



# **City of Grand Island**

**Tuesday, May 27, 2008**

**Council Session**

## **Item H1**

**Consideration of Referring Business Improvement District (BID)  
#8 Formation and Proposal to the Regional Planning Commission**

**Staff Contact: Wes Nespor**

# **Council Agenda Memo**

**From:** Wesley D. Nespor, Attorney

**Meeting:** May 27, 2008

**Subject:** Referral of Business Improvement District #8 to the Regional Planning Commission

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

**Presenter(s):** Dale Shotkoski, City Attorney

## **Background**

The Mayor and Council appointed an initial Board of Directors to Business Improvement District (BID) #8 last month. District #8 is slated to replace the existing downtown Business Improvement District. There are a number of sequential steps in this process. After being appointed, the BID Board submits recommendations to the City Council. Prior to acting on those recommendations, the Council refers the matter to the Regional Planning Commission for its recommendations. The immediate step is to refer the Business District #8 formation and proposal to the Regional Planning Commission for review and recommendation according to law.

## **Discussion**

Pursuant to the authority given in Neb Rev Stats 19-4015 through 19-4038, cities may create Business Improvement Districts to facilitate improvements and to develop and promote a variety of beneficial activities. The appointed BID Board has submitted an initial proposed budget for activities and improvements and revised boundaries for the District. This Council must refer the matter to the Regional Planning Commission for recommendation before the next step may be taken. After receiving the Planning Commission's recommendations, the Council will be asked to adopt a resolution of intent to establish the district. That resolution will be more comprehensive and will: contain a description of the boundaries; describe in detail the proposed improvements and purposes of the district; estimate the costs of projects; set forth the manner of raising revenue and assessments; and set a time for a hearing on the establishment of the district. After notice, hearing, and opportunity to protest, the Council will be asked to pass an ordinance to formally establish the district.

## **Alternatives**

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

1. Move to refer the matter to the Regional Planning Commission
2. Take no action on the issue

## **Recommendation**

City Administration recommends that the Council refer the Business Improvement District #8 proposal to the Regional Planning Commission.

## **Sample Motion**

Move to refer the Business Improvement District #8 formation and proposal to the Regional Planning Commission.

**Budget Proposal**  
**Business Improvement District No. 8**  
Grand Island, Nebraska

Submitted to the Honorable Mayor and City Council of Grand Island

May 16, 2008

By

Business Improvement District No. 8 Board of Directors:

Bruce Eberle, Chair  
Matt Armstrong  
Craig Hand  
Mark Stelk  
Barbara Clinch  
Dee Johnson  
Tom Ziller  
Mark Tracy  
Kurt Haecker  
K.C. Hehnke

## **Proposed Budget and Purposes for Business Improvement District No. 8**

The board members of Business Improvement District No. 8 have completed a thorough and disciplined process to identify their mission and prioritize the work to be accomplished over the next five years – the life of Business Improvement District No. 8 in downtown Grand Island.

While many resources will be employed in the achievement of our mission, including the talent and efforts of downtown stakeholders and collaborative projects with area businesses and other organizations, this proposal requests a total of \$90,000 in each of the next five years for a total of \$450,000 over the life of this Business Improvement District, to complete essential work in three broad categories:

### ***Retention and Recruitment***

Encouraging a vibrant and welcoming downtown requires the presence of businesses, active shoppers and visitors, downtown residents, offices and a welcoming atmosphere. Business Improvement District No. 8 will encourage these results in downtown Grand Island through the planning and implementation of Downtown promotions, continued Main Street commitments and downtown investments to attract the attention of people looking for vibrant and welcoming places to dine, shop, live, work and play.

Twenty-four percent of the proposed budget is designated for Retention and Recruitment, or \$106,250 over the next five years (see Table 1).

### ***Downtown Beautification***

Creating an atmosphere that is bright, beautiful and safe is essential to the attraction of people to downtown, regardless of whether they come to visit, live, dine, shop or simply enjoy the downtown. This category of work will include completion of projects in Kaufmann Cummings Park, enhanced foliage and flowers in the downtown, preparing and maintaining clean and safe pedestrian areas, streetscape investments, signage improvements and other items to help downtown Grand Island become a destination for local residents and visitors to this community.

Thirty percent of the proposed budget is designated for Downtown Beautification or a total of \$132,450 over the next five years (see Table 1).

### ***Implementation and Maintenance***

Finally, all the resources and talent vested in Business Improvement District No. 8 rely upon the successful completion of each project and careful maintenance of the downtown area to ensure the best possible results from the careful planning and investments of downtown stakeholders, including Business Improvement District No. 8. To accomplish many of the duties inherent in this proposal, we must secure the necessary human resources, using contracts with existing organizations, to implement

the work and maintenance pursuant to the mission of Business Improvement District No. 8.

Forty-seven percent of the proposed budget is designated for Implementation and Maintenance, or a total of \$209,500 over the next five years (see Table 1).

Table 1.

**Business Improvement District #8***Five-Year Financial Plan*

	Fiscal years beginning October 1,					Total	
	2008	2009	2010	2011	2012		
<b>BID #8 Revenue</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>450,000</b>	100.00%
<b>Retention and Recruitment</b> Main Street Promotions, Investment Enhancements, Retention and Recruitment	20,750	21,500	20,000	21,500	22,500	106,250	24%
<b>Downtown Beautification</b> Kaufmann Cummings Park, Green Spaces, Foliage and Flowers, Pedestrian Areas, Streetscape, Signage and Attractions	26,750	27,000	28,500	26,500	25,500	134,250	30%
<b>Implementation and Maintenance</b> Support Staff, Labor Force, Volunteers and Strategic Planning	42,500	41,500	41,500	42,000	42,000	209,500	47%

