



City of Grand Island

Tuesday, August 30, 2022

Council Session

Item D-2

#2022-BE-2 - Consideration of Determining Benefits for Fonner Park Business Improvement District

Council action will take place under Ordinances item F-5.

Staff Contact: Patrick Brown

Council Agenda Memo

From: Patrick Brown, Finance Director

Meeting: August 30, 2022

Subject: Consideration of Determining Benefits for Fonner Park Business Improvement District

Presenter(s): Patrick Brown, Finance Director

Background

On February 14, 2017, the City Council adopted Ordinance #9622 creating the Fonner Park 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 July 13, 2022 the Fonner Park BID Board met and approved the 2022-2023 budget which provides for special assessments in the amount \$53,201.77. On July 26, 2022, City Council approved the BID budget and set the date for Board of Equalization as August 30, 2022.

Discussion

The reformation of the Fonner Park BID that occurred in 2017 created the Fonner Park BID as a perpetual entity. 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 August 30, 2022. The budgeted assessments of \$53,202 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 July 29, August 5, and August 12, 2022.

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 Fonner Park BID totaling \$53,201.77.

Sample Motion

Move to approve the Special Assessments as proposed.

R E S O L U T I O N 2022BE-2

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, sitting as a Board of Equalization for Fonner Park 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 \$53,201.77; and

Such benefits are equal and uniform; and

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

OWNER	LEGAL NAME	ASSESSMENT
WESTERBY/MICHAEL J & MANDY	JANISCH SUB PT LT 1	1,294.19
DSVK NC, LLC	BROWNELL SUB LT 1 XC ROW TO CITY	539.25
WILTGEN CORP II	KIRKPATRICK SUB LT 5	761.78
WILTGEN CORP II	KIRKPATRICK SUB LT 6	748.47
DA-LY PROPERTIES LLC	LABELINDO SECOND SUB PT LT 1 XC 18.3 FT TO CITY	3,013.78
ZANA/JAMES SCOTT	R & R SUB PT LT 1	1,518.61
CASEY'S RETAIL CO	PLEASANT HOME SUB XC CITY E 1/2 OF S 1/2BLK 9	1,516.67
LOCUST STREET LLC	STAAB ESTATES SUB LOT 1	2,168.50
OBERG/DANNY K	ROEPKE SUB PT LT 2 & PT LT 1	1,666.25
OBERG/DANNY K	ROEPKE SECOND SUB PT LT 1	490.72
EDWARDS BUILDING CORP	FONNER SUB LT 1 XC CITY	1,617.74
BOSELMAN REAL ESTATE LLC	BOSELMAN BUSINESS PARK SUB LT 1	1,368.14
BOSELMAN REAL ESTATE LLC	BOSELMAN BUSINESS PARK SUB LT 1	1,628.49
RMA INVESTMENTS, LLC	FONNER SECOND SUB XC CITY LT 5	2,156.97

Approved as to Form ✕ _____ August 26, 2022 ✕ City Attorney
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RMA INVESTMENTS, LLC	FONNER SECOND SUB XC CITY LT 6	4,313.94
THE RAYMOND J O'CONNOR REV TRUST	SOUTHEAST COMMONS BUSINESS CONDOS UNITS 6, 7, 8 & 9 (FORMERLY FONNER THIRD SUB PT LT 1 & PT LT 3)	1,237.23
ROEBUCK ENTERPRISES LLC	SOUTHEAST COMMONS BUSINESS CONDOS UNITS 1, 2, 3, 4 & 10 (FORMERLY FONNER THIRD SUB PT LT 1 & PT LT 3)	1,469.54
LEACH INVESTMENT PROPERTIES, LLC	SOUTHEAST COMMONS BUSINESS CONDOS UNIT 5 (FORMERLY FONNER THIRD SUB PT LT 1 & PT LT 3)	959.84
WILLIAMS HOSPITALITY LLC	FONNER THIRD SUB REPLATTED PT LT 3	1,510.03
LOCUST STREET LLC	STAAB ESTATES SUB LT 2	2,867.92
REILLY/MICHAEL J & CAREY M	JNW SUB LT 1	1,660.84
EDWARDS BUILDING CORP	NEBRASKA WASH SUB LT 1	1,784.87
SAX PIZZA OF AMERICA INC	SAX'S SECOND SUB LT 2	755.00
BRADY/CINDY	MISCELLANEOUS TRACTS XC TO CITY 21-11-9 PT SE 1/4 SE 1/4 .78 AC	1,448.77
AREC 7, LLC	MISCELLANEOUS TRACTS 21-11-9 XC CITY PT SE 1/4 SE 1/4 1.17 AC	2,159.57
SAX PIZZA OF AMERICA INC	SAX'S SECOND SUB LT 1	1,755.81
GOODWILL INDUST OF GREATER NEBR	GOODWILL SIXTH SUB LT 2	1,951.82
HALL COUNTY LIVESTOCK IMPROVEMENT ASSN	MISCELLANEOUS TRACTS 22-11-9 TO THE CITY OF GRAND ISLAND PT SW 1/4 SW 1/4 & PT NW 1/4 SW 1/4 XC .15 A CITY & 1.03 AC FONNER RD XC .05 AC CITY XC .98 AC CITY	3,429.60
SANCHEZ/FILEMON	R & R SUB PT LT 2	1,501.89
BOSELMAN REAL ESTATE, LLC	BOSELMAN BUSINESS PARK SUB LT 2	3,905.53
		53,201.77

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- 2 -

Adopted by the City Council of the City of Grand Island, Nebraska, on August 30, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk