



City of Grand Island

Tuesday, September 10, 2002

Council Session

Item F4

#8765 - Consideration of Business Improvement District #3, South Locust Street from Highway 34 to Stolley Park Road, Assessments

BACKGROUND

In March, 1999, the City Council adopted Ordinance #8452 creating Business Improvement District #3, South Locust Street. 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 #3 Board and forwarded to the City Council for consideration at the second regularly scheduled City Council meeting in July. The District was established for a 10-year period of time with anticipated assessment revenues of \$314,447 over the course of the 10-year period. On June 20, 2002 the Business Improvement Board #3 (South Locust Street from Stolley Park Road to Fonner Park Road) met and approved the proposed budget. The 2002-2003 Budget provides for special assessments in the amount of \$3 per front footage for a total of \$29,835.85 for the 9,945.29 front footage. The Board established this assessment based on the anticipated completion of phase 2 of the project (fall 2002) thus requiring maintenance for the entire length of the project – a change from the past year when only ½ of the project was turned over to the City and the BID for maintenance. Additional contract funding has been included for the services provided by the City to the BID. This amount has been set at \$2,500 for the 2002-2003 fiscal year with an anticipated increase to \$5,000 in subsequent years. Other funding has been included in the event the BID moves forward with any suggestions included in the South Locust Street Identity and Design Plan.

RECOMMENDATION

It is recommended that the City Council, in its capacity as the Board of Equalization, determine the benefits of the District. Secondly, it is recommended that the City Council approve the assessments as provided for in the associated Ordinance.

Staff Contact: Cindy Johnson

ORDINANCE NO. 8765

An ordinance to assess and levy a special tax to pay the 2002-2003 revenue year cost of Business Improvement District No. 3 of the City of Grand Island, Nebraska; to provide for the collection of such special tax; to repeal any provisions of the Grand Island City Code, ordinances, or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. There is hereby assessed upon the following described lots, tracts, and parcels of land, specially benefited, for the purpose of paying the 2002-2003 revenue year cost of Business Improvement District No. 3 of the City of Grand Island, as adjudged by the Council of the City, sitting as a Board of Equalization, to the extent of benefits accruing thereto by reason of such Business Improvement District, after due notice having been given thereof as provided by law; and a special tax for such 2002-2003 revenue year cost is hereby levied at one time upon such lots, tracts and lands as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
All Faiths Funeral Home LLC	Part of NW1/4, NW1/4, SW1/4 of Section 27-11-9, Lot 4 Island	720.60
Growth Management Corp.	North 60 feet of Lot 22, south 49 feet of Lot 22 and north 11 feet of Lot 23, Holcomb's Highway Homes Subdivision	360.00
Virgil L. Roush	North 20 feet of Lot 1, all of Lot 2, Burch 2 nd Subdivision	1,188.00
Rex E. & Jonadyne A. Carpenter	Lots 1 and 2, Woodland 1 st Subdivision	1,199.55
Danny K. & Faith A. Oberg	Lot 4, Woodland 1 st Subdivision	600.57
Roland L. & Janis K. Westerby	Lot 3, Woodland 1 st Subdivision	600.00
Jerry L. & Dianna D. Duering	Lot 1, Bartz Subdivision	325.74
Stratford Plaza, L.L.C.	Lot 11, Woodland 2 nd Subdivision	1,580.88

Approved as to Form ? _____
September 6, 2002 ? City Attorney

ORDINANCE NO. 8765 (Cont.)

Maxine E. Bosselman	Lot 8, Woodland 2 nd Subdivision	450.00
Jerry L. & Janet C. Loney	West 273 feet of Lot 1, Burch Subdivision	438.84
Byrd C. Garrison	Lot 1, Garrison Subdivision	768.60
Randy J. & Patricia R. Curran	Part of NW¼ of SW¼ of Section 27-11-9	1,008.03
Jonadyne A. Carpenter & Robert L. Clymer, Da-Ly Realty & Insurance Inc.	South 98 feet of Lot 23 and north 12 feet of Lot 24, Holcomb's Highway Homes Subdivision	300.00
Grand Island Music, Inc.	Lot 1, Desert Rose Subdivision	1,576.08
Rickie D. & Susan J. Noden	South 52 feet of Lot 19 and north 1 foot of Lot 20, Holcomb's Highway Homes Subdivision	159.30
Llamas Enterprises	Lot 25, south 97 feet of Lot 24, and north 38 feet of Lot 26, Holcomb's Highway Homes Subdivision	732.00
Nebraska Mil-Nic Inc.	Lot 1, Mil-Nic Addition	360.00
John L. & Beth A. French	Lot 1, Knox Subdivision	420.12
Bradley L. Shanahan	East 100 feet of Lot 12, and east 100 feet of Lot 13, Holcomb's Highway Homes Subdivision	601.02
William E. Lawrey	North 25 feet of east 260 feet of Lot 1 and all of Lot 2, Woodland 3 rd Subdivision	375.00
Charles A. Douthit	Lot 21, Holcomb's Highway Homes Subdivision	327.00
Southeast Crossing, LLC	NW¼ of SW¼ of Lot 4 Island, Section 27-11-9	972.00
Jack E. Rasmussen, Joanne L. Rasmussen, Richard S. Rasmussen, June E. & William G. Blackburn	Lot 1 except north 25 feet of east 260 feet, Woodland 3 rd Subdivision and north 50 feet of east 260 feet of Lot 6, Woodland 1 st Subdivision	375.00
Jerome & Doralene Niedfe ldt	Part of NW¼ of NW¼ of NW¼ of Section 27-11-9	119.91
Larry Coffey	West 125 feet of Lots 2, 3 and 4, Burch Subdivision	540.06
Gary E. & Linda D. Shovlain	Lot 2, Shovlain Subdivision	361.56
Marion D. Larsen, Trustee	Lot 2, Woodridge South Subdivision	248.01
McDermott & Miller PC	Lot 1, Woodridge South Subdivision	749.88
Cedar Street Investment	Lot 2, Mil-Nic Addition	767.04
LK Holding, Inc.	Part of N½, SW¼, SW¼ of Section 27-11-9	1,528.17
O'Reilly Automotive, Inc.	Lot 2, Runza Subdivision	547.08
Paulsen & Sons Inc.	Lots 1, 2, 3, 26, 27 and 28, Roush's Pleasantville Terrace Subdivision	600.93
Ming Zhou & Nghi Trieu	Part of SW¼ of NW¼ of Section 27-11-9	309.06
Ronald & Lori Willis	Part NE¼ of NE¼ of Section 28-11-9	300.00
Helen Otto	Lot 10, Woodland 2 nd Subdivision	479.73
Theodore J. & Mason D. Robb	Lots 1, 2 & 3, Knox 3 rd Subdivision	1,079.25
The Eating Establishment	Lot 1, Runza Subdivision	467.82
Gwyer Grimminger, JJ & Rita L. Lliteras	Lot 9, Woodland 2 nd Subdivision	448.35

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Adam J. Schrunk	Lot 15, Holcomb's Highway Homes Subdivision	328.41
Gary & Linda Shovlain	Lot 17, north 46 feet of Lot 18, Holcomb's Highway Homes Subdivision	465.00
Elroy Uribe & Oralia Erives	Part of SW¼ of NW¼ of Section 27-11-9	442.29
Todd A. & Wendi Sue Carpenter, Douglas J. & Nanette Redman	South 108 feet of Lot 20, Holcomb's Highway Homes Subdivision	324.54
Gene McCloud; Super 8 Motel	Part of Lot 25, Matthews Subdivision	792.69
Alpha Corporation	East 260 feet of Lot 8, Woodland 1 st Subdivision	646.44
B & D Enterprizes	Lot 5, south 126 feet of east 260 feet of Lot 6, Woodland 1 st Subdivision	978.00
Charles L. Hancock & Robert D. Hancock	Lot 14, Holcomb's Highway Homes Subdivision	325.32
Vanosdall Softball Fields, Inc.	Part of SW¼ of Section 27-11-9	216.00
Marion D. Larson, Trustee	North 79 feet of Lot 27 and south 71 feet of Lot 26, Holcomb's Highway Homes Subdivision	612.00
Michael S. & Sandra S. Williams	Lot 5, south 120 feet of Lot 1, Burch 2 nd Subdivision	720.00
TOTAL		\$29,835.87

SECTION 2. The special tax shall become delinquent in fifty (50) days from date of this levy; the entire amount so assessed and levied against each lot or tract may be paid within fifty (50) days from the date of this levy without interest and the lien of special tax thereby satisfied and released. After the same shall become delinquent, interest at the rate of fourteen percent (14%) per annum shall be paid thereon.

SECTION 3. The city treasurer of the City of Grand Island, Nebraska, is hereby directed to collect the amount of said taxes herein set forth as provided by law.

SECTION 4. Such special assessments shall be paid into a fund to be designated as the "Business Improvement District No. 3".

SECTION 5. Any provision of the Grand Island City Code, any ordinance, or part of an ordinance in conflict herewith is hereby repealed.

ORDINANCE NO. 8765 (Cont.)

SECTION 6. This ordinance shall be in force and take effect from and after its passage and publication, in pamphlet form, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: September 10, 2002.

Ken Gnadt, Mayor

Attest:

RaNae Edwards, City Clerk