



City of Grand Island

Tuesday, August 14, 2012

Council Session

Item I2

#2012-217 - Consideration of Approving Resolution of Intent to Create Business Improvement District 2012 – Stolley Park Road to Fonner Park Road and Proposed 2012-2013 Budget

Staff Contact: Marco Floeani

Council Agenda Memo

From: Marco Floreani, Community Development Administrator

Meeting: August 14, 2012

Subject: Approving Resolution of Intent to Create South Locust Business Improvement District 2012

Item #'s: I-1

Presenter(s): Marco Floreani, Community Development Administrator

Background

At the City of Council Meeting of June 26, 2012, the Council adopted a resolution defining the boundaries for the South Locust Business Improvement District 2012, South Locust Street from Stolley Park Road to Fonner Park Road. The Resolution also provided for the formation of an South Locust Business Improvement District 2012 Board and the appointment of Hugh Miner, Roy Nenemen, Bennett Chamness, Buzz Douhit, James Goodman, Kris Nolan Brown, and Scott Zana. Property owners in this area are organizing their efforts to continue the street improvements that are now evident along the southernmost portions of South Locust Street, including pedestrian lighting, landscaping, and sidewalks. The goals include the continued 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.

The Regional Planning Commission, at a meeting of July 11, 2012 reviewed the boundaries, and purposes of the Business Improvement District and by a unanimous vote of the 8 members present recommended the City Council approve the creation of the District.

The first meeting of the South Locust Street BID 2012 was held on July 25, 2012. The board voted unanimously to formally recommend that the City Council create the one-year District. The Board reviewed proposed activities in the District and developed a budget for the entire 1 year life of the District. Notification will then be mailed to every property owner in the District as well as published in the *Grand Island Independent*.

Discussion

This approval of a resolution of intent to create South Locust Street Business Improvement District 2012, South Locust Street from Stolley Park Road to Fonner Park Road. The final step will 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:

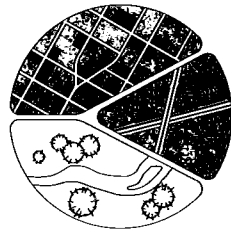
1. Move to Approve resolution of intent to create South Locust Street BID 2012
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve a resolution of intent to create South Locust Street Business Improvement District 2012

Sample Motion

Move to approve resolution of the intention to create South Locust Business Improvement District 2012.



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

July 17, 2012

Honorable Jay Vavricek, Mayor
and Members of the Council
100 E. 1st Street
Grand Island NE 68801

Dear Mayor and Members of the Council:

RE: Creation of South Locust Street Business Improvement District 2012 in the City Of Grand Island. (C-23-2012GI)

At the regular meeting of the Regional Planning Commission, held July 11, 2012 the above item was considered. This item proposes to create a Business Improvement District for an area of South Locust between south of Fonner Park Road and north of Stolley Park Road in Grand Island. This South Locust 2012 BID would replace the existing BID 4 that is set to expire later this year (September 2012). They are requesting that the district be created for one year to allow for the possible combination of the South Locust BID's next year when BID 7 expires, in September 2013.

No members of the public spoke for or against this item.

Following further discussion a motion was made by Reynolds and seconded by McCarty to recommend the City Council approve the creation of South Locust Business Improvement District South, in the City Of Grand Island.

A roll call vote was taken and the motion passed unanimously with 8 members present voting in favor (McCarty, Reynolds, Hayes, Snodgrass, O'Neill, Bredthauer, Haskins and Ruge).

Yours truly,

Chad Nabity AICP
Planning Director

cc: City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections

Budget Proposal

Business Improvement District 2012

Grand Island, Nebraska

Submitted to the Honorable Mayor and City Council of Grand Island

July 25, 2012

By

Business Improvement District 2012 Board of Directors

Proposed Budget and Purposes for Business Improvement District 2012

The board members of Business Improvement District 2012 have completed a thorough process to identify the needs of the area (South Locust Street, Fonner Park Road to Stolley Park Road) relative to continued beautification and maintenance of landscaping, pedestrian lighting, and sidewalks.

Various property and business owners in the District have indicated an interest in forming a business improvement district to continue the street improvements (landscaping, pedestrian lighting, banners, and sidewalks) that are currently in place. They recognize the importance of a well-maintained and appealing corridor has for residents, business development and visitors to the community.

At the City Council Meeting of June 26, 2012, approval was given for establishment of the boundaries for the South Locust Business Improvement District 2012 as well as for the formation of a Board to develop recommendations to the City Council relative to anticipated improvements. The boundaries for the proposed South Locust Business Improvement District 2012 are identical to those for the current Business Improvement District #4.

Because there has long been an interest and intent to merge the business improvement districts for South Locust Street (currently BID #4 and BID #7), we propose a one year term for this Business Improvement District 2012. BID #7 is set to expire in September, 2013. By forming this District for one year, we will be able to explore the potential to merge with BID #7 for the year beginning October 1, 2013. Thus, this proposal calls for resources in the amount of \$34,450 for the fiscal year October 1, 2012 through September 30, 2013.

Maintenance/Beautification

Creating an atmosphere that is welcoming and well-maintained is essential for this entry to the community. This category of work includes funding for contract services for lawn care (including irrigation), tree and perennial care and maintenance, and snow removal. Funds are also included for contract services for the management of the District (Chamber) and for financial services provided by the City.

**South Locust Street Business Improvement District 2012
One-Year Financial Plan 2012-2013**

BID Revenue	\$34,450.00
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Expenses	
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Landscaping, and Sprinkler System	\$21,500.00
Beautification	\$9,500.00
Implementation and Management	\$3,500.00
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Total	\$34,450.00

**OFFICIAL PROCEEDINGS
SOUTH LOCUST STREET BUSINESS IMPROVEMENT BOARD
MINUTES**

DATE/TIME: July 25, 2012 **LOCATION:** Chamber of Commerce, 309 West 2nd Street **MEETING:** ___
 ___Regular ___x___Special

COMMITTEE MEMBERS PRESENT: Scott Zana, Jim Goodman, Buzz Douthit, Bennett Chamness and Roy Neneman

COMMITTEE MEMBERS ABSENT: Kris Nolan Brown, Hugh Miner

OTHERS PRESENT:

Staff: Deanna Mesch, Chamber of Commerce

Guests/Visitors: **Cindy Johnson**

AGENDA ITEMS	PRESENTATION/DISCUSSION	RECOMMENDATION/ACTION
1. Call to Order	Chair Zana called the meeting to order at 9:30 a.m.	None
2. Discussion and Approval of 2012-2013 Annual Budget and District Activities.	<p>Zana began by explaining how past assessments had been calculated for Business Improvement District #4 and why the new District was being formed for only a one year period of time. He noted that BID #7 had one more year in its current ‘life’ and that there was a possibility of merging the two South Locust Street BIDS.</p> <p>Johnson discussed financial information and budgets for BID #4 and reviewed the process for anticipating expenditures for 2012-2013.</p> <p>Neneman questioned whether there continued to be a need for a Business Improvement District and noted that the landscaping and lighting was in place. He suggested property owners should take care of their own property and suggested the activities of the District could be accomplished by a neighborhood association without establishing assessments through the city. Zana said that without a BID we would lose the city’s capability to collect funds from delinquent property owners. Zana stated that the new District required support by more than 50% of the property owners within the District. Zana noted that there is no way the South Locust corridor would be where it is without the BID.</p> <p>The proposed 2012-2013 budget for the District was discussed. Discussion was held on the level of assessment needed for the year, based on the anticipated contractor expenses and water bills, the two primary expenses expected to be incurred by the District. Zana and Johnson explained that the reason the assessments for BID #4 were less than</p>	<p>Motion by Douthit, second by Chamness to approve a \$7.00 assessment for the 2012-13 fiscal year with total budget expenses of \$34,450. Motion was adopted with Zana, Goodman, Douthit and Chamness voting yes and Neneman voting no.</p>

CALLED TO ORDER: By Chair at 9:30 a.m. **QUORUM:** Yes **NOTICE:** July 19, 2012, GI Independent
ADJOURNED: 10:15 a.m.

Recording Secretary: Deanna Mesch, Chamber of Commerce

SOUTH LOCUST BUSINESS IMPROVEMENT DISTRICT 2012

1 year life

	2013 Budget
ASSESSMENT PER FRONT FOOTAGE	\$6.96
Front Footage	4,949

REVENUE	94011413
Account	
74140 Special Aseessments	\$34,450
74787 Interest Revenue	
74795 Other Revenue	
TOTAL REVENUE	34,450

APPROPRIATIONS	
Account	
85213 Contract Services	25,000
85245 Printing & Binding Services	100
85249 Snow & Ice Removal	1500
85305 Utility Services	5000
85319 Repair & Maint - Land Imp	1,500
85413 Postage	250
85416 Advertising	0
85419 Legal Notices	500
85490 Other Expenditures	0
85505 Office Supplies	100
85560 Trees and Shrubs	500
85590 Other General Supplies	0
TOTAL OPERATING EXPENSE	34,450

ANNUAL EXCESS/(LOSS)

Beginning Cash Balance	0
Revenues	34,450
Expenditures	34,450
Ending Cash Balance	(0)

RESOLUTION 2012-217

WHEREAS, the Business Improvement Board for Business Improvement District No. 4 (hereinafter South Locust Business Improvement District 2012) has recommended that the City of Grand Island create a business improvement district along South Locust Street with boundaries in the form hereinafter set forth; and

WHEREAS, on July 11, 2012, the Regional Planning Commission recommended approval of the creation of such a business improvement district,

WHEREAS, the City Council has determined that a public hearing should be held on the proposed business improvement district.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that

1. The proposed boundaries of the South Locust Business Improvement District 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.

2. The proposed district shall be considered in a public hearing before the City Council on August 28, 2012, at 7:00 p.m. in the Council Chambers at City Hall in Grand Island, Nebraska.

3. The proposed public facility and improvements to be made and maintained within the proposed district shall include: maintenance and improvement of the landscaped greenway; maintenance, repair, improvement and replacement of the sprinkler system in the greenway; regular mowing and trimming of the greenway; all facets of the purchase, are and replacement of trees, shrubs and grass and other decorative improvements; snow removal from sidewalks parallel of S. Locust; employment of or contracting for personnel, purchase of equipment, materials, supplies or other expenses accomplish the purposes of the district; other incidental or ongoing expenses as needed for the maintenance, improvement and beautification of the green belt area and to accomplish the goals and objectives of the Business Improvement Board of the district.

Approved as to Form	□ _____
August 9, 2012	□ City Attorney

4. The Estimated one-year cost for the South Locust Business Improvement District 2012 improvements and facilities as stated in paragraph 3 above are \$34,450. The proposed method by which the revenue shall be raised is by special assessment.
5. The proposed special assessment method by which the revenue shall be raised shall be fair and equitable and shall be based upon the special benefit to the property within the district.
6. A copy of this resolution of intention shall be published one time in the *Grand Island Independent*, and a copy shall be mailed to each owner of the taxable property as shown by the latest rolls of the Hall county Treasurer.

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Adopted by the City Council of the City of Grand Island, Nebraska on August 14, 2012.

Jay Vavricek, Mayor

Attest:

Brenda Sutherland, Acting City Clerk