



City of Grand Island

Tuesday, July 26, 2022

Council Session

Item I-7

#2022-202 - Consideration of Approving FY 2022-2023 Benefits for Vehicle Off-Street Parking District #3 and Setting Date of Board of Equalization

Staff Contact: Patrick Brown

Council Agenda Memo

From: Patrick Brown, Finance Director

Meeting: July 26, 2022

Subject: Consideration of Determining Benefits for Vehicle Off-street Parking District #3

Presenter(s): Patrick Brown, Finance Director

Background

The creation of Parking District #3 occurred January 8, 2019. The goal of the new Parking District #3 is to better balance those paying into the Parking District with those who are using and/or most benefit from the Parking District. Under former Parking District No. 1 established in the 1970's the financial burden of parking lot maintenance fell solely upon retail and professional businesses within the district through an occupation tax. Over time, however, the use of downtown properties evolved with retail uses replaced by non-business uses and by use by non-retail and non-professional business. Through formation of Off-street Parking District No. 3 and the levy of special assessments the financial burden of maintaining off-street parking lots will be distributed among the owners of all properties within the district irrespective of the use of the property, whether business, retail, government, religious, or nonprofit. This will achieve a fairer and more equitable distribution of the financial burden among all properties specially benefitted by the availability of convenient free off-street parking within the district.

Discussion

Property owners within the District will be charged a special assessment based on the entire square footage of their buildings. The square footage is based on the information obtained from the County Assessor; however, if square footage was not available from the Assessor then a calculation was done based on outer building dimensions and the number of floors. The total square footage for Parking District #3 is 1,811,612. The special assessment charge for the 2021-2022 year is \$73,470 or \$0.0405/square foot.

Property owners who have parking within their property that is open to the public, customers or users of the building can apply for a \$10/space credit. This credit can reduce the amount owed for that property or other properties owned by the same owner within 300 feet down to a minimum of \$0. Any excess that cannot be used will not be paid out to the property owner or credited to other properties more than 300 feet away. There is an

estimated \$13,000 in potential parking spot credits based on estimated property owner owned parking spots. The total estimated net revenue for the 2022-2023 year is \$60,000.

Alternatives

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

1. Move to approve
2. Amend the resolution
3. Refer the issue to a Committee
4. Postpone the issue to future date
5. Take no action on the issue

Recommendation

City Administration recommends that the Council set the date of August 30, 2022 for the Board of Equalization. Notice of the Hearing and proposed assessments will be published according to State Statutes.

Sample Motion

Move to set the date of August 30, 2022 for the Board of Equalization.

RESOLUTION 2022-202

WHEREAS, the City has received the square footage of the individual properties within the Parking District #3 as shown in the office of the Hall County Assessor in effect on the first day of January, 2022.

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

1. A proposed assessment schedule shall be prepared.
2. A hearing before the City Council sitting as a Board of Equalization on the proposed assessments shall be held on August 30, 2022 at 7:00 p.m. in the City Council chambers of City Hall 100 East First Street, Grand Island NE.
3. Notice of hearing shall be published once each week for three consecutive weeks.
4. Notice of hearing shall be mailed to all property owners of the Parking District #3 by U.S. Mail, postage prepaid.

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Adopted by the City Council of the City of Grand Island, Nebraska, July 26, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☒ _____
July 22, 2022	☒ City Attorney