



City of Grand Island

Tuesday, August 13, 2002

Council Session

Item G14

#2002-237 - Approving Budget for Business Improvement District #4 and Setting Date for Board of Equalization

BACKGROUND In July, the City Council adopted Ordinance #8751 creating Business Improvement District #4, South Locust Street from Fonner Park Road to Stolley Park Road. The Ordinance established the purpose of the District, described the boundaries, and established that real property in the area would be subject to a special assessment to support purposes established through the creation of the District. Public improvements and facilities addressed in the creating Ordinance include: 1) improvement of any public place or facility including landscaping, physical improvements for decoration or security purposes, and plantings and maintenance of any landscaped greenway, trees, etc; snow removal from the sidewalks parallel to South Locust Street, purchase of equipment, materials, supplies or other expenses to accomplish the purposes of the District; and 2) employing or contracting for personnel, including administrators for any improvement program under the act ...as necessary to carry out the purposes of the act. A voluntary board has been appointed to oversee the activities of the district. *DISCUSSION* The creating Ordinance requires that a proposed budget for the District be considered by the Business Improvement District #4 Board and forwarded to the City Council for consideration and a subsequent date set for the Board of Equalization in order for the Council to approve the assessments. The BID #4 Board met on Tuesday, August 6, 2002 and approved a budget for the FY 2002-2003. The District was established for a 10-year period of time with anticipated assessment revenues of \$275,000 over the course of the 10-year period. The 2002-2003 Budget provides for special assessments in the amount of \$3 per front footage for a total of \$14,784.93. The Board established this assessment based on the anticipated completion of the South Locust Street improvements next summer/fall and anticipating maintenance costs associated with the improvements. The Board also allowed for funding to be available for banners, signage and similar items that might be identified in the South Locust Street Identity and Design Plan. *RECOMMENDATION* It is recommended that the City Council approve the FY2002-2003 Annual Budget for Business Improvement District #4 and set the date of September 24, 2002 for the Board of Equalization Hearing. Notice of the Hearing and proposed assessments will be published according to State Statutes.

Staff Contact: Cindy Johnson

BUSINESS IMPROVEMENT DISTRICT #4
South Locust Street, Fonner Park Road to Stolley Park Road

PROPOSED PLAN OF ACTIVITIES TO BE UNDERTAKEN BY BID #4

1. A. Improvement of any public place or facility in the district area, including landscaping, physical improvements for decoration or security purposes, and plantings, including but not limited to, plans, creation, development, equipment, supplies, materials, services, management, staff, maintenance, improvement and associated activities of streetscape and alleyway improvement

B. Construction or installation of sidewalks, parks, meeting and display facilities, lighting, benches or other seating furniture, sculptures, trash receptacles, shelters, fountains, and any useful or necessary public improvements, including, but not limited to plans, creation, development, equipment, supplies, materials, services, management, staff, maintenance, improvement, and associated activities of streetside and other public area projects;

C. Maintenance, repair, and reconstruction of any improvement's or facilities authorized by the Business Improvement District Act

\$161,000

2. A. Creation and implementation of a plan for improving the general architectural design of public areas in the district;

B. 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, in the district area, including, but not limited to, plans, creation, development, equipment, supplies, materials, services, management, staff, maintenance and improvement of communication and image building events and activities, such as holiday events, community events, media activities, newsletters, seasonal and special events and parades and other activities for the benefit of the district

\$70,000

3. A. Employing or contracting for personnel, including administrators for any improvement program under the act, and providing for any service as may be necessary or proper to carry out the purposes of the act, including, but not limited to, activities, projects, staff, materials, equipment, supplies, and services necessary or convenient for the management of the affairs of the business improvement district, to include budget development and supervision, representation of the interests of the district to public and private entities, research, development, travel, training, development and implementation of business and residential recruitment and retention projects, projects and activities which contribute to regaining, sustaining or improving the economic health and viability

of the district and the implementation of the goals and objectives of the Business Improvement Board.

B. Any other project or undertaking for the betterment of the public facilities in the district area, whether the project be capital or noncapital in nature.

\$44,000

SCENARIOS

REVENUE

\$4.62 per front footage, adjusted 5% annually

| | |
|-------|----------|
| Yr 1 | \$22,730 |
| Yr 2 | \$23,867 |
| Yr 3 | \$25,060 |
| Yr 4 | \$26,313 |
| Yr 5 | \$27,629 |
| Yr 6 | \$29,010 |
| Yr 7 | \$30,461 |
| Yr 8 | \$31,984 |
| Yr 9 | \$33,583 |
| Yr 10 | \$35,262 |

TOTAL \$285,901

\$4 per front footage, adjusted 5% annually

| | |
|-------|----------|
| Yr 1 | \$19,680 |
| Yr 2 | \$20,664 |
| Yr 3 | \$21,698 |
| Yr 4 | \$22,782 |
| Yr 5 | \$23,921 |
| Yr 6 | \$25,117 |
| Yr 7 | \$26,374 |
| Yr 8 | \$27,692 |
| Yr 9 | \$29,076 |
| Yr 10 | \$30,530 |

TOTAL \$247,534

EXPENDITURES (POTENTIAL)

Lawn care/maintenance

| | |
|-----|--------------------------------------|
| Est | \$10,000/year |
| | Adjusted annually for inflation (5%) |
| | 10 year expenses = \$125,777 |
| | yr 1 0 |
| | yr 2 \$10,000 |
| | yr 3 \$11,025 |
| | yr 4 \$11,576 |
| | yr 5 \$12,155 |
| | yr 6 \$12,763 |
| | yr 7 \$13,400 |
| | yr 8 \$14,071 |
| | yr 9 \$14,774 |
| | yr 10 \$15,513 |

Snow removal

| | |
|-----|--------------------------------------|
| Est | \$3,000/year |
| | Adjusted annually for inflation (5%) |
| | 10 year expenses = \$35,000 |
| | yr 1 0 |
| | yr 2 \$3,000 |
| | yr 3 \$3,150 |
| | yr 4 \$3,307 |
| | yr 5 \$3,473 |
| | yr 6 \$3,646 |
| | yr 7 \$3,829 |
| | yr 8 \$4,020 |
| | yr 9 \$4,222 |
| | yr 10 \$4,433 |

Contract for city services

| | |
|--|-----------------------------|
| | 10 year expenses = \$42,500 |
| | yr 1 0 |
| | yr 2 \$2,500 |
| | yr 3 \$5,000 |
| | yr 4 \$5,000 |
| | yr 5 \$5,000 |
| | yr 6 \$5,000 |
| | yr 7 \$5,000 |
| | yr 8 \$5,000 |
| | yr 9 \$5,000 |
| | yr 10 \$5,000 |

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|--------------------------------|-----------|
| Flags, pennants, signage, etc. | |
| TOTAL | \$35,000 |
| Promotional events/efforts | |
| TOTAL | \$15,000 |
| TOTAL OF ESTIMATES ABOVE: | \$253,277 |

BID #4

2002-2003

REVENUE

| | | |
|---------------|-------------|----------|
| 2781001074005 | Assessments | \$14,760 |
|---------------|-------------|----------|

| | | |
|---------------|------------------|--|
| 2781001074787 | Int and Dividend | |
|---------------|------------------|--|

Total RevenueEXPENDITURES

| | | |
|---------------|--------------------|---|
| 2781001085105 | Salaries – Regular | 0 |
|---------------|--------------------|---|

| | | |
|---------------|---------------------|---|
| 2781001085110 | Salaries – Overtime | 0 |
|---------------|---------------------|---|

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|---------------|--------------------|---|
| 2781001085115 | FICA Payroll Taxes | 0 |
|---------------|--------------------|---|

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|---------------|------------------|---|
| 2781001085120 | Health Insurance | 0 |
|---------------|------------------|---|

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|---------------|----------------|---|
| 2781001085125 | Life Insurance | 0 |
|---------------|----------------|---|

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|---------------|----------------------|---|
| 2781001085130 | Disability Insurance | 0 |
|---------------|----------------------|---|

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|---------------|-----------------------|---|
| 2781001085135 | Tuition Reimbursement | 0 |
|---------------|-----------------------|---|

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|---------------|----------------------|---|
| 2781001085145 | Pension Contribution | 0 |
|---------------|----------------------|---|

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|---------------|----------------------|---|
| 2781001085150 | Workers Compensation | 0 |
|---------------|----------------------|---|

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|---------------|-------------------------|---|
| 2781001085160 | Other Employee Benefits | 0 |
|---------------|-------------------------|---|

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|---------------|---------------------|---|
| 2781001085207 | Consulting Services | 0 |
|---------------|---------------------|---|

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|---------------|-------------------|-------|
| 2781001085213 | Contract Services | 5,000 |
|---------------|-------------------|-------|

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|---------------|-------------------|---|
| 2781001085241 | Computer Services | 0 |
|---------------|-------------------|---|

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|---------------|-----------------------------|---|
| 2781001085245 | Printing & Binding Services | 0 |
|---------------|-----------------------------|---|

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|---------------|--------------------|---|
| 2781001085249 | Snow & Ice Removal | 0 |
|---------------|--------------------|---|

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|--------------------|--------------------------------------|----------|
| 2781001085290 | Other Professional & Tech | 0 |
| 2781001085305 | Utility Services | 750 |
| 2781001085317 | Natural Gas | 0 |
| 2781001085319 | Rep & Main-Land Imp/Irrig | 1,000 |
| 2781001085324 | Repair & Maint – Building | 0 |
| 2781001085330 | Repair & Maint – Office Furn & EQ | 0 |
| 2781001085404 | Property Insurance | 0 |
| 2781001085410 | Telephone | 0 |
| 2781001085413 | Postage | 250 |
| 2781001085416 | Advertising | 500 |
| 2781001085419 | Legal Notices | 500 |
| 2781001085422 | Dues & Subscriptions | 0 |
| 2781001085428 | Travel & Training | 0 |
| 2781001085490 | Other Expenditures | 0 |
| 2781001085505 | Office Supplies | 500 |
| 2781001085540 | Misc Operating Equipment | 0 |
| 2781001085590 | Other General Supplies | 5,000 |
| 2781001085615 | Machinery & Equipment | 0 |
| Total Expenditures | | \$13,500 |

RESOLUTION 2002-237

WHEREAS, the City Council has considered the proposed budget for the services of the Community Projects Department pertaining to Business Improvement District No. 4 for the fiscal year 2002-2003; and

WHEREAS, the City has received the assessed values of the individual properties within Business Improvement District No. 4 as shown in the office of the Hall County Assessor in effect on the first day of January, 2002.

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

1. The budget for Business Improvement District No. 4 is hereby considered.
2. A proposed assessment schedule shall be prepared.
3. A hearing before the City Council sitting as a board of equalization on the proposed assessments shall be held on September 24, 2002 at 7:00 p.m. in the City Council chambers of City Hall, 100 East First Street, Grand Island, Nebraska.
4. Notice of hearing shall be published once each week for three consecutive weeks in accordance with the Business Improvement District Act.
5. Notice of hearing shall be mailed to all property owners of Business Improvement District No. 4 by U.S. mail, postage prepaid.

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Adopted by the City Council of the City of Grand Island, Nebraska on August 13, 2002.

RaNae Edwards, City Clerk

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| Approved as to Form ? _____ August 9, 2002 ? City Attorney |
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