gross Floor Area: 43,020 sf

Peter Guthrie Date: 12.2.10
Peter Guthrie - DDG Partners
41-43 Bond St., DDG Partners
Block: 529, Lot: 30
Gross Floor Area: 29,405 sf

James Stehli Date: 11/22/10
James Stehli - President
25 Bond St. Co-Op
Block: 529, Lot: 7508
Gross Floor Area: 69,071 sf


Adam Gordon Date: 11/23/10
Adam Gordon, Adam Gordon Holdings
54 Bond St.
Block: 530, Lot: 41
Gross Floor Area: 16,193 sf

Don Capoccia Date: 11/24/10
Don Capoccia
48 Bondhaus Corp
Block: 530, Lot: 44
Gross Floor Area: 45,000 sf

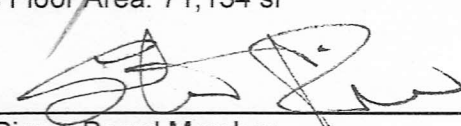
Rob Houtenbos Date: 12-1-10
Rob Houtenbos, President
27/29 Great Jones St. Condominiums
Block: 530, Lot: 7502
Gross Floor Area: 31,454 sf

Don Capoccia Date: 11/24/10
Don Capoccia
47 Great Jones Condominium Assoc
Block: 530, Lot: 7503
Gross Floor Area: 15,483 sf

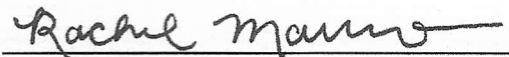
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Ian Schragger – 40 Bond Condominium
Block: 530, Lot: 7505
Gross Floor Area: 71,134 sf

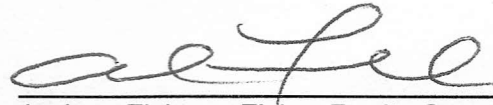
Date: 12/2/10


Stan Ries – Board Member
48 Tenants Corp.
Block: 531, Lot: 45
Gross Floor Area: 36,389 sf

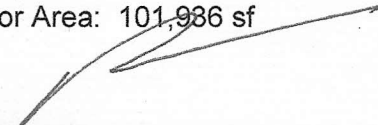
Date: 11/30/2010


Rachel Mauro – 40 Great Jones St. Co-Op Corp
Block: 531, Lot: 51
Gross Floor Area: 13,276 sf

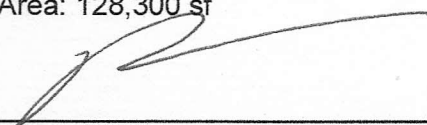
Date: 11/20/2010


Andrew Fisher – Fisher Realty Corp., De Vinne Press Building
Block: 544; Lot 1
Gross Floor Area: 101,986 sf

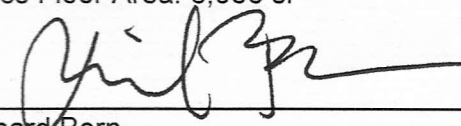
Date: 11/23/2010


Peter Fine – Managing Member
To Better Days, LLC
Block: 544, Lot: 65
Gross Floor Area: 128,300 sf

Date: 11/29/2010


Peter Fine – Managing Member
To Better Days, LLC
Block: 544, Lot: 67
Gross Floor Area: 6,956 sf

Date: 11/29/2010


Richard Born –
BD Hotels/The Bowery Hotel
Block: 458, Lot: 6
Gross Floor Area: 90,411 sf

Date: 11/30/2010

cc: Hon. Scott Stringer, Manhattan Borough President
Hon. Margaret Chin, NYC Council District 1
Hon. Jo Hamilton, Board Chair, CB 2 Manhattan
Hon. Dominic Pisciotta, Board Chair, CB 3 Manhattan
Harriet Fields, Exec Dir, NoHo NY BID
Shelly Friedman, Esq.