



## **ATTENTION HISTORIC BOSTON-EDISON PROPERTY OWNERS**

(Lessee's & Tenants – Please give this letter and survey to the property owner)

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A Phase I S.A.D. Ad Hoc Committee had been formed in 2017 to research and recommend next steps. The Board decided to form the Phase II S.A.D. Ad Hoc Committee. In 2018, the Historic Boston-Edison Association (HBEA) formed a Phase II Special Assessment District (S.A.D.) ad-hoc committee with the purpose of educating and surveying property owners about what S.A.D. was and to determine if they wanted to move to an official survey to determine if they wanted to become a SAD or not. If enough homeowners want to have an official survey the Board would move to that survey. The results of that survey would then direct the Board to either let the subject die or have the Board make the official application to the City to become a SAD.

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### **Special Assessment District (S.A.D.)**

The Boston-Edison Historic Association (HBEA) has the status of a Designated Neighborhood Improvement Organization (DNIO) and could therefore apply to become a Special Assessment District with a 51% majority vote by the property owners.

The services permitted under the ordinance are increased security, curb to curb snow removal, and mosquito abatement. The assessment is applied the summer tax bill, the collected funds are returned to the HBEA to pay for the contracted services.

### **The HBEA Board of Directors and SAD Ad Hoc Committee are committed to transparency.**

Below are some of the pros and cons experienced by other districts that have gone through the S.A.D. process.

#### **PROS:**

- All district residents receive the contracted services
- Additional security provided
- Curb to curb snow removal
- Continuity of services throughout the district
- Provides services for those who prefer not to or who are unable to perform the services themselves
- Some property owners willing and able to incur additional tax
- The city collects assessment fees/taxes for all of the property owner's

#### **CONS:**

- The Special Assessment Tax will appear on the Summer Tax Bill, and is not tax deductible
- The City can foreclose on the property if Special Assessment Tax is not paid
- No discount received on homeowners' insurance policy
- City not accountable for contracted services
- Property owners have invested in security systems and equipment
- Owners have invested in snow removal equipment
- Property owners forced to pay taxes for services they already have and/or can perform themselves

**Contact the Special Assessment District (SAD) Ad Hoc Committee Chair Debora Copeland with questions at [dcopeland@historicbostonedison.org](mailto:dcopeland@historicbostonedison.org) or 313-454-6860.**

Additional information available at [historicbostonedison.org/SAD](http://historicbostonedison.org/SAD)