



# **City of Grand Island**

**Tuesday, August 28, 2012**

**Council Session**

## **Item F2**

### **#9395 - Consideration of Creating South Locust Business Improvement District 2012**

**Staff Contact: Marco Floreani**

# **Council Agenda Memo**

**From:** Marco Floreani, Community Development Administrator

**Meeting:** August 28, 2012

**Subject:** Consideration of Creating South Locust Business Improvement District 2012

**Item #'s:** F-2

**Presenter(s):** Marco Floreani, Community Development Administrator

## **Background**

At the City Council Meeting of August 14, 2012, the Council adopted a resolution of intent to create the one-year appointed South Locust Business Improvement District 2012, South Locust Street from Stolley Park Road to Fonner Park Road. A volunteer board for the District has been appointed and has identified the activities of the District, 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. A one-year budget for the district has been created. Assessments for the one-year appointment of the District will be \$34,450.

## **Discussion**

This Consideration of Creating South Locust Business Improvement District 2012, South Locust Street from Stolley Park Road to Fonner Park Road. If approved this ordinance shall be in force and take effect from and after its passage, approval, and publication, in pamphlet form, within fifteen days in one issue of the *Grand Island Independent* as provided by law. Notification of Intent to Create the district has been mailed to all property owners in the District and was published in the *Grand Island Independent* on Saturday, August 18, 2012.

## **Alternatives**

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

1. Move to Approve consideration 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 the consideration of creating the South Locust Business Improvement District 2012.

## **Sample Motion**

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

ORDINANCE NO. 9395

An ordinance establishing a business improvement district establishing the purpose of such district; describing the boundaries of such district; establishing that real property in the area will be subject to a special assessment; establishing a method of assessment; providing for a penalty for failure to pay the special assessment; repealing ordinances in conflict herewith; providing for severability; and providing for publication and the effective date of this ordinance.

HEREAS, 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 adopted Resolution 2012-217 on August 14, 2012, which was published on August 18, 2012 in the *Grand Island Independent* establishing the intention to create a business improvement district; and

WHEREAS, pursuant to said resolution, a notice of hearing was published and mailed as required by law, and public hearing duly held at 7:00 p.m. on August 28, 2012, in the Council Chambers at City Hall, 100 East First Street, Grand Island, Nebraska, concerning the formation of such districts; and

WHEREAS, the proposed business improvement district is located within the boundaries of an established area of the City zoned for business, public, or commercial purposes; and

WHEREAS, the City Council now finds and determines that a business improvement district should be created in accordance with the proposal contained in said resolution of August 14, 2012.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. There is hereby created and established a business improvement district pursuant to Chapter 19, Article 40, Revised Statutes of Nebraska, 1943, as amended, to be known as the South Locust Business Improvement District 2012 of the City of Grand Island, Nebraska.

ORDINANCE NO. 9395 (Cont.)

SECTION 2. The purpose, public improvement and facilities to be included in said district shall be:

- (A) Improvement of any public place or facility in the district area, including landscaping, physical improvements for decoration or security purposes, and plantings and maintenance, repair, and construction of any improvements or facilities authorized by the Business Improvement District Act, including, but not limited to, 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, care, and replacement of trees, shrubs, and grass and other decorative improvements; snow removal from the sidewalks parallel to S. Locust; purchase of equipment, materials, supplies or other expenses to accomplish the purposes of the district, and other incidental or ongoing expense as needed for the maintenance, improvement and beautification of the green belt area.
- (B) Employing or contracting for personnel, including administrators for any improvement program under the act, and providing for any service as may be necessary or proper to carry out the purposes of the act, including, but not limited to, employment of or contracting for personnel to accomplish the purposes of the district and to accomplish the goals and objectives of the

SECTION 3. The outer boundaries of South Locust Business Improvement

District 2012 are described as follows:

Beginning at the southeast corner of Section Twenty One (21), Township Eleven (11) North, range Nine (9) West of the 6<sup>th</sup> 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.

SECTION 4. The real property located within the boundaries of South Locust Business Improvement District 2012 shall be subject to special assessment as authorized by Chapter 19, Article 40, Sections 19-4015 through 19-4038, Revised Statutes of Nebraska, 1943,

as amended, also known as the Business Improvement District Act.

SECTION 5. The method of assessment to be imposed within said district shall be as follows:

- (A) The amount of special assessment for each property shall be calculated in accordance with the following formula:
  - The front footage of the individual real property adjacent to S. Locust Street within the district divided by total front footage of all assessable property in the district times the total special assessment equals individual special assessment.
  - The records owners of the front footages to be used in the above formula shall be the owners, as shown in the office of the Hall County Register of Deeds, in effect on the first day of January of the current year.
- (B) Notice of the proposed assessment shall be published as required by NE. Rev. Statutes Section 19-4030, as amended
- (C) The city council, sitting as a Board of Equalization, shall levy the special assessment on all properties at one time, in accordance with the method of assessment provided above. If the city council finds that the proposed method of assessment does not provide a fair and equitable method of apportioning costs, then it may assess the costs under method as the city council finds to be fair and equitable.
- (D) Said assessments shall be payable in one installment to become delinquent fifty (50) days after the date of such levy. Delinquent payments shall draw interest at the rate specified in the NE. Rev. Statutes 45-104.01, as amended. All special assessments shall be liens upon the property assessed.

SECTION 6. In the event requests to disestablish this business improvement district are made and filed with the city clerk within any (30) day period by record owners of over fifty percent (50%) of the assessable units in the district, as shown in the office of the Hall County Register of Deeds on the first day of January of the current year, the city council may disestablish the district by ordinance after hearing before the city council. The city council shall adopt a resolution of intention to disestablish the area at least fifteen days prior to the hearing. The resolution shall give the time and place of the hearing. After hearing, the city council may disestablish the district as provided in the Business Improvement District Act.

ORDINANCE NO. 9395 (Cont.)

SECTION 8. If any section, subsection sentence, phrase, or clause, of this ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 9. This ordinance shall be in force and take effect from and after its passage, approval and publication, in pamphlet for, within fifteen days in one issue of the *Grand Island Independent* as provided by law.

Adopted by the City Council of the City of Grand Island, Nebraska on August 28, 2012.

---

Jay Vavricek, Mayor

Attest:

---

RaNae Edwards, City Clerk