



# City of Grand Island

Tuesday, September 11, 2007

Council Session

## Item D1

**#2007-BE-5 - Consideration of Determining Benefits for Business Improvement District #3**

Staff Contact: David Springer

# **Council Agenda Memo**

**From:** Dave Springer, Finance Director

**Meeting:** September 11, 2007

**Subject:** Determining Benefits for Business Improvement District No. 3, South Locust Street, Hwy 34 to Stolley Park Road, and Approving the Assessments

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

**Presenter(s):** Dave 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 2007-2008 Budget, as approved by Council on July 24, 2007, provides for special assessments in the amount of \$4.31 per front footage for a total of \$42,260 for the 9,805 front footage.

## **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 Ordinance #9136.

## **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. 3 as presented.

**Ordinance:** Approve the assessments as provided for in Ordinance #9136.

## RESOLUTION 2007-BE-5

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 \$42,260.29; 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>
Jerry L. & Janet C. Loney	West 273 feet of Lot 1 (except City), Burch Subdivision	603.83
Larry W. Coffey	West 125 feet of Lots 2, 3 and 4 (except City), Burch Subdivision	775.89
Michael S. & Sandra S. Williams	Lot 5 (except City), Burch Subdivision	515.99
Michael S. & Sandra S. Williams	Lot 1 (except City), Burch Second Subdivision	605.56
The Eating Establishment	Lot 1 (except City), Runza Subdivision	667.45
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	862.00
Charles L. Hancock & Robert D. Hancock	Lot 14 (except City), Holcomb's Highway Homes Subdivision	472.20
Ryan & Darcy Hansen	Lot 15 (except City), Holcomb's Highway Homes Subdivision	467.38
Dianna D. Duering	Lot 1, Bartz Subdivision	469.79
Gary & Linda Shovlain	Lot 3, Shovlain Second Subdivision	669.64
Rickie D. & Susan J. Noden	South 52 feet of Lot 19 and north 1 foot of Lot 20, Holcomb's Highway Homes Subdivision	225.54
Video Kingdom of Grand Island, Inc.	South 108 feet of Lot 20 (except City), Holcomb's Highway Homes Subdivision	469.88
Kershner Properties, LLC	North 60 feet of Lot 22 (except City), Holcomb's Highway Homes Subdivision	225.32
Charles A. Douthit	Lot 21 (except City), Holcomb's Highway Homes Subdivision	469.88
Da-ly Properties, LLC	South 98 feet of Lot 23 and north 12 feet of Lot 24, (except City) Holcomb's Highway Homes Subdivision	474.10
Kershner Properties, LLC	South 49 feet of Lot 22 and north 11 feet of Lot 23 (except City), Holcomb's Highway Homes Subdivision	258.60

## RESOLUTION 20070-BE-5

Llamas Enterprises Alina Hernandez	South 97 feet of Lot 24, Lot 25, and north 38 feet of Lot 26, (except City) Holcomb's Highway Homes Subdivision	1,051.38
Marion D. Larsen Rev. Trust	North 79 feet of Lot 27 and south 71 feet of Lot 26, (except City) Holcomb's Highway Homes Subdivision	646.76
McCloud Super 8 Motel Inc.	Part of Lot 25 (except City), Matthews Subdivision	1,066.64
William E. & Sandra L. Lawrey	Lot 1 (except City), Garrison Subdivision	974.62
Cedar Street Investment Co.	Lot 2, Mil-Nic Second Subdivision	1,179.22
Paulsen and Sons Inc.	Lots 1 & 28 (except City), Lots 2, 3, 26, and 27, Roush's Pleasantville Terrace Subdivision	862.26
Gary E. Shovlain	Lot 2, Shovlain Second Subdivision	517.29
Rex E. & Jonadyne A. Carpenter	Lot 1 [200' x 400'] (except City), Woodland First Subdivision	859.50
Rex E. & Jonadyne A. Carpenter	Lot 2 [200' x 400'] (except City), Woodland First Subdivision	862.17
Equitable Federal Savings Bank of Grand Island	Lot 3 (except City), Woodland First Subdivision	862.26
Danny K. Oberg	Lot 4 (except City), Woodland First Subdivision	857.86
Darryl Wilhelmi	Lot 5 (except City), Woodland First Subdivision	862.26
Richard S. Rasmussen, Jr., et al	North 50 feet of east 260 feet of Lot 6 (except City), Woodland First Subdivision	214.85
Pam Ehlers	South 126 feet of east 260 feet of Lot 6 (except City), Woodland First Subdivision	545.78
Alpha Corporation	East 260 feet of Lot 8 (except City), Woodland First Subdivision	902.73
Stratford Plaza, L.L.C.	Lot 11 (except City), Woodland Second Subdivision	2,340.85
Bosselman Inc.	Lot 8, Woodland Second Subdivision	643.66
Bennett Properties Inc.	Lot 9, Woodland Second Subdivision	646.63
Laub-Otto, LLC	Lot 10, Woodland Second Subdivision	684.82
Jack E. Rasmussen, Joanne L. Rasmussen, Richard S. Rasmussen, June E. & William Blackburn	Lot 1 except north 25 feet of east 260 feet (except City), Woodland Third Subdivision	322.91
Dale & Kathleen Arp	North 25 feet of east 260 feet of Lot 1 and all of Lot 2, (except City) Woodland Third Subdivision	538.45
McDermott & Miller, PC	Lot 1 (except City), Woodridge South Subdivision	1,088.36
Marion D. Larsen Rev. Trust	Lot 2 (except City), Woodridge South Subdivision	468.41
Ming Zhou, Nghi Trien	Section 27-11-9; Part of Lot 1 MLD (except City)	427.60
Milton Motels LLC	Part of N1/2, SW1/4, SW1/4 of Section 27-11-9	2,172.28
Platte Valley State Bank & Trust Company	Lot 1, Equestrian Meadows Subdivision	768.13

## RESOLUTION 20070-BE-5

Chlonate LLC	Part of Lot 1 (except City), Desert Rose Subdivision	1,843.09
Theodore J. Robb	Part of NW1/4, SW1/4 (except City) of Section 27-11-9	1,448.20
MIK, LLC	Part of NW1/4 of SW1/4 of Section 27-11-9 and part of Lot 4 Island (except City)	1,331.70
Community Redevelopment Authority	Part of Lot 1 MLD in Section 27-11-9	629.95
John L. & Beth A. French	Lot 1 (except City), Knox Subdivision	602.67
All Faiths Funeral Home LLC	Part of NW1/4, NW1/4, SW1/4 of Section 27-11-9	1,034.40
Pharmacy Properties, LLC	Lot 2, Equestrian Meadows Subdivision	624.91
Ronald J. & Lori D. Willis	Part of NE1/4 of NE1/4 (except City) of Section 28-11-9	431.00
Theodore J. & Mason D. Robb	Lot 2 (except City), Knox Third Subdivision	569.09
Ted Robb	Lot 3 (except City), Knox Third Subdivision	332.13
O'Reilly Automotive, Inc.	Lot 2 (except City), Runza Subdivision	670.81
Theodore J. & Mason D. Robb	Lot 1 (except City), Knox Third Subdivision	664.39
MA Faulkner Trust	Lot 3, Equestrian Meadows Subdivision	793.82
Wayne Vanosdall Sanitation	Part of N1/2, SW1/4, SW1/4 of Section 27-11-9	653.40
<b>TOTAL</b>		<b>\$42,260.29</b>

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Adopted by the City Council of the City of Grand Island, Nebraska, on September 11, 2007.

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Margaret Hornady, Mayor

Attest:

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RaNae Edwards, City Clerk