



City of Grand Island

Tuesday, August 12, 2008

Council Session

Item H2

Consideration of Referring Business Improvement Districts #6 and #7 Formation and Proposal to the Regional Planning Commission

Staff Contact: Wes Nespor

Council Agenda Memo

From: Wesley D. Nespor, Attorney

Meeting: August 12, 2008

Subject: Referral of Business Improvement District #6 and #7 to the Regional Planning Commission.

Item #'s: H-2

Presenter(s): Wesley D. Nespor

Background

The Mayor and Council appointed an initial Board of Directors to Business Improvement District (BID) #6 and #7. There are a number of sequential steps in the process of creating a district. 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 required is to refer the Business District #6 and #7 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 #6 and #7 proposal to the Regional Planning Commission.

Sample Motion

Move to refer the Business Improvement District #6 and #7 formation and proposal to the Regional Planning Commission.

Budget Proposal
Business Improvement District No. 6
Grand Island, Nebraska

Submitted to the Honorable Mayor and City Council of Grand Island

July 25, 2008

By

Business Improvement District No. 6 Board:

Bob Dodendorf, Chair
Cheryl Nietfeldt
John Folsom
Bill Raile
Phil Maltzahn
Mike Wanek
Dallas Kime

Proposed Budget and Purposes for Business Improvement District No. 6

The board members of Business Improvement District No. 6 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. 6 along U.S. Highway 30 (Second Street) in Grand Island.

While many resources will be employed in the achievement of our mission, including the talent and efforts of stakeholders, this proposal requests a total of \$183,600 for the five year life of the District. The Board is asking for \$43,864 in year one with a proposed \$0.50 per foot decrease. The average assessment over the 5 year period would be \$5.00 per foot.

Beautification and Maintenance of the Public Areas

Creating a unified landscaping along Second Street is essential to the improvement of the properties. To accomplish this goal the Board has a vision for improvements of the streetscape including landscaping, trees, shrubs and grass. The developed nature of this street and the width of the roadway severely limit the amount of landscaping that can be done. Creation of the District will allow coordination of both the installation and maintenance of the landscaping. A coordinated effort will enhance the looks of the whole area and visually tie the properties together even if ownership remains separate.

The District will have to seek other sources of funds for the majority of the landscaping. These sources include but are not limited to: the State of Nebraska Department of Roads and the Grand Island Community Redevelopment Authority. Both have demonstrated support for this District and have indicated that they are willing to continue and expand that support.

Table 1.

<div>Business Improvement District #6</div> <div>Five-Year Financial Plan</div>							
	Fiscal years beginning October 1,					Total	
	2008	2009	2010	2011	2012		
BID #6 Revenue	43,800	38,800	35,400	34,500	31,100	183,600	100.00%
Landscaping Improvements, Trees, Shrubs, Hardscaping, Maintenance and Utilities	38,500	34,000	30,600	29,700	26,300	159,100	87%
Administration of BID Board Legal Notices, Advertising, Publications, Management of Contracts, Board Support	5,300	4,800	4,800	4,800	4,800	24,500	13%

Budget Proposal
Business Improvement District No. 7
Grand Island, Nebraska

Submitted to the Honorable Mayor and City Council of Grand Island

June 18, 2008

By

Business Improvement District No. 7 Board of Directors:

Jeff Reed, Chair
Bud Rasmussen
Gene McCloud
Dave Bartz
Bill Lawrey
Rhonda Saalfeld
Dan Naranjo

Proposed Budget and Purposes for Business Improvement District No. 7

The board members of Business Improvement District No. 7 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. 7 along South Locust in Grand Island.

While many resources will be employed in the achievement of our mission, including the talent and efforts of stakeholders, this proposal requests a total of \$45,000 for year one with a 5% increase for each consecutive year for a total of \$250,000 over the life of this Business Improvement District, to complete essential work determined by the Board of Directors:

Beautification and Maintenance of the Public Areas

Creating an atmosphere that is bright, beautiful and safe is essential to the South Locust corridor. To accomplish this goal the Board has a vision for continued improvements of the streetscape, with ideas such as trash receptacles, benches, replacement of or new trees and shrubs, and a welcome sign near the corner of Highway 34 and South Locust Street.

Finally, all the resources and talent vested in Business District No. 7 rely upon the successful completion of each project and careful maintenance of the area to ensure the best possible results from the careful planning and investments of the stakeholders. To accomplish many of the duties inherent in this proposal, we must secure the necessary human resources to implement the work and maintenance pursuant to the mission of the Business District No. 7.

Table 1.

<div>Business Improvement District #7</div> <div>Five-Year Financial Plan</div>							
	Fiscal years beginning October 1,					Total	
	2008	2009	2010	2011	2012		
BID #7 Revenue	45,000	48,000	50,000	52,000	55,000	250,000	100.00%
Beautification Trash receptacles, benches, trees and shrubs, signage	4,100	6,500	5,600	6,500	7,500	30,200	12%
Implementation and Maintenance Landscaping, lighting, snow removal, sidewalks, trees and shrubs, irrigation and irrigation system	40,900	41,500	44,400	45,500	47,500	219,800	88%