



City of Grand Island

Tuesday, October 11, 2016

Council Session

Item G-11

**#2016-250 - Approving Boundaries for South Locust Street
Business Improvement District**

Staff Contact: Jerry Janulewicz

Council Agenda Memo

From: Jerom E. Janulewicz, City Attorney
Meeting: October 11, 2016
Subject: South Locust Street Business Improvement District
Presenter(s): Jerom E. Janulewicz, City Attorney

Background

The South Locust Street Business Improvement District 2013 expired earlier this year as a result of a termination date contained in the 2013 ordinance creating the district. The Business Improvement District intends to reform as the South Locust Street Business Improvement District.

In a letter to the Mayor and City Council dated July 21, 2016, the South Locust Business Improvement District expressed an interest to continue the business improvement district. A new Business Improvement District will be formed. Board members from the existing BID, Dan Naranjo, Rhonda Saalfeld, Norm Saale, Dena Sullivan, Nate Wieland, and Gene McCloud, will serve as the Board for the new BID. The BID boundaries will remain the same (Highway 34 north to Stolley Park Road. The “new” South Locust Street Business Improvement District proposes a budget for a three-year period of time (2016-2019). The District intends to assess \$272,339 over three years.

For 2016-2017, the South Locust Business Improvement District Board is proposing a front footage assessment of \$9 for revenues of \$88,326. Additionally, the BID will be receiving \$30,000 from the CRA for reconstruction of the landscaping areas; the group is also applying for a grant from the Nebraska Environmental Trust.

State Statute 19-4021, R.R.S. 1943, allows for the creation and implementation of a plan for improving the general architectural design of the public areas within the districts, the development of any public activities and promotion of public events, including the management and promotion and advocacy of retail trade activities or other promotional activities, and employing or contracting for personnel for any improvement program under the act.

Discussion

The establishment of the boundaries for South Locust Street Business Improvement District and the appointment of the aforementioned individuals as board members is the

first step toward the creation of the district. Approval is recommended. If approved, the board members submit a plan for City Council's consideration. The City Council will then hold a public hearing to create the district. After the hearing Council may pass an ordinance to establish the district.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve boundaries and the members of the district board for the South Locust Street Business Improvement District
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve boundaries and the members of the district board for the South Locust Street Business Improvement District.

Sample Motion

Move to approve the boundaries and the members of the district board for the South Locust Street Business Improvement District.

RESOLUTION 2016-250

WHEREAS, South Locust Street Business Improvement District property owners have recommended that the City of Grand Island create a Business Improvement District with boundaries set out below; and

WHEREAS, Section 19-4021, R.R.S. 1943, indicates that the boundaries of a business improvement district shall be declared by the City Council prior to or at the same time as the appointment of the Business Improvement Board; and

WHEREAS, the outer boundaries of the potential South Locust Street Business Improvement District are described as follows:

Beginning at the Southeast corner of Section Twenty-Eight (28), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska; thence west on the South line of Section Twenty-Eight (28), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. for a distance of Two Hundred Feet (200'); thence Northerly on a line Two Hundred Feet (200') West of and parallel to the East line of Section Twenty-Eight (28), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. to the North line of Section Twenty-Eight (28), Township Eleven (11) North, Range Nine (9) West of the 6th P.M.; thence East on the North line of Section Twenty-Eight (28), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. to the Northeast corner of Section Twenty-Eight (28), Township Eleven (11) North, Range Nine (9) West of the 6th P.M.; thence continuing East on the North line of Section Twenty-Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. for a distance of Three Hundred Seventy-Five Feet (375'); thence South on a line Three Hundred Seventy-Five Feet (375') East of and parallel to the West line of Section Twenty-Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. to the South line of Section Twenty-Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6th P.M.; thence West on the South line of Section Twenty-Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. for a distance of Three Hundred Seventy-Five Feet (375') to the point of beginning.

WHEREAS, it is suggested that a Business Improvement Board be appointed to make recommendations to the City Council for the potential establishment of a district and plans for improvements, if any, for such district.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the property set out within the above-identified boundaries be declared as the future South Locust Street Business Improvement

Approved as to Form	☐ _____
October 7, 2016	☐ City Attorney

District.

BE IT FURTHER RESOLVED, that the following individuals be initially appointed to serve on the Business Improvement Board: Dan Naranjo, Rhonda Saalfeld, Norm Saale, Dena Sullivan, Nate Wieland, and Gene McCloud.

BE IT FURTHER RESOLVED as follows:

1. The Business Improvement Board shall make recommendations to the City Council, including the following:
 - a. The establishment and boundaries of the district;
 - b. The purposes of the district;
 - c. A plan or plans for improvements in the business area; and
 - d. Whether the costs of the district should be paid by assessment to the real estate in the district or taxed against the businesses and users of space in the district.
2. The Mayor, with the approval of the City Council, shall fill any vacancy for the term vacated;
3. A board member may serve more than one term; and
4. The board shall select from its members a chairperson and a secretary.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA,

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Adopted by the City Council of the City of Grand Island, Nebraska, _____, 2016.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

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