



# **City of Grand Island**

**Tuesday, June 11, 2013**

**Council Session**

## **Item G-15**

**#2013-181 - Approving Boundaries for South Locust 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 South Locust Business Improvement District 2013

**Item #'s:** G-15

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

## **Background**

Business Improvement District #7 is set to expire on September 30, 2013. The BID intends to reform as the South Locust Business Improvement District. In a letter to the Mayor and City Council dated May 28, 2013, South Locust Business Improvement District (from Stolley Park Road to Highway 34), expressed an interest to form a new Business Improvement District for a three year term.

Property owners are organizing their efforts to continue street improvements that are now evident within the South Locust Street BID, including: pedestrian lighting, landscaping and sidewalks. The goals include the redevelopment of South Locust 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: Jack Rasmussen, Dan Naranjo, Nate Weiland, William Lawrey, Rhonda Saalfeld, Gene McCloud, and Norman Saale.

## **Discussion**

The establishment of the boundaries for South Locust 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 South Locust 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 South Locust Business Improvement District 2013.

### **Sample Motion**

Move to approve the boundaries for the South Locust Business Improvement District 2013.

May 28, 2013

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

Dear Mayor and City Council:

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. Accordingly, Business Improvement Districts have been formed by property and business owners to ensure the integrity of the corridor is maintained.

Business Improvement District #7 encompasses the corridor along South Locust Street from Stolley Park Road to Highway 34. This District is set to expire on September 30, 2013. Last year, the Boards for BID #7 and the South Locust Street Business Improvement District (formerly BID #4) were asked to consider the possibility of merging into one District. Several months were spent discussing and reviewing potential cost savings and efficiencies related to a merger. However, limited cost savings were identified and, as a result, the Boards have chosen not to unite.

As property and business owners/representatives of BID #7, we certainly believe it is beneficial to continue a business improvement district. We are requesting that a new Business Improvement District (for the area of Stolley Park Road to Highway 34) be formed for a three year period of time.

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,

Norman Laake  
Daniel D. Nisengang  
Vince Seeger  
Helen McHone

William Kaevery



## RESOLUTION 2013-181

WHEREAS, South Locust Street 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 South Locust Street Business Improvement District are described as follows:

Beginning at the Southeast corner of Section Twenty-Eight (28), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska; thence West on the South line of Section Twenty-Eight (28), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. for a distance of Two Hundred Feet (200'); thence Northerly on a line Two Hundred Feet (200') West of and parallel to the East line of Section Twenty-Eight (28), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. to the North line of Section Twenty-Eight (28), Township Eleven (11) North, Range Nine (9) West of the 6th P.M.; thence East on the North line of Section Twenty-Eight (28), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. to the Northeast corner of Section Twenty-Eight (28), Township Eleven (11) North, Range Nine (9) West of the 6th P.M.; thence continuing East on the North line of Section Twenty-Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. for a distance of Three Hundred Seventy-Five Feet (375'); thence South on a line Three Hundred Seventy-Five Feet (375') East of and parallel to the West line of Section Twenty-Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. to the South line of Section Twenty-Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6th P.M.; thence West on the South line of Section Twenty-Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. for a distance of Three Hundred Seventy-Five Feet (375') to the point of beginning.

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 South Locust Business Improvement District 2013.

Be it further resolved, that the following individuals be initially appointed to serve on the business improvement board: Jack Rasmussen, Dan Naranjo, Nate Weiland, William Lawrey, Rhonda Saalfeld, Gene McCloud, and Norman Saale.

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Approved as to Form	□
June 7, 2013	□ City Attorney

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

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk