



City of Grand Island

Tuesday, September 24, 2002

Council Session

Item F1

#8771 - Consideration of Assessments 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.

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 approve the assessments as provided for in the Ordinance.

Staff Contact: Cindy Johnson

ORDINANCE NO. 8771

An ordinance to assess and levy a special tax to pay the 2002-2003 revenue year cost of Business Improvement District No. 4 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. 4 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>
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 nd Subdivision	136.50
Edwards Building Corp.	Lot 1 (except City), Fonner Subdivision	450.00

Approved as to Form ? _____
September 19, 2002 ? City Attorney

ORDINANCE NO. 8771 (Cont.)

Grand Island Associates, LLC	Lot 1, Fonner 4 th Subdivision	1,463.70
5500 L Street Properties Co.	Lot 5 (except City), Fonner 2 nd Subdivision	600.00
5500 L Street Properties Co.	Lot 6, Fonner 2 nd Subdivision	1,200.00
Three Circle Irrigation Inc.	Lot 1, Fonner 3 rd Subdivision	978.00
Edwards Building Corp.	Replatted Lot 3, Fonner 3 rd 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 nd Subdivision	496.50
Sax's Pizza of America	Lot 2, Sax's Subdivision	210.00
Jack Lingeman Phyllis/Kent Schuele Trust	Pt SE1/4, SE1/4 21-11-9	402.00
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 th Subdivision	450.00
Central NE Goodwill Industries	Lot 1, Goodwill 3 rd Subdivision	355.20
EPS Investments George Schroeder	Lot 1, Labelindo 2 nd Subdivision	840.00
Three Circle Irrigation	N 14' of Lot 3, Fonner 3 rd Subdivision	42.00
Hall County Livestock Improvement Association	Lot 1, Fonner 4 th Subdivision and south line of Brownell Subdivision	957.00
TOTAL		\$14,784.93

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.

ORDINANCE NO. 8771 (Cont.)

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

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 Any provision of the Grand Island City Code, any ordinance, or part of an ordinance in conflict herewith is hereby repealed.

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 24, 2002.

Ken Gnadt, Mayor

Attest:

RaNae Edwards, City Clerk