



Hall County Regional Planning Commission

Wednesday, July 10, 2013
Regular Meeting Packet

Commission Members:

John Amick	Hall County	
Karen Bredthauer	Grand Island	Vice Chairperson
Julie Connelly	Grand Island	
Scott Eriksen	Grand Island	
Mark Haskins	Hall County	
Bill Hayes	Doniphan	
Dennis McCarty	Grand Island	
Jaye Monter	Cairo	
Pat O'Neill	Hall County	Chairperson
Deb Reynolds	Hall County	
Leslie Ruge	Alda	Secretary
Don Snodgrass	Wood River	

Regional Planning Director: Chad Nabity

Technician:

Edwin Maslonka

Secretary:

Rose Woods

6:00 PM
City Hall

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Hall County Regional Planning Commission

**Wednesday, July 10, 2013
Regular Meeting**

Item A1

Agenda

Staff Contact: Chad Nabity

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, July 10, 2013

6:00 p.m.

City Hall Council Chambers — Grand Island

1. Call to Order.

This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them.

2. Minutes of June 5, 2013.

3. Request Time to Speak.

4. Council Referral – Concerning the formation of a new business improvement district, South Locust BID 2013 to replace BID 7. (C-17-2013GI)

5. Council Referral – Concerning the formation of a new business improvement district, Second Street BID 2013 to replace BID 6. (C-18-2013GI)

6. Council Referral – Concerning the formation of a new business improvement district, Fonner Park BID 2013 to replace BID 4 & South Locust BID 2013. (C-19-2013GI)

Consent Agenda

7. Preliminary Plat - Northview 9th Subdivision – located south of US Hwy 2 and east of Idaho Ave., in the City of Grand Island, in Hall County, Nebraska. Consisting of 10 Lots and 2.77 acres.

Final Plat – Northview 9th Subdivision – located south of US Hwy 2 and east of Idaho Ave., in the City of Grand Island, in Hall County, Nebraska. Consisting of 10 Lots and 2.77 acres.

8. Final Plat – Horizon View Subdivision – located south of Lepin Rd., and east of 70th Rd., in Hall County, Nebraska. Consisting of (1 Lot) and 3 acres.

9. Final Plat – Bond Subdivision – located west of Dodd Street and north of Green Street in the City of Wood River, Hall County, Nebraska. Consisting of (1 Lot) and .295 acres.

10. Budget and Fees – 2013-2014 Budget review.

11. Planning Director's Report

12. Next Meeting August 7, 2013

13. Adjourn

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.



Hall County Regional Planning Commission

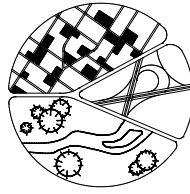
Wednesday, July 10, 2013

Regular Meeting

Item E1

Meeting Minutes

Staff Contact: Chad Nabity



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
June 5, 2013

The meeting of the Regional Planning Commission was held Wednesday, June 5, 2013, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" May 25, 2013.

Present: Leslie Ruge	Dennis McCarty
Pat O'Neill	Bill Hayes
Don Snodgrass	Deb Reynolds
Karen Bredthauer	John Amick
Mark Haskins	Scott Eriksen

Absent: Jaye Monter, Julie Connelly

Other:

Staff: Chad Nabity, Rose Rhoads

Press:

1. Call to order.

Chairman O'Neill called the meeting to order at 6:02 p.m.

O'Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

2. Minutes of May 1, 2013 meeting.

A motion was made by Ruge to approve the meeting minutes and seconded by McCarty to approve the Minutes of the May 1, 2013 meeting as mailed.

The motion carried with 10 members present and 7 voting in favor (McCarty, Reynolds, O'Neill, Ruge, Hayes, Bredthauer and Snodgrass) and 3 members present abstaining (Amick, Haskins, Eriksen).

3. Request Time to Speak.

Ray O'Connor, 611 Fleetwood, Grand Island, EW Skala, 323 Mallard Lane #5,
Rick Russell, 123 Webb Rd, Grand Island #11.

4. Public Hearing – Concerning a Redevelopment Plan for an area known as Redevelopment Area No. 11 in the City of Grand Island, Nebraska. The property is located south of Capital Ave., between Broadwell Ave. and Wheeler Ave. in Grand Island, Hall County, Nebraska, Resolution # 2013-05. (C-14-2013GI)

O'Neill opened the Public Hearing.

Nabity explained Pridon LLC has won the right to construct housing for homeless or near-homeless veterans on property immediately north of the Veteran's Medical Center. The developer will build 78 units of housing at his site beginning with one building of 26 units and a second building for support services on the property. The developer is seeking Tax Increment Financing to offset the cost of utility extension, site preparation, engineering, architectural fees and interest associated with those expenses.

O'Neill closed the Public Hearing.

A motion was made by Eriksen and seconded by Amick to approve the Redevelopment Plan for an area known as Redevelopment Area No. 11 and Resolution #2013-05.

A roll call vote was taken and the motion passed with 10 members present and 10 voting in favor (McCarty, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Bredthauer, Eriksen and Snodgrass) and no one voting against.

5. Public Hearing – Concerning a Redevelopment Plan for an area known as Redevelopment Area No. 12 in the City of Grand Island, Nebraska. The property is located south of Old Potash Hwy., east of Engleman Rd., and west of North Road, in Grand Island, Hall County, Nebraska, Resolution # 2013-06. (C-15-2013GI)

O'Neill opened the Public Hearing.

Nabity explained, Guarantee Group LLC is proposing to acquire substantial portions of the property either platted as or intended to be platted as the Copper Creek Subdivision in the NW ¼ 23-11-10, and is going to extend and complete sewer, waste water and storm water utilities, prepare the site, extend and complete the streets and sidewalks, and build approximately 620 single family homes on this site at rate of between 15 and 30 homes per year. The developer is seeking Tax Increment Financing to offset the cost of acquisition of the property, utility

extension, site preparation, the installation of streets and the interest associated with these portions of the project.

O'Neill closed the Public Hearing.

A motion was made by Hayes and seconded by Bredthauer to approve the Redevelopment Plan for an area known as Redevelopment Area No. 12 and Resolution #2013-06.

A roll call vote was taken and the motion passed with 10 members present and 10 voting in favor (McCarty, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Bredthauer, Eriksen and Snodgrass) and no one voting against.

6. Council Referral – Concerning the formation of a new business improvement district in and around the Downtown Grand Island to replace BID 8. (C-16-2013GI)

Marco Floreani, Community Development Administrator, requested the Council referral to replace BID 8 with BID 13 that is set to expire later this year.

A motion was made by Reynolds and seconded by Bredthauer to approve the Council Referral for the creation of BID 13.

A roll call vote was taken and the motion passed with 10 members present and 10 voting in favor (McCarty, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Bredthauer, Eriksen and Snodgrass) and no one voting against.

Consent Agenda

- 7. Final Plat - Sterling Estates Third Subdivision** – located south of Capital Avenue and west of US Hwy 281, in Grand Island, Hall County, Nebraska. Consisting of 1.40 acres and 8 Lots.
- 8. Final Plat - Sterling Estates Fourth Subdivision** – located south of Capital Avenue and west of US Hwy 281, in Grand Island, Hall County, Nebraska. Consisting of 5.01 acres and 24 Lots.
- 9. Final Plat – A & A Woit Subdivision** – located north of Schimmer Drive and west of 90th Road, in Hall County, Nebraska. Consisting of 2.06 acres and 1 lot.
- 10. Final Plat – Boroff Subdivision** – located north of Old Potash and west of Bluff Center Road, in Hall County, Nebraska. Consisting of 5.122 acres and 1 lot.

A motion was made by Ruge and seconded by McCarty to approve the Consent Agenda as presented.

A roll call vote was taken and the motion passed with 10 members present and 10 voting in favor (McCarty, Amick, Eriksen, Haskins, O'Neill, Ruge, Hayes, Reynolds, Bredthauer and Snodgrass) and no one voting against.

11. Hazard Mitigation Plan – Jon Rosenlund presented the Hazard Mitigation Process.

12. Planning Director's Report

13. Next Meeting July 10, 2013

14. Adjourn

Chairman Pat O'Neill adjourned the meeting at 7:30 p.m.

Leslie Ruge, Secretary

By Rose Rhoads



Hall County Regional Planning Commission

Wednesday, July 10, 2013

Regular Meeting

Item M1

Preliminary & Final Plat Subdivision

Staff Contact: Chad Nabity

June 24, 2013

Dear Members of the Board:

RE: Preliminary & Final Plat – Northview Ninth Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary and final plat of Northview Ninth Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 10 lots on a tract of land in part of the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Two (2), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. in the City of Grand Island Hall County, Nebraska, said tract containing 2.77 acres.

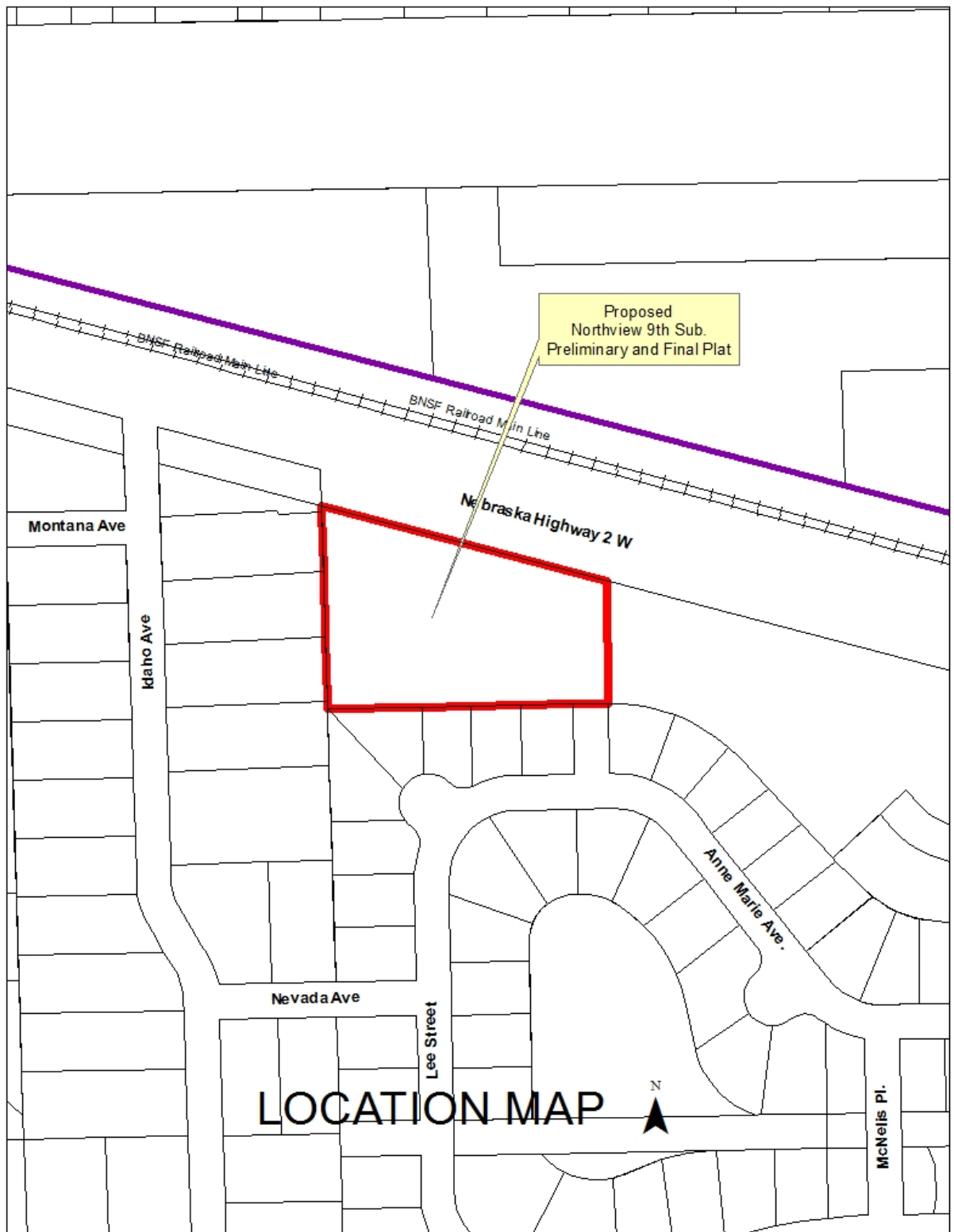
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 10, 2013 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Manager of Postal Operations
Olsson Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.





Hall County Regional Planning Commission

Wednesday, July 10, 2013

Regular Meeting

Item M2

Final Plats

Staff Contact: Chad Nabity

June 24, 2013

Dear Members of the Board:

RE: Final Plat – Horizon View Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Horizon View Subdivision, in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land in the East Half of the NW1/4 Section 20, Township 9 North, Range 10 West of the Sixth Principal Meridian in Hall County, Nebraska, said tract containing 3.00 acres.

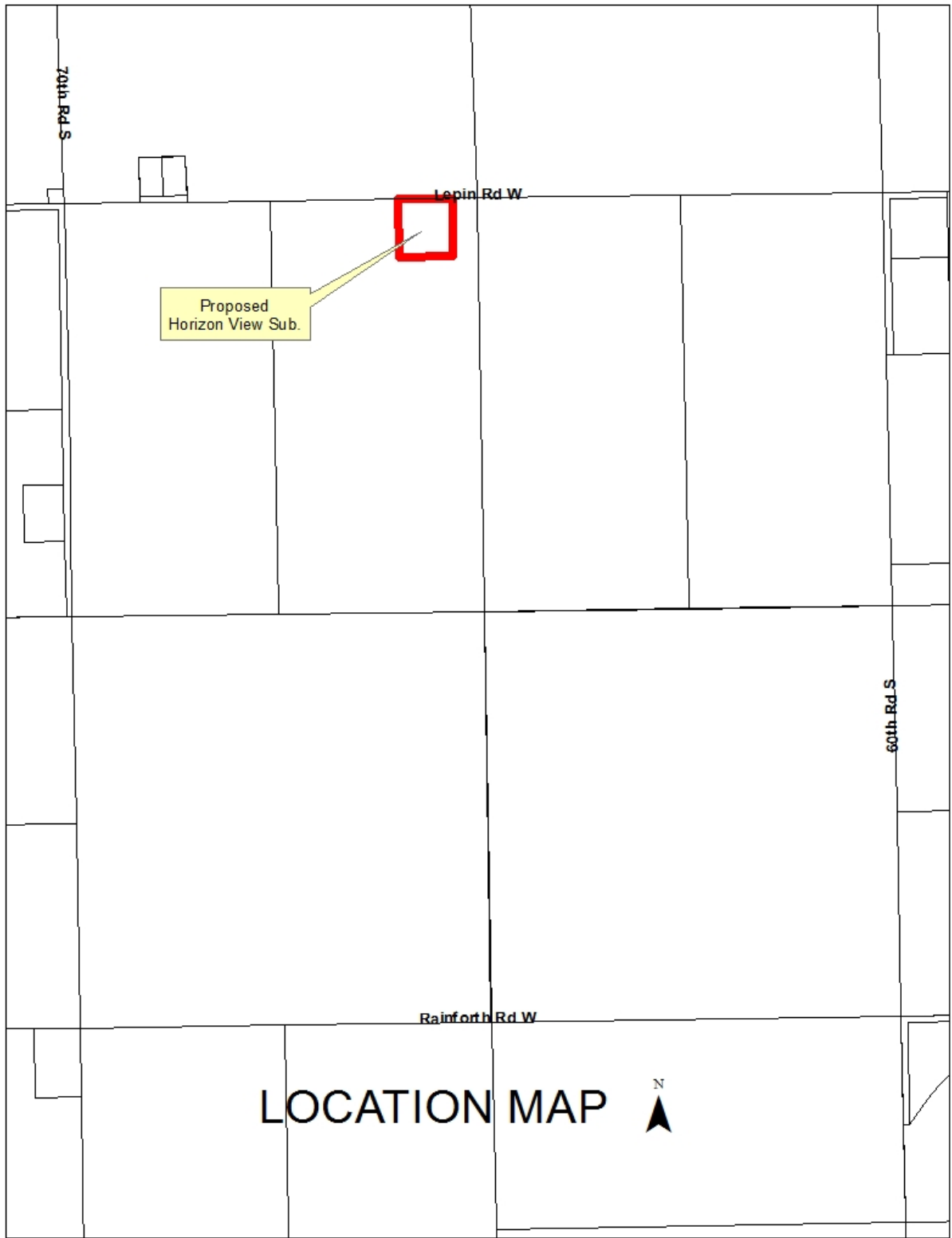
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 10, 2013 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Zoning Department
Manager of Postal Operations
Ripp Land Surveying

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



June 24, 2013

Dear Members of the Board:

RE: Final Plat – Bond Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Bond Subdivision, in Wood River, Hall County, Nebraska.

This final plat proposes to create 1 lot, a Replat of Lot 1, Thelen Subdivision, First Addition to the City of Wood River and a Tract of Land in Part of the Northwest Quarter (NW ¼) of Section Nineteen (19), Township Ten (10) North, Range Eleven (11) West of the Sixth P.M., in Hall County, Nebraska, said tract containing .295 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 10, 2013 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Olsson Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.





Hall County Regional Planning Commission

Wednesday, July 10, 2013

Regular Meeting

Item N1

Budget

Staff Contact: Chad Nabity

Date: June 7, 2013

To: Hall County Board of Supervisors
From: Chad Nabity, Planning Director
Re: 2013-2014 Budget and Fees

Enclosed you will find the budget for the Hall County Regional Planning Commission. The budget submitted this year assumes the three positions in the Planning Department will be funded as follows:

Position	Planning %	CRA %	Utilities %	Building %	Total
Director	80%	20%			100%
Secretary	70%	20%		10% ¹	100%
Technician	62%		38%		100%

The Regional Planning Department has had a history of cooperation with other city departments and agencies for funding since 1990 when the budget was amended to transfer the planning technician position to the Grand Island Utilities Department for 10 pay periods every year. This has been a beneficial partnership that has kept the costs of maintaining the planning department lower than it would have been without the partnership and increased the efficiency and communication between the utilities department and the planning department. The partnership with the CRA was formed in 2005 and has resulted in increased efficiency and effectiveness for both agencies. The funding from the Grand Island Building Department may be extended into the 2013-14 fiscal year. The Building Department had planned to fill their vacant position in the latter part of the 2011-12 fiscal year but the position is not likely to be filled until well into the 2013-14 fiscal year, it is likely that they will continue to subsidize the planning department secretary position for the 2013-14 fiscal year.

Based on the proposed budget Regional Planning Commission is requesting \$119,251 in budget authority for fiscal year 2013-2014 from both Hall County and the City of Grand Island. The budget as submitted to the County last year was \$216,761 in 2012, \$199,302 in 2011 and \$200,949 in 2010. This included \$108,381 from both Hall County and Grand Island. Once again the Planning Department is requesting no funding for Capital equipment this year. The proposed changes to the budget will cover increased personnel costs. An increase in the cost of health insurance is the biggest portion of the personnel cost increases. Final salaries and personnel cost will not be approved until later in the city budget process.

Operating expenses have been reviewed and were kept at essentially the same levels as last year. Operating expenses cannot be reduced without impacting the ability of the department to function. Overall personnel expenses will increase by between \$26,912 and \$19,473. Most of this is due to

¹ It appears that the Grand Island Building Department will cover 10% of the Planning Department Secretary expenses for the 2013-14 fiscal year but the budget as presented shows the impact to the planning budget both with and without this input.

changes in the cost of health insurance. Employees pay 16% of the cost of the policy through a payroll deduction.

Decreasing expenses or holding line items constant within the department is one piece of the budget puzzle. The other piece is looking at fees and the possibilities available for revenue generation. The current fees have been reviewed as have the services provided by the planning department for which we do not currently charge a fee. Modest fee increases are suggested this year. Proposed fee increases are shown in the attached fee schedule. The only fees impacted for Hall County would be the base cost of a change in zoning or to the zoning regulations \$750 to \$800. Last year the department raised fees on various publications and maps. The revenue from those publications reduces the County share of the planning department by 50% of the amount of revenue generated and is shown on the monthly statement received by the County.

Hall County Regional Planning Dept. 2013-2014 Budget

		2012-13	2013-14	% Change	2013-14**	% Change
Salaries	5105	\$ 140,510	\$ 152,909	8.82	\$ 147,544	5.01
Employer Social Security	5115	\$ 10,749	\$ 11,697	8.82	\$ 11,287	5.01
Employee Insurance-Health*	5120	\$ 29,551	\$ 42,281	43.08	\$ 41,011	38.78
Employee Insurance-Life	5125	\$ 185	\$ 195	5.25	\$ 185	0.00
Employee Insurance-Disab.	5130	\$ 253	\$ 274	8.19	\$ 266	5.14
Tuition Reimbursement	5135	\$ -	\$ -		\$ -	0.00
General Pension	5145	\$ 8,430	\$ 9,174	8.82	\$ 8,852	5.01
Workers Compensation	5150	\$ 132	\$ 143	8.33	\$ 138	4.55
Other Employee Benefits	5160	\$ 325	\$ 340	4.75	\$ 325	0.00
VEBA	5161	\$ 1,139	\$ 1,174	3.04	\$ 1,139	0.00
Total Personnel**		\$ 191,274	\$ 218,186	14.07	\$ 210,747	10.18
Contract Services	5213	0	0		0	0.00
Administrative Services	5221	1200	1200	0.00	1200	0.00
Computer Services	5241	7768	7800	0.41	7800	0.41
Printing and Duplicating	5245	240	240	0.00	240	0.00
Repair/Maint.-Off Furn & Equip	5330	240	240	0.00	240	0.00
Insurance Premiums	5405	350	500	42.86	500	42.86
Telephone (\$46/mo)	5410	400	400	0.00	400	0.00
Postage (\$70/mo)	5413	935	935	0.00	935	0.00
Legal Notices/ Advert.	5419	750	750	0.00	750	0.00
Dues and Subscriptions	5422	800	800	0.00	800	0.00
Books	5425	100	100	0.00	100	0.00
Travel and Training	5428	4245	4250	0.12	4250	0.12
Other Expenditures	5490					
Office Supplies	5505	1905	1900	-0.26	1900	-0.26
Other General Supplies	5590					
Non Capital Office Equipment	5540	1190	1200	0.84	1190	0.00
Capital Improvement	5620					
Total Operating		\$ 20,123	\$ 20,315	0.95	\$ 20,305	0.90
Total		\$ 211,397	\$ 238,501	12.82	\$ 231,052	9.30

	2011-12	2012-13	2012-13**
City and County Shares	\$ 105,699	\$ 119,251	\$ 115,526
Projected Increase		\$ 13,552	Possible Increase** \$ 9,828

*Expected insurance costs with a 22% increase. These may change before the final city budget.

20% of Director Secretary Expenses are paid by Grand Island CRA

** If 10% of Secretary Expenses are paid by Grand Island Building Department for this year

and 38% of Planning Technician Expenses continue to be paid by Grand Island Utilities

Insurance costs include change of status from single to family insurance during the last year.

REGIONAL PLANNING COMMISSION FEES AND CHARGES: Effective October 1, 2013

Service or Product

Fee

Category 1. Zoning

a. Zoning Map Amendment (general)	\$750.00	\$800.00
b. Zoning Ordinance Text Amendment	\$750.00	\$800.00
c. CD or RD Comprehensive Rezoning (Grand Island and 2 mile limit)	\$750.00	\$800.00
d. P.U.D. Rezoning (5 or more lots)(Hall County)	\$750 + 10/lot	\$800 + \$10 per lot

Category 2. Subdivision

a. Preliminary Plat	\$ 400.00 + \$15/lot
b. Final Plat - (Grand Island and 2 mile limit)	\$ 420.00 + \$10.00/lot
(Elsewhere in region)	\$ 420.00 + \$10.00/lot
c. Plat Vacation	\$ 250.00
d. Administrative Subdivisions	\$ 50.00

Category 3. Comprehensive Plan:

a. Map Amendment	\$750.00
b. Text Amendment	\$750.00

Category 4. Planning Publications:

A. G.I. Street Directory	\$15.00
b. Zoning Ordinances - (Grand Island)	\$30.00
(All other communities)	\$30.00
c. Subdivision Regulations – (Grand Island)	\$30.00
(All other communities)	\$30.00
d. Comprehensive Plans - (Grand Island)	\$85.00
(All other communities)	\$60.00

Category 5. Maps:

Grand Island

800 scale zoning map unassembled	\$125.00
Generalized zoning map	\$60.00
Future Land Use Map	\$60.00

Grand Island Street Map	\$15.00
Hall County	
Zoning Map Generalized 24 X 30	\$60.00
Zoning Map 2" = 1 Mile	\$90.00
Road Map	\$15.00
Wood River, Cairo, Doniphan, Alda	
Basemap	\$10.00
Zoning Map	\$60.00
Other Maps	
School District Maps 36 X 36	\$60.00
Election District Maps 36 X 36	\$60.00
Fire District Maps 36 X 36	\$60.00
Custom Printed Maps	\$15.00/sq foot
Electronic Publications	
GIS Data CD	\$ 100.00
Aerial Photograph DC (Mr SID format)	\$ 100.00
Comprehensive Plans (all jurisdictions)	\$ 100.00
Zoning & Subdivision Regulations (all jurisdictions)	\$ 50.00
Custom Map PDF	\$ 25.00/ ½ hour
Research & Documentation Fee	\$150/hr Minimum 2 hr
Category 6 Flood Plain	
Letter of Map Interpretation	\$20.00
Review and Submission of LOMR	\$ 50.00
Category 7 Redevelopment Plan and Blight Studies	
Blight Study Adoption	\$ 500.00
Redevelopment Plan Adoption	\$ 500.00
Redevelopment Plan Amendment	\$ 500.00

** An additional \$50.00 fee is charged in the Villages of Alda, and Doniphan payable to the pertaining clerk's office
Shaded are amended fees



Hall County Regional Planning Commission

Wednesday, July 10, 2013

Regular Meeting

Item Q1

Council Referral South Locust BID 2013

Staff Contact: Chad Nabity



**Proposal of Boundaries for
South Locust Business Improvement District 2013**

Grand Island, Nebraska

Submitted to the Honorable Mayor and City Council of Grand Island

June 11, 2013

By

South Locust Business Improvement District 2013 Board of Directors:

Dan Naranjo
Nate Weiland
William Lawrey
Rohnda Saalfeld
Gene McCloud
Norman Saale

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), for a three year period District expressed an interest to form a new Business Improvement District for a three year term. City Council approved the initial board and boundaries during the June 11, 2013 Council meeting.

Property owners are organizing their efforts to continue street improvements that are now evident 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.

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, 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.



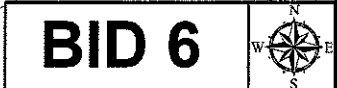
Hall County Regional Planning Commission

**Wednesday, July 10, 2013
Regular Meeting**

Item Q2

Council Referral Second Street 2013

Staff Contact: Chad Nabity



**Proposal of Boundaries for
Second Street Business Improvement District 2013**

Grand Island, Nebraska

Submitted to the Honorable Mayor and City Council of Grand Island

June 11, 2013

By

Second Street Business Improvement District 2013 Board of Directors:

Bob Dodendorf
Phil Maltzahn
Bill Raile
Cheryl Nietfeldt
Dave Schaffer
Derek Aphel
Fred Groenke
John Folsom
Dr. Ryan Waind

The Business Improvement District # 6 is set to expire on September 30, 2013. The Business Improvement District intends to reform as the Second Street Business Improvement District. In a letter to the Mayor and City Council dated June 4, 2013, Second Street Business Improvement District 2013 expressed an interest to form a new Business Improvement District from Eddy Street to Garfield Avenue for a one year period. The initial board members and boundaries were approved during the June 11, 2013 Council meeting.

Property owners are organizing their efforts to continue street improvements that are now evident along the Second Street Business Improvement District 2013. The goals include the redevelopment of Second Street into an appealing corridor.

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.

The establishment of the boundaries for Second 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, 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.



Hall County Regional Planning Commission

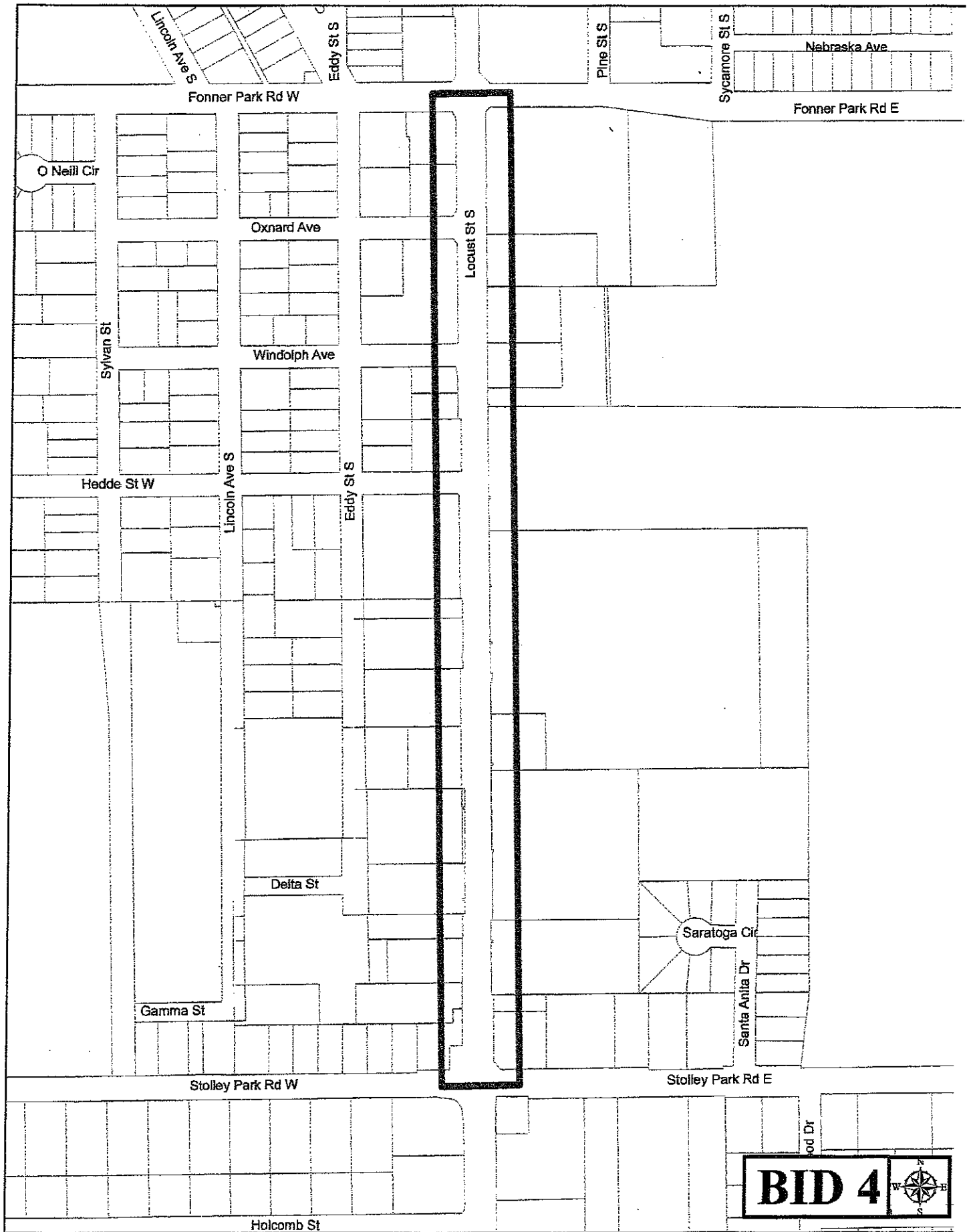
Wednesday, July 10, 2013

Regular Meeting

Item Q3

Council Referral Fonner Park BID 2013

Staff Contact: Chad Nabity



**Proposal of Boundaries for
Fonner Park Business Improvement District 2013
Grand Island, Nebraska**

Submitted to the Honorable Mayor and City Council of Grand Island

June 11, 2013

By

Fonner Park Business Improvement District 2013 Board of Directors:

Buzz Douthit
Jim Goodman
Hugh Miner, Jr.
Scott Zana,
Kris Nolan Brown
Bennett Chamness
Mike Corman

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. The initial board members and boundaries were approved during the June 11, 2013 Council meeting.

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. There are no changes to the Fonner Park BID boundaries. 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.

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, 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.