



February 23, 2018

Maureen Feeney  
City Clerk for the City of Boston  
1 City Hall Square  
Room 601  
Boston, MA 02201-2014

Dear City Clerk Feeney:

Pursuant to Chapter 400 of the Massachusetts General Laws, please find attached a petition of the property owners within the proposed business improvement district (as shown in the enclosed site map) to organize the Greenway Business Improvement District (BID). As required, included in this package are:

1. The signatures of the owners of 89 percent of the assessed valuation of all real property within the proposed BID and 82 percent of the real property owners within the proposed BID, exceeding the statutory thresholds of 51 percent and 60 percent respectively. These are preceded by an annotated map of the District, a listing of the properties and a detailed by parcel key showing the Owners of Record.
2. A description of and a site map delineating the boundaries of the proposed BID
3. The proposed improvement plan (the "Plan") which sets forth the supplemental services and programs, revitalization strategy, update mechanism, and budget and fee structures
4. The identity and location of the management entity designated to implement and oversee the ongoing improvement plan (Plan Section II)
5. The criteria for waiving the fee for any property owner within the BID who can provide evidence that the imposition of such fee would create a significant financial hardship (Plan Section VII)

Also included in this transmittal is a package prepared for the City Council providing additional information on the BID.

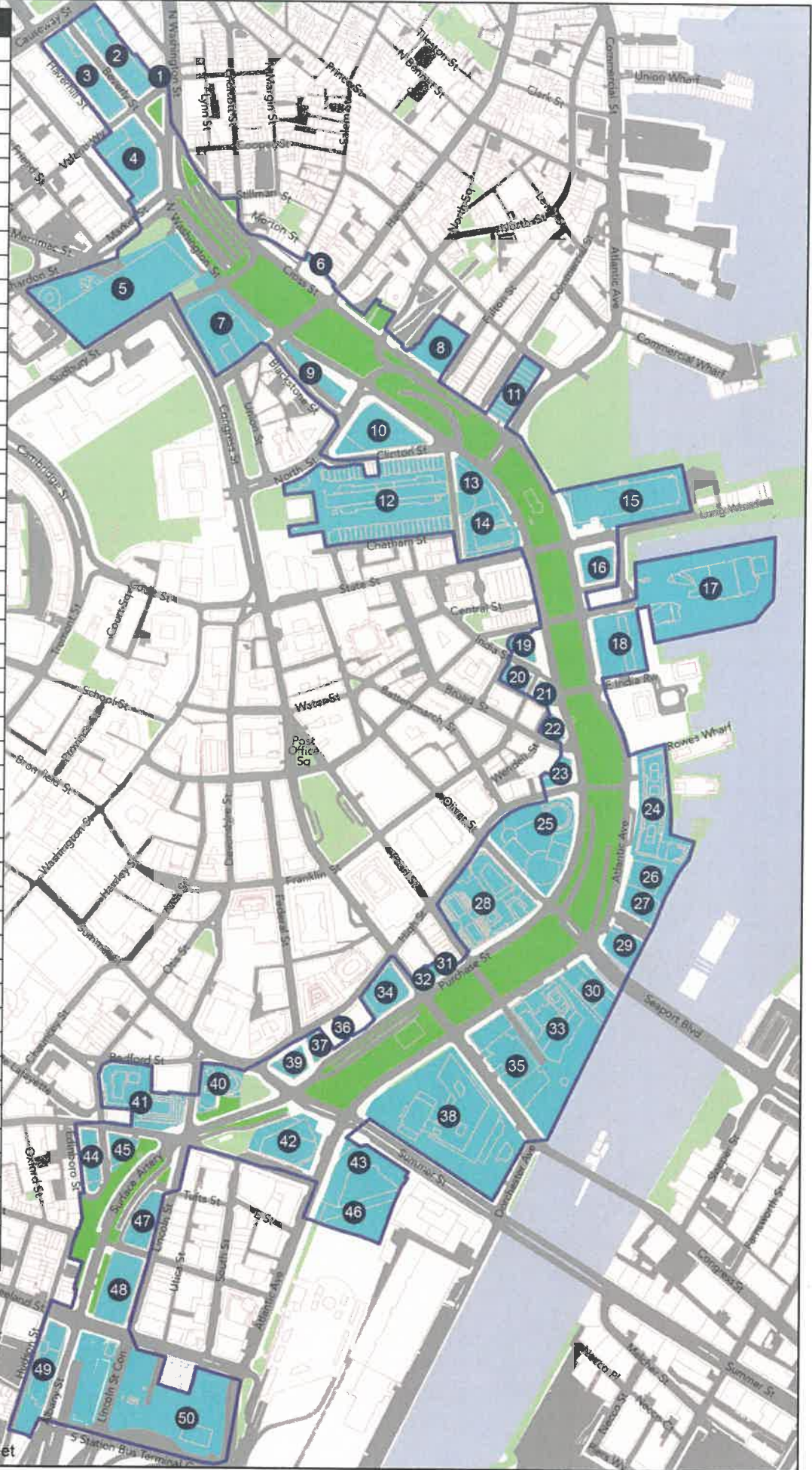
We look forward to working with you on this important initiative.

Sincerely,

Richard A. Dimino  
CEO and President  
A Better City

# GREENWAY BUSINESS IMPROVEMENT DISTRICT

No.	Property Name
1	88 North Washington Street
2	The Beverly
3	The Victor
4	One Canal
5	Government Center Garage
6	Greenway Park Retail
7	Haymarket Garage
8	Fulton Street parking lot
9	Haymarket Hotel
10	Dock Square Garage
11	Mercantile Wharf
12	Faneuil Hall Marketplace
13	Marketplace Center - Retail
14	Marketplace Center - Office
15	Marriott Long Wharf Hotel
16	255 State Street
17	New England Aquarium
18	Harbor Garage
19	The Grain Exchange
20	19 - 21 Custom House Street
21	55 India Street
22	Boulevard on the Greenway
23	200 High Street
24	Rowes Wharf
25	International Place
26	400 Atlantic Avenue
27	US Coast Guard
28	125 High Street
29	Hook Lobster
30	Independence Wharf
31	169 - 175 Purchase Street
32	Peabody Office Furniture
33	InterContinental Hotel & Garage
34	99 High Street
35	Atlantic Wharf
36	51 - 53 High Street
37	265 Purchase Street
38	Federal Reserve Bank of Boston
39	Boston Fiduciary Trust Building
40	125 Summer Street
41	State Street Bank Building
42	One Financial Center
43	South Station
44	2+24 Edinboro Street
45	The Radian
46	South Station Air Rights
47	125 Lincoln Street
48	179 Lincoln Street
49	One Greenway
50	185 Kneeland Street / SouthGate Development



## GREENWAY BID ENDORSERS

No.	Property Name		Status
1	88 North Washington Street	(future development)	Endorsing BID
2	The Beverly		Endorsing BID
3	The Victor		
4	One Canal		Endorsing BID
5	Government Center Garage		Endorsing BID
6	Greenway Park Retail	(future development)	Endorsing BID
7	Haymarket Garage		Endorsing BID
8	Fulton Street parking lot		Endorsing BID
9	Haymarket Hotel	(future development)	Endorsing BID
10	Dock Square Garage		Endorsing BID
11	Mercantile Wharf		
12	Faneuil Hall Marketplace		Endorsing BID
13	Marketplace Center - Retail		Endorsing BID
14	Marketplace Center - Office		Endorsing BID
15	Marriott Long Wharf Hotel		Endorsing BID
16	255 State Street		Endorsing BID
17	New England Aquarium		Endorsing BID
18	Harbor Garage		Endorsing BID
19	The Grain Exchange		Endorsing BID
20	19 - 21 Custom House Street		
21	55 India Street	(future development)	Endorsing BID
22	Boulevard on the Greenway	(future development)	Endorsing BID
23	200 High Street		Endorsing BID
24	Rowes Wharf		
25	International Place		Endorsing BID
26	400 Atlantic Avenue		Endorsing BID
27	US Coast Guard		Endorsing BID
28	125 High Street		Endorsing BID
29	Hook Lobster	(future development)	
30	Independence Wharf		
31	169 -175 Purchase Street		Endorsing BID
32	Peabody Office Furniture		Endorsing BID
33	InterContinental Hotel & Garage		Endorsing BID
34	99 High Street		Endorsing BID
35	Atlantic Wharf		Endorsing BID
36	51 - 53 High Street	(future development)	
37	265 Purchase Street		
38	Federal Reserve Bank of Boston		Endorsing BID
39	Boston Fiduciary Trust Building		Endorsing BID
40	125 Summer Street		Endorsing BID
41	State Street Bank Building		Endorsing BID
42	One Financial Center		Endorsing BID
43	South Station		Endorsing BID
44	2+24 Edinboro Street		Endorsing BID
45	The Radian		Endorsing BID
46	South Station Air Rights	(future development)	Endorsing BID
47	125 Lincoln Street		Endorsing BID
48	179 Lincoln Street		Endorsing BID
49	One Greenway		
50	185 Kneeland Street / SouthGate Development/City and Commonwealth Properties	(future development)	Endorsing BID

## GREENWAY BID OWNERS OF RECORD

# on Map	Property Name	Assessment Owner/Mailing Address	Owner Count	Parcel #	FY18 Assessed Value
1	88 North Washington Street	LIMAC REALTY LLC 4 AVON STREET WAKEFIELD, MA 01880	1	0301522000	210,500
2	The Beverly (Parcel 1B)	BEVERLY STREET ACQUISITION GARAGE OWNER LP 177 MILK STREET BOSTON,MA 02109	1	0301523030	128,000
2	The Beverly (Parcel 1B)	BEVERLY STREET ACQUISITION GARAGE ONE OWNER LP 177 MILK STREET BOSTON,MA 02109	1	0301523035	344,500
2	The Beverly (Parcel 1B)	BEVERLY STREET ACQUISITION LLC (LESSEE) 177 MILK STREET BOSTON,MA 02109	1	0301523001	1,475,900
2	The Beverly (Parcel 1B)	BEVERLY STREET ACQUISITION HOTEL OWNER LP 177 MILK STREET BOSTON,MA 02109	1	0301523005	4,375,500
2	The Beverly (Parcel 1B)	BEVERLY STREET ACQUISITION RETAIL ONE OWNER LP 177 MILK STREET BOSTON,MA 02109	1	0301523008	113,500
2	The Beverly (Parcel 1B)	BEVERLY STREET ACQUISITION RETAIL TWO OWNER LP 177 MILK STREET BOSTON,MA 02109	1	0301523015	1,702,500
2	The Beverly (Parcel 1B)	BEVERLY STREET ACQUISITION RESIDENTIAL ONE OWNER LP 177 MILK STREET BOSTON,MA 02109	1	0301523018	3,325,500
2	The Beverly (Parcel 1B)	BEVERLY STREET ACQUISITION RESIDENTIAL TWO OWNER LP 177 MILK STREET BOSTON,MA 02109	1	0301523025	48,500
3	The Victor	IMP VICTOR LLC, LESSEE 125 HIGH STREET, 27TH FLOOR BOSTON, MA 02110	1	0301536000	130,034,500
4	One Canal	AIMCO ONE CANAL STREET LLC 13155 NOWEL ROAD #100, LB73 DALLAS, TX 75240	1	0301560010	160,148,000
5	Government Center Garage	BULFINCH CONGRESS HOLDINGS LLC ONE CONGRESS STREET BOSTON, MA 02104	1	0302700000	171,632,500
6	Greenway Park Retail (60-70 Cross Street)	CHARTER CROSS STREET LLC 75 HOLLY HILL LA SUITE 305 GREENWICH, CT 06830	1	0302396000 0302397000	2,571,000 1,431,000

## GREENWAY BID OWNERS OF RECORD

# on Map	Property Name	Assessment Owner/Mailing Address	Owner Count	Parcel #	FY18 Assessed Value
7	Boston Public Market	BOSTON PUBLIC MARKET ASSOCIATION INC	1	0302573002	4,477,500
		12 MARSHALL STREET		0302573001	3,358,000
		BOSTON, MA 02108			
7	Haymarket Garage	MASSACHUSETTS TURNPIKE AUTHORITY	1	0302573000	60,505,000
		136 BLACKSTONE STREET			
		BOSTON, MA 02109 <i>(included in #50 MassDOT Green Sheets)</i>			
8	Fulton Street parking lot	BOSTON REDEVELOPMENT AUTHORITY	1	0303466000	2,884,300
		CROSS STREET		0304233000	797,200
		BOSTON, MA 02109		0303792000	9,014,800
8	Fulton Street parking lot	BOSTON REDEVELOPMENT AUTHORITY		0303465100	2,323,800
		FULTON STREET			
		BOSTON, MA 02113			
9	Haymarket Hotel	MASSACHUSETTS TURNPIKE AUTHORITY		0303324000	9,469,100
		BLACKSTONE STREET			
		BOSTON, MA 02109 <i>(included in #50 MassDOT Green Sheets)</i>			
10	Dock Sq Garage	FPG DS OWNER ONE, LLC	1	0303409000	63,462,500
		45 MAIN STREET SUITE 800			
		BROOKLYN, NY 11201			
		FPG DS OWNER TWO, LLC			
		45 MAIN STREET SUITE 800			
		BROOKLYN, NY 11201			
11	Mercantile Wharf	MERCANTILE WHARF ASSOCIATES LP	1	0303636000	22,330,000
		536 GRANITE STREET			
		BRAINTREE, MA 02184			
12	Faneuil Hall Marketplace	ASHKENAZY ACQUISITION CORP	1	0303670000	168,619,500
		433 FIFTH AVENUE SUITE 200			
		NEW YORK, NY 10016			
13	Marketplace Center - Retail	MARKETPLACE CENTER ASSOC LLC	1	0303790004	54,584,000
		265 FRANKLIN STREET			
		BOSTON, MA 02110			
14	Marketplace Center - Office	GLL 200 STATE STREET LP	1	0303790002	134,526,500
		199 FREMONT STREET SUITE #11			
		SAN FRANCISCO, CA 94105			
15	Marriott Long Wharf Hotel	SUNSTONE WHARF LLC	1	0303020000	168,765,000
		120 VANTIS SUITE 350			
		ALISO VIEJO, CA 92656			
16	255 State Street	TWO FIFTY FIVE STATE ST LLC	1	0303821000	81,375,066
		255 STATE STREET FL#2		0303820000	499,434
		BOSTON, MA 02109			
17	New England Aquarium	NEW ENGLAND AQUARIUM	1	0302990000	95,735,800
		248 ATLANTIC AVENUE			
		BOSTON, MA 02110			

## GREENWAY BID OWNERS OF RECORD

# on Map	Property Name	Assessment Owner/Mailing Address	Owner Count	Parcel #	FY18 Assessed Value
18	Harbor Garage	RHDC 70 EAST INIDA LLC ONE INTERNATIONAL PLACE SUITE 460 BOSTON, MA 02110	1	0302995000	115,917,000
19	The Grain Exchange (177 Milk Street)	BRUCE A BEAL GRAIN EXCHANGE TRUST 177 MILK STREET BOSTON, MA 02110	1	0303940000	19,038,500
20	19 - 21 Custom House Street	AMAN INC 21 CUSTOM HOUSE STREET BOSTON, MA 02110	1	0303988000	29,739,000
21	India Street parking lot India Street parking lot	INGR FIFTY FIVE LLC 20 PARK PLAZA #1104 BOSTON, MA 02116	1	0303984020 0303985020	592,000 814,400
22	Boulevard on The Greenway	540 TREMONT STREET, SUITE #8 BOSTON, MA 02116		0303976010 0303974000 0303973000	3,173,969 745,304 183,916
22	Boulevard on The Greenway	BOULEVARD COMMON LLC	1	0303975000	3,928,108
23	200 High Street	TWO HUNDRED MTG ASSOC LP P.O. BOX 156 WAYLAND, MA 01778	1	0304044000 0304043010	18,214,344 2,086,788
24	Rowes Wharf	ROWES WHARF ASSOCIATES LLC		0302961000	
24		ROWES WHARF ASSOCIATES LP	1	0302961198	239,492,500
24		1585 BROADWAY 37 FLOOR MCNT BK D NEW YORK, NY 10036	1	0302961200	110,413,500
25	International Place	FORT HILL SQ 2 OWNER LLC 7 GIRALDA FARMS 3RD FLOOR MADISON, NJ 07940	1	0304071000	323,465,127
25	International Place	FORT HILL SQ 1 OWNER LLC 7 GIRALDA FARMS 3RD FLOOR MADISON, NJ 07940	1	0304075000	590,236,000
25	International Place	FORT HILL SQ II LLC 7 GIRALDA FARMS 3RD FLOOR MADISON, NJ 07940	1	0304060010	94,880,873
26	400 Atlantic Avenue	FOUR HUNDRED ATLANTIC AV LLC 470 ATLANTIC AVENUE 1ST FLOOR Boston, MA 02210	1	0302960000	33,985,500
27	US Coast Guard	UNITED STATES OF AMERICA 408 ATLANTIC AVENUE BOSTON, MA 02210	1	0302959000	47,966,300
28	125 High Street	TST 125 HIGH STREET L L C 11 WEST 42ND STREET 2ND FLOOR NEW YORK, NY 10036	1	0304102000	725,235,500

## GREENWAY BID OWNERS OF RECORD

# on Map	Property Name	Assessment Owner/Mailing Address	Owner Count	Parcel #	FY18 Assessed Value
28	125 PURCHASE ST, Boston Fire Station	CITY OF BOSTON FIRE DEPARTMENT 125 PURCHASE STREET BOSTON, MA 02110		0304102001	14,631,500
29	Hook Lobster	JAMES J HOOK 15 NORTHERN AVENUE BOSTON, MA 02210	1	0302958000	2,332,900
30	Independence Wharf	CSREFI INDEPENDENCE WHARF 470 ATLANTIC AVENUE BOSTON, MA 02210	1	0302956000	130,681,000
31	169-175 Purchase Street	ONE 175 PURCHASE ST LLC 699 BOYLSTON STREET 10TH FLOOR BOSTON, MA 02116	1	0304188000	2,744,500
32	234-236 Congress Street	PEABODY OFFICE FURNITRE CORP 236 CONGRESS STREET BOSTON, MA 02110	1	0304189000	6,357,500
33	InterContinental Hotel & Garage	EXTELL BOSTON ATLANTIC LLC BOSTON, MA 02110	1	0302953012	181,663,500
33	InterContinental Hotel & Garage	FIVE HUNDRED ATLANTIC HOLDINGS LLC P.O. BOX 52136 BOSTON, MA 02205	1	0302953014	15,845,500
34	99 High Street	115 BROAD STREET 4TH FLOOR TEACHERS INSURANCE & ANNUITY ASSOCIATION O 99 HIGH STREET SUITE 801 BOSTON, MA 02110	1	0304390000	299,638,500
35	Atlantic Wharf	BP RUSSIA WHARF LLC 800 BOYLSTON STREET SUITE 1900 BOSTON, MA 02199 or 02210 (check zip)	1	0302952018 0302952020 0302952014 0302952024 0302952022	295,834,500 82,305,000 41,211,500 28,777,500 9,052,500
36	51 53 High Street (Old Hardware Store)	CHESTERTON PROPERTIES LLC 222 BOSTON AVENUE MEDFORD, MA 02155	1	0304383000	1,723,600
37	265 Purchase Street	FEDERAL ST 176 HOLDINGS LLC 176 FEDERAL STREET BOSTON, MA 02110	1	0304379000	23,653,000
38	Federal Reserve Bank of Boston	FEDERAL RESRVE BNK OF BOSTON 600 ATLANTIC AVENUE BOSTON, MA 02210	1	0304340000	316,894,000

## GREENWAY BID OWNERS OF RECORD

# on Map	Property Name	Assessment Owner/Mailing Address	Owner Count	Parcel #	FY18 Assessed Value
39	Boston Fiduciary Trust Building (175 Federal Street)	DEKA IMMOBILIEN INVESTMENT 225 FRANKLIN STREET #302 BOSTON, MA 02110	1	0304231000	79,752,500
40	125 Summer Street	OPG 125 SUMMER OWNER (DE)LLC 125 SUMMER STREET BOSTON, MA 02110	1	0304256000	202,456,500
41	State Street Bank Building	LINCOLN STREET PROPERTY LLC 45 MAIN STREET SUITE 302 BROOKLYN, NY 11201	1	0304247010 0304246010	165,700 560,159,000
42	One Financial Center	DEWEY SQUARE TOWER ASSOCIATION 1 FINANCIAL CENTER BOSTON, MA 02111	1	0304285000	600,775,500
43	South Station	ASHKENAZY ACQUISITION CORP 433 FIFTH AVENUE SUITE 200 NEW YORK, NY 10016 <i>(Green sheet combined on #12)</i> <i>Note: Assessing records not yet updated</i>		0305364100	80,670,500
44	2+24 Edinboro Street	MILLROSE V D TRUST LLC 50 FEDERAL STREET BOSTON, MA 02110	1	0304421000	14,368,000
45	The Radian	HUDSON FC GROUP LLC 50 PUBLIC SQUARE SUITE 1410 CLEVELAND, OH 44113	1	0304308000	88,799,500
46	South Station Air Rights	Under Development		No Parcel #	
47	125 Lincoln Street	ONE25 LINCOLN ST LIABILITY 125 SUMMER STREET 12TH FLOOR BOSTON, MA 02110	1	0304334000	21,292,500
48	179 Lincoln Street	INVESCO IF IV U S 3 LLC 179 LINCOLN STREET BOSTON, MA 02111	1	0305332000	61,631,500
49	One Greenway (99 Kneeland Street)	PARCEL 24 NORTH LLC BOSTON, MA 02109	1	0304980012	89,521,500
49		75 STATE STREET #1410 BOSTON, MA 02109  New address 2018 7 Giraldi Farms Madison, NJ 07940			
49	One Greenway (99 Kneeland Street)	<i>Parcel 24 North LLC - see above</i>		0304980016	4,752,000
49	One Greenway (99 Kneeland Street)	HUDSON STREET GATEWAY LLC 75 STATE STREET #1410	1	0304980014	6,941,500
50	City and Commonwealth Properties 31 South Street	ADAM CEDERBAUM	1	0304265000	890,500



## GREENWAY BID OWNERS OF RECORD

# on Map	Property Name	Assessment Owner/Mailing Address	Owner Count	Parcel #	FY18 Assessed Value
		CHIEF OF GOVERNMENT SERVICES			
		CITY OF BOSTON LAW DEPARTMENT			
		CITY HALL, ROOM 615			
		BOSTON, MA 02201			
	Kneeland Street	BOSTON FIRE DEPT.		0305361005	1,141,700
	200 State St (land)	MBTA	1	0303790010	903,000

	640 - 720 ATLANTIC AV, 02111	MASS BAY TRANSPORT AUTHY		0305364000	12,796,600
	284 - 290 STATE ST, 02109	State Parcel		0303019000	5,599,600
	KNEELAND ST, 02111	State Parcel		0305362000	47,213,800
	KNEELAND ST, 02112	State Parcel		0305361010	4,656,400
	KNEELAND ST, 02113	State Parcel		0304981000	5,201,700
	KNEELAND ST, 02114	State Parcel		0305361007	272,500
	KNEELAND ST, 02115	State Parcel		0305361003	4,656,400
	ALBANY ST, 02111	State Parcel		0305361000	8,104,200
	ATLANTIC AV, 02110	State Parcel		0304353000	4,254,900
	ATLANTIC AV, 02210	State Parcel		0305364400	267,700
	Atlantic Ave (land)	State Parcel		0305364300	4,779,900
	185 Kneeland Street	State Parcel		0305363100	26,694,000
	Atlantic Ave (land)	State Parcel		0303780100	88,476,600
	Atlantic Ave (land)	State Parcel		0304340100	3,639,100
	India St (land)	State Parcel		0303985001	245,000
	51 Albany St	State Parcel		0305314000	1,241,100
	Summer St (land)	State Parcel		0304351000	4,061,500
	Congress St	State Parcel		0304352000	8,879,300
	Summer St (land)	State Parcel		0304354000	536,300
	17 South St (land)	State Parcel		0304258000	373,600
	40 South St (land)	State Parcel		0304290000	823,600
	Purchase St (land)	State Parcel		0304191000	15,005,700
	Milk St (land)	State Parcel		0303941010	1,276,200
	Atlantic Ave (land)	State Parcel		0303957010	1,800,500
	Atlantic Ave (land)	State Parcel		0304055000	9,349,200
	Atlantic Ave (land)	State Parcel		0304055020	12,735,400
	+SES Purchase St (land)	State Parcel		0304090000	30,540,900
	Purchase St (land)	State Parcel		0304075010	1,776,300
	Purchase St (land)	State Parcel		0304071010	2,691,800
	Atlantic Ave (land)	State Parcel		0303780000	20,295,800
	Atlantic Ave (land)	State Parcel		0303020020	60,900
	N Washington Street (land)	State Parcel		0301532000	453,500
	State St (land)	State Parcel		0303812010	5,351,000
	75 Clinton St (land)	State Parcel		0303795000	609,400
	29 South St	State Parcel		0304260000	1,187,600
	Hanover St (land)	State Parcel		0303308000	6,454,200
	Cross St (land)	State Parcel		0303404050	6,542,000
	North St (land)	State Parcel		0303404000	20,272,100
	<b>TOTALS</b>		<b>61</b>		<b>7,357,121,729</b>

7,357,121,729



### Description of Proposed BID District

The proposed Greenway Business Improvement District (the "BID District") incorporates parcels of land located in the City of Boston Massachusetts that were made available as a result of the Central Artery Tunnel project generally consisting of that parcel of land having a Parcel Identification of 0303430000 in the City of Boston Assessor's database (the "Greenway Parcel"), portions of which now comprise the Rose Fitzgerald Kennedy Greenway park (the "Greenway"), and includes certain real property and improvements thereon located that directly abut the Greenway Parcel and/or the Greenway and bounded substantially as follows:

Beginning at the intersection of Valenti Way and North Washington Street, then north along North Washington Street, then west along the northern boundary of that certain parcel of land having an address 86-88 North Washington Street, then northwest along the eastern boundary of that certain parcel of land having an address of 97-115 Beverly Street to Causeway Street, then west along Causeway Street to Haverhill Street, then south along Haverhill Street to Valenti Way and continuing across Valenti Way to the northern boundary of that certain parcel of land having an address of 1 Canal Street, then west along Valenti Way to the northwest corner of that certain parcel of land having an address of 1 Canal Street, then southeast along the western boundary of the same parcel of land to the intersection of Canal and New Chardon Street continuing directly across Market Street to New Chardon Street, then west along New Chardon Street to Bowker Street, then southeast along Bowker Street to Sudbury Street, then northeast along Sudbury Street to Congress Street, then southeast along Congress Street to Hanover Street, then northeast along Hanover Street to Blackstone Street, then southeast along Blackstone Street to North Street continuing across North Street to the northeast boundary of that certain parcel of land having an address of 20-30 Clinton Street, then following the northwest and southern boundary of the same parcel of land to a point along the southern boundary along Clinton Street which is the intersection of a line extended from the eastern boundary of that certain parcel of land having an address of 27-28 Clinton Street, then south along the same line extended across Clinton Street and along the eastern boundary of that certain parcel of land having an address of 27-28 Clinton Street, then west along the southern boundaries of those certain three parcels of land having addresses of (A) 27-28 Clinton Street, (B) 29-30 Clinton Street, and (C) 31 Clinton Street, then northwest along the western boundary of that certain parcel of land having an address of 31 Clinton Street to Clinton Street, then west along Clinton Street to North Street, then west along North Street to a point along North Street which is the intersection of a line extended from the western boundary of that certain parcel of land having an address of Clinton Street (Parcel Identification: 0303670000), then south along the western boundary of the same parcel of land to the intersection of Chatham Street and Merchants Row, then east along Chatham Street to Commercial Street, then south along Commercial Street to State Street, then east along State Street to John F. Kennedy Surface Road (the "Surface Road"), then south along Surface Road to Milk Street, then west along Milk Street, then south along the western boundary of that certain parcel of land having an address 177 Milk Street to India Street continuing across India Street to Custom House Street, then south along Custom House Street to Well Street, then southeast along Well Street to Wharf Street, then southwest along Wharf Street to Broad Street, then southeast along Broad Street to point along Broad Street which is the intersection of a line extended from the western boundary of that certain parcel of land having an address of 194-208 High Street (Parcel Identification: 0304044000), then along the entire western boundary of the same parcel of land to High Street, then west along High Street to Pearl Street, then southeast along Pearl Street to Purchase Street, then southwest along Purchase Street to Gridley Street,

then northwest along Gridley Street to a point along Gridley Street which is the intersection of a line extended from the northern boundary of that certain parcel of land having an address of 169-175 Purchase Street (Parcel Identification: 0304188000), then west along the northern boundary of the same parcel land and the northern boundary of that certain parcel of land having an address of 234-236 Congress Street (Parcel Identification: 0304189000) to Congress Street, then northwest along Congress Street to High Street, then southwest along High Street to a point along High Street which is the intersection of a line extended from the western boundary of that certain parcel of land having an address of 73-101 High Street (Parcel Identification: 0304390000), then southeast along the western boundary of the same parcel of land to Purchase Street, then southwest along Purchase Street but including the northeastern, northern, and southwestern boundaries of that certain parcel of land having an address of 51-53 High Street (Parcel Identification: 0304383000) continuing to the intersection of the eastern boundary of that certain parcel of land having an address of 265 Purchase Street (Parcel Identification: 0304379000), then northwest along the eastern boundary of the same parcel of land to High Street, then west along High Street to Summer Street, then west along Summer Street to Lincoln Street, then south along Lincoln Street to a point which is the intersection of a line extended from the northern boundary of that certain parcel of land having an address of 1 Lincoln Street (Parcel Identification: 0304246010) (the "State Street Building Parcel"), then west and north along the northern and eastern boundary of the same parcel of land to Bedford Street, then west along Bedford Street to Kingston Street, then south along Kingston Street to a point which is the intersection of a line extended from the southern boundary of the State Street Building Parcel, then east and south along the southern and western boundary of the State Street Building Parcel to Essex Street, then west along Essex Street to Edinboro Street, then south along Edinboro Street continuing along the eastern boundaries of those parcels of land abutting the Chinatown Park and China Gate Plaza and across Beach Street to Hudson Street, then south along Hudson Street to a point which is the intersection of a line extended from the southern boundary of Mary Soo Hoo Park (Parcel Identification: 0305314000), then east along the southern boundary of Mary Soo Hoo Park and turning south along the eastern boundaries of those certain parcels of land having frontage along Hudson Street to Kneeland Street, then west along Kneeland Street to Hudson Street, then south along Hudson Street to a point along Hudson Street which is the intersection of a line extended from the southern boundary of that certain parcel of land having an address of 99 Kneeland Street (also known as One Greenway) ("One Greenway Parcel"), then east along the southern boundary of the One Greenway Parcel to Albany Street, then north along the eastern boundary of the One Greenway Parcel to a point along Albany Street which is the intersection of a line extended from the northern extents of the South Station Connector, then east along the northern extents of the South Station Connector to a point which is the intersection of the South Station Connector and the Atlantic Avenue rampway, then north along the Atlantic Avenue rampway to the intersection of Kneeland Street and Atlantic Avenue, then west along Kneeland Street but following the eastern, southern, and western boundary of that certain parcel of land having an address of 153-173 Kneeland Street (Parcel Identification: 0305363000) and continuing west along Kneeland Street to Lincoln Street, then north along Lincoln Street to Essex Street, then east along Essex Street to Atlantic Avenue, then south along Atlantic Avenue to point which is the intersection of a line extended approximately at the southern boundary of the existing South Station headhouse and perpendicular to Atlantic Avenue and continuing east along such line to the easternmost extent of the existing railroad track, then north along such line to Summer Street, then west along the southern boundary of Summer Street to the intersection of

Summer Street and Atlantic Avenue, then northeast across Summer Street to the northern boundary of Summer Street, then east along the northern boundary of Summer Street to Dorchester Avenue, then north along Dorchester Avenue across Congress Street, then following the seawall and/or shoreline of the Boston Harbor to a point which is the intersection of a parallel line extended from the northern façade of the Rowes Wharf Building, and continuing west along such parallel line to the eastern façade of the same Rowes Wharf Building, then continuing north along the eastern façade of such building to the northernmost façade of such building, then continuing west along such northernmost façade of such building to Atlantic Avenue, then north along Atlantic Avenue to East India Row, then east along East India Row, then north along the eastern boundary of that certain parcel of land having an address of 70 East India Row (Parcel Identification: 0302995000) to the northeast corner of the same parcel of land, then continuing east, south, and east along the southern, western, and southern boundary of that certain parcel of land having an address of 248 Atlantic Avenue (Parcel Identification: 0302990000) (the "New England Aquarium Parcel"), then north along the seawall/shoreline of the New England Aquarium Parcel, then west along to northern boundary of the New England Aquarium Parcel to the northwest corner of the New England Aquarium Parcel, then south along the western boundary of the New England Aquarium Parcel to Milk Street, then west along Milk Street to Atlantic Avenue, then north along Atlantic Avenue to Central Street, then north along the eastern boundary of that certain parcel of land having an address of 237-247 State Street (Parcel Identification: 0303821000) to State Street and continuing directly across State Street to the southern boundary of that certain parcel of land having an address of 296 State Street (Parcel Identification: 0303020000), then east, north, and west along the southern, eastern boundary of the same parcel of land to Atlantic Avenue, then northwest along Atlantic Avenue to southwest corner of that certain parcel of land having an address of 71-87 Commercial Street (Parcel Identification: 0303636000), then northeast, northwest, and southwest along the eastern, northern and western boundary of the same parcel of land to Cross Street, then northwest along Cross Street to the southwest corner of that certain parcel of land having a Parcel Identification of 0303465100, then northeast, northwest, and southwest along the eastern, northern and western boundary of the same parcel of land and continuing southwest along the western boundary of that certain parcel of land having a Parcel Identification of 0303466000 to Cross Street, then continuing northwest along Cross Street, including the North Street Park, continuing to Hanover Street, then following the northern boundaries of those certain parcels of land having an address of 198 Hanover Street (Parcel Identification: 0302396000) and 53-55 Salem Street (Parcel Identification: 0302397000) to Salem Street, then following the southern boundaries of those certain parcels of land abutting Cross Street and Endicott Street to Stillman Street, then west along Stillman Street to Cross Street, then northwest along Cross Street to North Washington Street, then north along North Washington Street to Thatcher Street, the to the point of beginning.

Except as other indicated, where the boundary line is described above (or otherwise indicated on the Site Map) as following a street or highway, such boundary line shall be construed as following the center of such street or highway, or if applicable, the boundary of the Greenway Parcel abutting such 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 the limitations shall be deemed to be, and hereby are made, controlling as to the boundary of the proposed BID District.

Notwithstanding the foregoing, all owner-occupied residential tax parcels situated within the above-described BID District shall be deemed to be located outside of the BID District; and for

purposes of the preceding sentence, all one (1) to four (4) family residential properties and residential condominium units located on tax parcels within the above described BID District shall be deemed "owner-occupied residential tax parcels".

The actual boundaries of the BID District shall be as approved by the Boston City Council.

# Proposed Greenway Business Improvement District (BID)







GREENWAY BUSINESS IMPROVEMENT DISTRICT  
IMPROVEMENT PLAN

This is the improvement plan (the “improvement plan”), as that term is defined pursuant to Chapter 400 of the Massachusetts General Laws (“G.L. c. 400”), for the Greenway Business Improvement District (the “BID”). All terms used herein, except as otherwise defined, shall have the meanings provided in G.L. c. 400.

I. PURPOSE OF THE BID

The purpose of the BID is to (1) facilitate the maintenance and operations of the Rose F. Kennedy Greenway park (the “Greenway”), so as to ensure that the Greenway is and remains a first-class publicly-accessible park, by incorporating private-sector management and resources with the funds and services provided by the Massachusetts Department of Transportation (the “State”), the City of Boston (the “City”) and the Rose Fitzgerald Kennedy Greenway Conservancy (the “Conservancy”), and (2) enhance and improve the overall experience for everyone who works, lives, or visits the defined “BID District”, which includes the Greenway, to develop attractive business conditions throughout the BID District, and preserve and enhance property values through the BID District, through its contribution and involvement in the maintenance, improvement and programming of the Greenway

The Greenway is located on State-owned land substantially above the Central Artery tunnel. Pursuant to acts of the Massachusetts legislature, the Conservancy is the designated steward of the Greenway in charge of the Greenway’s operation, management, improvement and maintenance, which rights and obligations of the Conservancy are more particularly set forth in that certain lease agreement by and between the State and the Conservancy. Pursuant to that certain Memorandum of Understanding dated June 19, 2017, by and among the State, the City, the Conservancy, and A Better City on behalf of its Greenway Abutters Committee (the “MOU”), the parties set forth a framework for the creation of the BID and the anticipated funding contributions by the State, the City, the Conservancy and the BID to support the future operation, management, improvement and maintenance of the Greenway. The funding contributions by the State and the City, as reflected in the Funding Schedule of the MOU, are material preconditions for the funding contribution by the BID (and similarly, the funding contributions by the BID are material preconditions for the funding contributions by the State and the City).

II. MANAGEMENT ENTITY

A private non-profit corporation known as the Greenway Business Improvement District Corporation (the “BID Corporation”) has been created to receive funds to carry out, implement,

and oversee the purposes of the Greenway Business Improvement District and this improvement plan. The BID Corporation shall be located in Boston, Massachusetts. [NOTE TO DRAFT: The BID Corporation by-laws will establish the size and composition of the Board]

### III. SUPPLEMENTAL SERVICES

The BID Corporation shall provide, or cause to be provided, supplemental services and programs for and within the BID District. Such services may include, without limitation, the following (collectively, the "supplemental services"):

- (a) Maintenance. Implementing and supporting a maintenance program that provides a high level of cleanliness throughout the BID District, which program may include: cleaning services; trash removal; street sweeping; sidewalk or walkway pressure washing; seasonal snow removal from pedestrian areas; maintenance and upkeep of landscaping and plantings; and removal of handbills, gum, and graffiti.
- (b) Physical Enhancement. Implementing and supporting a physical enhancement program that enhances the Greenway's assets, including its design and functional excellence, at the highest standard reasonably achievable and creates a sense of place and uniformity throughout the BID District, which program may include: Greenway-branded banners and decorations, trash receptacles, plantings, signage, street furniture, and lighting; upgrading landscaping and plantings, banners and decorations, and other furniture or improvements in and around the Greenway and other public areas; and coordinating beautification activities in the BID District.
- (c) Programming and Advocacy. Supporting the development of creative and vibrant programming and activation of the Greenway to benefit the public realm and BID District. Supporting marketing efforts for the thoughtful commercial utilization of the Greenway to finance Conservancy expenses. Fostering collaboration with social service organizations and others to address issues of homelessness, substance abuse, and/or other social issues affecting the BID District.
- (d) Any other supplemental services that would further the purposes of the BID.

In furtherance of the provision of these supplemental services, the BID Corporation shall have all the rights and powers of a BID granted under G.L. c. 400, §2. The supplemental services shall be provided in addition to the standard governmental functions, programs, activities, facilities, improvements, and other services which the City and/or the State, as the case may be, have historically performed, are required to perform, or otherwise perform for the BID District.

#### IV. FEE STRUCTURE

Supplemental services within the BID District shall be funded primarily through special annual fees paid by the owners of all real property within the BID District except owner-occupied residential tax parcels (the "participating property owners"). All participating property owners shall pay an assessed fee, which shall be calculated on an annual basis in accordance with the formula set forth below, collected in quarterly installments by the City of Boston, and disbursed in full to the BID Corporation as provided in G.L. c. 400, §8. The total revenue from the fees shall be used for the provision of the supplemental services and for costs associated with administering the BID.

For purposes of this section, the term "owner-occupied residential tax parcels" mean (i) all one (1) to four (4) family residential properties, and (ii) all residential condominium units located within the BID District. No fee shall be assessed on owner-occupied residential tax parcels.

The fee imposed on each tax parcel owned by a participating property owner shall be calculated annually based on (A) such tax parcel's assessed value, as determined by the City of Boston Assessing Department, and (B) the use of such tax parcel as follows:

- (a) for taxable properties with an assessed value of \$200,000,000 or less, the fee shall be \$0.37 per \$1,000 of such assessed valuation;
- (b) for taxable properties with an assessed value greater than \$200,000,000, the fee shall be \$0.37 per \$1,000 of assessed valuation up to \$200,000,000, plus \$0.11 per \$1,000 of assessed valuation over \$200,000,000;
- (c) for nontaxable properties and for taxable properties with an assessed value of less than \$10,000,000 as of the date on which the Boston City Council votes to initially approve and establish the BID, no fee shall be assessed to such property, except, however, if the property subsequently becomes taxable or if the assessed value of the property is \$10,000,000 or greater in any subsequent fiscal year, then the fee for such property thereafter shall be as described in subparagraphs (a) and (b) above;
- (d) for properties owned by corporations and other entities organized pursuant to Chapter 121A of the Massachusetts General Laws, the fee shall be as described in subparagraphs (a) and (b) above;
- (e) for commercial condominium units within a single condominium building which have a combined assessed value greater than \$200,000,000, the fee shall be determined by allocating the \$200,000,000 threshold proportionately among the units, so that the aggregate fee is the same as if the units were taxed as a single tax parcel. For example, a condominium consisting of two units having assessed valuations of \$160,000,000 and \$90,000,000 would be assessed as follows: (i) the first

condominium unit would be assessed at the rate of \$0.37 per \$1,000 of assessed valuation up to \$128,000,000 and \$0.11 per \$1,000 of the assessed valuation above \$128,000,000; and (ii) the second condominium unit would be assessed at the rate of \$0.37 per \$1,000 of assessed valuation up to \$72,000,000 and \$0.11 per \$1,000 of the assessed valuation above \$72,000,000;

- (f) for properties where the owner can demonstrate to the BID Corporation that a single building is on more than one tax parcel having the same owner, and where the combined assessed value of such tax parcels is greater than \$200,000,000, the fee shall be determined by allocating the \$200,000,000 threshold proportionately among the parcels, so that the aggregate fee is the same as if the parcels were assessed as a single tax parcel;
- (g) for charitable, religious, educational, government, and other properties exempt from taxation pursuant to Chapter 59 of the Massachusetts General Laws, the fee (if any) shall be as detailed in negotiated participation agreements, entered into from time to time between the BID Corporation and the owner of each such participating property, providing for contributions of cash, in-kind services or other support to the BID Corporation;
- (h) for properties where the owner can demonstrate to the BID Corporation that a residential rental building is on the tax parcel and more than fifty percent (50%) of the assessed value of such tax parcel is assessed by the City of Boston Assessor at the applicable residential tax rate, the fee shall be the sum of (1) \$0.185 per \$1,000 of assessed valuation that is assessed at the applicable residential tax rate, and (2) \$0.37 per \$1,000 of assessed valuation that is assessed at the applicable commercial rate, if applicable; and
- (i) with respect to the parcel of land comprising South Station, which is partially located within the BID District, the following shall apply: (1) fee for any property within such parcel which is classified as tax-exempt and used for transportation purposes (e.g., property owned by the Massachusetts Bay Transportation Authority), the fee shall be as described in subparagraph (g) above; (2) for the leased parcel comprising the commercial components of the South Station headhouse building (e.g., tax parcel number 0305364100), the fee shall be as described in subparagraph (a) and (b) above; and (3) if after the date hereof any portion of the air rights above the South Station headhouse building is developed as a commercial building (e.g., the first phase of the presently proposed South Station Air Rights Project), then such building (except for any portion thereof constructed as owner-occupied residential property) shall be responsible for paying a fee calculated pursuant to subparagraph (a), (b), (e) or (h) above, above as applicable, beginning in the first fiscal year after the issuance

of a certificate of occupancy for such building. Additional phases of any such air rights project shall not be included in the BID District or responsible for paying a fee pursuant to this improvement plan.

To the extent the foregoing fee formulas generate a revenue surplus in excess of the Board-approved budget for expenses for a fiscal year, the Board shall establish a surplus account (the "Surplus Account"), of an amount approved from time to time by the Board in its sole discretion but not to exceed nine percent (9%) of such Board-approved budget (the "Surplus Account Amount"), to protect against future declines in property fee revenues (i.e., on account of declines in taxable property assessed values). The BID Corporation shall apply a credit to all participating property owners who, at the time of the allocation, do not have any outstanding or unpaid BID fees over thirty (30) days from the date of initial billing (each an "eligible participating property owner") an amount equal to their proportionate shares of any surplus revenue amounts collected in excess of (a) the Board-approved budget for expenses for the following fiscal year, and (b) Surplus Account Amount (such excess amount, the "Excess Revenue"), which proportionate share shall be based on the total annual BID fees assessed to the eligible participating property owners for the fiscal year in which the Excess Revenue was collected. The BID Corporation shall apply the applicable credit amounts, if any, against the fees to be collected from the eligible participating property owners in the first quarter of the fiscal year following the fiscal year in which generated the Excess Revenue, and to the extent the applicable credit amount exceeds the applicable fee to be collected in the first quarter of the applicable fiscal year, the BID Corporation shall apply any excess credit amount against the fee to be collected in the second quarter of the applicable fiscal year (and so on for each subsequent quarter to the extent there may be credit amounts in excess of the applicable fees to be collected for such subsequent quarter).

The Board may elect, in its sole discretion, to utilize all or a portion of the funds in the Surplus Account for Board-approved Budget expenses in any fiscal year for which there is a shortfall of property fee revenues on account of a decline in the assessed values for taxable properties within the BID District.

In accordance with G.L. c. 400, §8, all fees billed by or on behalf of the BID Corporation and unpaid after thirty (30) days from the date of initial billing shall become a lien on the property, which shall have priority over all other liens except as otherwise required by law.

## V. BUDGET STRUCTURE

**Revenues.** The BID Corporation's estimated annual revenues for the first fiscal year (ending June 30, 2019) are expected to be approximately \$1,600,000, broken down as follows:

Property Fees Revenue:	\$1,600,000
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**Expenses.** The BID Corporation shall undertake the supplemental services set out in this plan in accordance with a detailed operating budget established annually by the directors. The budget may include such reasonable reserves as the directors deem necessary, and annual expenditures shall generally be in accordance with the following percentage allocations:

Supplemental Services:	60% (\$1,000,000)
Annual Priorities:	30% (up to \$500,000)
Administration and Overhead:	6-10% (approximately \$100,000)

The actual annual budget for the BID will be dependent upon the assessed value of taxable properties within the BID district from year to year. The "Annual Priorities" budget category will be allocated by the Board, as part of the annual budget, to reflect the Board's priorities for the particular year or such other timeframe as the Board may determine, except, however, in the first fiscal year this category shall be applied toward the Supplemental Services in accordance with the MOU. In subsequent years, this category may be applied to capital improvements, equipment upgrades or replacement, and/or additional supplemental services, or alternatively the Board may elect to withhold all or a portion of the "Annual Priorities" budget in the second year and allocate such portions to the "Annual Priorities" expenditures in subsequent years. The Annual Priorities budget will be allocated equitably among the parks and/or regions within the Greenway at the discretion of the Board and consistent with the Board's priorities for the particular year or such other timeframe as the Board may determine.

The fiscal year of the BID shall be from July 1 to June 30, or as otherwise determined by the Board.

## VI. UPDATING THE IMPROVEMENT PLAN

The BID Corporation shall update or amend, pursuant to the requirements and limitations of G.L. c. 400, this improvement plan periodically as it deems necessary. In the event of any inconsistencies between the provisions of this improvement plan (including any amendments or updates to this improvement plan) and G.L. c. 400, the provisions of G.L. c. 400 shall be deemed to control to the extent of such inconsistencies; provided, however, that any such inconsistencies shall not impair or affect in any manner the validity, enforceability or effect of any other provisions of this improvement plan.

## VII. SIGNIFICANT FINANCIAL HARDSHIP WAIVER

In addition to such other actions as may be approved by the Board from time to time, the BID Corporation may, solely at its discretion, temporarily waive or reduce the annual fee for any

participating property owner for whom the imposition of such a fee would create a significant financial hardship due to exceptional circumstances, considering such criteria as:

- (a) Protection sought under the Massachusetts or federal laws of bankruptcy or insolvency;
- (b) Foreclosure by a mortgage holder; or
- (c) Occupancy of less than 50% of usable space and area.

In the case of such a significant financial hardship, a participating property owner may petition the Board or such other committee as may be designated by the Board from time to time for temporary relief from the applicable fee. Such petition shall be in the form of a letter containing a description of the circumstances giving rise to the significant financial hardship, the relief requested and the name, telephone number and email address of a person to be contacted for further information concerning such hardship. The Board or such other committee, as applicable, will consider the request within thirty (30) days, and may grant or deny such request, or may partially grant such request by waiving a portion of the applicable fee. Any waiver or partial waiver shall apply only to a single fiscal year. A participating property owner may re-apply for subsequent fiscal years, following the procedures outlined above. The decision of the Board or other committee, as applicable, shall be final.

#### VIII. FIVE-YEAR RENEWAL

No later than three months prior to the fifth anniversary of the date of the establishment of the BID under G.L. c. 400, § 4 and thereafter no later than three months prior to the fifth anniversary of the date of the then-most recent renewal of the BID under G.L. c. 400, § 4, the Board shall call a renewal meeting of the participating property owners to review the preceding five-year history of the BID, propose an updated improvement plan to succeed the then current improvement plan and consider whether to continue the BID. The Board will hold the renewal meeting at a location within the District during normal business hours, and notice will be given by mail, email, or other customary method of notification to participating property owners at least thirty days prior to the meeting.

The BID will be continued after each renewal meeting only if a majority of the participating property owners present at the meeting, or voting by proxy in accordance with procedures to be established in the BID Corporation by-laws for member meetings, and a majority of the Largest Owners (as defined below) present at the meeting or voting by proxy, elect to renew the BID for an additional five-year term. The term "Largest Owners" shall mean the owners of the participating properties in the BID District that have an assessed valuation of more than \$200,000,000 based on the most current assessed valuation as provided by the City of Boston Assessing Department. The BID Corporation shall determine the list of Largest Owners prior to

the meeting, and its determination shall be conclusive absent manifest error. For purposes of determining the list of Largest Owners, the BID Corporation shall consider multiple tax parcels located within the same condominium or building as one property in accordance with the provisions of section IV.

If the participating property owners do not elect to continue the BID, the Board will wrap up the business of the BID prior to the sixth anniversary of the BID's creation (or the prior renewal, as the case may be) and proceed to discontinue the BID. Notice of the discontinuation vote will be given to the Boston City Council, which shall formally declare the BID dissolved as of such sixth anniversary; provided, however, that the BID shall not be dissolved until it has satisfied or paid in full all of its outstanding indebtedness, obligations, and liabilities; or until funds are on deposit and available therefor; or until a repayment schedule has been formulated and approved by the City Council. The BID shall be prohibited from incurring any new or increased financial obligations after such sixth anniversary. Upon the dissolution of a BID, any remaining revenues derived from the sale of assets acquired with fees collected shall be applied to repay obligations of the BID and then to the improvement of the BID District in accordance with an improvement plan approved by the City Council.