



# City of Grand Island

Tuesday, March 12, 2013

Council Session

## Item I2

**#2013-71 - Approving Boundaries for Downtown Business Improvement District 2013**

Staff Contact: Marco Floreani

# Council Agenda Memo

**From:** Marco Floreani, Community Development Administrator

**Meeting:** March 12, 2013

**Subject:** Approval of Downtown Business Improvement District  
2013 Boundaries and Initial Board

**Item #'s:** I-2

**Presenter(s):** Marco Floreani, Community Development Administrator

## Background

Business Improvement District #8 is set to expire on September 30, 2013. In a letter to the Mayor and City Council dated February 12, 2013, business and property owners expressed an interest to form a new business improvement district with the same boundaries as BID #8.

State statutes allow for the creation of business improvement districts and the expenditure of funds for improvement of public places or facilities within the district, including the acquisition, construction, maintenance, and operation of such improvements, creation and implementation of a plan for improving the general architectural design of public areas within the district, the development of any public activities and promotion of public events, including the management and promotion and advocacy of retail trade activities or other promotional activities, and employing or contracting for personnel for any improvement program under the act.

Chapter 19 of State Statutes sets forth the regulations pertaining to the formation of a business improvement district. The Statutes (19-4021) provide for the appointment of a business improvement board consisting of property owners, residents, business operators, or users of space within the business area to be improved.

## Discussion

A Business Improvement District for the downtown has been in place for approximately 25 years. Business Improvement District #8 is set to expire on September 30, 2013. A nine member volunteer board oversees the activities and the budget for the District.

The general boundaries are outlined on the attached map.

The proposed initial board for Downtown 2013 is comprised of individuals who are currently serving on the Downtown Business Improvement District Board and are Downtown property owners or are employees of Downtown property owners.

The identification of boundaries and formation of an initial board are the first steps in the creation of the district. Approval is recommended.

If approved, the board members will make a plan and City Council will ask the Regional Planning Commission for a recommendation. Once the Planning Commission makes a recommendation, City Council may adopt a resolution to establish the business improvement district. There will then be a period for the property owners in the district to protest the formation of the BID. City Council will then hold a public hearing to create the district. After the hearing Council may pass an ordinance to establish the district.

### **Alternatives**

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

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

### **Recommendation**

City Administration recommends that the Council approve boundaries for Downtown BID 2013 and that the following be confirmed as board members for this Business Improvement District area:

Amos Anson  
Craig Hand  
Mark Stelk  
Dee Johnson  
Tom Ziller  
Kurt Haecker  
Eric Edwards  
Kris Jerke  
Dave Wetherilt

### **Sample Motion**

Move to approve the recommendations as submitted.

February 12, 2013

Mayor and Council Members  
City of Grand Island  
100 East First Street  
Grand Island, NE 68801

Dear Mayor and Council Members:

There has never been a more important time for Downtown Grand Island to plan for the future. With a Revitalization Plan for Downtown Grand Island being developed and to be available next month, business and property owners and residents will soon be able to envision what the future of Our Downtown holds.

A Business Improvement District (BID) for Downtown has been in place for nearly 25 years. Business Improvement District #8, which boundaries are outlined on an attached map, is set to expire on September 30, 2013. A nine member volunteer board oversees the activities and the budget for the District. We believe it is most beneficial to property owners and to the greater community to maintain a business improvement district for this area to ensure a redevelopment of our Downtown is carried through.

We look forward to sharing more with you, and ask for your support in re-establishing the BID another five years and your help in making Downtown Grand Island a proud destination to work, live, shop and be entertained.

Thank you for your consideration. We look forward to continuing our efforts to ensure OUR Downtown is appealing to all – visitors and residents alike.

Sincerely,

**Downtown Business and Property Owners**



Amos Anson  
Chocolate Bar

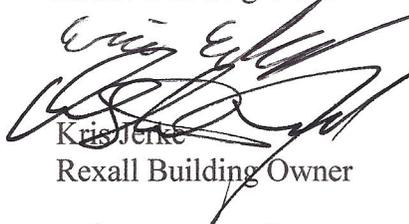


Kurt Haecker  
Home Federal



Mark Stelk  
General Collections

Eric Edwards  
Hedde Building Owner



Kris Jerke  
Rexall Building Owner



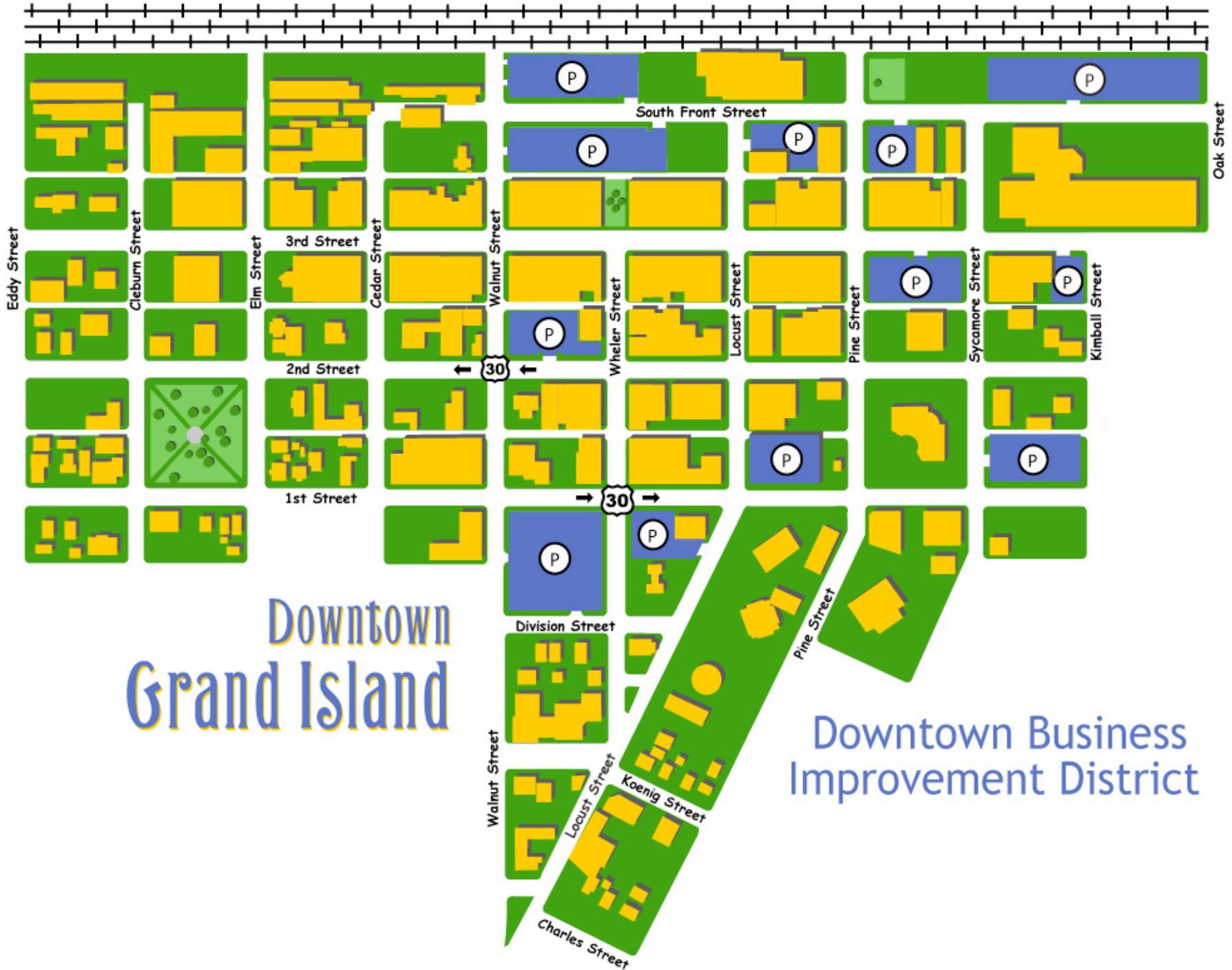
Tom Ziller  
Michelson Building Owner

Craig Hand  
Howards Jewelry



Dee Johnson  
Carpets-N-More





RESOLUTION 2013-71

WHEREAS, Downtown property owners have recommended that the City of Grand Island create a business improvement district with boundaries set out below; and

WHEREAS, Section 19-4021, R.R.S. 1942, indicates that the boundaries of a business improvement district shall be declared by the city council prior to or at the same time as the appointment of the business improvement board; and

WHEREAS, the outer boundaries of the potential Downtown Business Improvement District 2013 are described on the attached map, marked Exhibit "A"; and

WHEREAS, it is suggested that a business improvement board be appointed to make recommendations to the city council for the potential establishment of a district and plans for improvements if any, for such district; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the property set out within the above-identified boundaries be declared as future Downtown Business Improvement District 2013.

Be it further resolved, that the following individuals be initially appointed to serve on the business improvement board: Amos Anson, Craig Hand, Mark Stelk, Dee Johnson, Tom Ziller, Kurt Haecker, Eric Edwards, Kris Jerke, and Dave Wetherilt.

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Adopted by the City Council of the City of Grand Island, Nebraska, March 12, 2013.

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk