



City of Grand Island

Tuesday, September 14, 2004

Council Session

Item D1

#2004-BE-15 - Consideration of Determining Benefits for Business Improvement District #3

Staff Contact: David Springer

Council Agenda Memo

From: David Springer, Finance Director

Meeting: September 14, 2004

Subject: Determining Benefits for Business Improvement District No. 3 and Approving the Assessments

Item #'s: D-1 & F-1

Presenter(s): David Springer, Finance Director

Background

In March, 1999, the City Council adopted Ordinance #8452 creating Business Improvement District No.3, South Locust Street, Hwy 34 to Stolley Park Road. The District was established for a 10-year period with anticipated total assessment revenues of \$314,447. The 2004-2005 Budget, as approved by Council on July 27, 2004, provides for special assessments in the amount of \$3.50 per front footage for a total of \$34,368.44 for the 9,820 front footage. At this meeting, the Board of Equalization was set for September 14, 2004.

Discussion

The City Council, in its' capacity as the Board of Equalization, is required to determine the benefits of the District and take action on the assessments as provided for in the associated Ordinance.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the benefits of the District and related assessments.
2. Deny the benefits and assessments.

Recommendation

City Administration recommends that the Council approve the benefits of Business Improvement District No. 3 and related assessments.

Sample Motion

Board of Equalization: Approve the benefits accruing to Business Improvement District No. 4 as presented.

Ordinance: Approve the assessments as provided for in the related Ordinance.

RESOLUTION 2004-BE-15

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. 3, 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 \$34,368.44; 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. 3, such benefits are the sums set opposite the several descriptions 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	840.00
Growth Management Corp.	North 60 feet of Lot 22 (except City), Holcomb's Highway Homes Subdivision	207.34
Growth Management Corp.	South 49 feet of Lot 22 and north 11 feet of Lot 23 (except City), Holcomb's Highway Homes Subdivision	210.00
Equestrian Meadows LLC	Lot 2 (except City), Burch Second Subdivision	507.47
Rex E. & Jonadyne R. Carpenter	Lot 1 [200' x 400'] (except City), Woodland First Subdivision	697.97
Rex E. & Jonadyne R. Carpenter	Lot 2 [200' x 400'] (except City), Woodland First Subdivision	700.14
Danny K. Oberg	Lot 4 (except City), Woodland First Subdivision	696.64
Roland L. & Janis K. Westerby	Lot 3 (except City), Woodland First Subdivision	700.21
Dianna D. Duering	Lot 1, Bartz Subdivision	381.50
Stratford Plaza, L.L.C.	Lot 11 (except City), Woodland Second Subdivision	1,900.92
Bosselman Inc.	Lot 8, Woodland Second Subdivision	522.69
Jerry L. & Janet C. Loney	West 273 feet of Lot 1 (except City), Burch Subdivision	490.35
William & Sandra Lawrey	Lot 1 (except City), Garrison Subdivision	817.15
Robert L. Clymer, Jonadyne Carpenter	South 98 feet of Lot 23 and north 12 feet of Lot 24, (except City) Holcomb's Highway Homes Subdivision	385.00
Grand Island Music, Inc.	Lot 1 (except City), Desert Rose Subdivision	1,497.41
Rickie D. & Susan J. Noden	South 52 feet of Lot 19 and north 1 foot of Lot 20, Holcomb's Highway Homes Subdivision	183.16

RESOLUTION 2004-BE-15

Llamas Enterprises	Lot 25, south 97 feet of Lot 24, and north 38 feet of Lot 26, (except City) Holcomb's Highway Homes Subdivision	853.79
John L. & Beth A. French	Lot 1 (except City), Knox Subdivision	489.41
Bradley L. Shanahan Teresa K. Brooks	East 100 feet of Lot 12, and east 100 feet of Lot 13, (except City) Holcomb's Highway Homes Subdivision	700.00
William E. Lawrey	North 25 feet of east 260 feet of Lot 1 and all of Lot 2, (except City) Woodland Third Subdivision	437.26
Charles A. Douthit	Lot 21 (except City), Holcomb's Highway Homes Subdivision	381.57
Southeast Crossing, LLC	Part of NW¼ of SW¼ of Section 27-11-9 and part of Lot 4 Island (except City)	1,133.90
Jack E. Rasmussen, Joanne L. Rasmussen, Richard S. Rasmussen, June E. & William Blackburn	Lot 1 except north 25 feet of east 260 feet, Woodland Third Subdivision	262.22
Larry Coffey	West 125 feet of Lots 2, 3 and 4 (except City), Burch Subdivision	630.07
Marion D. Larsen Rev. Trust	Lot 2 (except City), Woodridge South Subdivision	380.38
McDermott & Miller PC	Lot 1 (except City), Woodridge South Subdivision	883.82
Cedar Street Investment	Lot 2, Mil-Nic Second Addition	957.60
Integrated Holdings, Inc.	Part of N½, SW¼, SW¼ of Section 27-11-9	2,084.11
O'Reilly Automotive, Inc.	Lot 2 (except City), Runza Subdivision	544.74
Paulsen and Sons Inc.	Lots 1 & 28 (except City), Lots 2, 3, 26, and 27, Roush's Pleasantville Terrace Subdivision	700.21
Ming Zhou & Nghi Trieu	SW¼ of NW¼ of Section 27-11-9	347.24
Ronald & Lori Willis	Part of NE¼ of NE¼ (except City) of Section 28-11-9	350.00
Helen Otto	Lot 10, Woodland Second Subdivision	556.12
Theodore J. & Mason D. Robb	Lot 1, Knox Third Subdivision	539.53
Theodore J. & Mason D. Robb	Lot 2 (except City), Knox Third Subdivision	462.14
Theodore J. & Mason D. Robb	Lot 3, Knox Third Subdivision	269.71
The Eating Establishment	Lot 1 (except City), Runza Subdivision	542.01
Bennett Properties Inc.	Lot 9, Woodland Second Subdivision	525.11
Adam J. Schrunk	Lot 15 (except City), Holcomb's Highway Homes Subdivision	379.54
Elroy Uribe & Oralia Erives	Part of SW¼ of NW¼ of Section 27-11-9	511.56
Todd Allen Carpenter, Douglas J. & Nanette Redman	South 108 feet of Lot 20 (except City), Holcomb's Highway Homes Subdivision	381.57
McCloud Super 8 Motel Inc.	Part of Lot 25 (except City), Matthews Subdivision	866.18

RESOLUTION 2004-BE-15

Alpha Corporation	East 260 feet of Lot 8 (except City), Woodland First Subdivision	733.08
B & D Enterprises	South 126 feet of east 260 feet of Lot 6 (except City), Woodland First Subdivision	443.21
B & D Enterprises	Lot 5 (except City), Woodland First Subdivision	700.21
Jack E. Rasmussen, et al	North 50 feet of east 260 feet of Lot 6 (except City), Woodland First Subdivision	174.48
Charles L. Hancock & Robert D. Hancock	Lot 14 (except City), Holcomb's Highway Homes Subdivision	383.46
Vanosdall Softball Fields, Inc.	Part of N1/2, SW1/4, SW1/4 of Section 27-11-9	252.00
Marion D. Larson Rev. Trust	North 79 feet of Lot 27 and south 71 feet of Lot 26, (except City) Holcomb's Highway Homes Subdivision	525.21
Michael S. & Sandra S. Williams	Lot 1 (except City), Burch Second Subdivision	421.72
Michael S. & Sandra S. Williams	Lot 5 (except City), Burch Subdivision	419.02
Gary & Linda Shovlain	Lot 3, Shovlain Second Subdivision	543.80
Gary & Linda Shovlain	Lot 2, Shovlain Second Subdivision	420.07
Platte Valley State Bank & Trust Company	Lot 1, Equestrian Meadows Subdivision	623.77
Equestrian Meadows LLC	Lot 3, Equestrian Meadows Subdivision	644.63
Theodore J. Robb	Part of NW1/4, SW1/4 (except City) 27-11-9	1,176.04
TOTAL		\$34,368.44

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Adopted by the City Council of the City of Grand Island, Nebraska, on September 14, 2004.

RaNae Edwards, City Clerk