



# City of Grand Island

Tuesday, January 10, 2017

Council Session

## Item G-8

### **#2017-7 - Approving Intent to Create South Locust Business Improvement District**

Staff Contact: Jerry Janulewicz

# **Council Agenda Memo**

**From:** Jerom E. Janulewicz, City Attorney

**Meeting:** January 10, 2017

**Subject:** South Locust Street Business Improvement District

**Presenter(s):** Jerom E. Janulewicz, City Attorney

## **Background**

The South Locust Street Business Improvement District 2013 expired in 2016 as a result of a termination date contained in the 2013 ordinance creating the district. Business owners within the district are seeking re-establishment of the South Locust Street Business Improvement District.

In a letter to the Mayor and City Council dated July 21, 2016, the South Locust Street Business Improvement District expressed an interest to continue the business improvement district. In October 2016, council adopted a resolution appointing, Dan Naranjo, Rhonda Saalfeld, Norm Saale, Dena Sullivan, Nate Wieland, and Gene McCloud,, to serve as the Board for the proposed BID and directed that the board make recommendations to the city concerning creation of the district. The board has since communicated its recommendations to the city in the form of the attached letters of November 28, 2016 and December 27, 2016. Before adopting an ordinance to create the district, a public hearing must be held upon notice mailed to the owners of property within the proposed district.

## **Discussion**

The board members of the proposed business improvement district submitted their plan for Council's consideration. The Council must hold a public hearing on the proposed creation of the district. Following the public 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. Adopt the Resolution and Notice of Public Hearing for 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 adopt the Resolution setting the matter for public hearing.

### **Sample Motion**

Move to approve the resolution for the South Locust Street Business Improvement District.



November 28, 2016

Renaë Griffith, Finance Director  
Mayor and City Council  
City of Grand Island  
PO Box 1968  
Grand Island, NE 68802

Dear Renaë, Mayor and City Council:

The South Locust Street 2013 Business Improvement District ended on September 30, 2016. A new Business Improvement District has been formed. Board members from the existing BID will serve as the Board for the new BID. BID boundaries will remain the same (Highway 34 north to Stolley Park Road and have been approved by the City Council via Resolution #2016-250.

The "new" South Locust Street Business Improvement District adopted a proposed budget for 2016-2017 at their meeting of November 17. The District intends to assess \$88,326 (\$9/front foot) with an additional \$55,000 in non-assessment revenues (CRA - \$30,000 and Nebraska Environmental Trust - \$25,000). These non-assessment revenues will be utilized for a redesign of the landscaping in the BID. A budget is attached reflecting the assessments and expenditures.

If you have any questions, please do not hesitate to contact me. Thank you.

Sincerely,

Cindy K. Johnson for  
South Locust Street Business  
Improvement District

South Locust Street Business Improvement District  
309 W. 2nd Street • P.O. Box 1968 • Grand Island, NE 68802  
308.362.9210 • Fax 308.362.1111  
southlocust@cityofgrandisland.com

South Locust BID

Budgeted Revenue Thru 09/30/2017

	<b>2017 Budget</b>
<b>Front Footage</b>	<b>9,814</b>
	<b>\$9.00</b>
Budgeted Revenue	\$88,326
<b>REVENUE</b>	<b>94011412</b>
<hr/>	
Account	
Planned Carry Over	
74140 Special Assessments	\$88,326
74787 Interest Revenue	\$0
74795 Other Revenue*	\$55,000
<b>TOTAL REVENUE</b>	<b>\$143,326</b>

**APPROPRIATIONS**

Account	
85213 Contract Services	\$45,000
85245 Printing & Binding Services	
85249 Snow & Ice Removal	\$3,000
85290 Other Professional & Tech.	
85305 Utility Services	\$7,000
85319 Repair & Maint - Land Improv	\$80,000
85325 Repair & Maint - M & E	
85390 Other Property Services	
85413 Postage	\$250
85416 Advertising	
85419 Legal Notices	\$500
85490 Other Expenditures	\$1,000
85505 Office Supplies	
85560 Trees & Shrubs	\$5,000
85590 Other General Supplies	
85608 Land Improvements	\$1,500
<b>TOTAL OPERATING EXPENSE</b>	<b>\$143,250</b>

**ANNUAL EXCESS/(LOSS)** **\$76**

\*CRA and Environmental Trust grants for landscaping overhaul.



December 27, 2016

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

Dear Mayor and City Council:

On October 11, 2016, the City Council adopted Resolution #2016-250 - approving the boundaries for South Locust Street Business Improvement District, as well as for the initial board members for the District.

The board members of the proposed district recommend as follows:

1. That the boundaries of the proposed district be the same as the boundaries of the prior South Locust Street Business Improvement District;
2. The purposes of the district are: promotional activities; maintenance and improvement of the landscaped greenway; maintenance, repair, improvement and replacement of the sprinkler system in the greenway; regular mowing and trimming of the greenway; all facets of the purchase, care and replacement of trees, shrubs and grass and other decorative improvements; snow removal from sidewalks parallel of South Locust Street; employment of or contracting for personnel, purchase of equipment, materials, supplies or other expenses that accomplish the purposes of the district; other incidental or ongoing expenses as needed for the maintenance, improvement and beautification of the green belt area and to accomplish the goals and objectives of the Business Improvement Board of the district;
3. There are no current plans for additional improvements; and
4. Costs of the proposed district should be paid by special assessments based upon frontage foot of the properties within the district.

Thank you for your consideration.

Sincerely,

Cindy K. Johnson for  
South Locust Street Business Improvement District

South Locust Street Business Improvement Board  
309 W. 2nd Street • P.O. Box 1480 • Grand Island, Nebraska 68801  
308.382.9210 • Fax 308.382.1154  
southlocust@grandislandne.com

## RESOLUTION 2017-7

WHEREAS, the Business Improvement District Board for the proposed South Locust Street Business Improvement District (hereinafter South Locust Street Business Improvement District) recommended that the City of Grand Island create a business improvement district along South Locust Street with boundaries in the form hereinafter set forth; and

WHEREAS, the City Council has determined that a public hearing should be held on the proposed business improvement district.

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

1. Proposed District Boundaries. The proposed boundaries of the 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. a distance of two hundred (200) feet; thence northerly on a line two hundred (200) feet 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. a distance of three hundred seventy-five (375) feet; thence south on a line three hundred seventy-five (375) feet 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. to the point of beginning.

2. Public Hearing; Protests. An Ordinance establishing the proposed district based upon the recommendations received from the improvement district board, providing for special assessments to be imposed and providing the maximum limit of the district shall be considered in a public hearing before the City Council on February 14, 2017, at 7:00 p.m. in the Council Chambers at City Hall in Grand Island, Nebraska.

At said hearing, the City Council shall hear all protests and receive evidence for or against the creation of the proposed district; rule upon all written protests received prior to the close of the hearing, which ruling shall be final; and continue the hearing from time to time as

Approved as to Form	□
January 6, 2017	□ City Attorney

the city council may deem necessary.

Proceedings shall terminate if written protest is made prior to the close of the hearing by the record owners of over fifty percent of the assessable units in the proposed district.

3. Activities; Revenue; Method of Assessment.

a. The proposed activities to be supported by special assessments within the proposed district shall include: promotional activities; maintenance and improvement of the landscaped greenway; maintenance, repair, improvement and replacement of the sprinkler system in the greenway; regular mowing and trimming of the greenway; all facets of the purchase, care and replacement of trees, shrubs and grass and other decorative improvements; snow removal from sidewalks parallel to South Locust; employment of or contracting for personnel, purchase of equipment, materials, supplies or other expenses that accomplish the purposes of the district; other incidental or ongoing expenses as needed for the maintenance, improvement and beautification of the green belt area and to accomplish the goals and objectives of the Business Improvement Board of the district.

b. The proposed or estimated costs for improvements and facilities within the proposed district is \$143,326.00 and shall include \$88,326.00 from special assessments levied against property within the district, \$30,000.00 in anticipated grant revenue from the Community Redevelopment Authority, and \$25,000.00 in anticipated grant revenue from the Nebraska Environmental Trust. The proposed special assessment shall be levied on a frontage foot basis based upon South Locust Street frontage.

4. Notice of Hearing; Owners. At least ten days prior to the date of the public hearing notice of the hearing shall be given by:

a. One publication of this Resolution and Notice of Hearing in the Grand Island Independent; and

b. Mailing a copy of this Resolution and Notice of Hearing to each owner of taxable property as shown on the latest tax rolls of the Hall County Treasurer.

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Adopted by the City Council of the City of Grand Island, Nebraska on January 10, 2017.

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Jeremy L. Jensen, Mayor

Attest:

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RaNae Edwards, City Clerk