



City of Grand Island

Tuesday, June 26, 2012

Council Session

Item I5

**#2012-171 - Approving Boundaries for South Locust Street -
Stolley Park Road to Fonner Park Road Business Improvement
District 2012 and Appointing Board**

Staff Contact: Marco Floreani

Council Agenda Memo

From: Marco Floreani, Community Development Administrator

Meeting: June 26, 2012

Subject: Approving Boundaries for South Locust Business Improvement District 2012

Item #'s: I-5

Presenter(s): Marco Floreani, Community Development Administrator

Background

Business Improvement District #4 is set to expire on September 30, 2012. In a letter to the Mayor and City Council dated May 22, 2012, BID # 4 expressed an interest to form a new business improvement district from Fonner Park Road to Stolley Park road for a one year period. The reason for a one year period is an interest to merge BID # 4 and BID #7 (Stolley Park Road to Highway 34) when BID #7 expires on September 30, 2013. It is on the recommendation of City Attorney, Robert Sivek, that BID # 4 seeks a one year appointment (October 1, 2012-September 30, 2013), so that both BID #4 and BID #7 will expire on the same date (September 30, 2013).

Property owners are organizing their efforts to continue street improvements that are now evident along the southernmost portions of South Locust Street, including pedestrian lighting, landscaping and sidewalks. Members of this group include: Hugh Miner, Roy Nenemen, Bennett Chamness, Buzz Douhit, James Goodman, Kris Nolan Brown, and Scott Zana. The goals include the redevelopment of South Locust into an appealing corridor and entrance into Grand Island. State statute 19-4021, R.R.S. 1943, allows for the creation and implementation of a plan for improving the general architectural design of the public areas within the districts, 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

The establishment of the boundaries for South Locust Street Business Improvement District 2012 and the appointment of the aforementioned individuals as board members is the first step toward the creation of the district. Approval is recommended.

If approved, the board members will make a plan and City Council will ask the Regional Planning Commission for a recommendation. Once the Planning Commission makes a recommendation, City Council may adopt a resolution to establish the business improvement district. There will then be a period for the property owners in the district to protest the formation of the BID. City Council will then hold a public hearing to create the district. After the hearing Council may pass an ordinance to establish the district.

Alternatives

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

1. Move to approve Boundaries for South Locust Business Improvement District 2012
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 boundaries for the South Locust Business Improvement District 2012.

Sample Motion

Move to approve the boundaries for the South Locust Business Improvement District 2012.

May 22, 2012

Mayor and City Council
City of Grand Island
100 East First Street
Grand Island, NE 68801

Dear Mayor and City Council:

There has never been a more important time for the South Locust corridor to look inviting and appealing. The increased activity at Fonner Park, Nebraska State Fair and new business development has increased the traffic to Grand Island via this entryway. The community has been fortunate to have businesses and property owners who recognize the importance of maintaining this corridor; these property and business owners have formed Business Improvement Districts to ensure the integrity of the corridor is maintained.

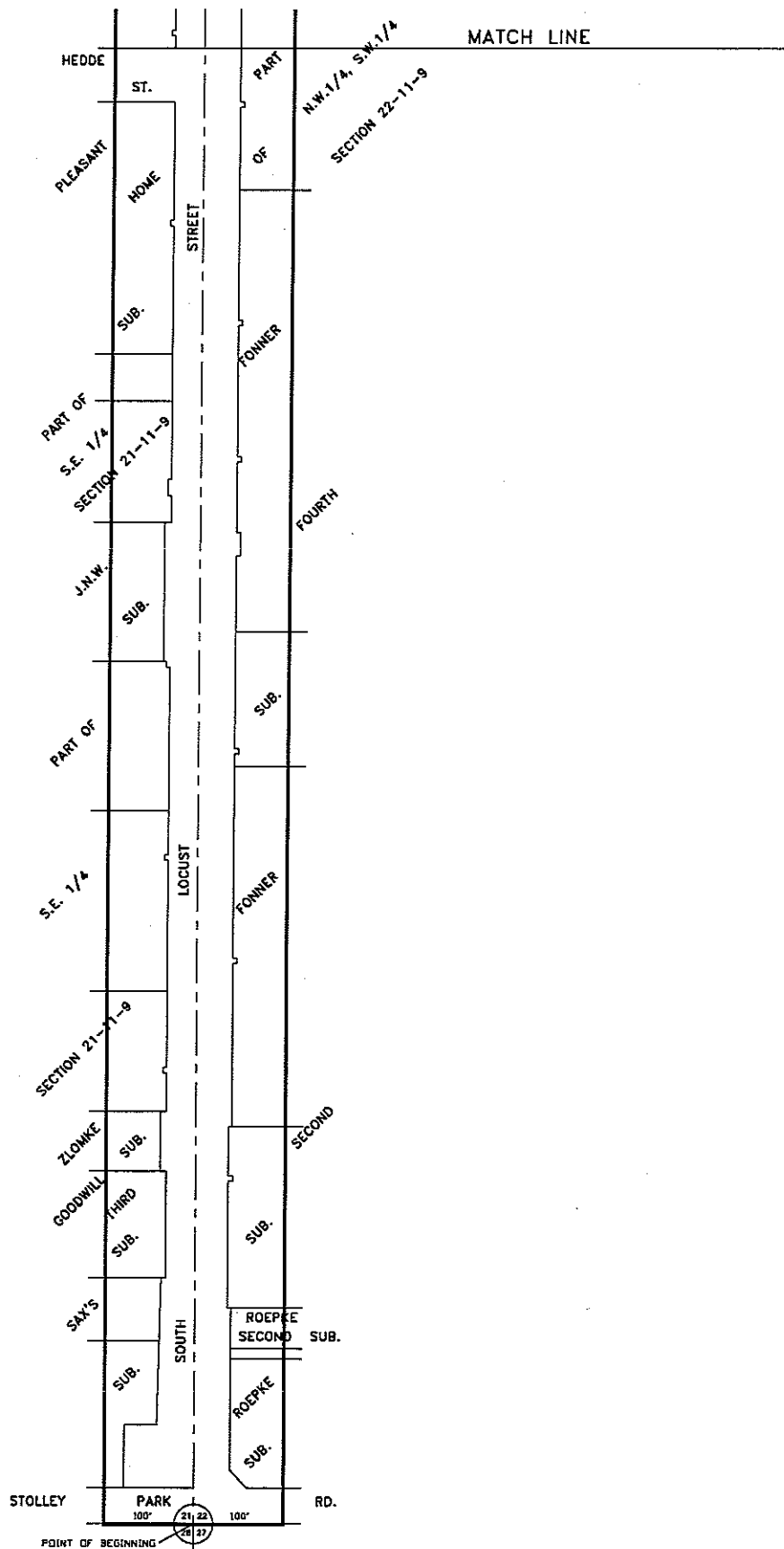
Business Improvement District #4, which covers the corridor from Fonner Park Road to Stolley Park Road, is set to expire on September 30, 2012. We believe it is to our benefit, as property and business owners, to continue a business improvement district for this area to ensure the improvements made are maintained.

We also understand the current BID #7 (Stolley Park Road to Highway 34) is set for expiration in September, 2013 and that there may be an interest and opportunity for the merger of these two districts. In order to allow for conversations and discussion to occur as to the benefits of merging the two Districts, we are requesting that a new Business Improvement District (for the area of Fonner Park Road to Stolley Park Road) be formed for a one year period of time. Over the course of the next year, business and property leaders will work closely with the City, management entity and contractors to determine what, if any, benefits could be realized with one encompassing Business Improvement District.

Thank you for your consideration. We look forward to continuing our efforts to ensure this entryway to Grand Island is appealing to all – visitors and residents alike.

Sincerely,

Shots Zone - Hwy 34 1201 S. Locust
Mike Nelson - Garden of Eatin' 1201 S. Locust
700 East Stolley Park Road Fonner Park
1500 S. Locust. Fonner Court
Bennett Channer TEXAS T-BONE 1201 S. Locust



CITY OF
GRAND ISLAND
 PUBLIC WORKS DEPARTMENT

DATE: 5/28/02
 DRN BY: L.D.C.
 SCALE: 1"=200'

PLAT TO ACCOMPANY
 RESOLUTION

RESOLUTION 2012-171

WHEREAS, South Locust 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 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. 4 are described as follows:

Beginning at the southeast corner of Section Twenty One (21), Township Eleven (11) North, range Nine (9) West of the 6th P.M. in Grand Island, Hall County, Nebraska; thence west on a line One Hundred (100.0) feet west of and parallel with the line common to Section 21-11-9 and Section 22-11-9 to the north line of the Southeast Quarter (SE1/4) of Section 21-11-9; thence east on the north line of the Southeast Quarter (SE1/4) of Section 21-11-9 and the north line of the Southwest Quarter (SW1/4) of Section 22-11-9 for distance of Two Hundred (200.0) feet; thence south on a line One Hundred (100.0) feet east of and parallel to the line common to Section 21-11-9 and section 22-11-9 to the south line of Section 22-11-9; thence west on the south line of Section 22-11-9 for a distance of One Hundred (100.0) feet to the point of beginning, as shown on the drawings dated May 28, 2002

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; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the property set out within the above-identified boundaries be declared as future South Locust Business Improvement District 2012.

Be it further resolved, that the following individuals be initially appointed to serve on the business improvement board: Hugh Miner, Roy Nenemen, Bennett Chamness, Buzz Douthit, James Goodman, Kris Nolan Brown, Scott Zana

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Adopted by the City Council of the City of Grand Island, Nebraska, June 26, 2012.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
June 26, 2012	☐ City Attorney