



# City of Grand Island

Tuesday, September 10, 2013

Council Session

## Item D-2

**#2013-BE-7 – Consideration of Determining Benefits for Second Street Business Improvement District 2013**

Staff Contact: Jaye Monter, Finance Director

# **Council Agenda Memo**

**From:** Jaye Monter, Finance Director

**Meeting:** September 10, 2013

**Subject:** Determining Benefits for Second Street Business Improvement District 2013, Second Street and Approving the Assessments

**Item #'s:** D-2 & F-5

**Presenter(s):** Jaye Monter, Finance Director

## **Background**

On August 13, 2013, the City Council adopted Ordinance 9436, creating Second Street Business Improvement District 2013 for a one year period. This district extends along Second Street. The 2013-2014 Budget provides for special assessments in the amount of \$2.00 per front footage for a total of \$14,288.66 for the 7,144 front footage.

## **Discussion**

The City Council, in its capacity as the Board of Equalization, is required to determine the benefits of the District and take action on the assessments as provided for in the associated Ordinance.

## **Alternatives**

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

1. Approve the benefits for the District and related assessments.
2. Deny the benefits and assessments.

## **Recommendation**

City Administration recommends that the Council approve the amendment to the benefits of Second Street Business Improvement District 2013 and related assessments.

## **Sample Motion**

**Board of Equalization:** Move to approve the benefits accruing to Second Street Business Improvement District 2013 as presented.

**Ordinance:** Move to approve the assessments as provided for in the related Ordinance.

RESOLUTION 2013-BE-7

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, sitting as a Board of Equalization for Second Street Business Improvement District 2013, after due notice having been given thereof, that we find and adjudge:

That the benefits accruing to the real estate in such district to be the total sum of \$14,288.66; and

Such benefits are equal and uniform; and

According to the equivalent frontage of the respective lots, tracts, and real estate within such Business Improvement District No. 6, such benefits are the sums set opposite the several descriptions as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
Library Board Of Grand Island	Arnold & Abbott's Add To The City Of Grand Island All Lts 1-2-3-4 & Pt Lts 5-6-7-8 Blk 17 & Pt Vacated Washington St	-
J.J.A. Holdings LLC	Arnold & Abbott's Add Lt 5 XC State Blk 18	133.46
J.J.A. Holdings LLC	Arnold & Abbott's Add Lts 6-7-8 XC State Blk 18	395.92
JBWS Property Group LLC	Arnold & Abbott's Add Lt 2 XC State Row Blk 20 (Comp Railroad Add)	132.68
Staab Real Estate LLC	Arnold & Abbott's Add E 60' Lt 3 XC State Row Blk 20 (Comp Fr Lt 4 Co Sub 16-11-9)	119.04
Staab Real Estate LLC	Arnold & Abbott's Add W 6' Lt 3 & All Lt 4 XC State Row Blk 20 (Comp Fr Lt 4 Co Sub 16-11-9)	145.46
1203 LLC	Arnold Place Lt 1 XC State Row & All 2 Blk 3	263.68
Grand Island Womans Club Inc	Arnold Place Add To The City Of Grand Island Lts 1 & 2 XC State Blk 4	-
Apfel Funeral Home Inc	Arnold Place Lts 3-4 XC State & All Lt 5 & W 1/3 Lt 6 Blk 4	264.20
Waind Properties LLC	Baker's Add Pt W 1/2 Lt 7 & Pt Lt 6 Blk 10	162.30
Watkins/David H & Marilyn E	Baker's Add Pt E 1/2 Lt 7 Blk 10	50.22
Watkins/David H & Marilyn E	Baker's Add Pt Lt 8 Blk 10	105.12
Watkins/David H & Marilyn E	Baker's Add Pt Lt 9 Blk 10	102.96
Hogeland/Andy A	Baker's Add N 128.84' Lt 10 Blk 10	108.40
RSI Inc	Baker's Add Lts 1-2-3-4-5-8-9-10 & E 1/2 Lt 7 & 8' Strip Adj S XC State Blk 11	366.62
Elm Real Estate L C	Baker's Add Lt 6 & W 1/2 Lt 7 XC State Blk 11	161.28
Victoria Land Partners Lp	Baker's Add Lts 5-6-7-8-9 XC State Blk 12	528.26
Meme Thetmontri	Baker's Add N 90.5' Lt 1 XC State Blk 14	108.08
Royle/Tina M	Baker's Add Lt 2 XC State Blk 14	103.94
Samson Trustee/Kelly	Baker's Add Lt 3 XC State Blk 14	103.82

Approved as to Form    ✕ _____ September 6, 2013       ✕ City Attorney
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J & B Rentals LLC	Baker's Add Lt 4 XC State Blk 14	102.96
Shuman/Rebecca R	Baker's Add N 1/2 Lt 5 XC State Blk 14	108.40
JUBBA LLC	Baker's Add Lts 1-2-3 Blk 15 EX State	315.30
JUBBA LLC	Baker's Add Lt 4 XC State Blk 15	102.96
Daffodil LLC	Baker's Add Lt 5 XC State Blk 15	108.40
Daffodil LLC	Baker's Add Lts 1-2-3-4-5 XC City Blk 16	526.84
Gosda Car Wash LLC	Baker's Add Lts 1, 2 & 3 Blk 17	315.48
Leaman/Michael & Ralisa	Baker's Add Lts 4 & 5 Blk 17	211.66
Hardware Land Co Of G I Ltd	Kernohan & Decker's Add All Blk 5 & E 40' Vac Harrison St & Vac Alley	-
Escobar/Dilma E	Kernohan & Decker's Add Lt 4 & Pt Vac Alley Blk 6	-
Hehnsen LLC	Kernohan & Decker's Add Lt 5 & Pt Vac Alley Blk 6	-
Albright/Cleo E	Kernohan & Decker's Add W 20' Of Lt 6 & All Lt 5 XC State Row Blk 10	172.00
Casey's Retail Co	Kernohan & Decker's Add All Lts 7 & 8 & E 46' Of Lt 6 XC State Row B~Lk 10 (Comp Pt Lts 7 & 8 Blk 4 Spaulding & Gregg's)~	356.12
Grand Island Properties	Kernohan & Decker's Add N 1/2 Of Lt 1 & All Lts 2, 3, 4, 5, 6, & 7 & Pt Vac Alley & Pt Vac St XC S 10' To City Blk 11	474.24
Folsom/John D & Sallie S	Kernohan & Decker's Add Lt 8 XC Row Blk 11	131.68
Grand Island Properties	Kernohan & Decker's Add XC City All Blk 12 & W 40' Of Vac Mo XC State	608.96
CVS 10243 NE LLC	Kernohan & Decker's Add All Lts 1-2-3-4 & Pt Lts 5-6 & 7 & Pt Vac Alley Blk 13	394.94
Five Points Bank	Kernohan & Decker's Add Pt Lt 8 Pt Vac Alley Blk 13	132.30
Johnson/Merleen	Kernohan & Decker's Add W 26' Lt 7 & E 33' Lt 6 EX State Blk 14	118.00
Real Estate Group Of Grand Island	Kernohan & Decker's Add W 33' Lt 6 Blk 14 XC State (Comp Blk 51 Packer & Barr's Second Add)	66.88
Johnson/Merleen	Kernohan & Decker's Add Lt 8 & E 40' Lt 7 XC State Row Blk 14	210.28
Bruggeman Investments LLC	Kernohan & Decker's Add Fr Lts 1-2-3-4-7 & 8 XC State Row Blk 15 & Vac Alley (Comp Charles Wasmer's Add Fr Lts 2 Thru 4 & Lts 6 Thru 10 Blk 2 & Vac Alley)	526.14
Autozone Development Corp	Autozone Sub Lt 1 XC Row	319.34
Video Kingdom Of Grand Island Inc	Autozone Sub Lt 2 XC State Row	208.66

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Walgreen Co An Illinois Corp	Kernohan & Decker's Add Lts 1 & 2 & E 10' Of Lt 3 & Pt Vac St XC State Blk 17	364.00
Walgreen Co An Illinois Corp	Kernohan & Decker's Add Lt 4 XC City & W 56' Lt 3 XC State Blk 17	245.32
Beckman/Dale F & Karleen K	Kernohan & Decker's Add Lt 5 Blk 17	-
Nebr Dist Council Of Assemblies	Kernohan & Decker's Add Pt E 2/3 Lt 1 Blk 18	86.98
Nebr Dist Council Of Assemblies	Kernohan & Decker's Add Pt Of Pt W 1/3 Of Lt 1 & Pt E 1/3 Of Lt 2 Blk 18	88.00
Walgreen Co An Illinois Corp	Kernohan & Decker's Add W 2/3 Lt 2 & All Lts 3 & 4 & Pt Vac St XC State Blk 18	432.00
Evans/Randy L	Kernohan & Decker's Add Fr Lts 3 & 4 XC State Row Blk 19 (Comp Blk 7 Spaulding & Gregg's Add & Comp Blk 19 Palmer's Sub)	264.42
Mues/Joan A	Koenig & Wiebe's Add E 16' Fr Lt 7 & All Lt 8 Blk 120 (Comp Railroad Add)	-
Real Estate Group Of Grand Island	Packer & Barr's Second Add Lt 5 Blk 51 XC State (Comp Blk 14 Kernohan & Decker's Add)_	131.48
State Of Ne Hdq State Patrol &	Packer & Barr's Second Add To The City Of Grand Island Lts 5 & 6 Blk 52 (Comp Baker's Add)	-
State Of Nebr	Packer & Barr's Second Add To The City Of Grand Island Lts 7 & 8 Blk 52	-
Schaffer/David L & Frances F	Railroad Add Lt 5 Blk 114	133.46
Story/Mary	Railroad Add Lt 6 Blk 114	131.56
Ktdoublemd LLC	Railroad Add Lt 8 Blk 114	131.72
TMT Investments LLC	Railroad Add Lt 1 Blk 115	131.72
Orozco/Rafael B & Rita	Railroad Add Lt 2 Blk 115	132.48
Orozco/Rafael & Rita C	Railroad Add Lt 3 Blk 115	131.72
Raile Properties, L.L.C.	Railroad Add Lt 4 Blk 115	130.74
Raile Properties, L.L.C.	Railroad Add Lts 1 & 2 Blk 117	264.20
Puncochar/Harlan R	Railroad Add E 1/2 Lt 3 Blk 117	64.18
C & A Properties LLC	Railroad Add W 1/2 Lt 3 Blk 117	67.54
Durham/Roberta K & Steven G	Railroad Add Lt 4 Blk 117	131.50
Fowle/Larry W	Railroad Add N 49.5' Lt 5 Blk 117	-
Hernandez/Mirna Y Martinez	Railroad Add S 82.5' Lt 5 Blk 117	-
Overland National Bank	Railroad Add Lt 5 XC State & All Lts 6-7-8 Blk 118	529.12
JBWS Property Group LLC	Railroad Add Lt 1 Blk 120	110.44
City Of Grand Island	Spaulding & Gregg's Add To The City Of Grand Island Pt Lts 5-6-7-Fr 8 & Pt Vac Alley & W 1/2 Vac St Blk 2 (Comp Arnold Place Pt Fr Lt 8 Blk 2)	-

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Degen Co A Partnership GI Family Radio Enterprises LLC	Spaulding & Gregg's Add Lts 5-6-7 XC State Row Blk 3	395.92
1219 LLC	Spaulding & Gregg's Add Lt 8 XC State Row Blk 3	133.46
McDonald's Corp	Spaulding & Gregg's Add Lts 3 & 4 XC State Row Blk 5 (Comp Arnold Place)	264.70
Evans/Randy L & Cynthia S KTDOUBLEMD LLC	Spaulding & Gregg's Add Lts 1-2-3-4 Blk 6 XC State Row	528.40
Total Amount	Spaulding & Gregg's Add Lts 1 & 2 XC State Row Blk 7 Railroad Add S 88' Lot 7 Blk 114	263.98 132.64 14,288.66

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Adopted by the City Council of the City of Grand Island, Nebraska, on September 10, 2013.

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk