



# City of Grand Island

Tuesday, March 11, 2008

Council Session

## Item I1

**#2008-91 - Approving Boundaries for Creation of Business  
Improvement District #6**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Chad Nabity, AICP

**Meeting:** March 11, 2008

**Subject:** Approving Boundaries for the Creation of Business Improvement District #6

**Item #'s:** I-1

**Presenter(s):** Chad Nabity, AICP

## Background

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.

## Discussion

In February of 2008 owners of some of the properties along Second Street between Eddy and Grant sent a letter to the Mayor and Council requesting the creation of a business improvement district. The owners are hoping to create a landscaping district similar to the ones created on South Locust Street. A copy of the letter is attached.

The first step in the creation of the district is for Council to define the boundaries of the area that could be included in a district. City staff is suggesting a larger area than the one requested by the property owners as it is easier to approve a smaller area when the final district boundaries are determined than it is to add an additional block or two. City staff is suggesting an area bounded by South Front Street on the north, First Street on the south, Eddy Street on the east and Garfield Street on the west. See the attached map. This would include all of the property requested and allow the district to include other properties that could benefit from the creation of the district.

This is the first step in the process and will define an area from which the Mayor can select property owners, residents or users of space to serve on an initial board to define a plan or plans for the area. Prior to creation of the district all property owners will have the ability to protest the creation of the district in its final form.

### **Alternatives**

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

1. Move to resolution defining the boundaries
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

### **Recommendation**

City Administration recommends that the Council approve the Resolution defining the initial boundaries of BID 6.

### **Sample Motion**

Move to approve the Resolution defining the initial boundaries of BID #6.

January 26, 2008

Grand Island City Council  
100 E 1st Street  
Grand Island, NE



Dear Sir or Madam:

RE: BID for 2<sup>nd</sup> Street (Eddy to Grant)

This letter is to request council's consideration of creating a BID for aforementioned area. A good portion of this street will be expanded to five lanes in 2008. Additionally, it is believed to carry a blighted/substandard designation.

A unified look will benefit the businesses as well as give a more favorable impression to all, driving through the city on US Highway 30. The potential to mirror the work done on South Locust should be the goal of the new district.

Many of the landowners/occupants were called during the week of January 21, 2008  
All voiced support for said designation.

Affixed hereto are signatures of a number of businesses/individuals contacted.

Thank you for your consideration.

Robert L Dodendorf  
Five Points Bank

Mike Wanek  
Property Owner

Dallas Kime  
Tier One Bank

Phil Maltzahn  
Almquist Maltzahn etal

Cheryl Niedfeldt  
Real Estate Group

Randy Evans  
Randy's Used Cars

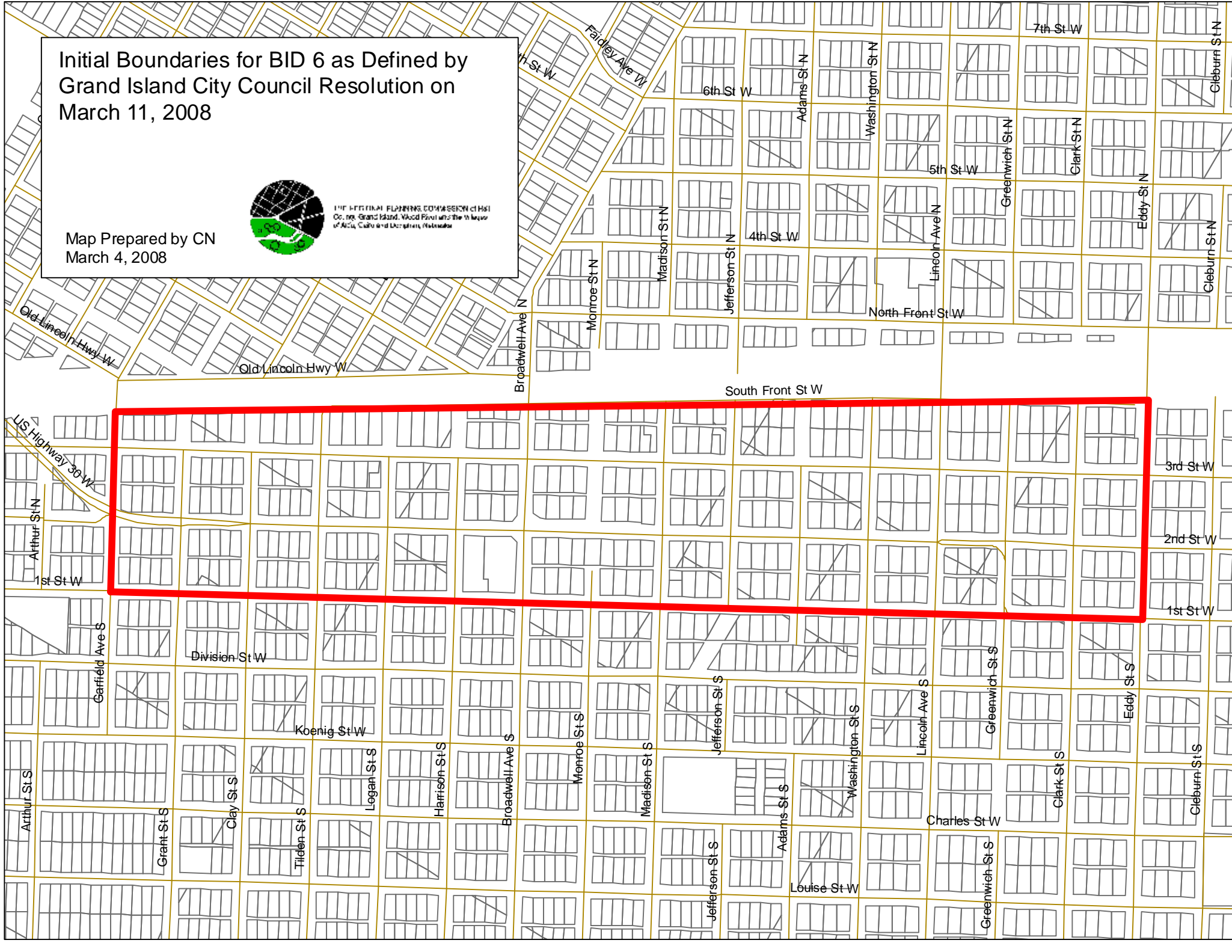
cc: Mayor  
Council  
Admin.  
Legal  
Planning  
1-30-08

Initial Boundaries for BID 6 as Defined by  
Grand Island City Council Resolution on  
March 11, 2008



THE REGIONAL PLANNING COMMISSION of NEB  
Co. Inc. Grand Island, Nebr. Focuses on the Values  
of Arts, Culture and Community, Nebraska

Map Prepared by CN  
March 4, 2008



RESOLUTION 2008-91

WHEREAS, Second Street property owners have recommended that the City of Grand Island create a business improvement district with boundaries set out below; and

WHEREAS, Section 19-4021, R.R.S. 1943, indicates that the boundaries of a business area for a potential business improvement district shall be declared by the city council prior to or at the same time as the appointment of the business improvement board; and

WHEREAS, the outer boundaries of the potential Business Improvement District No. 6 are described on the attached map, marked as Exhibit "A"; and

WHEREAS, it is suggested that a business improvement board be appointed to make recommendations to the city council for the potential establishment of a district and plans for improvements, if any, for such district.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the property set out within the boundaries described on attached Exhibit "A" be declared as future Business Improvement District No. 6.

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Adopted by the City Council of the City of Grand Island, Nebraska on March 11, 2008.

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Mitchell Nickerson, President  
Grand Island City Council

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form \_\_\_\_\_  
March 6, 2008 City Attorney