



City of Grand Island

Tuesday, June 11, 2013

Council Session

Item G-14

#2013-180 - Approving Boundaries for Fonner Park Business Improvement District 2013

Staff Contact: Marco Floreani

Council Agenda Memo

From: Marco Floreani, Community Development Administrator

Meeting: June 11, 2013

Subject: Approving Boundaries for Fonner Park Business Improvement District 2013

Item #'s: G-14

Presenter(s): Marco Floreani, Community Development Administrator

Background

The South Locust Business Improvement District 2012 is set to expire on September 30, 2013. The Business Improvement District intends to reform as the Fonner Park Business Improvement District. In a letter to the Mayor and City Council dated May 22, 2013, Fonner Park Business Improvement District expressed an interest to form a new Business Improvement District from Fonner Park Road to Stolley Park Road for a three year period.

Property owners are organizing their efforts to continue street improvements that are now evident along the southernmost portions of South Locust Street, including pedestrian lighting, landscaping and sidewalks. The goals include the redevelopment of South Locust and the Fonner Park area into an appealing corridor and entrance into Grand Island.

State statute 19-4021, R.R.S. 1943, allows for the creation and implementation of a plan for improving the general architectural design of the public areas within the districts, 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.

Members of this group include: Hugh Miner, Michael Corman, Bennett Chamness, Buzz Douthit, James Goodman, Kris Nolan Brown, and Scott Zana.

Discussion

The establishment of the boundaries for Fonner Park Street Business Improvement District 2013 and the appointment of the aforementioned individuals as board members is the first step toward 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 boundaries for Fonner Park Business Improvement District 2013
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 the Fonner Park Business Improvement District 2013.

Sample Motion

Move to approve the boundaries for the Fonner Park Business Improvement District 2013.

May 22, 2013

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

Dear Mayor and City Council:

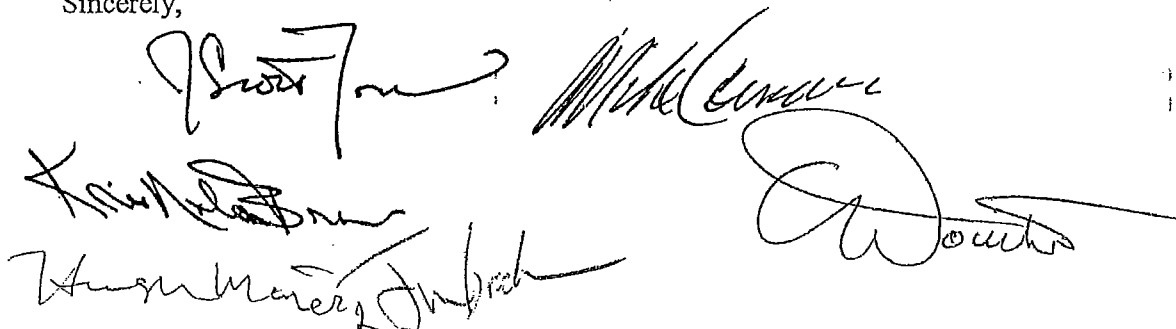
The increased activity at Fonner Park, Nebraska State Fair, and new business development has increased the traffic to Grand Island. It is important and vital that the South Locust corridor looks inviting and appealing to visitors and the people of this community. Grand Island has been fortunate to have businesses and property owners who recognize the importance of maintaining this corridor. Business Improvement Districts have been formed by property and business owners to ensure the integrity of the corridor is maintained.

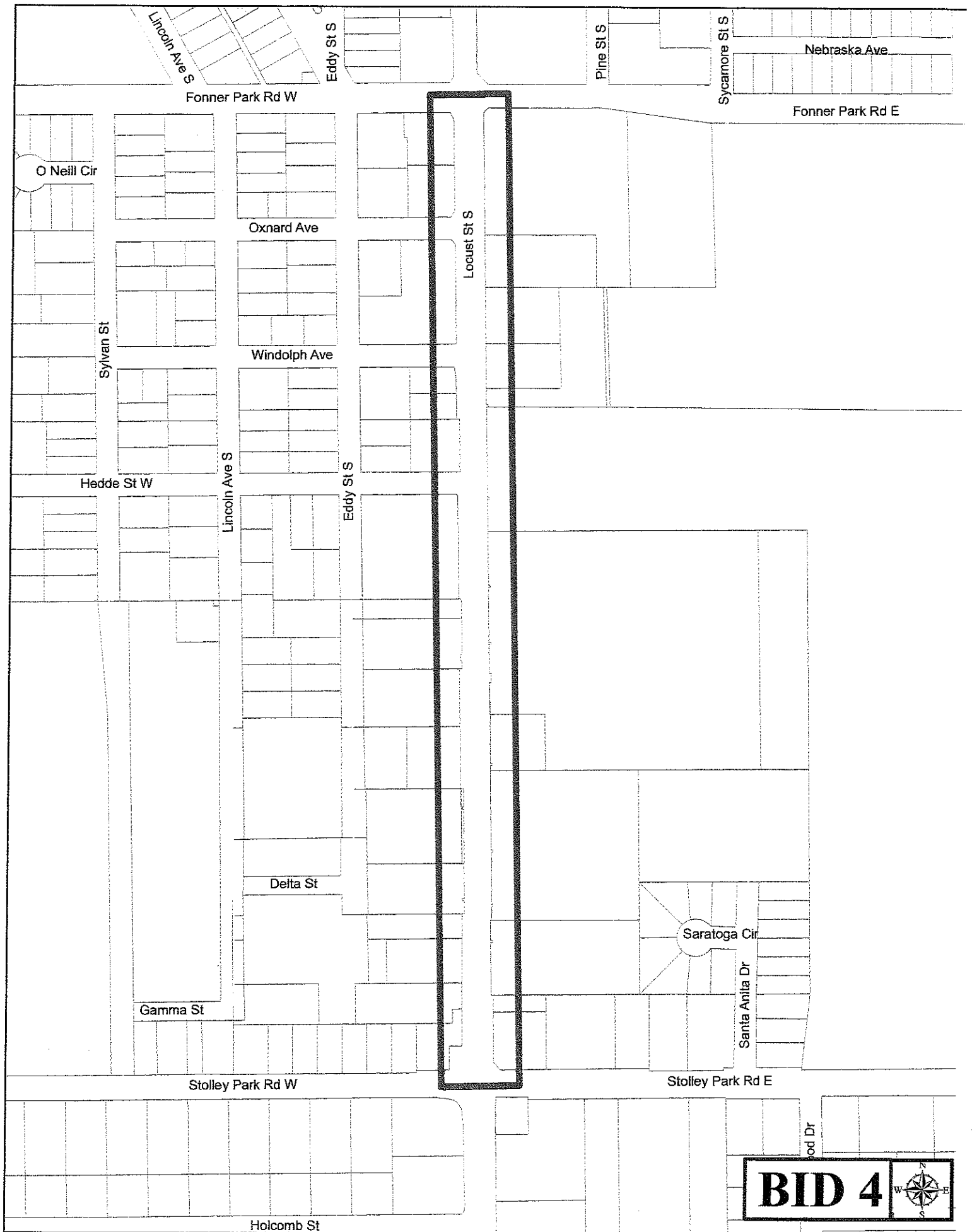
The South Locust Street Business Improvement District 2012, formerly BID #4 covers the corridor from Fonner Park Road to Stolley Park Road and is set to expire on September 30, 2013. We believe it is to our benefit, as property and business owners, to continue a business improvement district. *We are requesting that a new Business Improvement District (for the area of Anna Street to Stolley Park Road) be formed for a three year period of time.*

We understand BID #7 (Stolley Park Road to Highway 34) is set for expiration in September 2013 as well. Members from both BIDs have discussed the possibilities of the South Locust Street Business Improvement District 2012 and BID #7 merging together to form one BID. We spent several months discussing potential efficiencies and considering whether or not there is subsequent cost savings. At this time, the two boards have chosen not to combine. We have committed, however, to take action to ensure we are maximizing the use of our limited resources and will revisit the opportunity to merge in three years.

Thank you for your consideration. We look forward to continuing our efforts to ensure this entryway to Grand Island is appealing to all – visitors and residents alike.

Sincerely,

Four handwritten signatures in black ink are present. The first signature is at the top left, followed by a second signature to its right. Below the first signature is a third signature, and below the second signature is a fourth signature.



RESOLUTION 2013-180

WHEREAS, Fonner Park Business Improvement District 2013 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. 1943, 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 Fonner Park Business Improvement District are described as follows:

Beginning at the southeast corner of Section Twenty One (21), Township Eleven (11) North, range Nine (9) West of the 6th P.M. in Grand Island, Hall County, Nebraska; thence west on a line One Hundred (100.0) feet west of and parallel with the line common to Section 21-11-9 and Section 22-11-9 to the north line of the Southeast Quarter (SE1/4) of Section 21-11-9; thence east on the north line of the Southeast Quarter (SE1/4) of Section 21-11-9 and the north line of the Southwest Quarter (SW1/4) of Section 22-11-9 for distance of Two Hundred (200.0) feet; thence south on a line One Hundred (100.0) feet east of and parallel to the line common to Section 21-11-9 and section 22-11-9 to the south line of Section 22-11-9; thence west on the south line of Section 22-11-9 for a distance of One Hundred (100.0) feet to the point of beginning, as shown on the drawings dated May 28, 2002

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.

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 the future Fonner Park Business Improvement District 2013.

Be it further resolved, that the following individuals be initially appointed to serve on the business improvement board: Hugh Miner, Michael Corman, Bennett Chamness, Buzz Douthit, James Goodman, Kris Nolan Brown, Scott Zana.

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| Approved as to Form | by _____ |
| June 7, 2013 | City Attorney |

Adopted by the City Council of the City of Grand Island, Nebraska on June 11, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk