City of Grand Island

Tuesday, July 23, 2013

Council Session

Item I-4

#2013-250 - Consideration of Approving Resolution of Intent to Create Fonner Park Business Improvement District 2013

Staff Contact: Marco Floreani

Council Agenda Memo

From: Marco Floreani, Community Development Administrator

Meeting: July 23, 2013

Subject: Approving Resolution of Intent to Create Fonner Park Business Improvement District 2013 for Three Years

Item #'s: I-4

Presenter(s): Marco Floreani, Community Development Administrator

Background

At the City Council Meeting of June 11, 2013 the Council adopted a resolution defining the boundaries for the Fonner Park Business Improvement District 2013, South Locust Street from Stolley Park Road to Fonner Park Road. The Resolution also provided for the formation of the Fonner Park Business Improvement District 2013 Board and the appointment of Hugh Miner, Roy Nenemen, Bennett Chamness, Buzz Douhit, James Goodman, Kris Nolan Brown, and Scott Zana.

The goals include the continued 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. Property owners in this area are organizing their efforts to continue the street improvements that are now evident along the portions of South Locust Street, including pedestrian lightning, landscaping, and sidewalks.

The Regional Planning Commission, at a meeting on July 10, 2013 reviewed the boundaries, and purposes of the Business Improvement District and by a unanimous vote of the 9 members present recommended the City Council approve the creation of the District.

The Fonner Park BID 2013 board met on July 10, 2013 and voted unanimously to formally recommend that the City Council create the three-year District. The Board reviewed proposed activities in the District and developed a budget for the entire 3 year

life of the District. Notification will then be mailed to every property owner in the District as well as published in the *Grand Island Independent*.

Discussion

This approval of a resolution of intent to create Fonner Park Street Business Improvement District 2013, South Locust Street from Stolley Park Road to Fonner Park Road. The final step will 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 on August 13, 2013 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 resolution of intent to create Fonner Park BID 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 a resolution of intent to create Fonner Park Business Improvement District 2013

Sample Motion

Move to approve resolution of the intention to create Fonner Park Business Improvement District 2013.

July 17, 2013

Jaye Monter, Finance Director and
Mayor and City Council
City of Grand Island
PO Box 1968
Grand Island, NE 68802

Dear Jaye, Mayor and City Council:

On June 25, 2013, the Grand Island City Council adopted Resolution #2013-180 which provided for the creation of the Fonner Park Business Improvement District. This District is proposed for a period of three-years. The Board of Directors has developed budgets for the proposed District (2013-14, 2014-15, and 2015-16). The Board is proposing a front footage assessment of $8.00 for FY2013-14; $8.00 for FY2014-15; and $8.00 for FY2015-16. The total revenue generated for the three-year life of the District is $103,350.

We believe it is to our benefit, as property and business owners, to continue a business improvement district for this area to ensure the improvements made are maintained. Each year, the maintenance and repair costs required for the sprinkler system increases. It is reasonable to expect that maintenance needs and expenses will increase with age.

If you have any questions, please do not hesitate to contact me.

Thank you.

Sincerely,

Cindy K. Johnson for
BID #4

South Locust Street Business Improvement Board
309 W. 2nd Street • P.O. Box 1486 • Grand Island, Nebraska 68802
308.382.9210 • Fax 308.382.1154
southlocust@gichamber.com

FONNER PARK BUSINESS IMPROVEMENT DISTRICT 2013
FOR FISCAL YEAR 2013-2014

		2012 Actual	2013 Budget	2013 Forecast	2014 Budget	2015 Budget	2016 Budget
ASSESSMENT PER FRONT FOOTAGE		5.65	7.00	7.00	8.00	8.00	8.00
Front Footage		4,949	4,949	4,949	4,949	4,949	4,949
					39,592	39,592	39,592
REVENUE							
Account							
74140	Special Asessments	27,974	34,450	34,450	39,592	39,592	39,592
74787	Interest Revenue	9	-	-	-	-	-
74795	Other Revenue	-	-	-	-	642	134
	TOTAL REVENUE	**27,983**	**34,450**	**34,450**	**39,592**	**40,234**	**39,726**
APPROPRIATIONS							
Account							
85213	Contract Services	16,419	25,000	25,000	27,000	28,000	29,000
85245	Printing & Binding Services	51	100	100	100	100	100
85249	Snow & Ice Removal	1,410	1,500	1,500	1,500	1,500	1,500
85305	Utility Services	3,407	5,000	5,000	5,000	5,000	5,000
85319	Repair & Maint - Land Improv	10,633	1,500	1,500	1,750	2,000	2,500
85413	Postage	71	250	250	250	250	250
85416	Advertising	-	-	-	-	-	-
85419	Legal Notices	308	500	500	500	500	500
85490	Other Expenditures	-	-	-	1,750	1,750	250
85505	Office Supplies	-	100	100	100	100	100
85560	Trees and Shrubs	1,941	500	500	1,000	900	500
85590	Other General Supplies	-	-	-	-	-	-
TOTAL OPERATING EXPENSE		**34,239**	**34,450**	**34,450**	**38,950**	**40,100**	**39,700**
ANNUAL EXCESS/(LOSS)		**(6,256)**	**-**	**-**	**642**	**134**	**26**
Beginning Cash Balance		9,427	3,171	3,171	3,171	3,813	3,947
Revenues		27,983	34,450	34,450	39,592	40,234	39,726
Expenditures		34,239	34,450	34,450	38,950	40,100	39,700
Ending Cash Balance		**3,171**	**3,171**	**3,171**	**3,813**	**3,947**	**3,973**

THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska

July 11, 2013

Honorable Jay Vavricek, Mayor
and Members of the Council
100 E. 1st Street
Grand Island NE 68801

Dear Mayor and Members of the Council:

RE: Creation of Fonner Park Business Improvement District 2013 in the City Of Grand Island. (C-19-2013GI)

At the regular meeting of the Regional Planning Commission, held July 10, 2013 the above item was considered. This item proposes to create a Business Improvement District for an area of Fonner Park BID in Grand Island. This Fonner Park BID would replace the existing (BID 4/South Locust BID 2012) that is set to expire later this year (September 2013).

No members of the public spoke for or against this item.

Following further discussion a motion was made by McCarty and seconded by Connelly to recommend the City Council approve the creation of Fonner Park Business Improvement District 2013, in the City Of Grand Island.

A roll call vote was taken and the motion passed unanimously with 9 members present voting in favor (McCarty, Amick, Ruge, Reynolds, Snodgrass, Connelly, Eriksen, Bredthauer and Haskins).

Yours truly,

Chad Nabity AICP
Planning Director

cc: City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections

Phone (308) 385-5240 P.O. BOX 1968 - CITY HALL GRAND ISLAND, NEBRASKA 68802-1968 Fax (308) 385-5423

R E S O L U T I O N 2013-250

WHEREAS, the Business Improvement Board for Fonner Park Business Improvement District 2013 (hereinafter Fonner Park Business Improvement District 2013) has recommended that the City of Grand Island create a business improvement district along South Locust Street with boundaries in the form hereinafter set forth; and

WHEREAS, on July 10, 2013, the Regional Planning Commission recommended approval of the creation of such a business improvement district, and

WHEREAS, the City Council has determined that a public hearing should be held on the proposed business improvement district.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that

1. The proposed boundaries of the 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.

2. The proposed district shall be considered in a public hearing before the City Council on August 13, 2013, at 7:00 p.m. in the Council Chambers at City Hall in Grand Island, Nebraska.

3. The proposed public facility and improvements to be made and maintained within the proposed district shall include: maintenance and improvement of the landscaped greenway; maintenance, repair, improvement and replacement of the sprinkler system in the greenway; regular mowing and trimming of the greenway; all facets of the purchase, care and replacement of trees, shrubs and grass and other decorative improvements; snow removal from sidewalks parallel of S. Locust; employment of or contracting for personnel, purchase of equipment, materials, supplies or other expenses that accomplish the purposes of the district; other incidental or ongoing expenses as needed for the maintenance, improvement and beautification of the green belt area and to accomplish the goals and objectives of the Business Improvement Board of the district.

Approved as to Form ¤ _____
July 22, 2013 ¤ City Attorney

4. The estimated three-year cost for the Fonner Park Business Improvement District 2013 improvements and facilities as stated in paragraph 3 above are $118,776. The proposed method by which the revenue shall be raised is by special assessment.

5. The proposed special assessment method by which the revenue shall be raised shall be fair and equitable and shall be based upon the special benefit to the property within the district.

6. A copy of this resolution of intention shall be published one time in the *Grand Island Independent*, and a copy shall be mailed to each owner of the taxable property as shown by the latest rolls of the Hall county Treasurer.

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Adopted by the City Council of the City of Grand Island, Nebraska, July 23, 2013.

_____
Jay Vavricek, Mayor

Attest:

_____
RaNae Edwards, City Clerk