



# City of Grand Island

Tuesday, August 11, 2020

Council Session

## Item I-1

**#2020-190 - Consideration of Approving FY 2020-2021 Annual Budget for Railside Business Improvement District and Setting Date for Board of Equalization**

Staff Contact: Patrick Brown

# **Council Agenda Memo**

**From:** Patrick Brown, Finance Director

**Meeting:** August 11, 2020

**Subject:** Consideration of Approving FY 2020-2021 Annual Budget for Railside Business Improvement District and Setting Date for Board of Equalization

**Presenter(s):** Patrick Brown, Finance Director

## **Background**

On August 14, 2018, the City Council adopted Ordinance #9700 creating the Railside 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 tot the City Council for consideration. On June 18, 2020, the Railside BID Board met and approved the 2020-2021 budget that provides for a total special assessment of \$119,985.06. Which is a zero percent increase of the 2020 special assessment.

## **Discussion**

The reformation of the Railside BID that occurred in 2018 created the Railside BID as a perpetual entity. In this district, assessments are paid by property owners based on the County assessor's valuation of the property. Owners will be billed for the assessment after approval by City Council sitting as the Board of Equalization of September 8, 2020. The budgeted assessments of \$119,985.06 will be charged to property owners in the district based on their valuations. Notices will be published in the Grand Island Independent on August 14, 21, and 28, 2020. Copies of the notice will also be mailed to property owners after the first publication via the method required by State law.

## **Alternatives**

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

1. Approve the proposed budget and date for BOE.
2. Deny the proposed budget and date for BOE.
3. Send back to the BID Board for adjustment.

## **Recommendation**

City Administration recommends that the City Council approved the BID budget as proposed and sets the date for Board of Equalization as September 8, 2020.

## **Sample Motion**

Move to approve resolution as proposed.

BID BUDGET

YEAR: 20-21

INCOME TYPE	Explanation	
Beginning Cash		\$10,000.00
Special Assessments	2020-2021 (no increase) Amount 119.985.06	\$119,985.06
Donations		\$0.00
Grants	CDBG	\$26,000.00
Interest		\$500.00
Other Revenue	Fundraising, Credit Card, Green Team Reimbursement, Banner Program for Parking lots, Halloween and Christmas vendor program?	\$5,000.00
TOTAL INCOME		\$161,485.06
EXPENSES		Amount
Personnel - 85105	Director	\$ 33,000.00
	Green Team/Coordintor	\$ 12,000.00
FICA - 85115	FICA	\$ 4,400.00
Unemployment - 85165	Unemployment	\$ 375.00
Contract Services - 85213	Douglass Bookkeeping	\$ 3,700.00
	City Bookkeeping	\$ 4,600.00
	Contract Misc	\$ 1,200.00
	Event Coordinators	\$ 250.00
	Marketing Refresh	\$ 2,250.00
	Equipment Rentals lights, banners etc	\$ 1,500.00
	Greenspace/tree space master plan	\$ 2,400.00
	Marketing Assistant	\$ 6,000.00
Printing/Binding - 85245	Printing, Flyers, Annual Report, Announcement Annual Meeting	\$ 500.00
Snow & Ice Removal - 85249	Snow - Plaza	\$ 1,000.00
Professional Services/Office Rent - 85290	Rent	\$ 10,800.00
	Website Fee	\$ 350.00
Utility Services - 85305	Walnut (triangle)	\$ 600.00
	Wheeler (plaza)	\$ 600.00
	Christmas Lights	\$ 1,500.00
	Backflow Check	\$ 300.00
Repairs & Equipment - 85325		\$ 500.00
Office Copy Machine - 85330	Copy Machine Lease and Copy Charges	\$ 4,000.00
Postage - 85413	Yearly Bill From the City	\$ 750.00
Advertising - 85416	Newspaper	\$ 7,800.00
	Vibe	\$ 480.00
	Social Media Boosting	\$ 600.00
	EV Tour	\$ 300.00
	Railside Branded Items	\$ 350.00
Legal Notices - 85419	Monthly Meeting, annual review of property tax	\$ 2,750.00
Dues & Subcriptions/Main Street - 85422	MainStreet, Chamber, 501C3	\$ 2,250.00
Travel & Training - 85428		\$ 500.00
Events/Other - 85490	HEAR GI/Nebraska	\$ 2,500.00
	Bar Stool Open	\$ 250.00
	Halloween	\$ 100.00
	Christmas	\$ 5,000.00
	Junk Jaunt	\$ 1,500.00
	Other	\$ 750.00
Office Supplies - 85505	Internet	\$ -
	Office Phone	\$ 900.00
	Other	\$ 350.00
Trees & Schrubbs - 85560	Removal and replanting	\$ 4,250.00
Planters/ Plaza - 85561	Plants for planters	\$ 1,200.00
	Watering	\$ 6,900.00
	Sprinkler Repair	\$ 200.00
	Mowing	\$ 1,200.00
General Supplies - 85590	General	\$ 980.06
	EV Tour	\$ 300.00
	Christmas	\$ 500.00
	Green Team	\$ 1,000.00
MISC Projects	CDBG "Rental Assistance Program"	\$ 26,000.00
TOTAL EXPENSES		\$ 161,485.06

# #RAILSIDE

ROAD MAPPING FOR THE FUTURE

## Goals Achieved

### Clean up and Revamp Green Spaces, Streetscapes and Parking Lots in Railside

- Have implemented plan for sidewalks/alley way clean up.
- Working with CCS for three groups who volunteer to pick up three zones once a week.
- Triangle Re-sodding Project, Refreshed the plaza
- Working to establish a plan to expand the plaza
- Working to remove 8 dead trees from the district along with applying for grants for a large scale upgrade on 20 problem areas.
- Working with public works to “own” issues faster and to be able to resolve them

### Establish Key Partnerships

- Have developed a key partnership with the CVB, NRD, JEO, Community Foundation and Public Works.

### Marketing

- Have hired a part time marketing assistant to assist with marketing Railside businesses.

### Developed New Opportunities

- New Business Opportunities include: Amur, Beltzer Building, Downtown Dental, Pinnacle Bank and the expansion of Prairie Pride.
- EV is working on a new business welcome package and an open house to show properties that are available for rent or sale.
- The BID is moving forward on a partnership (2-3 years) with the Community Foundation. This will open opportunity for grant funding on two to three pre-determined projects

### Events/Activities

- Working with CVB to develop a guide to holding conferences and meetings in Railside.
- Working to develop an entertainment district.

### Historic Building/Railside Redevelopment

- Continued Development of Historic Buildings
- Fill current spaces
- Encourage current buildings/businesses to revitalize storefronts/buildings to assist in the improvement of the overall appearance of Railside.

## Updated Goals for 19/20

### Clean up and Revamp Green Spaces, Streetscapes and Parking Lots in Railside

- Implement a 3 year plan to upgrade the Aesthetic Appearance of Railside
- Additional lighting options for upgrading appearance and safety
- Railside Plaza Refresh
- Develop a Greenspace/Tree Space Master Plan

### Establish Key Partnerships

- Continue to Develop Key Partnerships with the CVB, CRA and Grow Grand Island
- Continue to Develop a sound and productive relationship with the City of Grand Island

### Marketing

- Add a marketing assistant to the Railside team with a goal of making Railside impactful in the media.
- Complete the AARP Totem Project
- Add directional mapping to the current parking signs
- Work with the Kearney BID to cross-promote events in each of the districts

### Recruitment of Key Business Types

- Recruit High End Options – Dining, Shopping, Sleeping
- Quick Dine Out/Shopping Options
- Recruiting New Business to offer a variety of experiences
- Continue to recruit diverse employers while retaining our current employee base
- Effectively administer the remaining RAP funds

### Events/Activities

- Addition of 3 Night Markets in the summer months
- Addition of Junk Street for Junk Jaunt
- Addition of Summer Sidewalk sales
- Addition of an open house for open spaces 2 times a year

### Historic Building/Railside Redevelopment

- Continued Development of Historic Buildings
- Fill current spaces
- Encourage current buildings/businesses to revitalize storefronts/buildings to assist in the improvement of the overall appearance of Railside.

THANK YOU





R E S O L U T I O N    2020-190

WHEREAS, the City Council has considered the proposed budget of the Railside Business Improvement District for the fiscal year 2020-2021; and

WHEREAS, the City has received the assessed values of the individual properties within the Railside Business Improvement District as shown in the office of the Hall County Assessor in effect on the first day of January, 2020.

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

1.            The budget for the Railside Business Improvement District is hereby considered.
2.            A proposed assessment schedule shall be prepared.
3.            A hearing before the City Council sitting as a Board of Equalization on the proposed assessments shall be held on September 8, 2020 at 7:00 p.m. in the City Council chambers of City Hall 100 East First Street, Grand Island NE.
4.            Notice of hearing shall be published once each week for three consecutive weeks in accordance with the Business Improvement District Act.
5.            Notice of hearing shall be mailed to all property owners of the Railside Business Improvement District by U.S. Mail, postage prepaid.

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Adopted by the City Council of the City of Grand Island, Nebraska, August 11, 2020

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Roger G. Steele, Mayor

Attest:

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RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 7, 2020	☐ City Attorney