



# City of Grand Island

Tuesday, April 22, 2003

Council Session

## Item G13

### **#2003-113 - Approving Resolution of Intent to Create Business Improvement District #5, Downtown**

*The Business Improvement District for the downtown (BID #2) is in its last year of a five year life. BID #2 expires on September 30, 2003. Annual assessments are paid by property owners in the district and area based on valuation (a % of total valuation of all property in the district). Efforts have begun to create/form a new BID for the downtown. BID #5 would be effective October 1, 2003 and would have a life of five-years. State statutes allow for the creation of business improvement districts and the expenditure of funds for improvement of public places or facilities within the district, including the acquisition, construction, maintenance, and operation of such improvements, creation and implementation of a plan for improving the general architectural design of public areas within the district, 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 first step in the creation process for the new downtown BID was to establish the boundaries for the district and designate a board to develop the goals, objectives and budget for the new district. The City Council has approved the boundaries for the district and the Regional Planning Commission has approved the creation of the district. The BID Board has completed the goals, objectives and budget for the five year district. The Board has developed a total, five-year budget of \$401,066. This equates to a 0% increase from the existing budget of \$80,213/year. The proposed activities and budget allocations are attached. Approval is recommended.*

Staff Contact: Cindy Johnson



THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Alda, Cairo and Doniphan, Nebraska

April 10, 2003

Honorable Jay Vavricek, Mayor  
and Members of the Council  
100 E. 1<sup>st</sup> Street  
Grand Island NE 68801

Dear Mayor and Members of the Council:

**RE: Creation of Business Improvement District 5, in the City Of Grand Island. (C-7-2003GI)**

At the regular meeting of the Regional Planning Commission, held April 9, 2003 the above item was considered. This item proposes to create a Business Improvement District for the Downtown Area as shown on the attached map. The purpose of the BID would be to replace the existing Business Improvement District #2. BID #2 is will expire on September 30, 2003.

Cindy Johnson explained to the commission members how a Business Improvement District works and how they function. She said this is a recreation of an existing BID, it includes 28 blocks, and is the largest BID currently in the City.

No members of the public spoke for or against this item.

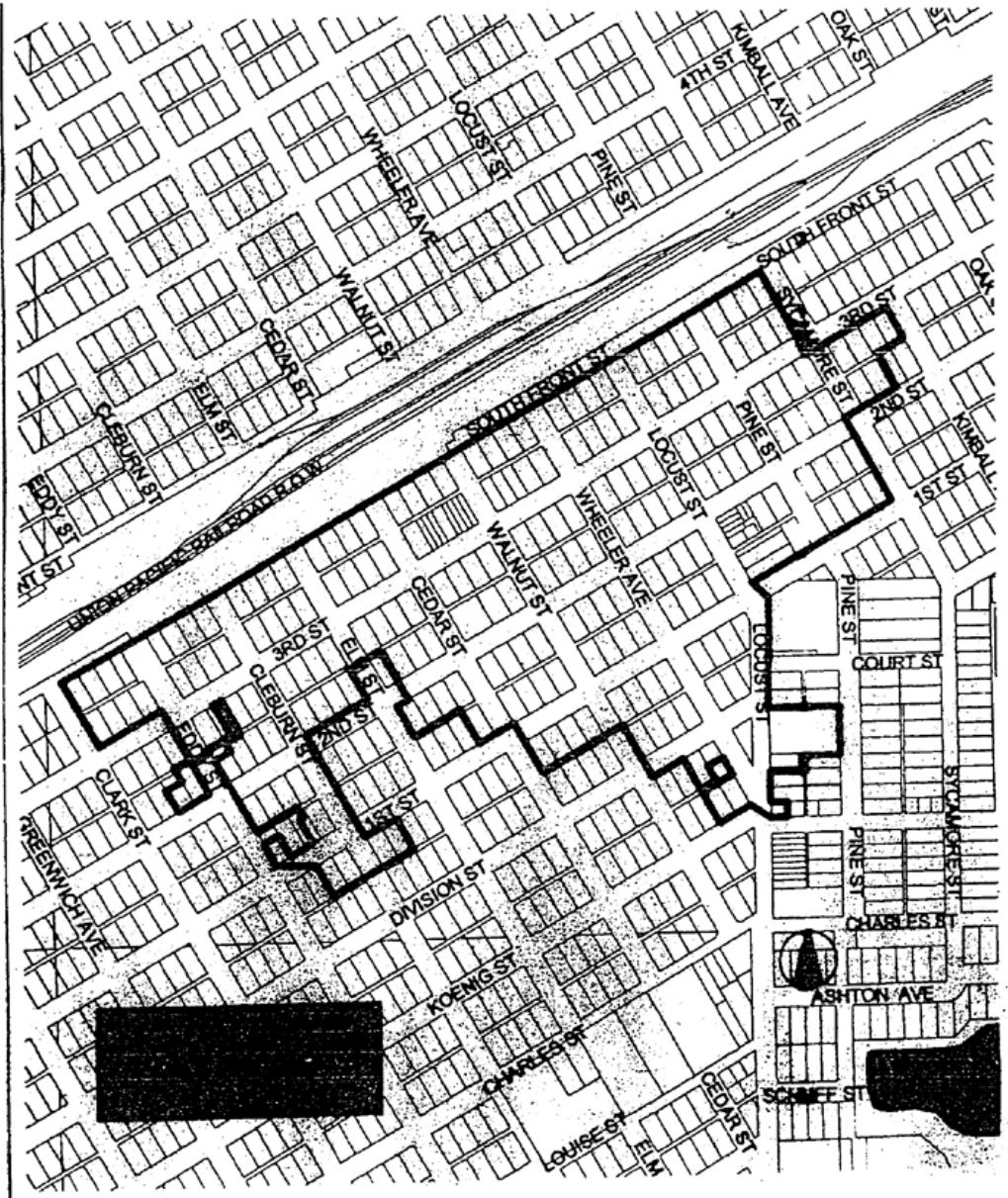
Following further discussion a motion was made by Miller and 2<sup>nd</sup> by Hooker to recommend the City Council approve the creation of Business Improvement District 5, in the City Of Grand Island.

A roll call vote was taken and the motion passed unanimously with 10 members present voting in favor (Miller, Amick, Eriksen, Hooker, Lechner, Haskins, Ruge, Hayes, Obst, Wagoner).

Yours truly,

Chad Nabity AICP  
Planning Director

cc: City Attorney  
Director of Public Works  
Director of Utilities  
Director of Building Inspections  
Community Projects



## RESOLUTION 2003-113

WHEREAS, the Downtown Business Improvement Board has recommended that the City of Grand Island create a business improvement district with amended boundaries in the form hereinafter set forth; and

WHEREAS, on April 9, 2003, the Regional Planning Commission recommended approval of the creation of such business improvement district; and

WHEREAS, the City Council has determined that a public hearing should be held on the proposed business improvement district.

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

1. The proposed boundaries of Business Improvement District No. 5 are described as follows:

Commencing at the Northeast corner of Lot 1, Block 54, Original Town of Grand Island, Hall County, Nebraska; thence southerly to the Northeast corner of Lot 1, Block 67, Original Town; thence easterly to the Northeast corner of Lot 1, Block 68, Original Town; thence southerly to the Southeast corner of said Lot 1, Block 68; thence westerly to a point on the southern boundary of Lot 3, Block 68, Original Town, which is 22 feet East of the Southwest corner of said Lot 3, Block 68; thence southerly to a point on Lot 6, Block 68, which is 22 feet East of the Southwest corner of said Lot 6, Block 68, Original Town; thence westerly to the Southeast corner of Lot 8, Block 67, Original Town; thence southerly to the Southeast corner of Lot 8, Block 78, Original Town; thence westerly to the Southwest corner of Lot 5, Block 79, Original Town; thence southerly to the Northwest corner of Block 9, County Subdivision to the City of Grand Island; thence easterly to the Northeast corner of said Block 9; thence southerly to the Southeast corner of said Block 9; thence westerly along the southern line of said Block 9 to the Northeast corner of Lot 1, Block 1, Hann's Addition; thence southerly along the eastern line of said Lot 1 a distance of 43.25 feet; thence westerly along a line 43.25 feet South of and parallel to the northern line of said Lot 1 to the point of intersection for said line and the western line of said Lot 1; thence southerly along the western line of Block 1, Hann's Addition, to a point on said line 50 feet North of the Southwest corner of Lot 4, Block 1, in said addition; thence easterly along a line 50 feet North of and parallel to the southern line of said Lot 4 for a distance of 67 feet; thence southerly a distance of 50 feet to the southern line of said Lot 4; thence westerly a distance of 67 feet to the Southwest corner of said Lot 4; thence northwesterly to the Southeast corner of Lot 8, Block 98, Railroad Addition to the City of Grand Island; thence westerly to the Southwest corner of Lot 7, Block 98, Railroad Addition; thence northerly to the Northwest corner of Lot 7, Block 98, Railroad Addition; thence easterly to the Northeast corner of Lot 8, Block 98, Railroad Addition; thence northerly on the eastern

lot line of Lot 1, Block 98, to a point 66 feet South of the Northeast corner of Lot 1, Block 98, Railroad Addition; thence westerly to a point on the western lot line of said Lot 1, Block 98, located a distance of 66 feet South of the Northwest corner of said Lot 1, Block 98; thence southerly to the Southwest corner of said Lot 1, Block 98; thence westerly to the Southwest corner of Lot 2, Block 98, Railroad Addition; thence northerly to the Northwest corner of said Lot 2, Block 98; thence westerly to the Northwest corner of Lot 4, Block 98, Railroad Addition; thence northerly to the Southwest corner of Lot 4, Block 88, Original Town, thence westerly to the Southeast corner of Lot 1, Block 87, Original Town; thence westerly to the Southwest corner of Lot 4, Block 87, Original Town; thence northerly to the Southwest corner of Lot 5, Block 82, Original Town; thence westerly to the Southwest corner of Lot 8, Block 83, Original Town; thence northerly to the Southwest corner of Lot 1, Block 83, Original Town; thence westerly to the Southwest corner of Lot 4, Block 83, Original Town; thence northerly to the Northwest corner of said Lot 4, Block 83; thence easterly on the North line of said Lot 4 to a point 16 feet westerly of the Northeast corner of said Lot 4, Block 83; thence northerly to a point on the North lot line of Lot 5, Block 62, Original Town, 16 feet westerly of the Northeast corner of said Lot 5, Block 62; thence westerly to the Northeast corner of Lot 8, Block 61, Original Town; thence southerly to the Southeast corner of said Lot 8, Block 61; thence westerly to the Southwest corner of Lot 5, Block 61, Original Town; thence southerly to the Northwest corner of Lot 4, Block 85, Original Town; thence easterly to the Northeast corner of Lot 3, Block 85, Original Town; thence southerly to the Southeast corner of said Lot 3, Block 85; thence westerly to the Southwest corner of Lot 2, Block 106, Railroad Addition to the City of Grand Island; thence northerly to the Northwest corner of said Lot 2, Block 106; thence northwesterly to the Southwest corner of Lot 5, Block 107, Railroad Addition; thence northerly on the West line of said Lot 5, Block 107, a distance of 88 feet; thence easterly in a line parallel with the South line of said Lot 5 a distance of 66 feet to a point in the East line of said Lot 5; thence southerly to the Southeast corner of said Lot 5, Block 107; thence easterly along the South line of said Block 107 to a point 29.54 feet westerly of the Southeast corner of Lot 7, Block 107, Railroad Addition; thence northerly parallel to the East line of said Lot 7 a distance of 71.5 feet to a point; thence easterly parallel to the South line of said Lot 7, Block 107 a distance of 7.54 feet to a point; thence northerly parallel to the East line of said Lot 7, Block 107 to a point in the North line of said Lot 7 being 22 feet westerly of the Northeast corner of said Lot 7, Block 107; thence westerly to the Southwest corner of Lot 4, Block 107, Railroad Addition; thence northerly to a point in the West line of Lot 5, Block 108, Railroad Addition, located 88 feet northerly from the Southwest corner of said Lot 5, Block 108; thence easterly in a line parallel with the South line of said Lot 5, Block 108, a distance of 66 feet to a point in the East line of said Lot 5, Block 108; thence northerly to the Northeast corner of said Lot 5, Block 108; thence easterly along the North lot line of Lot 6, Block 108, Railroad Addition, to the Northeast corner of said Lot 6, Block 108; thence northerly to the Northwest corner of Lot 2, Block 108, Railroad Addition; thence westerly along the North line of said Block 108 a distance of 37 feet to a point; thence southerly to a point on the South lot line of Lot 3, Block 108, Railroad Addition, located a distance of 37 feet westerly of the Southeast corner of said Lot 3, Block 108; thence westerly to the Southwest corner of Lot 4, Block 108, Railroad

Addition; thence southerly to the Northwest corner of Lot 5, Block 108, Railroad Addition; thence westerly to the Northeast corner of Lot 8, Block 114, Railroad Addition; thence southerly to the Southeast corner of said Lot 8, Block 114; thence westerly to the Southwest corner of Lot 7, Block 114, Railroad Addition; thence northerly to a point on the West line of said Lot 7, Block 114, located 88 feet northerly from the Southwest corner of said Lot 7, Block 114; thence easterly on a line parallel with the South line of said Lot 7, Block 114, a distance of 66 feet to a point on the East line of said Lot 7, Block 114; thence northerly to the Southwest corner of Lot 1, Block 114, Railroad Addition; thence easterly to the Southeast corner of said Lot 1, Block 114; thence northerly to the Southeast corner of Lot 8, Block 113, Railroad Addition; thence westerly to the Southwest corner of Lot 5, Block 113, Railroad Addition; thence northerly to the Northwest corner of Lot 4, Block 113, Railroad Addition; thence easterly to the Northeast corner of Lot 1, Block 109, Railroad Addition; thence southerly to the Southeast corner of Lot 8, Block 109, Railroad Addition; thence easterly to the Southwest corner of Lot 6, Block 60, Original Town of Grand Island; thence northerly to the Southeast corner of Lot 4, Block 60, Original Town; thence westerly to the Southwest corner of said Lot 4, Block 60; thence northerly to the Northwest corner of said Lot 4, Block 60; thence easterly to the Northeast corner of Lot 1, Block 54, Original Town, being the point of beginning.

2. The proposed district shall be considered in public hearing before the City Council on May 20, 2003, at 7:00 p.m. in the Council Chambers at City Hall in Grand Island, Nebraska.

3. The proposed public facilities and improvements to be made and maintained within the proposed district shall include:

(A) (i) 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

(ii) 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;

(iii) Maintenance, repair, and reconstruction of any improvement's or facilities authorized by the Business Improvement District Act

(B) (i) Creation and implementation of a plan for improving the general architectural design

of public areas in the district;

(ii) 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

(C) (i) Employing or contracting for personnel 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, consulting services, 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.

(ii) 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.

4. The estimated five-year costs for Business Improvement District No. 5 improvements and facilities as stated in paragraph 3 above are:

- (A) \$100,266
- (B) \$180,480
- (C) \$120,320

The proposed method by which the revenue shall be raised is by special assessment.

5. The proposed special assessment method by which the revenue shall be raised shall be fair and equitable and shall be based upon the special benefit to the property within the district.

6. A copy of this resolution of intention shall be published one time in the *Grand Island Independent*, and a copy shall be mailed to each owner of taxable property as shown by the latest tax rolls of the Hall County Treasurer.

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Adopted by the City Council of the City of Grand Island, Nebraska, April 22, 2003.

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RaNae Edwards, City Clerk