



# **Hall County Regional Planning Commission**

**Wednesday, July 11, 2012  
Regular Meeting**

## **Item Q1**

### **Referral - Creation of South Locust 2012 BID**

Staff Contact: Chad Nabity

## **Agenda Item #7**

### **PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING**

#### **COMMISSION:**

June 28, 2012

**SUBJECT:** *Creation of South Locust 2012 Business Improvement District 8 (C-23-2012GI)*

**PROPOSAL:** To create a Business Improvement District for an area of South Locust between south of Fonner Park Road and north of Stolley Park Road in Grand Island as shown on the attached map. This South Locust 2012 BID would replace the existing BID 4 that is set to expire later this year. They are requesting that the district be created for one year to allow for the possible combination of the South Locust BID's next year when BID 7 expires.

#### **OVERVIEW:**

The purpose of a Business Improvement District is to raise funds for projects that serve the interests of business owners in the district. Nebraska Statutes allow the creation of Business Improvement Districts that assess and tax business owners for services provided by the BID. These are voluntary organizations that require a majority of the property owners to agree before they can be created. The purpose of this BID is maintenance of the landscaping along South Locust in the described area. The Planning Commission is required make a recommendation on the plan submitted by the proposed BID prior to action by Council to create the district.

#### **RECOMMENDATION:**

That the Regional Planning Commission recommend that City Council **approve** the creation of the South Locust 2012 Business Improvement District in Grand Island.

\_\_\_\_\_ Chad Nabity AICP, Planning Director

May 22, 2012

Mayor and City Council  
City of Grand Island  
100 East First Street  
Grand Island, NE 68801

Dear Mayor and City Council:

There has never been a more important time for the South Locust corridor to look inviting and appealing. The increased activity at Fonner Park, Nebraska State Fair and new business development has increased the traffic to Grand Island via this entryway. The community has been fortunate to have businesses and property owners who recognize the importance of maintaining this corridor; these property and business owners have formed Business Improvement Districts to ensure the integrity of the corridor is maintained.

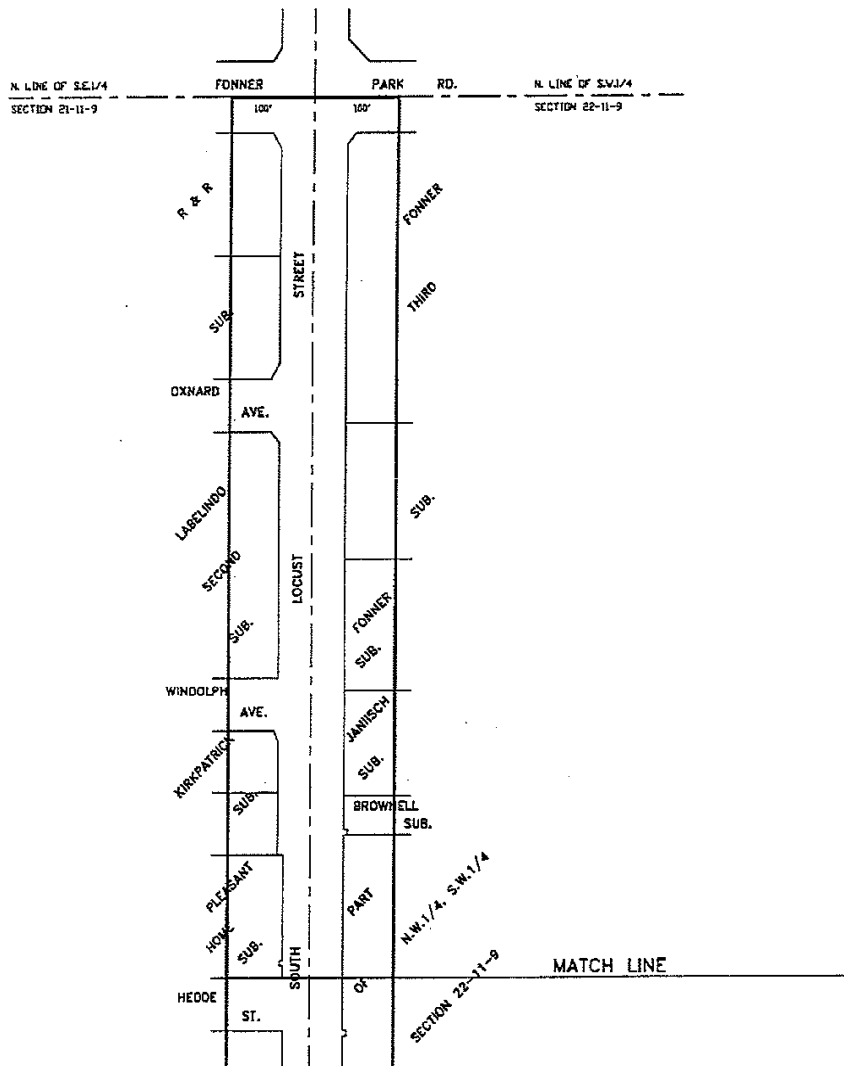
Business Improvement District #4, which covers the corridor from Fonner Park Road to Stolley Park Road, is set to expire on September 30, 2012. We believe it is to our benefit, as property and business owners, to continue a business improvement district for this area to ensure the improvements made are maintained.

We also understand the current BID #7 (Stolley Park Road to Highway 34) is set for expiration in September, 2013 and that there may be an interest and opportunity for the merger of these two districts. In order to allow for conversations and discussion to occur as to the benefits of merging the two districts, we are requesting that a new Business Improvement District (for the area of Fonner Park Road to Stolley Park Road) be formed for a one year period of time. Over the course of the next year, business and property leaders will work closely with the City, management entity and contractors to determine what, if any, benefits could be realized with one encompassing Business Improvement District.

Thank you for your consideration. We look forward to continuing our efforts to ensure this entryway to Grand Island is appealing to all – visitors and residents alike.

Sincerely,

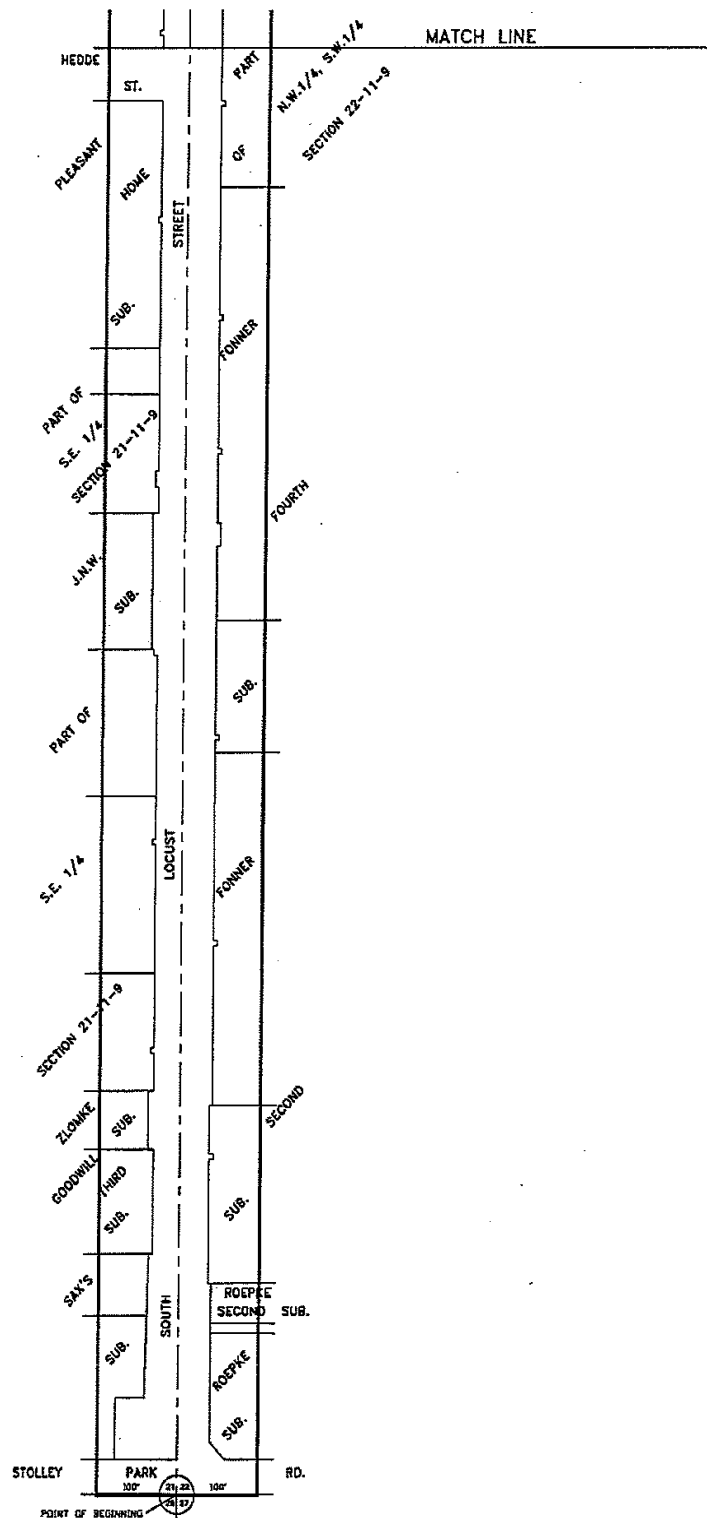
*Steve Zorn - Hwy 1204 S. Locust*  
*Mike Nelson - 700 East Stolley Park Road Fonner Park*  
*Wendy - 1500 S. Locust. Fonner Court*  
*Bennett Chamberlain Texas T-Bone 1201 S. Locust*



CITY OF  
**GRAND ISLAND**  
 PUBLIC WORKS DEPARTMENT

DATE: 5/28/02  
 DRN BY: L.D.C.  
 SCALE: 1"=200'

PLAT TO ACCOMPANY  
 RESOLUTION



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PLAT TO ACCOMPANY  
RESOLUTION

## RESOLUTION

**Budget Proposal**  
**Business Improvement District 2012**

Grand Island, Nebraska

Submitted to the Honorable Mayor and City Council of Grand Island

July 3, 2012

By

Business Improvement District 2012 Board of Directors

**Proposed Budget and Purposes for Business Improvement District 2012**

The board members of Business Improvement District 2012 have completed a thorough process to identify the needs of the area (South Locust Street, Fonner Park Road to Stolley Park Road) relative to continued beautification and maintenance of landscaping, pedestrian lighting, and sidewalks.

Various property and business owners in the District have indicated an interest in forming a business improvement district to continue the street improvements (landscaping, pedestrian lighting, banners, and sidewalks) that are currently in place. They recognize the importance of a well-maintained and appealing corridor has for residents, business development and visitors to the community.

At the City Council Meeting of June 26, 2012, approval was given for establishment of the boundaries for the South Locust Business Improvement District 2012 as well as for the formation of a Board to develop recommendations to the City Council relative to anticipated improvements. The boundaries for the proposed South Locust Business Improvement District 2012 are identical to those for the current Business Improvement District #4.

Because there has long been an interest and intent to merge the business improvement districts for South Locust Street (currently BID #4 and BID #7), we propose a one year term for this Business Improvement District 2012. BID #7 is set to expire in September, 2013. By forming this District for one year, we will be able to explore the potential to merge with BID #7 for the year beginning October 1, 2013. Thus, this proposal calls for resources in the amount of \$34,643 for the fiscal year October 1, 2012 through September 30, 2013.

***Maintenance/Beautification***

Creating an atmosphere that is welcoming and well-maintained is essential for this entry to the community. This category of work includes funding for contract services for lawn care (including

irrigation), tree and perennial care and maintenance, and snow removal. Funds are also included for contract services for the management of the District (Chamber) and for financial services provided by the City.

**Table 1.**

<b>South Locust Business Improvement District 2012</b> <i>One-Year Financial Plan</i>							
		Fiscal years beginning October 1,					
	<b>2012</b>						
<b>BID Revenue</b>	<b>\$34,643</b>						
<b>Maintenance of Existing Landscaping, Sprinkler System</b>	\$21,500						
<b>Beautification</b> System repairs, replacement plantings, trees	\$11,643						
<b>Implementation and Financial Management</b>	\$3,500						