



City of Grand Island

Tuesday, May 28, 2019

Council Session

Item D-2

#2019-BE-5 - Consideration of Determining Benefits for South Locust Business Improvement District

Staff Contact: Patrick Brown, Finance Director

Council Agenda Memo

From: Patrick Brown, Finance Director

Meeting: May 28, 2019

Subject: Consideration of Determining Benefits for South Locust Business Improvement District

Presenter(s): Patrick Brown, Finance Director

Background

On February 14, 2017, the City Council adopted Ordinance #9623 creating the South Locust Business Improvement District (BID). The creating ordinance established the purpose of the District, described the boundaries, and established that real property in the area would be subject to a special assessment to support the purposes of the District. The creating Ordinance requires that a proposed budget for the District be approved by the BID Board and forwarded to the City Council for consideration. On April 17, 2019 the South Locust BID Board met and approved the 2019-2020 budget which provides for special assessments in the amount of \$14.25/front foot. On April 23, 2019, City Council approved the BID budget and set the date for Board of Equalization as May 28, 2019.

Discussion

The reformation of the South Locust BID that occurred in 2017 created the South Locust BID as a perpetual entity. Where, in the past, it had to be renewed in 3-year terms. A secondary result of the perpetual formation is that the creation of the district as it exists today took longer than usual and resulted in the special assessments for the district being levied “off-cycle” from the City Budget. This misaligned the collection of funds from when the funding is needed. It also leads to confusion when discussing the budget with the BID board and public. The proposed fix to this is for the South Locust BID to levy their special assessment for what is effectively an 18 month time period, which is why the requested amount is higher than it would usually being. The Board also requested that payments are not noted as delinquent until 120 days after the Board Of Equalization has levied them. If the 2019-2020 special assessment is approved then the next special assessment for the district will not occur until October of 2020.

In this district, assessments are paid by property owners based on the front footage of the property. Owners are billed for the assessment after approval by City Council sitting as the Board of Equalization on May 28, 2019. The budgeted assessments of \$142,089.76 will be charged to property owners in the district based on their front footage. Attached

is a summary of the notice given to owners within the BID and published in the Grand Island Independent on May 2, 9, and 16, 2019,

Alternatives

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

1. Approve the proposed Special Assessments.
2. Deny the proposed Special Assessments.
3. Send back to the BID Board for adjustment.

Recommendation

City Administration recommends that the Board of Equalization approve the proposed Special Assessments for the South Locust BID totaling \$142,089.76.

Sample Motion

Move to approve the Special Assessments as proposed.

NOTICE OF BOARD OF EQUALIZATION HEARING

South Locust Business Improvement District

NOTICE is hereby given to all persons owning real estate in South Locust Business Improvement District in the City of Grand Island, Hall County, Nebraska, and to all persons interested, that the City Council of said City will sit as a Board of Equalization at the City Council Chambers on May 28, 2019 at 7:00 p.m., to determine the amount of the special assessments to be levied within the district, to hear any objections or protests by landowners in the district, and to levy assessments against said real property.

The general purpose for the assessment is

(A) Improvement of any public place or facility in the district area, including landscaping, physical improvements for decoration or security purposes, and plantings and maintenance, repair, and reconstruction of any improvements or facilities authorized by the Business Improvement District Act, including, but not limited to, 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 the sidewalks parallel to S. Locust; purchase of equipment, materials, supplies or other expenses to accomplish the purposes of the district, and other incidental or ongoing expense as needed for the maintenance, improvement and beautification of the green belt area.

(B) Employing or contracting for personnel, including administrators for any improvement program under the act, and providing for any service as may be necessary or proper to carry out the purposes of the act, including, but not limited to, employment of or contracting for personnel to accomplish the purposes of the district and to accomplish the goals and objectives of the Business Improvement Board of the district; and

The name of the record landowner, the description of land to be assessed, and the amounts proposed to be assessed are as follows:

OWNER	LEGAL NAME	ASSESSMENT AMOUNT
MMY HOSPITALITY LLC	BURCH SUB W 273' LT 1 XC CITY	1,996.47
CASEY'S RETAIL COMPANY	BURCH SUB W 125' LT 2-3-4 XC CITY	2,565.39
FUGATE/J LARRY	BURCH SUB LT 5 XC CITY	1,706.22
WILLIAMS/MICHAEL S & SANDRA S	BURCH SECOND SUB LT 1 XC CITY	2,001.81
EATING ESTABLISHMENT/THE	RUNZA SUB LT 1 XC CITY	2,200.10
WILLIS/RONALD J & LORI D	HOLCOMB'S HIGHWAY HOMES E 100' LT 12 XC CITY & E 100' LT 13 XC CITY	2,849.82

WILLIS/RONALD J	HOLCOMB'S HIGHWAY HOMES LT 14 XC CITY	1,561.07
ROYELLE INC	HOLCOMB'S HIGHWAY HOMES LT 15 XC CITY	1,545.19
ROYELLE INC	BARTZ SUB LT 1	1,553.17
MEHRING/DONALD D	SHOVLAIN SECOND SUB LT 3	2,214.12
CARPENTER REAL ESTATE INC	HOLCOMB'S HIGHWAY HOMES S 52' LT 19 & N 1' LT 20	745.75
CARPENTER REAL ESTATE INC	HOLCOMB'S HIGHWAY HOMES S 108' LT 20 XC CITY	1,553.53
KERSHNER PROPERTIES, LLC	HOLCOMB'S HIGHWAY HOMES N 60' LT 22 XC CITY	844.23
HOLIDAY PLAZA LLC	HOLCOMB'S HIGHWAY HOMES LT 21 XC CITY	1,553.53
DA-LY PROPERTIES LLC	HOLCOMB'S HIGHWAY HOMES N 12' LT 24 XC CITY & S 98' LT 23 XC CITY	1,567.53
KERSHNER PROPERTIES, LLC	HOLCOMB'S HIGHWAY HOMES S 49' LT 22 & N 11' LT 23 XC CITY	854.96
LLAMAS JR/MOISES	HOLCOMB'S HIGHWAY HOMES ADDITION S 97' LT 24 XC CITY & N 38' LT 26~ XC CITY & ALL 25 XC CITY~	3,476.13
DEGAN LOCUST LLC	HOLCOMB'S HIGHWAY HOMES N 79' LT 27 XC CITY & S 71' LT 26 XC CITY	2,138.48
SOUTH POINT DEVELOPMENT, LLC	MATTHEWS SUB PT LT 25 XC CITY	3,858.28
KAY ENTERPRISES GRAND ISLAND LLC	GARRISON SUB LT 1 XC CITY	3,238.08
CITY OF GRAND ISLAND	MIL-NIC SECOND SUB TO THE CITY OF GRAND ISLAND LT 1	1,697.31
CALM NIGHTS LLC	MIL-NIC SECOND SUB LT 2	3,898.57
PAULSEN AND SONS INC	ROUSH'S PLEASANTVILLE TERRACE SUB LTS 1 & 28 XC CITY & ALL LTS 2-3-26-27	2,850.75
MEHRING/DONALD D	SHOVLAIN SECOND SUB LT 2	1,710.35
CARPENTER/REX E & JONADYNE A	WOODLAND FIRST SUB LT 1 200' X 400' XC CITY	2,914.77
CARPENTER/REX E & JONADYNE A	WOODLAND FIRST SUB LT 2 200' X 400' XC CITY	2,850.57
EQUITABLE FEDERAL SAVINGS	WOODLAND FIRST SUB LT 3 XC CITY	2,850.88
OBBERG/DANNY K	WOODLAND FIRST SUB LT 4 XC CITY	2,836.32
BOURKE/JEFFREY T & KARI K	WOODLAND FIRST SUB LT 5 XC CITY	2,850.88

RASMUSSEN JR/RICHARD S	WOODLAND FIRST SUB N 50' OF E 260' LT 6 XC CITY	710.40
PAM'S RENTALS LLC	WOODLAND FIRST SUB S 126' OF E 260' LT 6 XC CITY	1,804.48
ALPHA CORP	WOODLAND FIRST SUB E 260' LT 8 XC CITY	2,990.20
SOUTHEAST CROSSINGS LLC	WOODLAND SECOND SUB LT 11 XC CITY	7,771.69
BOSELMAN INC	WOODLAND SECOND SUB LT 8	2,133.51
CARPENTER REAL ESTATE INC	WOODLAND SECOND SUB LT 9	2,137.49
LAUB-OTTO, LLC	WOODLAND SECOND SUB LT 10	2,256.62
RASMUSSEN JR/RICHARD S	WOODLAND THIRD SUB LT 1 XC N 25' OF E 260' XC CITY	1,067.66
DJ & DK PROPERTIES LLC	WOODLAND THIRD SUB N 25' OF E 260' LT 1 XC CITY & LT 2 XC CITY	1,780.18
ALLEN/TAMARA J & JOHN L	WOODRIDGE SOUTH SUB LT 1 XC CITY	3,596.21
DEGAN LOCUST LLC	WOODRIDGE SOUTH SUB LT 2 XC CITY	1,545.11
SOUTH POINTE DEVELOPMENT LLC	SOUTH POINTE SUB LT 1	3,526.91
SARASWATI LLC	MISCELLANEOUS TRACTS 27-11-9 PT N 1/2 SW 1/4 SW 1/4 3.03 A	7,155.90
PLATTE VALLEY STATE BANK &	EQUESTRIAN MEADOWS SUB LT 1	2,539.93
COMMUNITY REDEVELOPMENT AUTHORITY	DESERT ROSE SUB PT LT 1 XC CITY	6,012.70
ROBB/THEODORE J	MISCELLANEOUS TRACTS 27-11-9 PT NW 1/4 SW 1/4 XC CITY 5.08 AC	4,792.59
RIGI HOSPITALITY LLC	MISCELLANEOUS TRACTS 27-11-9 PT NW 1/4 SW 1/4 PT LT 4 ISLAND XC CITY 4.85 AC	4,585.37
LLAMAS/MOISES & OLIVIA	KNOX SUB LOT 1 XC CITY	1,997.79
ALL FAITHS FUNERAL HOME LLC	MISCELLANEOUS TRACTS 27-11-9 PT NW 1/4 NW 1/4 SW 1/4 2.34 AC	3,445.49
PHARMACY PROPERTIES LLC	EQUESTRIAN MEADOWS SUB LT 2	2,066.13
WILLIS/RONALD J & LORI D	MISCELLANEOUS TRACTS 28-11-9 PT NE 1/4 NE 1/4 XC CITY .445 AC	1,424.91
ROBB/MASON D	KNOX THIRD SUB LT 2 XC CITY	1,868.78
ROBB/TED	KNOX THIRD SUB LT 3 XC CITY	1,097.16

O'REILLY AUTO ENTERPRISES, LLC	RUNZA SUB LT 2 XC CITY	2,217.74
ROBB/MASON D	KNOX THIRD SUB LT 1 XC CITY	2,184.49
FAULKNER/MARK A & SUZANNE G	EQUESTRIAN MEADOWS SUB LT 3	2,624.22
HERITAGE HOSPITALITY INC	VANOSDALL SUB LT 1	1,260.76
VANOSDALL/DELVIN WAYNE	VANOSDALL SUB LT 2	1,011.08
		142,089.76

By order of the City Council, Grand Island, Nebraska.

RaNae Edwards, City Clerk

Publish once each week for three weeks:

May 2, 2019
May 9, 2019
May 16, 2019

RESOLUTION 2019-BE-5__

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, sitting as a Board of Equalization for South Locust Business Improvement District, after due notice having been given thereof, that we find and adjudge:

That the benefits accruing to the real estate in such district to be the total sum of \$142,089.76; and

Such benefits are equal and uniform; and

According to the equivalent frontage of the respective lots, tracts, and real estate within South Locust Park Business Improvement District, such benefits are the sums set opposite the several descriptions as follows:

OWNER	LEGAL NAME	ASSESSMENT AMOUNT
MMY HOSPITALITY LLC	BURCH SUB W 273' LT 1 XC CITY	1,996.47
CASEY'S RETAIL COMPANY	BURCH SUB W 125' LT 2-3-4 XC CITY	2,565.39
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DA-LY PROPERTIES LLC	HOLCOMB'S HIGHWAY HOMES N 12' LT 24 XC CITY & S 98' LT 23 XC CITY	1,567.53

Approved as to Form ☐ _____
June 20, 2019 ☐ City Attorney

KERSHNER PROPERTIES, LLC	HOLCOMB'S HIGHWAY HOMES S 49' LT 22 & N 11' LT 23 XC CITY	854.96
LLAMAS JR/MOISES	HOLCOMB'S HIGHWAY HOMES ADDITION S 97' LT 24 XC CITY & N 38' LT 26~ XC CITY & ALL 25 XC CITY~	3,476.13
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		142,089.76

Adopted by the City Council of the City of Grand Island, Nebraska, on May 28, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

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