



# City of Grand Island

Tuesday, July 23, 2013

Council Session

## Item I-5

**#2013-251 - Consideration of Approving Resolution of Intent to Create South Locust Street 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 South Locust Street Business Improvement District 2013 for Three Years

**Item #'s:** I-5

**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 South Locust Street Business Improvement District 2013, from Stolley Park Road to Highway 34. The Resolution also provided for the formation of the South Locust Street Business Improvement District 2013 Board and the appointment of Dan Naranjo, Nate Weiland, William Lawrey, Rhonda Saalfeld, Gene McCloud, and Norman Saale.

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

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 South Locust Street BID 2013 board met on July 17, 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 three-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 is a resolution of intent to create South Locust Street Business Improvement District 2013, from Stolley Park Road to Highway 34. 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:

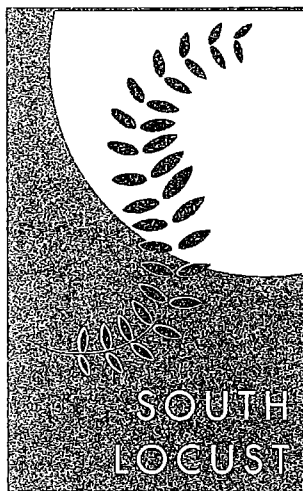
1. Move to Approve resolution of intent to create South Locust Street BID 2013
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

### **Recommendation**

City Administration recommends that the Council approve a resolution of intent to create South Locust Street Business Improvement District 2013

### **Sample Motion**

Move to approve resolution of the intention to create South Locust Street 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 #2013-182 which provided for the creation of the South Locust 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 \$7 for FY2013-14; \$7.15 for FY2014-15; and \$7.25 for FY2015-16. The total revenue generated for the three-year life of the District is \$210, 906.

Each year, the maintenance and repair costs required for the sprinkler system (which was originally installed in the late 1990s) increase. It is reasonable to expect that maintenance needs and expenses will increase with age. Additionally, the Board has allocated funding to replace the mulch in various flower beds with rock. The replacement of mulch has become a costly line item for this District; rock will alleviate the need for ongoing mulch replacement. The Board anticipates phasing in the rock over the next three years and will address other landscaping issues (shrubs, flowers, etc.) at the same time in order to maximize contract labor efficiencies.

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

Thank you.

Sincerely,

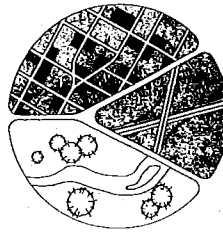
A handwritten signature in black ink, reading "Cindy K. Johnson" with a stylized flourish at the end.

Cindy K. Johnson for  
BID #7

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](mailto:southlocust@gichamber.com)

**SOUTH LOCUST STREET BUSINESS IMPROVEMENT DISTRICT 2013  
FOR FISCAL YEAR 2013-2014**

	<b>2012 Actual</b>	<b>2013 Budget</b>	<b>2013 Forecast</b>	<b>2014 Budget</b>	<b>2015 Budget</b>	<b>2016 Budget</b>
<b>Front Footage</b>	<b>9,814</b>	<b>9,814</b>	<b>9,814</b>	<b>9,814</b>	<b>9,814</b>	<b>9,814</b>
	<b>6.00</b>	<b>4.88</b>	<b>4.88</b>	<b>7.00</b>	<b>7.15</b>	<b>7.25</b>
Budgeted Revenue		47,861		68,698	70,170	71,152
<b>REVENUE</b>						
Account						
74140 Special Assessments	59,921	47,892	47,892	68,698	70,170	71,152
74787 Interest Revenue	13	-	-	-	-	-
74795 Other Revenue	-	-	-	-	-	-
Carry Over						
<b>TOTAL REVENUE</b>	<b>59,934</b>	<b>47,892</b>	<b>47,892</b>	<b>68,698</b>	<b>70,170</b>	<b>71,152</b>
<b>APPROPRIATIONS</b>						
Contract Services	28,416	32,000	32,000	36,000	37,000	38,000
Printing & Binding Services	37	-	-	-	-	-
Snow & Ice Removal	950	2,000	2,000	2,000	2,000	2,000
Other Professional & Tech.	-	-	-	-	-	-
Utility Services	6,197	7,000	7,000	7,000	7,000	7,000
Repair & Maint - Land Improv	22,521	9,300	9,300	18,500	18,680	18,865
Repair & Maint - M & E	-	-	-	-	-	-
Other Property Services	-	-	-	-	-	-
Postage	127	250	250	250	250	250
Advertising	-	-	-	-	-	-
Legal Notices	400	500	500	750	750	750
Other Expenditures	-	-	-	-	1,500	975
Office Supplies	-	-	-	-	-	-
Trees & Shrubs	-	-	-	2,000	2,000	2,000
Other General Supplies	-	-	-	-	-	-
Land Improvements	-	-	-	1,500	1,500	1,500
<b>TOTAL OPERATING EXPENSE</b>	<b>58,648</b>	<b>51,050</b>	<b>51,050</b>	<b>68,000</b>	<b>70,680</b>	<b>71,340</b>
<b>ANNUAL EXCESS/(LOSS)</b>	<b>1,286</b>	<b>(3,158)</b>	<b>(3,158)</b>	<b>698</b>	<b>(510)</b>	<b>(188)</b>
Beginning Cash Balance	4,406	5,692	5,692	2,534	3,232	2,722
Revenues	59,934	47,892	47,892	68,698	70,170	71,152
Expenditures	58,648	51,050	51,050	68,000	70,680	71,340
<b>Ending Cash Balance</b>	<b>5,692</b>	<b>2,534</b>	<b>2,534</b>	<b>3,232</b>	<b>2,722</b>	<b>2,534</b>



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. 1<sup>st</sup> Street  
Grand Island NE 68801

Dear Mayor and Members of the Council:

**RE: Creation of South Locust Business Improvement District 2013 in the City Of  
Grand Island. (C-17-2013GI)**

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 South Locust in Grand Island. This South Locust BID 2013 would replace the  
existing BID 7 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 South Locust 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

## RESOLUTION 2013-251

WHEREAS, the Business Improvement Board for South Locust Business Improvement District 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 South Locust 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.

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

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

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.

4. The estimated three-year assessment revenue for the South Locust Business Improvement District 2013 improvements and facilities as stated in paragraph 3 above are \$210,906. 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.

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk