



# City of Grand Island

**Tuesday, April 08, 2008  
Council Session/Study Session**

## **Item G7**

**#2008-107 - Approving Boundaries for Creation of Business  
Improvement District #8 and Establishing Initial Appointments to  
Board**

**Staff Contact: Cindy Johnson, Chamber President**

# **Council Agenda Memo**

**From:** Cindy Johnson, Chamber of Commerce President

**Meeting:** April 8, 2008

**Subject:** Creation of Business Improvement District #8 and Initial Board, Downtown Area

**Item #'s:** G-7

**Presenter(s):** Cindy Johnson, Chamber of Commerce President

## **Background**

State statutes allow for the creation of business improvement districts and the expenditure of funds for improvement of public places or facilities within the district, including the acquisition, construction, maintenance, and operation of such improvements, creation and implementation of a plan for improving the general architectural design of public areas within the district, 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.

Chapter 19 of State Statutes sets forth the regulations pertaining to the formation of a business improvement district. The Statutes (19-4021) provide for the appointment of a business improvement board consisting of property owners, residents, business operators, or users of space within the business area to be improved.

## **Discussion**

A Business Improvement District for the downtown has been in place for approximately 20 years. The current Business Improvement District, BID #5, is in the last year of its five year 'life'. An eleven member volunteer board oversees the activities and the budget for the District.

The general boundaries proposed for the new District are as outlined on the attached map. This boundary is somewhat different than the existing BID boundary, however it reflects the sense of where 'downtown' is, as it includes downtown staples such as the Courthouse, County Administration Building, Olsson Associates, etc. Please note: while

single family housing units, government and non-profits are included in the physical drawing of 'downtown', the current policy provides for NO ASSESSMENTS for these entities.

The proposed initial board is comprised of individuals who are currently serving on the downtown Business Improvement District Board as well as people who have participated in Main Street committees or are otherwise involved in downtown activities.

The identification of proposed boundaries and formation of an initial board are the first steps in the Business Improvement District process. The Board will then work to establish a plan(s) for the area.

## **Alternatives**

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

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

1. It is recommended that the general boundaries for BID #8 be approved as submitted.
2. It is recommended that the following be confirmed as board members for this Business Improvement District area.

Matt Armstrong  
Bruce Eberle  
Craig Hand  
Mark Stelk  
Barbara Clinch  
Dee Johnson  
Tom Ziller  
Mark Tracy  
Kurt Haecker  
KC Hehnke

## **Sample Motion**

Move to approve the recommendations as submitted.

RESOLUTION 2008-107

WHEREAS, downtown 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 area for a potential 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. 8 are described on the attached map, marked as Exhibit "A"; and

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.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the property set out within the boundaries described on attached Exhibit "A" be declared as future Business Improvement District No. 8.

BE IT FURTHER RESOLVED, that the following individuals be initially appointed to serve on the business improvement board: Matt Armstrong, Bruce Eberle, Craig Hand, Mark Stelk, Barbara Clinch, Dee Johnson, Tom Ziller, Mark Tracy, Kurt Haecker, and KC Hehnke.

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Adopted by the City Council of the City of Grand Island, Nebraska on April 8, 2008.

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Margaret Hornady, Mayor

Attest:

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RaNae Edwards, City Clerk

Approved as to Form

April 4, 2008

City Attorney

