



# City of Grand Island

Tuesday, August 30, 2022

Council Session

## Item D-3

### **#2022-BE-3 - Consideration of Determining Benefits for South Locust Business Improvement District**

*Council action will take place under Ordinances item F-6.*

Staff Contact: Patrick Brown

# Council Agenda Memo

**From:** Patrick Brown, Finance Director

**Meeting:** August 30, 2022

**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 July 13, 2022 the South Locust BID Board met and approved the 2022-2023 budget which provides for special assessments in the amount of \$104,617. 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 South Locust BID that occurred in 2017 created the South Locust 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 \$104,616.97 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 South Locust BID totaling \$104,616.97.

## **Sample Motion**

Move to approve the Special Assessments as proposed.

R E S O L U T I O N 2022-BE-3

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 \$104,616.97; 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:

<b>OWNER</b>	<b>LEGAL</b>	<b>ASSESSMENT AMOUNT</b>
MMY HOSPITALITY LLC	BURCH SUB W 273' LT 1 XC CITY	1,506.49
CASEY'S RETAIL COMPANY	BURCH SUB W 125' LT 2-3-4 XC CITY	1,936.49
FUGATE/J LARRY	BURCH SUB LT 5 XC CITY	1,290.35
WILLIAMS/SANDRA S	BURCH SECOND SUB LT 1 XC CITY	1,507.64
THE EATING ESTABLISHMENT	RUNZA SUB LT 1 XC CITY	1,523.99
KDIVER, LLC	R & L WILLIS SUB LT 2	2,130.18
WILLIS/RONALD J & LORI D	HOLCOMB'S HIGHWAY HOMES LT 14 XC CITY	1,178.97
ROYELLE INC	HOLCOMB'S HIGHWAY HOMES LT 15 XC CITY	1,200.16
ROYELLE INC	BARTZ SUB LT 1	1,172.41
MEHRING/DONALD D	SHOVLAIN SECOND SUB LT 3	1,846.26
CARPENTER REAL ESTATE INC	HOLCOMB'S HIGHWAY HOMES S 52' LT 19 & N 1' LT 20	570.06
CARPENTER REAL ESTATE INC	HOLCOMB'S HIGHWAY HOMES S 108' LT 20 XC CITY	1,161.64
ROEBUCK ENTERPRISES, LLC	HOLCOMB'S HIGHWAY HOMES N 60' LT 22 XC CITY	645.36

Approved as to Form    ✕ _____ August 26, 2022            ✕ City Attorney
------------------------------------------------------------------------------

HOLIDAY PLAZA LLC	HOLCOMB'S HIGHWAY HOMES LT 21 XC CITY	1,172.39
DA-LY PROPERTIES LLC	HOLCOMB'S HIGHWAY HOMES N 12' LT 24 XC CITY & S 98' LT 23 XC CITY	1,183.15
ROEBUCK ENTERPRISES, LLC	HOLCOMB'S HIGHWAY HOMES S 49' LT 22 & N 11' LT 23 XC CITY	645.35
LLAMAS JR/MOISES	HOLCOMB'S HIGHWAY HOMES ADDITION S 97' LT 24 XC CITY & N 38' LT 26 XC CITY & ALL 25 XC CITY	2,624.44
ALLSTATE BK REAL ESTATE HOLDINGS, LTD	HOLCOMB'S HIGHWAY HOMES N 79' LT 27 XC CITY & S 71' LT 26 XC CITY	1,613.38
SOUTH POINT DEVELOPMENT, LLC	MATTHEWS SUB PT LT 25 XC CITY	2,918.40
KAY ENTERPRISES GRAND ISLAND LLC	GARRISON SUB LT 1 XC CITY	2,477.96
CALM NIGHTS LLC	MIL-NIC SECOND SUB LT 2	2,941.68
PAULSEN AND SONS INC	ROUSH'S PLEASANTVILLE TERRACE SUB LTS 1 & 28 XC CITY & ALL LTS 2-3-26-27	2,151.87
MEHRING/DONALD D	SHOVLAIN SECOND SUB LT 2	1,146.08
CARPENTER/REX E & JONADYNE A	WOODLAND FIRST SUB LT 1 200' X 400' XC CITY	2,200.86
CARPENTER/REX E & JONADYNE A	WOODLAND FIRST SUB LT 2 200' X 400' XC CITY	2,151.64
VISIONCOMM VENDING, INC	WOODLAND FIRST SUB LT 3 XC CITY	2,151.88
OBERG/DANNY K	WOODLAND FIRST SUB LT 4 XC CITY	2,140.89
BOURKE/JEFFREY T & KARI K	WOODLAND FIRST SUB LT 5 XC CITY	2,151.88
RASMUSSEN JR/RICHARD S	WOODLAND FIRST SUB N 50' OF E 260' LT 6 XC CITY	536.22
PAM'S RENTALS LLC	WOODLAND FIRST SUB S 126' OF E 260' LT 6XC CITY	1,361.83
ALPHA CORP	WOODLAND FIRST SUB E 260' LT 8 XC CITY	2,321.44
SOUTHEAST CROSSINGS LLC	WOODLAND SECOND SUB LT 11 XC CITY	5,881.12
BOSELMAN INC	WOODLAND SECOND SUB LT 8	1,610.93

CARPENTER REAL ESTATE INC	WOODLAND SECOND SUB LT 9	1,610.94
BNB REAL ESTATE, LLC	WOODLAND SECOND SUB LT 10	1,703.31
RASMUSSEN JR/RICHARD S	WOODLAND THIRD SUB LT 1 XC N 25' OF E 260' XC CITY	805.88
KAY ENTERPRISES GRAND ISLAND II, LLC	WOODLAND THIRD SUB N 25' OF E 260' LT 1 XC CITY & LT 2 XC CITY	1,343.70
JT ALLEN INVESTMENT PROPERTIES, LLC	WOODRIDGE SOUTH SUB LT 1 XC CITY	2,691.61
DEGEN LOCUST LLC	WOODRIDGE SOUTH SUB LT 2 XC CITY	1,098.59
SOUTH POINTE DEVELOPMENT LLC	SOUTH POINTE SUB LT 1	2,662.14
SARASWATI LLC	MISCELLANEOUS TRACTS 27-11-9 PT N 1/2 SW1/4 SW 1/4 3.03 A	5,439.60
PLATTE VALLEY STATE BANK &	EQUESTRIAN MEADOWS SUB LT 1	1,919.71
ROBB/THEODORE J	MISCELLANEOUS TRACTS 27-11-9 PT NW 1/4 SW 1/4 XC CITY 5.08 AC	3,640.50
THE GRAND ISLAND EXTENDED STAY, LLC	MISCELLANEOUS TRACTS 27-11-9 PT NW 1/4 SW 1/4 PT LT 4 ISLAND XC CITY 4.85 AC	3,461.03
INVESTMENT PROPERTY HOLDINGS, LLC	KNOX SUB LOT 1 XC CITY	1,508.05
ALL FAITHS PROPERTIES, LLC	MISCELLANEOUS TRACTS 27-11-9 PT NW 1/4 NW 1/4 SW 1/4 2.34 AC	2,577.87
HAMIK FAMILY. LLC	EQUESTRIAN MEADOWS SUB LT 2 (BUILDING ON IOLL 400501888)	1,559.52
WILLIS/RONALD J & LORI D	MISCELLANEOUS TRACTS 28-11-9 PT NE 1/4 NE 1/4 XC CITY .445 AC	1,075.65
ROBB/MASON D	KNOX THIRD SUB LT 2 XC CITY	1,178.89
ROBB/TED	KNOX THIRD SUB LT 3 XC CITY	829.52
COMMUNITY REDEVELOPMENT AUTHORITY OF GI	TALON APARTMENTS SECOND SUB LOT 13	4,169.92
O'REILLY AUTO ENTERPRISES, LLC	RUNZA SUB LT 2 XC CITY	1,674.54
ROBB/MASON D	KNOX THIRD SUB LT 1 XC CITY	1,837.05
FAULKNER/MARK A & SUZANNE G	EQUESTRIAN MEADOWS SUB LT 3	1,977.68

HERITAGE HOSPITALITY INC	VANOSDALL SUB LT 1	797.89
		104,616.97

---

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