



# City of Grand Island

Tuesday, September 8, 2015

Council Session

## Item E-3

### **Public Hearing on Establishing Rates for the General Property Occupation Tax for Downtown Parking District No. 1 for FY 2015-2016**

*Council action will take place under Ordinances item F-1.*

Staff Contact: William Clingman, Interim Finance Director

# Council Agenda Memo

**From:** William Clingman, Interim Finance Director

**Meeting:** September 8, 2015

**Subject:** Consideration of Amending City Code Chapter 13-3  
Relative to Tax Rate for Downtown Improvement and  
Parking District No. 1

**Presenter(s):** William Clingman, Interim Finance Director

## Background

This request is the annual Council action to establish the occupation tax that supports the budget for Downtown Improvement and Parking District No. 1. Assessments in this district are based upon an occupation tax on the public space of the businesses operating within the District and are ordinarily paid by the business occupants of the space. This district has been in place since 1975, and is primarily focused on physical improvements and maintenance of public parking lots and green areas and other activities as allowed by NE. Rev. Statutes 19-4016-4038.

## Discussion

The FY 2015-2016 occupation tax factor is \$.1644 per square foot of public use space, with a minimum annual fee of \$55.18. Total non-exempt footage in the District is 242,699 which would provide of occupation taxes of \$39,997.62

## Alternatives

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

1. Approve the amendment to the City Code.
2. Modify the amendment to meet the wishes of the Council.
3. Deny the amendment.

## Recommendation

City Administration recommends that the Council approve the amendment to City Code.

## **Sample Motion**

Move to approve the Amendment to City Code Chapter 13-3 relative to the tax rate for the Downtown Improvement and Parking District No. 1.

CITY OF GRAND ISLAND  
NOTICE OF PUBLIC HEARING

The City Council of the City of Grand Island, Nebraska, announces the following Public Hearing to be held at 7:00 pm on September 8, 2015, in the Council Chambers of City Hall, 100 East First Street, Grand Island, Nebraska.

The purpose of the hearing is as follows:

1. To establish the annual rates of the general license and occupation tax and classification of business for Downtown Improvement & Parking District #1;
2. The proposed annual rate of the general license and occupation tax and classification of business area is as follows:
  - A. \$0.1644 cents per square foot public use floor space upon all space used for business and professional offices in the district: Provided,
  - B. \$55.18 minimum annual tax for any single business or professional office should the tax rate under A above be less than 338 square foot public use floor space.
3. The general purpose of this occupation tax is for the purpose of maintaining and improving the public parking lots and other public spaces in the downtown area, employing of maintenance contractors, snow removal from downtown parking lots and adjacent sidewalks, weed control, pest control, parking monitoring, alleyway improvement, streetside amenities and supervisory for staff for the Downtown Improvement and Parking District #1.

The hearing will be open to the public and citizens and interested persons will be heard.

The name of the occupant, the address of the business and the proposed tax amounts are as follows:

Name	Property Address	Amount
Vacant Property	115 E South Front St	-
Vacant Property	123 E South Front St	-
Yancey Rental Pool	123 N Locust St # F	-
Vacant Property	123 N Locust St #G	-
Vacant Property	123 N Locust St #201-C	-
Baasch Realty & Insurance	216 N Cedar St	55.18
Vacant Property	222 N Cedar St	-
Attorney Agobada/Derek Mitchell	102 N Locust St	110.15
Monument Advisors	104 N Locust St	124.45
D Huston,J Higgins,J Ramirez	106-108 N Locust St	209.28
Equitable Bldg & Loan Assn Of GI	113-115 N Locust St	673.71
Silo	201 N Locust St	163.91

MDM Pest & Termite Control	202 N Locust St	189.88
Game Cycle	203 N Locust St	138.42
Abante Marketing	204 N Locust St	262.05
Variedades Ismenia	205 N Locust St	101.43
Vacant Property	206 N Locust St	-
Bartenbach Galleries	207 N Locust St	155.85
Vacant Property	208 N Locust St	-
Bartenbach's Interiors	209-211 N Locust St	354.78
Helium Salon	213 N Locust St	125.11
Arts & Drafts	214-216 N Locust St	321.57
Kindred	215 N Locust St	95.52
Vacant Property	215 N Locust St	-
Vacant Property	217 N Locust St	-
Ed D Jones Co/Matt Armstrong	307 N Locust St	77.76
Office Net	313 N Locust St	518.85
Axis Capital/Downtown Center LLC	308 N Locust St #100	480.05
Edward D Jones/Terry Pfeifer	308 N Locust St #304	110.81
Amur Finance Company	308 N Locust St #400	119.35
State Of NE Probation Office	207 N Pine St #101	-
State Of NE Probation Office	207 N Pine St #102	-
State Of NE Probation Office	207 N Pine St #105	-
Prairie Counseling	207 N Pine St #106	115.08
Vacant Property	207 N Pine St #107	-
State Of NE Probation Office	207 N Pine St #108	-
John C Meidlinger	207 N Pine St Rm 100	55.18
Wayne Cyclery	309 N Pine St	728.46
Brunswick Station	312 N Pine St	98.64
Johnnys Lock & Key Shop	314 N Pine St	55.18
Nathan Detroit	316 N Pine St	711.85
Nathan Expansion	320 N Pine St	779.09
J Alfred Prufrock	308-310 N Pine St	130.86
Balz Reception	213 N Sycamore St	974.23
The Farmers Daughter Cafe	105 N Walnut St	172.95
Bonzai Beach Club	107 N Walnut St	339.81
Bitchin Bobs Body Piercing	111 N Walnut St	200.57
American Family Insurance	204 N Walnut St	141.22
Vacant Property	210 N Walnut St	-
Vacant Property	305 1/2 N Walnut St # 212	-
The Alteration Place	307 N Walnut St	97.82
Vacant Property	307 1/2 N Walnut St	-
Vacant Property	309 N Walnut St	-

General Collection	310 N Walnut St	118.20
Ruffs Bar Inc	311 N Walnut St	119.03
Leininger, Smith Law Firm	104 N Wheeler Ave	636.56
Credit Management/No Pub Access	105 N Wheeler Ave	-
Credit Management	105 N Wheeler Ave	55.18
Midtown Barber Shop	110 N Wheeler Ave	62.47
Heartland School Of Dance	110 1/2 N Wheeler Ave	319.26
Vacant Property	115 1/2 N Wheeler Ave	-
Vacant Property	112 N Wheeler Ave	-
JJ Signs	115 N Wheeler Ave	82.20
Document Central	117 N Wheeler Ave	136.95
T's Barber Shop	119 N Wheeler Ave	79.41
Nails & Spa	205 N Wheeler Ave	268.30
Donna's Fashions	206 N Wheeler Ave	88.78
South Central Taekwando	207-209 N Wheeler Ave	332.25
Donna's Fashions	208 N Wheeler Ave	158.32
Recovery At Noon Group	210 N Wheeler Ave	182.48
Tnt Video Production	211 N Wheeler Ave	58.20
Mystique Salon & Spa	212 N Wheeler Ave	185.44
The Harmony Room	315 N Wheeler Ave	129.05
Century Link	214 W 1St St	383.22
Liederkrantz Society	403 W 1St St	2,025.41
G I Daily Independent	416 W 1St St	605.98
G I Daily Independent	422 W 1St St	250.55
Mehring & Shada Properties LLC	310 W 1St St	-
Vacant Property	110 W 2nd St	-
Interpretaciones Rivera/Libreria	112-114 W 2nd St	88.12
Vacant Property	113 W 2nd St	-
Ivet Taxes	116 W 2nd St	67.90
Equitable Planning & Investments	119-121 W 2nd St	-
Club Eagles Wellness Center	206 W 2nd St	55.18
Third City Taekwondo	210-212 W 2nd St	383.55
Majestic Treasures	216 W 2nd St	607.62
Vacant Property	216 W 2nd St	-
Central NE Council On Alcohol	217 W 2nd St	-
Vacant Property	218 W 2nd St	-
Central NE Council On Alcohol	219 W 2nd St	-
Paleteria Y Neveria	220 W 2nd St	116.40
Multicultural Coalition	221 W 2nd St	115.08
A+ Nail Academy	222 W 2nd St	98.31
Boost Mobile	223 W 2nd St	76.61

Double C Boxing	224 W 2nd St	131.52
New Life Community Church	301 W 2nd St	-
Chamber Of Commerce	309 W 2nd St	641.00
Ron Trampe CPA	313 W 2nd St	129.05
Vacant Property	315 W 2nd St	-
RHJ Gold	317 W 2nd St	55.18
U S Central Corp	321 W 2nd St	131.52
G I Daily Independent	403 W 2nd St	183.80
Habitat For Humanity	410 W 2nd St	-
Vacant Property	411 W 2nd St	-
Island Pool & Spa	102 E 3rd St	147.80
Coney Island Cafe	104 E 3rd St	110.48
La Isla Bar	106 E 3rd St	572.61
Vacant Property	116 E 3rd St	-
Rasmussen & Assoc Advertising	213 E 3rd St	73.98
Chicken Coop	118-120 E 3rd St	228.19
Vacant Property	102 W 3rd St	-
Azteca Market	103 W 3rd St	1,251.08
Tom Ziller	104 W 3rd St	-
The Dance Company	104-106 W 3rd St	451.44
Tattered Book	108-110 W 3rd St	576.22
The Brickhouse-Vacant	115-117 W 3rd St	-
Prairie Winds Art Center	112 W 3rd St	214.54
Anderson Law Firm	113 W 3rd St	261.23
Master Stylists	114 W 3rd St	245.61
The Chocolate Bar	118 W 3rd St	153.39
Vapor Lounge/Hookah Bar	119 W 3rd St	144.18
Buenos Dias Nebraska	120 W 3rd St	122.15
Vacant Properties	121 W 3rd St	-
Packer's Sanitation Services Inc	122 W 3rd St	63.29
McKinney Irish Pub	123 W 3rd St	-
Strut Boutique	124 W 3rd St	70.20
This That And More	201-205 W 3rd St	602.85
Shamberg Wolf Mcdermott Depue Attny	202 W 3rd St 5th Floor	285.07
Westering Enterprises	202 W 3rd St #301	107.85
Alfred Benesch & Co	202 W 3rd St #302	71.02
Mayer,Burns,Koenig & Janulewicz	202 W 3rd St #306	172.62
Kruse & Happold	202 W 3rd St #312	162.26
Bradley,Elsbernd,Anderson,Kneale	202 W 3rd St	381.08
Corban Communications/No Pub Access	202 W 3rd St	-
Vacant Property	207 W 3rd St	-

Aufdemberge Architecture	207 W 3rd St #A	101.27
Connie Swanson Photography	209 W 3rd St	215.36
Abbey Carpet N More	208-210 W 3rd St	727.31
Phillips Tax & Business Serv	211 W 3rd St	246.11
Alley Cat Antiques	213 W 3rd St	179.52
Iglesia Evangelica Pentecostes	215 W 3rd St	-
Heartland Antique Mall	216 W 3rd St	1,514.12
Sweet Dreams Lingerie	217 W 3rd St	305.95
Clutter Bug Antiques	219 W 3rd St	355.10
Vacant Property	220 1/2-221 1/2 W 3rd St	-
Vacant Property	220 W 3rd St	-
The Bartering Corner	223 W 3rd St	-
Vacant Property	224 W 3rd St	-
Milestone Gallery	301 W 3rd St	251.37
Howards Jewelry	303 W 3rd St	171.47
Wells Fargo Bank Site # 101323	304 W 3rd St	1,297.61
The Happy Brush Gallery & Gifts	305 W 3rd St	225.56
GIX Logistics	308 W 3rd St	307.92
Vacant Property Upstairs	308 W 3rd St	-
El Beauty Shop/Herbalife	309 W 3rd St	179.52
Furniture Clearing House	311 W 3rd St	230.16
GIX Logistics/Vacant Upstairs	312 W 3rd St	-
Infuse Mixology Bar & Bistro	313 W 3rd St	185.11
The Palace	315 W 3rd St	860.14
Grand Theatre	316 W 3rd St	-
Iglesia Evangelicia Redencion Churh	318 W 3rd St	-
Railroad Towne Antique Mall	319 W 3rd St	1,131.40
On The Avenue Antiques & Art	322 W 3rd St	99.46
Time After Time	324 W 3rd St	143.85
Vacant Property	401 W 3rd St	-
Ready Cash/General Collection	402 W 3rd St	341.13
Vacant Property	404 W 3rd St	-
Oromex Jewelers	406 W 3rd St # A	123.30
Oromex Jewelers	406 W 3rd St # B	142.53
Iglesia Profetica Y Misionera	408 W 3rd St #B	-
Vacant Property	408 W 3rd St	-
Sin City Grill	410 W 3rd St	281.12
Vacant Property	411 W 3rd St	-
Furniture And Decor	412 W 3rd St	118.37
Oromex Furniture	414 W 3rd St	118.37
Maximus Car Audio & Rims	416 W 3rd St	172.95



Masonic Templecraft Association	417 W 3rd St	-
US Bank	422 W 3rd St	1,774.86
Iglesia Christiana Ministerio	423 W 3rd St	-
Sherwin Williams #3674	502 W 3rd St	982.95
Dana F Cole & Co	503 W 3rd St	291.32
Heartland Casa	506 W 3rd St	55.18
Dragonfly Reflections	508 W 3rd St	238.38
Vacant Property	509 W 3rd St	-
Vacant Property	511 W 3rd St	-
Advanced Convergence Technologies	513 W 3rd St	263.04
Northwestern Energy	515 W 3rd St	760.84
Mision Christiana Amor Y Fe	516 W 3rd St	-
Larry's Appliance	518 W 3rd St	123.30
Primitive Touch Antique Warehouse	520 W 3rd St	707.58
Redzone Chiropratic	523 W 3rd St	98.64
Premeir Barber Studio/Art Anson	523 W 3rd St	59.18
Vacant Property	524 W 3rd St	-
Vacant Property	307 W 3rd St	-
	Total	\$39,997.62

Publish three times:

August 14, 2015  
August 21, 2015  
August 28, 2015