



City of Grand Island

Tuesday, September 14, 2010

Council Session

Item D2

**#2010-BE-3 - Consideration of Determining Benefits for Business
Improvement District #6, Second Street**

Staff Contact: Mary Lou Brown

Council Agenda Memo

From: Mary Lou Brown, Finance Director

Meeting: September 14, 2010

Subject: Determining Benefits for Business Improvement District No. 6, Second Street and Approving the Assessments

Item #'s: D-2 & F-4

Presenter(s): Mary Lou Brown, Finance Director

Background

On August 26, 2008, the City Council adopted Resolution 2008-220, creating Business Improvement District No. 6, Second Street. The 2010-2011 Budget provides for special assessments in the amount of \$4.50 per front footage for a total of \$32,149.62 for the 7,144 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 the associated Ordinance.

Alternatives

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

1. Approve the benefits for the District and related assessments.
2. Deny the benefits and assessments.

Recommendation

City Administration recommends that the Council approve the amendment to the benefits of Business Improvement District No. 6 and related assessments.

Sample Motion

Board of Equalization: Move to approve the benefits accruing to Business Improvement District No. 6 as presented.

Ordinance: Move to approve the assessments as provided for in the related Ordinance.

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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. 6, 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 \$32,149.62; 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. 6, such benefits are the sums set opposite the several descriptions as follows:

Name	Description	Assessment
Library Board Of Grand Island	Arnold & Abbott's Add To The City Of Grand Island All Lts 1-2-3-4 & Pt Lts 5-6-7-8 Blk 17 & Pt Vacated Washington St	-
Millennium Management Group	Arnold & Abbott's Add Lt 5 XC State Blk 18	300.29
J.J.A. Holdings LLC	Arnold & Abbott's Add Lts 6-7-8 Xc State Blk 18	890.82
JBWS Property Group LLC	Arnold & Abbott's Add Lt 2 XC State Row Blk 20 (Comp Railroad Add)	298.53
GIPH Restaurants LLC	Arnold & Abbott's Add E 60' Lt 3 XC State Row Blk 20 (Comp Fr Lt 4 Co Sub 16-11-9)	267.84
GIPH Restaurants LLC	Arnold & Abbott's Add W 6' Lt 3 & All Lt 4 XC State Row Blk 20 (Comp Fr Lt 4 Co Sub 16-11-9)	327.29
1203 Partnership	Arnold Place Lt 1 XC State Row & All 2 Blk 3	593.28
Grand Island Woman's Club Inc	Arnold Place Add To The City Of Grand Island Lts 1 & 2 XC State Blk 4	-
Apfel Funeral Home Inc	Arnold Place Lts 3-4 XC State & All Lt 5 & W 1/3 Lt 6 Blk 4	594.45
McMahon/Brian J & Lori A	Baker's Add Pt W 1/2 Lt 7 & Pt Lt 6 Blk 10	365.18
Watkins/David H & Marilyn E	Baker's Add Pt E 1/2 Lt 7 Blk 10	113.00
Watkins/David H & Marilyn E	Baker's Add Pt Lt 8 Blk 10	236.52
Watkins/David H & Marilyn E	Baker's Add Pt Lt 9 Blk 10	231.66
Hogeland/Andy A	Baker's Add N 128.84' Lt 10 Blk 10	243.90
RSI Inc	Baker's Add Lts 1-2-3-4-5-8-9-10 & E 1/2 Lt 7 & 8' Strip Adj S XC State Blk 11	824.90
Elm Real Estate L C	Baker's Add Lt 6 & W 1/2 Lt 7 XC State Blk 11	362.88
Victoria Land Partners LP	Baker's Add Lts 5-6-7-8-9 XC State Blk 12	1,188.59
Saycocie/Meme	Baker's Add N 90.5' Lt 1 XC State Blk 14	243.18
Royle/Tina M	Baker's Add Lt 2 XC State Blk 14	233.87
Samson Trustee/Kelly	Baker's Add Lt 3 XC State Blk 14	233.60
J & B Rentals LLC	Baker's Add Lt 4 XC State Blk 14	231.66
Shuman/Rebecca R	Baker's Add N 1/2 Lt 5 XC State Blk 14	243.90

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Sinclair Marketing Inc A Del Corp	Baker's Add Lts 1-2-3 Blk 15 Ex State	709.43
Clark/Robert V & Bonnie	Baker's Add Lt 4 XC State Blk 15	231.66
Daffodil LLC	Baker's Add Lt 5 XC State Blk 15	243.90
Daffodil LLC	Baker's Add Lts 1-2-3-4-5 XC City Blk 16	1,185.39
Wagner/Robert M	Baker's Add Lts 1 & 2 Blk 17	475.97
Wagner/Robert M	Baker's Add Lt 3 Blk 17	233.87
Leaman/Michael & Ralisa	Baker's Add Lts 4 & 5 Blk 17	476.24
Hardware Land Co Of G I Ltd	Kernohan & Decker's Add All Blk 5 & E 40' Vac Harrison St & Vac Alley	-
Hehnson LLC	Kernohan & Decker's Add Lt 4 & Pt Vac Alley Blk 6	-
Hehnson LLC	Kernohan & Decker's Add Lt 5 & Pt Vac Alley Blk 6	-
Albright/Cleo E	Kernohan & Decker's Add W 20' Of Lt 6 & All Lt 5 XC State Row Blk 10	387.00
Casey's Retail Co.	Kernohan & Decker's Add All Lts 7 & 8 & E 46' Of Lt 6 XC State Row Blk 10 (Comp Pt Lts 7 & 8 Blk 4 Spaulding & Gregg's)~	801.27
Grand Island Properties	Kernohan & Decker's Add N 1/2 of Lt 1 & All Lts 2, 3, 4, 5, 6, & 7 & Pt Vac Alley & Pt Vac St XC S 10' To City Blk 11	1,067.04
Folsom/John D & Sallie S	Kernohan & Decker's Add Lt 8 XC Row Blk 11	296.28
Grand Island Properties	Kernohan & Decker's Add XC City All Blk 12 & W 40' Of Vac Mo XC State	1,370.16
Nasan LLC	Kernohan & Decker's Add All Lts 1-2-3-4 & Pt Lts 5-6 & 7 & Pt Vac Alley Blk 13	888.62
Five Points Bank	Kernohan & Decker's Add Pt Lt 8 Pt Vac Alley Blk 13	297.68
Johnson/Merleen	Kernohan & Decker's Add W 26' Lt 7 & E 33' Lt 6 Ex State Blk 14	265.50
Real Estate Group Of Grand Island	Kernohan & Decker's Add W 33' Lt 6 Blk 14 XC State (Comp Blk 51 Packer & Barr's Second Add)	150.48
Johnson/Merleen	Kernohan & Decker's Add Lt 8 & E 40' Lt 7 XC State Row Blk 14	473.13
First Federal Savings & Loan Assoc	Kernohan & Decker's Add Fr Lts 1-2-3-4 XC State Row Blk 15 & Vac Alley (Comp Charles Wasmer's Add Fr Lts 2 Thru 4 & Lts 6 Thru 10 Blk 2 & Vac Alley)	1,183.82
Autozone Development Corp	Autozone Sub Lt 1 XC Row	718.52
Video Kingdom Of Grand Island Inc	Autozone Sub Lt 2 XC State Row	469.49
Walgreen Co An Illinois Corp	Kernohan & Decker's Add Lts 1 & 2 & E 10' Of Lt 3 & Pt Vac St XC State Blk 17	819.00
Walgreen Co An Illinois Corp	Kernohan & Decker's Add Lt 4 XC City & W 56' Lt 3 Xc State Blk 17	551.97
Beckman/Dale F & Karleen K	Kernohan & Decker's Add Lt 5 Blk 17	-
Nebr Dist Council Of Assemblies Of God	Kernohan & Decker's Add Pt E 2/3 Lt 1 Blk 18	195.71

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Nebr Dist Council Of Assemblies Of God	Kernohan & Decker's Add Pt Of Pt W 1/3 Of Lt 1 & Pt E 1/3 Of Lt 2 Blk 18	198.00
Walgreen Co An Illinois Corp	Kernohan & Decker's Add W 2/3 Lt 2 & All Lts 3 & 4 & Pt Vac St XC State Blk 18	972.00
Evans/Randy L	Kernohan & Decker's Add Fr Lts 3 & 4 XC State Row Blk 19 (Comp Blk 7 Spaulding & Gregg's Add & Comp Blk 19 Palmer's Sub)	594.95
Mues/Joan A	Koenig & Wiebe's Add E 16' Fr Lt 7 & All Lt 8 Blk 120 (Comp Railroad Add)	-
Real Estate Group Of Grand Island	Packer & Barr's Second Add Lt 5 Blk 51 XC State (Comp Blk 14 Kernohan & Decker's Add)	295.83
State Of Ne Hdq State Patrol &	Packer & Barr's Second Add To The City Of Grand Island Lts 5 & 6 Blk 52 (Comp Baker's Add)	-
State Of Nebr	Packer & Barr's Second Add To The City Of Grand Island Lts 7 & 8 Blk 52	-
Schaffer/David L & Frances F	Railroad Add Lt 5 Blk 114	300.29
Story/Mary	Railroad Add Lt 6 Blk 114	296.01
Wanek/Bonna Barton	Railroad Add Lt 8 Blk 114	296.37
High Road LLC	Railroad Add Lt 1 Blk 115	296.37
Orozco/Rafael B & Rita	Railroad Add Lt 2 Blk 115	298.08
Orozco/Rafael & Rita C	Railroad Add Lt 3 Blk 115	296.37
Raile Properties, LLC	Railroad Add Lt 4 Blk 115	294.17
Raile Properties, LLC	Railroad Add Lts 1 & 2 Blk 117	594.45
Puncochar/Harlan R	Railroad Add E 1/2 Lt 3 Blk 117	144.41
C & A Properties LLC	Railroad Add W 1/2 Lt 3 Blk 117	151.97
Durham/Roberta K & Steven G	Railroad Add Lt 4 Blk 117	295.88
Fowle/Larry W	Railroad Add N 49.5' Lt 5 Blk 117	-
Hernandez/Mirna Y Martinez	Railroad Add S 82.5' Lt 5 Blk 117	-
Overland National Bank	Railroad Add Lt 5 XC State & All Lts 6-7-8 Blk 118	1,190.52
JBWS Property Group LLC	Railroad Add Lt 1 Blk 120	248.49
City Of Grand Island	Spaulding & Gregg's Add To The City Of Grand Island Pt Lts 5-6-7-Fr 8 & Pt Vac Alley & W 1/2 Vac St Blk 2 (Comp Arnold Place Pt Fr Lt 8 Blk 2)	-
Degen Co A Partnership	Spaulding & Gregg's Add Lts 5-6-7 XC State Row Blk 3	890.82
GI Family Radio Enterprises LLC	Spaulding & Gregg's Add Lt 8 XC State Row Blk 3	300.29
1219 LLC	Spaulding & Gregg's Add Lts 3 & 4 XC State Row Blk 5 (Comp Arnold Place)	595.58
McDonald's Corp	Spaulding & Gregg's Add Lts 1-2-3-4 Blk 6 XC State Row	1,188.90
Evans/Randy L & Cynthia S	Spaulding & Gregg's Add Lts 1 & 2 XC State Row Blk 7	593.96
Wanek/Bonna Barton	Railroad Add S 88' Lot 7 Blk 114	298.44
		32,149.62

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Adopted by the City Council of the City of Grand Island, Nebraska, on September 14, 2010.

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk