



# City of Grand Island

Tuesday, September 24, 2002

## Council Session

### Item D1

#### **#2002-BE-8 - Determining Benefits for Business Improvement District No. 4**

*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.*

*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

## RESOLUTION 2002-BE-8

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, sitting as a Board of Equalization for Business Improvement District No. 4, 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 \$14,784.93; 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. 4, such benefits are the sums set opposite the several descriptions as follows:

| <u>Name</u>                                 | <u>Description</u>  | <u>Assessment</u> |
|---|---|-------------------|
| Sonic of Grand Island LTD                   | Lot 1, Janisch Subdivision                                  | 360.00            |
| Niels McDermott                             | Lot 1 (except E 10'), Brownell Subdivision                  | 132.00            |
| James & Margot Wiltgen                      | Lot 5, Kirkpatrick Subdivision                              | 210.00            |
| Wiltgen Corp. II                            | Lot 6, Kirkpatrick Subdivision                              | 210.00            |
| James Scott Zana                            | Lot 1, R & R Subdivision                                    | 420.00            |
| Fontenelle Oil Co.                          | Block 9 (except City E1/2, S1/2), Pleasant Home Subdivision | 420.00            |
| Locust Street LLC                           | Block 16 (except City), Pleasant Home Subdivision           | 840.00            |
| M & W Investment Co.                        | Lot 1 and Pt of Lot 2, Roepke Subdivision                   | 463.50            |
| M & W Investment Co.                        | Lot 1, Roepke 2 <sup>nd</sup> Subdivision                   | 136.50            |
| Edwards Building Corp.                      | Lot 1 (except City), Fonner Subdivision                     | 450.00            |
| Grand Island Associates, LLC                | Lot 1, Fonner 4 <sup>th</sup> Subdivision                   | 1,463.70          |
| 5500 L Street Properties Co.                | Lot 5 (except City), Fonner 2 <sup>nd</sup> Subdivision     | 600.00            |
| 5500 L Street Properties Co.                | Lot 6, Fonner 2 <sup>nd</sup> Subdivision                   | 1,200.00          |
| Three Circle Irrigation Inc.                | Lot 1, Fonner 3 <sup>rd</sup> Subdivision                   | 978.00            |
| Edwards Building Corp.                      | Replatted Lot 3, Fonner 3 <sup>rd</sup> Subdivision         | 420.00            |
| Kenneth & Rose Mary Staab                   | Part SE1/4, SE1/4, 21-11-9 (52 x 264')                      | 156.00            |
| KWM Co.                                     | Pt SE1/4, SE1/4, 21-11-9 (20 ac to City)                    | 405.00            |
| Michael, Carey & Barb Reilly                | Lot 1, JNW Subdivision                                      | 462.00            |
| Edwards Building Corp.                      | Lot 1, JNW 2 <sup>nd</sup> Subdivision                      | 496.50            |
| Sax's Pizza of America                      | Lot 2, Sax's Subdivision                                    | 210.00            |
| Jack Lingeman<br>Phyllis/Kent Schuele Trust | Pt SE1/4, SE1/4 21-11-9                                     | 402.00            |

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|---|--|--------------------|
| U-Haul Realty Estate Co.                      | Pt SE1/4, SE1/4, 21-11-9 (except City)   | 600.00             |
| Sax's Pizza of America                        | Lot 3, Sax's Subdivision   | 488.28             |
| Toukan Properties, LLC                        | Lot 1, Zlomke Subdivision  | 197.25             |
| Byco, Inc.                                    | Lot 2, R & R Subdivision   | 420.00             |
| Cobalt Auto Stores, Inc.                      | Lot 2, Fonner 4 <sup>th</sup> Subdivision  | 450.00             |
| Central NE Goodwill Industries                | Lot 1, Goodwill 3 <sup>rd</sup> Subdivision                                      | 355.20             |
| EPS Investments                               | Lot 1, Labelindo 2 <sup>nd</sup> Subdivision                                     | 840.00             |
| George Schroeder                              |  |                    |
| Three Circle Irrigation                       | N 14' of Lot 3, Fonner 3 <sup>rd</sup> Subdivision                               | 42.00              |
| Hall County Livestock Improvement Association | Lot 1, Fonner 4 <sup>th</sup> Subdivision and south line of Brownell Subdivision | 957.00             |
| <b>TOTAL</b>                                  |  | <b>\$14,784.93</b> |

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Adopted by the City Council of the City of Grand Island, Nebraska, on September 24, 2002.

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RaNae Edwards, City Clerk