

12/4/07



3:



20330

16-44

Introduce: 5-9-2016

**DOWNTOWN CORE MANAGEMENT  
BUSINESS IMPROVEMENT DISTRICT**

ORDINANCE NO. 20330

1 AN ORDINANCE creating a business improvement district under the authority of the  
2 Business Improvement District Act (Neb. Rev. Stat. § 19-4015, et seq.) and based upon the  
3 recommendations received from the duly appointed Downtown Business Improvement Board to  
4 be known as the Downtown Core Management Business Improvement District for enhanced  
5 promotion and programming of downtown Lincoln as a regional destination within the exterior  
6 boundaries of an area generally extending from N Street on the south and Pinnacle Arena Drive  
7 on the west; thence north and northeasterly along Pinnacle Arena Drive to 8<sup>th</sup> Street; thence  
8 south along 8<sup>th</sup> Street to S Street; thence east along S Street to 9<sup>th</sup> Street; thence south along  
9 9<sup>th</sup> Street to Q Street; thence east along Q Street to 10<sup>th</sup> Street; thence north along 10<sup>th</sup> Street to  
10 a point approximately mid-block between Q Street and R Street; thence east along said mid-  
11 block point to 14<sup>th</sup> Street; thence south along 14<sup>th</sup> Street to Q Street; thence east along Q Street  
12 to Centennial Mall; thence south along Centennial Mall to M Street; thence west along M Street  
13 to 13<sup>th</sup> Street; thence south along 13<sup>th</sup> Street to L Street; thence west along L Street to 12<sup>th</sup>  
14 Street; thence north along 12<sup>th</sup> Street to M Street; thence west along M Street to 9<sup>th</sup> Street;  
15 thence north along 9<sup>th</sup> Street to N Street; thence west along N Street to Pinnacle Arena Drive  
16 ("Exterior Boundary Area"); providing for special assessments to be imposed within the district  
17 based upon the benefits conferred; and providing maximum limits upon such assessments.

18 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

19 Section 1. Business Improvement Board Recommendation. That the Downtown  
20 Business Improvement Board appointed by the Mayor with City Council approval by Resolution  
21 No. A-89434 has recommended that the City Council create a core management business  
22 improvement district within the boundaries of the business area as declared by Resolution No.  
23 A-89434 to be known as the Downtown Core Management Business Improvement District to be

**Return to:  
Teresa @ City Clerk**

1 funded by special assessments levied based upon actual valuation and based on special  
2 benefits to the property within the Downtown Core Management Business Improvement District  
3 as the same may be fairly and equitably adjusted by the City Council of Lincoln, Nebraska  
4 sitting as a Board of Equalization.

5 Section 2. Notice of Public Hearing. That on Friday, May 6, 2016 notice that the City  
6 Council intended to consider this Ordinance to establish the Downtown Core Management  
7 Business Improvement District was given by (a) publication of a Notice of Public Hearing in the  
8 Lincoln Journal Star, a newspaper of general circulation in the City of Lincoln, setting forth the  
9 time, date, place, and purpose of the public hearing to be held on May 16, 2016 regarding the  
10 establishment of the Downtown Core Management Business Improvement District and (b)  
11 mailing a copy of the Notice of Public Hearing, postage prepaid, to each owner of taxable  
12 property as shown on the latest tax rolls of the County Treasurer for Lancaster County. A copy  
13 of said Notice of Public Hearing is attached hereto marked as Attachment "A" and incorporated  
14 herein by this reference.

15 Section 3. Public Hearing. That during the regular City Council meeting commencing at  
16 3:00 p.m. on May 16, 2016 in the City Council Chambers on the first floor of the County-City  
17 Building, 555 South 10th, Lincoln, Nebraska the City Council held a public hearing on this  
18 Ordinance to create the Downtown Core Management Business Improvement District; that at  
19 such public hearing, the City Council heard all protests and received evidence for and against  
20 the creation of the proposed Downtown Core Management Business Improvement District; that  
21 the City Council ruled upon all written protests (if any) to the creation of such district which were  
22 received prior to the close of the hearing, and hereby finds that protest (if any) was not made by  
23 the record owners representing over 50% of the assessable units in the proposed district.

24 Section 4. Creation of District; Improvements. That the Downtown Core  
25 Management Business Improvement District is hereby created and established effective on  
26 September 1, 2016 for the purpose of providing for the enhanced promotion and programming

1 of downtown Lincoln as a regional destination ("Core Management Activities") in the district.  
2 The Core Management Activities to be performed in such business improvement district shall  
3 consist of:

- 4 Promotion and Programming, including:  
5 • Sponsor and manage special events;  
6 • Programming of public spaces;  
7 • Holiday décor and other seasonal themes;  
8 • Marketing and communications to support retail, hospitality, and  
9 entertainment.

10 Section 5. District Boundaries. The properties included within the district are those  
11 properties lying within the Exterior Boundary Area. Commonly owned properties that are  
12 intersected by a boundary line establishing the district shall be considered as entirely within the  
13 district unless otherwise determined by the City Council when sitting as a Board of Equalization.  
14 The Exterior Boundary Area and the properties included therein are shown on the map attached  
15 hereto marked as Attachment "B" and incorporated herein by this reference.

16 Section 6. Special Assessment; Method of Assessment. That the costs and  
17 expenses for the Core Management Activities proposed to be performed within this business  
18 improvement district will be funded through special assessments against the property in the  
19 district based upon the special benefits to the property as fairly and equitably equalized by the  
20 City Council sitting as a board of equalization. The special assessments on each commercial  
21 property will be levied annually as a percentage of the property's assessed valuation compared  
22 to the assessed valuation of all taxable property in the district. Since Core Management  
23 Activities within the Downtown Core Management Business Improvement District will convey no  
24 direct benefit to residential uses within the district, no special assessment will be levied annually  
25 for Core Management Activities on property used solely for residential purposes. For mixed use  
26 buildings that combine residential and other uses, the property owner may submit evidence  
27 supporting a percentage split of the assessed value between residential and commercial uses  
28 for the City Council to consider when sitting as a board of equalization.

1           Section 7.    Annual Budget and Limitations. The first year estimated total annual  
2 costs and expenses for the Core Management Activities to be performed within the Downtown  
3 Core Management Business Improvement District during the September 1, 2016 through  
4 August 31, 2017 fiscal year are \$265,000; provided that the maximum amount of the first fiscal  
5 year's annual assessment for the district shall not exceed the total costs and expenses thereof  
6 or \$265,000, whichever is less. In each succeeding fiscal year, the City Council shall estimate  
7 the total annual costs and expenses for the Core Management Activities and, after public  
8 hearing, shall approve by resolution an annual budget for the Core Management Activities. The  
9 Core Management Activities annual assessment for such succeeding fiscal year shall not  
10 exceed the total costs and expenses thereof or the maximum amount budgeted for said  
11 activities in the approved annual budget, whichever is less.

12           Section 8.    Contributions. That based on the recommendation of the Downtown Core  
13 Business Area Improvement Board, all owners of property exempt from ad valorem taxes within  
14 the district shall be invited to contribute annually to the City of Lincoln to support the Core  
15 Management Activities. Any contributions shall be allocated to reduce assessment rates in the  
16 district.

17           Section 9.    Enforcement and Penalties. That the special assessments provided  
18 herein shall be a lien on the property assessed superior and prior to all other liens except  
19 general taxes and other special assessments which shall be of equal priority. Liens for special  
20 assessments may be foreclosed and are subject to interest at the statutory rate when payment  
21 of the assessment is delinquent as provided by law. No special assessment made hereunder  
22 shall be void for any irregularity, defect, error, or informality in procedure, in levy or equalization  
23 thereof.

24           Section 10.   Effective Date of Ordinance. Pursuant to Article VII, Section 7 of the City  
25 Charter, this ordinance shall be posted on the official bulletin board of the City, located on the  
26 wall across from the City Clerk's office at 555 S. 10th Street, in lieu of and in place of

1 newspaper publication with notice of passage and such posting to be given by publication one  
2 time in the official newspaper by the City Clerk. This ordinance shall take effect and be in force  
3 from and after its passage and publication as herein and in the City Charter provided.

Introduced by:




AYES: Camp, Christensen, Eskridge,  
Fellers, Gaylor Baird, Lamm,  
Raybould; NAYS: None.

Approved as to Form & Legality:

  
City Attorney

Approved this <sup>4th</sup> 27 day of May, 2016:

  
Mayor

**PASSED**

**MAY 23 2016**

**BY CITY COUNCIL**

TO BE PUBLISHED ONCE IN THE LINCOLN JOURNAL STAR ON FRIDAY, May 6, 2016:

NOTICE OF PUBLIC HEARING  
TO ESTABLISH THE DOWNTOWN CORE MANAGEMENT BUSINESS IMPROVEMENT  
DISTRICT

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, May 16, 2016**, at 3:00 p.m., in the City Council Hearing Room, Room 112, on first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska, on the following item.

(Bill No. 16-44) An Ordinance to establish the Downtown Core Management Business Improvement District effective September 1, 2016 for enhanced promotion and programming of downtown Lincoln as a regional destination (Core Management Activities) within the district and providing for the cost and expenses of the Core Management Activities to be funded by special assessments levied upon the property within the district as more particularly described below.

District Boundaries. The exterior boundaries of the Downtown Core Management Business Improvement District shall generally extend from N Street on the south and Pinnacle Arena Drive on the west; thence north and northeasterly along Pinnacle Arena Drive to 8th Street; thence south along 8th Street to S Street; thence east along S Street to 9th Street; thence south along 9th Street to Q Street; thence east along Q Street to 10th Street; thence north along 10th Street to a point approximately mid-block between Q Street and R Street; thence east along said mid-block point to 14th Street; thence south along 14th Street to Q Street; thence east along Q Street to Centennial Mall; thence south along Centennial Mall to M Street; thence west along M Street to 13th Street; thence south along 13th Street to L Street; thence west along L Street to 12th Street; thence north along 12th Street to M Street; thence west along M Street to 9th Street; thence north along 9th Street to N Street; thence west along N Street to Pinnacle Arena Drive ("Exterior Boundary Area"). The properties included within the district are those properties lying within the Exterior Boundary Area of the district.

Core Management Activities. The Core Management Activities in the district shall consist of:

Promotion and Programming, including:

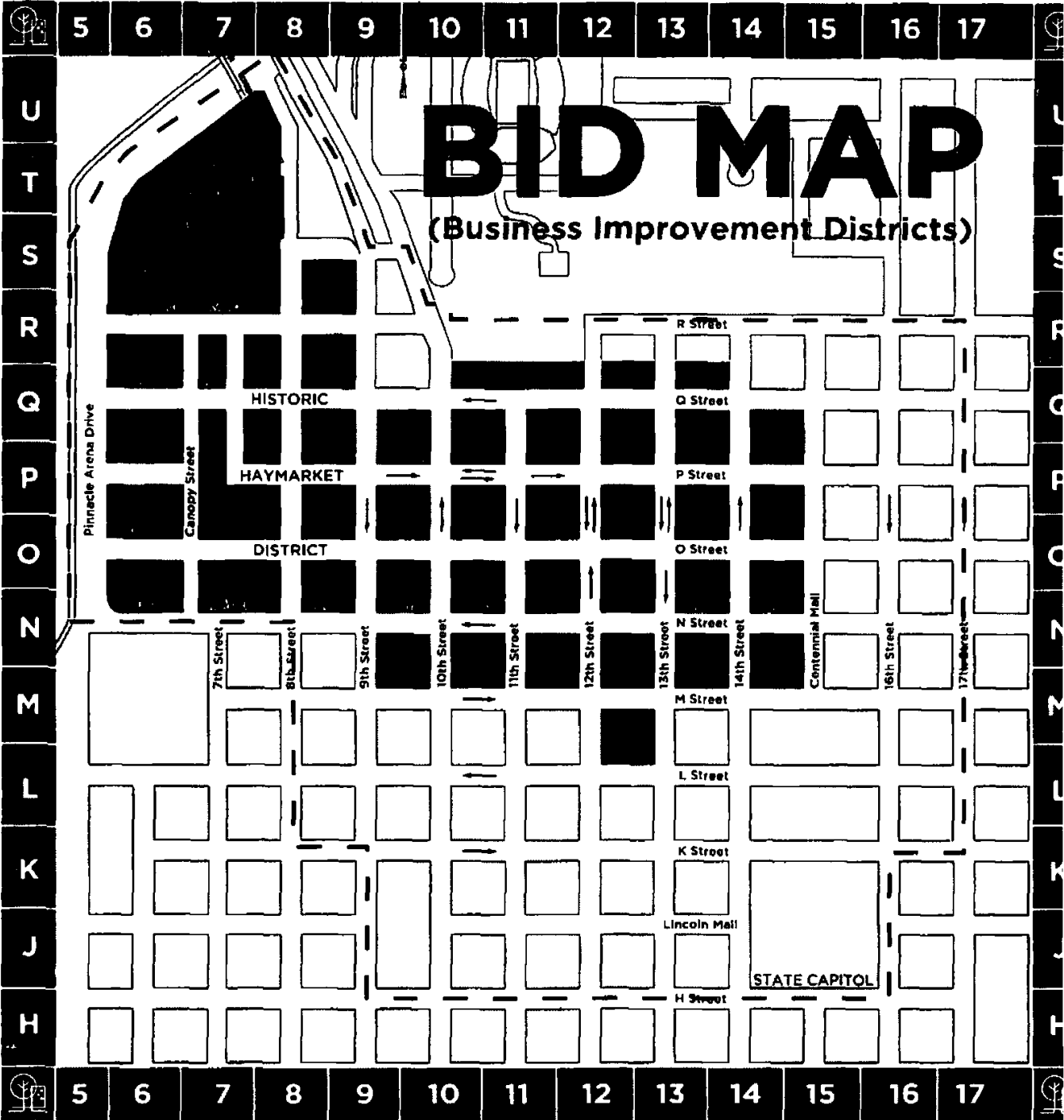
- Sponsor and manage special events;
- Programming of public spaces;
- Holiday décor and other seasonal themes;
- Marketing and communications to support retail, hospitality and entertainment.

Estimated cost of the Core Management Activities. The estimated cost and expenses for the Core Management Activities to be performed within the district during the remainder of the September 1, 2016 through August 31, 2017 fiscal year is \$265,000. In each succeeding fiscal year the City Council shall estimate the total annual cost and expenses for the Management Activities, and after public hearing, shall approve an annual budget for the Management Activities.

Special Assessment. The costs and expenses for the Core Management Activities to be performed in the district will be raised through special assessments based upon the special benefits to the property within the district as fairly and equitably equalized by the City Council sitting as a Board of Equalization.

Method of Assessment. The special assessment will be levied annually as a percentage of the property's assessed valuation compared to the assessed valuation of all taxable property in the district. Since Core Management Activities within the Downtown Core Management Business Improvement District will convey no direct benefit to residential uses no special assessment will be levied annually on properties used solely for residential purposes.

Teresa Meier  
City Clerk



 Proposed Downtown Core Management BID

 Business Area Boundary



**Downtown Core Management  
Business Improvement District**

NO  
CASTCO

WESHAY

WEST HAYMARKET ADDITION, BLOCK 3, LOTS 1-2
WEST HAYMARKET ADDITION, OUTLOT D
WEST HAYMARKET ADDITION, BLOCK 4, LOTS 1-2
CANOPY STREET CONDOMINIUM, UNITS 1-2
WEST HAYMARKET ADDITION, BLOCK 5, LOT 1
WEST HAYMARKET ADDITION, BLOCK 6, LOTS 1-2
WEST HAYMARKET ADDITION, BLOCK 7, LOT 4
WEST HAYMARKET ADDITION, BLOCK 8, LOT 1
WEST HAYMARKET ADDITION, BLOCK 12, LOTS 1-4
HOBSON PLACE CONDOMINIUM, UNIT 501
HOBSON PLACE CONDOMINIUM, UNIT 502
HOBSON PLACE CONDOMINIUM, UNIT 503
HOBSON PLACE CONDOMINIUM, UNIT 504
HOBSON PLACE CONDOMINIUM, UNIT 505
HOBSON PLACE CONDOMINIUM, AMENDED, UNIT 506
HOBSON PLACE CONDOMINIUM, AMENDED, UNIT 507
HOBSON PLACE CONDOMINIUM, UNIT 508
HOBSON PLACE CONDOMINIUM, UNIT 512
HOBSON PLACE CONDOMINIUM, UNIT 514
HOBSON PLACE CONDOMINIUM, UNIT 601

WESHAY

NO  
HOPLCO

**Downtown Core Management  
Business Improvement District**

HOBSON PLACE CONDOMINIUM, UNIT 602
HOBSON PLACE CONDOMINIUM, UNIT 603
HOBSON PLACE CONDOMINIUM, UNIT 604
HOBSON PLACE CONDOMINIUM, UNIT 605
HOBSON PLACE CONDOMINIUM, UNIT 606
HOBSON PLACE CONDOMINIUM, UNIT 607
HOBSON PLACE CONDOMINIUM, UNIT 608
HOBSON PLACE CONDOMINIUM, UNIT 610
HOBSON PLACE CONDOMINIUM, UNIT 612
HOBSON PLACE CONDOMINIUM, UNIT 703
HOBSON PLACE CONDOMINIUM, UNIT 705
HOBSON PLACE CONDOMINIUM, UNIT 707
HOBSON PLACE CONDOMINIUM, UNIT 708
HOBSON PLACE CONDOMINIUM, UNIT 710
HOBSON PLACE CONDOMINIUM, UNIT 712
HOBSON PLACE CONDOMINIUM, AMENDED, UNIT 511
HOBSON PLACE CONDOMINIUM, AMENDED, UNIT 611
HOBSON PLACE CONDOMINIUM, AMENDED, UNIT 711
HOBSON PLACE CONDOMINIUM, AMENDED, UNIT 509
HOBSON PLACE CONDOMINIUM, AMENDED, UNIT 609

ND  
HOP LCO

**Downtown Core Management  
Business Improvement District**

NO  
HOPLECO  
WEST HAY1  
WEST HAY2  
LINCOLN  
NO  
HULLS B8  
LWCOLN  
NO  
DIMC  
LINCOLN

HOBSON PLACE CONDOMINIUM, AMENDED, UNIT 709
WEST HAYMARKET 1ST ADDITION, LOTS 1-3
WEST HAYMARKET 2ND ADDITION, LOTS 1-2
LINCOLN ORIGINAL, BLOCK 8, LOT 2, SW PT, & LOT 3 EX NE PT, & LOT 4, & LOT 5 EX NW PT, & LOTS 6-7 EX NW PT, & LOTS 8-10, & CJ HULLS SUBDIVISION OF LOTS 11 & 12, BLOCK 8, LOTS 1-7 EX E PTS, & VAC T ST, N-S & E-W ALLEYS, N 7TH ST ADJ, & PT VAC U ST
LINCOLN ORIGINAL, BLOCK 19, LOTS 1 - 12, & W33' VAC 8TH ST ADJ & S10' VAC T ST ADJ & VAC E-W ALLEY ADJ & BLOCK 20, LOTS 1-20 & VAC N-S ALLEY ADJ & VAC E-W ALLEY ADJ & E72.72' VAC 7TH ST ADJ BOTH BLKS & VAC S ST ADJ
DINGES & MCGAHEYS SUBDIVISION OF LOTS 1 & 2 BLOCK 21, LOTS A - G & VAC ALLEY ADJ
LINCOLN ORIGINAL BLOCK 21 LOTS 3-6 & VAC ALLEY ADJ
LINCOLN ORIGINAL, BLOCK 31, LOT 1 AND E36' LOT 2
OPTION ROWHOUSE, THE, BUILDING A, LOFT UNIT 1
OPTION ROWHOUSE, THE, BUILDING A, LOFT UNIT 2
OPTION ROWHOUSE, THE, BUILDING A, LOFT UNIT 3
OPTION ROWHOUSE, THE, BUILDING A, LOFT UNIT 4
OPTION ROWHOUSE, THE, BUILDING A, LOFT UNIT 5
OPTION ROWHOUSE, THE, BUILDING B, LOFT UNIT 6
OPTION ROWHOUSE, THE, BUILDING B, LOFT UNIT 7
OPTION ROWHOUSE, THE, BUILDING B, LOFT UNIT 8
OPTION ROWHOUSE, THE, BUILDING B, LOFT UNIT 9
OPTION ROWHOUSE, THE, BUILDING B, LOFT UNIT 10
OPTION ROWHOUSE, THE, BUILDING B, LOFT UNIT 11

A  
OPRO  
B  
OPRO

**Downtown Core Management  
Business Improvement District**

<i>B</i>	<i>OPRO</i>	OPTION ROWHOUSE, THE, BUILDING B, LOFT UNIT 12
		OPTION ROWHOUSE, THE, BUILDING B, LOFT UNIT 14
<i>LWCOLN</i>	<i>LWCOLN</i>	LINCOLN ORIGINAL, BLOCK 31, LOT 9-10, & VAC N-S ALLEY ADJ
		LINCOLN ORIGINAL, BLOCK 30, LOT 3 W16' AND W16' LOT 10 & VAC E-W ALLEY ADJ
		LINCOLN ORIGINAL, BLOCK 30, LOT 4 & N1/2 VAC ALLEY ADJ
		BIG RED TOOL HOUSE CONDOMINIUM, UNITS 1-3
<i>LWCOLN</i>	<i>LWCOLN</i>	LINCOLN ORIGINAL, BLOCK 28, LOTS 7 - 12 & VAC E-W ALLEY ADJ
		LINCOLN ORIGINAL, BLOCK 27, LOT 7 - 12, & ALL VAC STREETS & ALLEYS ADJ
<i>BIGELOW</i>	<i>LWCOLN</i>	BIGELOW SUB (OF LOTS 11-12 BLOCK 27), LOTS A THROUGH F & QUIGGLES SUB LOT A
		LINCOLN ORIGINAL, BLOCK 26, LOTS 7 - 12
<i>LINCOLN</i>	<i>LINCOLN</i>	LINCOLN ORIGINAL, BLOCK 25, LOTS 7 - 12
		LINCOLN ORIGINAL, BLOCK 32, LOTS 3-4 AND LOTS 9-12 AND W25' OF NORTH 8TH STREET ADJ
		LINCOLN ORIGINAL, BLOCK 33, LOTS 1 - 3 AND LOTS 5-11 & E18.45' N 8TH ST ADJ TO LOT 6
		COUNTY CLERKS SUBDIVISION (L11 & L12 BLOCK 33 LINCOLN), LOTS A - E
<i>LINCOLN</i>	<i>LINCOLN</i>	LINCOLN ORIGINAL, BLOCK 34, LOT 7 - 18, & J G MILLERS SUB (OF N1/2 BLOCK 34 ORIGINAL PLAT) LOTS 1 - 17 & VAC ALLEY ADJ
		LINCOLN ORIGINAL, BLOCK 35, LOT 3 - 4, & E1/2 LOT 9 & LOTS 10-12 & LOTS A-H WALSH PUTNAM & BROCKS SUB IN BLOCK 35 & LOTS A-E COUNTY CLERKS SUB OF LOTS 5-6 BLOCK 35 & LOTS A-F SCHABERG & MENLOVES SUB IN BLOCK 35
<i>LINCOLN</i>	<i>LINCOLN</i>	LINCOLN ORIGINAL, BLOCK 36, LOTS 7-8
		NATIONAL ARBOR DAY CONDOMINIUM, FIRST AMENDMENT, UNITS 1-4
<i>NO WEBSTER</i>	<i>NO WEBSTER</i>	WEBSTER AND BONNELLS SUBDIVISION (OF LOTS 1 AND 2 BLOCK 37), LOTS A - D

*BI RETOHOCC*

*BIGELOW*

*CCB33LI*

*LINCOLN*

*MISULT*

*LINCOLN*

*WAPUBR*

*CCB33LI*

*SOME*

*LINCOLN*

*NO*

*VAARDACO*

*NO*

*WEBSTER*

**Downtown Core Management  
Business Improvement District**

NO  
12TH QCO  
LINCOLN  
NO  
1202 P ST QCO  
LINCOLN  
NO  
PAT QCO  
LINCOLN  
NO  
CR QCO  
NO  
LINCOLN  
HIIM  
LINCOLN  
NO  
GEPL QCO

TWELFTH AND QUE CONDOMINIUM, UNITS A-B
LINCOLN ORIGINAL, BLOCK 37, LOT 3
1202 P STREET CONDOMINIUM, UNITS 1-2
LINCOLN ORIGINAL, BLOCK 37, LOTS 9-12
PARKHAUS TOWER CONDOMINIUM, UNITS A-F
LINCOLN ORIGINAL, BLOCK 38, LOTS 7 - 12
LINCOLN ORIGINAL, BLOCK 45, LOT 1 - 4
CREAMERY CONDOMINIUM, UNITS 1-3
CREAMERY CONDOMINIUM, UNIT 401-409
LINCOLN ORIGINAL, BLOCK 45, LOT 11 - 18 & VAC ALLEY ADJ
LINCOLN ORIGINAL, BLOCK 44, LOT 1 - 21
HYATT & IMHOFFS SUBDIVISION - L1-3 B42 LINCOLN, LOTS A - C
LINCOLN ORIGINAL, BLOCK 42, LOT 4 - 21
GEORGIAN PLACE CONDOMINIUM PROPERTY REGIME, UNIT #101
GEORGIAN PLACE CONDOMINIUM PROPERTY REGIME, UNITS #301-305
GEORGIAN PLACE CONDOMINIUM PROPERTY REGIME, UNITS #401-405
GEORGIAN PLACE CONDOMINIUM PROPERTY REGIME, UNITS #501-506
GEORGIAN PLACE CONDOMINIUM PROPERTY REGIME, UNITS #601-606
GEORGIAN PLACE CONDOMINIUM PROPERTY REGIME, UNITS #701-706
GEORGIAN PLACE CONDOMINIUM PROPERTY REGIME, UNITS #801-806

**Downtown Core Management  
Business Improvement District**

	GEORGIAN PLACE CONDOMINIUM PROPERTY REGIME, UNITS #901
NO CEPLCO	GEORGIAN PLACE CONDOMINIUM PROPERTY REGIME, UNITS #903-905
	GEORGIAN PLACE CONDOMINIUM PROPERTY REGIME, UNIT #1001-1005
	GEORGIAN PLACE CONDOMINIUM PROPERTY REGIME, UNIT #1101-1105
	LINCOLN ORIGINAL, BLOCK 41, LOT 1 - 4 AND LOTS 9-18
LINCOLN NO CCBYLT	COUNTY CLERKS SUB (OF LOTS 5 & 6 BLOCK 41 LINCOLN) LOTS A - F
NO COCOCO	CONTINENTAL COMMONS CONDOMINIUM, UNIT 100
	CONTINENTAL COMMONS CONDOMINIUM, UNIT 200
	CONTINENTAL COMMONS CONDOMINIUM, UNIT 300
	CONTINENTAL COMMONS CONDOMINIUM, UNITS 401-405
	CONTINENTAL COMMONS CONDOMINIUM, UNITS 501-505
LINCOLN NO LANING	LINCOLN ORIGINAL, BLOCK 40, LOTS 3 - 6, AND LOTS 9 - 18
	LANSING SUBDIVISION (OF LOTS 1-2, BLOCK 40), LOTS A - F & S2' VAC P ST ADJ AND VAC ALLEY ADJ
NO CECO	CENTERSTONE CONDOMINIUM, UNIT #001
	CENTERSTONE CONDOMINIUM, UNIT #002
	CENTERSTONE CONDOMINIUM, UNITS #100-102
	CENTERSTONE CONDOMINIUM, UNIT #200
	CENTERSTONE CONDOMINIUM, UNITS #301-306
	CENTERSTONE CONDOMINIUM, UNITS #401-406
	CENTERSTONE CONDOMINIUM, UNITS #500-503

**Downtown Core Management  
Business Improvement District**

CENTERSTONE CONDOMINIUM, UNITS #601-606
CENTERSTONE CONDOMINIUM, UNITS #701-706
CENTERSTONE CONDOMINIUM, UNITS #801-805
CENTERSTONE CONDOMINIUM, UNITS #901-905
CENTERSTONE CONDOMINIUM, UNITS #1001-1005
CENTERSTONE CONDOMINIUM, UNIT #1100
UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNIT #126
UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNIT #130
UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNIT #134
UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNIT #144
UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNIT #1315
UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNIT #1321
UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNITS #203-208
UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNITS #304-308
UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNITS #403-408
UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNITS #503-508
UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNITS #603-608
UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNITS #701-710
UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNITS #801-810
UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNITS #901-910

no  
CECO

no  
WUTO

**Downtown Core Management  
Business Improvement District**

	UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNITS #1001-1010
	UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNIT #124
	UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNIT #140
NO UNTD	UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNITS #1101-1106
	UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNITS #1200-1204
	UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNITS #1400-1401
LINCOLN	LINCOLN ORIGINAL, BLOCK 39, LOTS 7 - 9
NO HOOPLLO	1100 PLACE CONDOMINIUM PROPERTY REGIME, UNITS 1-4
	LINCOLN STATION, OUTLOT A
NO LIST	LINCOLN STATION, LOT 5, & NO.25' O ST ADJ
	UNIVERSITY SQUARE ADDITION, LOTS 1 - 5
NO WWSQ	UNIVERSITY SQUARE ADDITION, OUTLOT C
	LINCOLN FLATS CONDOMINIUM, AMENDED, UNIT 1
	LINCOLN FLATS CONDOMINIUM, AMENDED, UNITS 201-206
NO LIFLLO	LINCOLN FLATS CONDOMINIUM, AMENDED, UNITS 301-306
	LINCOLN FLATS CONDOMINIUM, AMENDED, UNITS 401-406
	LINCOLN FLATS CONDOMINIUM, AMENDED, UNITS 501-506
NO BUCKS	BUCKS SUBDIVISION, LOTS 1-3 AND LINCOLN ORIGINAL BLOCK 31 LOT 11 W14'
NO HAWE	HAMBLETON WEBB SUBDIVISION, LOTS 1-2
NO CAFA	CANDY FACTORY SUBDIVISION, LOTS 1-2 & W25' OF N 8TH ST & S8' OF Q ST ADJ



**Downtown Core Management  
Business Improvement District**

NO QUPL	QUE PLACE ADDITION, LOTS 1-3, & S5'6" VAC Q ST ADJ	
NO HAPAGA	HAYMARKET PARKING GARAGE ADDITION, LOTS 1-3	
NO GRMACO	GRAND MANSE CONDOMINIUM REGIME, LOWER LEVEL, PAVILION, & 1ST-4TH FLR UNITS, LOCATED ON: OLD FEDERAL 2ND ADDITION, LOT 1	LOL PAV 1FL, 2FL 3FL, 4FL
NO OLDFE2	OLD FEDERAL 2ND ADDITION, LOT 2	
NO ARHUBL	ARTS AND HUMANITIES BLOCK ADDITION, THE, LOTS 1-2 AND VAC ALLEY ADJ	
NO LISWAHOB	LITTLES (S W) SUBDIVISION (OF W1/2SW 24-10-6), LOT 38	
	LITTLES (S W) SUBDIVISION (OF W1/2SW 24-10-6), LOT 60 - 62	
NO LIALL63	LITTLE & ALEXANDERS SUBDIVISION - L63 LITTLES SUB, LOT 3 - 12	
NO LITTLES1	LITTLES (S W) 1ST ADDITION, LOTS 1-2	
NO CHBUCCO	CHAPIN BUILDING CONDOMINIUM, AMENDED, UNITS A-C	
NO SUCCO	SUBURBIA CONDO (SUBSET OF CHAPIN BUILDING CONDO), UNITS D-F	
LINCOLN	LINCOLN ORIGINAL, BLOCK 59, LOTS 1 - 10	
	LINCOLN ORIGINAL, BLOCK 59, LOTS 13 - 18	
	LINCOLN ORIGINAL, BLOCK 64, LOTS 1 - 12	
	SCHWARZ CONDOMINIUM, THE, AMENDED, UNIT 010	
	SCHWARZ CONDOMINIUM, THE, AMENDED, UNIT 100	
NO SUCCO	SCHWARZ CONDOMINIUM, THE, AMENDED, UNITS 200, 210, 220, 230, 240	
	SCHWARZ CONDOMINIUM, THE, AMENDED, UNIT 310, 320, 330, 340, AND 350	
	SCHWARZ CONDOMINIUM, THE, AMENDED, UNITS 400, 410, 420, AND 430	
LINCOLN	LINCOLN ORIGINAL, BLOCK 52, LOT 15 - 16	

**Downtown Core Management  
Business Improvement District**

NO  
LL13-14B52

NO  
LL17-18B52

AUGUSTINES

✓ LINCOLN

NO  
CCB53LI

NO  
LLB53LI

CC LI-6B54

LINCOLN

CC A-21B54

RESK

LINCOLN

NO  
LIBKCO

LINCOLN LAND COMPANY'S SUB (OF BLOCK 52 LOTS 13 & 14 ORIGINAL PLAT) LOTS 1 THRU 7
LINCOLN LAND COMPANY'S SUB (OF BLOCK 52 LOTS 17 & 18 ORIGINAL PLAT) LOTS 1 THRU 7
AUGUSTINES SUBDIVISION, LOTS 1-2
LINCOLN ORIGINAL, BLOCK 53, LOT 5 - 12
LINCOLN ORIGINAL, BLOCK 53, LOT 14 - 21
COUNTY CLERKS SUBDIVISION (OF LOTS 1 - 4 BLOCK 53 LINCOLN), LOT A - G
LINCOLN LAND COMPANY'S SUB (OF BLOCK 53 LOT 13 ORIGINAL PLAT) LOTS 1 - 7
COUNTY CLERKS SUBDIVISION (OF LOTS 1 - 6 BLOCK 54 LINCOLN), LOT A - H
LINCOLN ORIGINAL, BLOCK 54, LOT 7 - 18
COUNTY CLERKS SUBDIVISION (OF LOTS 19 - 21 BLOCK 54 LINCOLN), LOT A - F
REFEREES SUBDIVISION (OF LOTS 1-3 BLOCK 55 LINCOLN, LOTS A - G & VAC ALLEY ADJ)
LINCOLN ORIGINAL, BLOCK 55, LOT 4 - 10 & VAC ALLEY ADJ
LINCOLN BUILDING CONDOMINIUM, AMENDED, UNIT #101 - #104
LINCOLN BUILDING CONDOMINIUM, AMENDED, UNIT #201 - #206
LINCOLN BUILDING CONDOMINIUM, AMENDED, UNIT #301 - #307
LINCOLN BUILDING CONDOMINIUM, AMENDED, UNIT #401 - #407
LINCOLN BUILDING CONDOMINIUM, AMENDED, UNIT #501 - #507
LINCOLN BUILDING CONDOMINIUM, AMENDED, UNIT #601 - #607
LINCOLN BUILDING CONDOMINIUM, AMENDED, UNIT #701 - #705
LINCOLN BUILDING CONDOMINIUM, AMENDED, UNIT #801 - #805

**Downtown Core Management  
Business Improvement District**

LIBU60	LINCOLN BUILDING CONDOMINIUM, AMENDED, UNIT #M01 AND #M02
CCBSSUE	COUNTY CLERKS SUBDIVISION (OF LOTS 13 - 15 BLOCK 55 LINCOLN), LOT A-E
CRSUBSS	CROPSEYS (A J) SUBDIVISION OF L16-18 B55 LINCOLN, LOT A-F & VAC ALLEY ADJ
EUSQ	ENERGY SQUARE CONDOMINIUM, UNITS 1-2
CENTRUM	CENTRUM BLOCK ADDITION, BLOCK 1, LOT 2
LINCOLN	LINCOLN ORIGINAL, BLOCK 57, LOTS 1-18
LINCOLN	LINCOLN ORIGINAL, BLOCK 58, LOTS 1 - 18 & VAC ALLEY ADJ
MC DONALDS	MCDONALDS SUBDIVISION (PART OF LOTS 13-14 ORIGINAL BLOCK 58), LOT A-B, & VAC ALLEY ADJ
LINCOLN	LINCOLN ORIGINAL, BLOCK 69, LOT 4 - 18
IRRESB69	CITY REAL ESTATE COMPANY SUB (OF LOTS 1-3 BLOCK 69), LOT A & LOT B
LINCOLN	LINCOLN ORIGINAL, BLOCK 68, LOT 4 - 10
CRSUB68	CROPSEYS SUB (OF BLK 68 LTS 1-3 ORIG LINCOLN) LOTS A-F & VAC ALLEYS ADJ
BRB68	BROCKS SUB (OF BLK 68 LTS 11-12 ORIG LINCOLN) LOTS A-F & VAC ALLEYS ADJ
LINCOLN	LINCOLN ORIGINAL, BLOCK 67, LOT 1 - 4
LINCOLN	LINCOLN ORIGINAL, BLOCK 67, LOT 9 - 12
BASH	BALLANTINES SUBDIVISION (OF LOTS 5 & 6 BLOCK 67 ORIG LINCOLN), LOT A - F
BAIRDS	BAIRDS SUB (BLOCK 67 LOTS 7 & 8) LOT A & REPLAT OF LOTS B-F OF BAIRDS SUB (WEBSTER & MASONIC TEMPLE ASSN) & VAC ALLEYS ADJ, <i>lots B-F from</i>
MEMATERE	LINCOLN ORIGINAL, BLOCK 66, LOTS 1 - 12
LINCOLN	LINCOLN ORIGINAL, BLOCK 65, LOTS 1 - 12
COSQ	CORNHUSKER SQUARE, LOTS 1 - 4
COSQ1	CORNHUSKER SQUARE 1ST ADD LOT 1 - 6

# C E R T I F I C A T E

I, Teresa J. Meier, City Clerk of the City of Lincoln, Nebraska, do certify that the above and foregoing is a true and correct copy of the Ordinance #20330 - Approving the Establishment, Effective 9/1/2016, of the Downtown Core Management Business Improvement District Within the Exterior Boundaries of an Area Generally Extending from N Street on the South and Pinnacle Arena Drive on the West; Thence North and Northeasterly along Pinnacle Arena Drive to 8th Street; Thence South along 8th Street to S Street; Thence East along S Street to 9th Street; Thence South along 9th Street to Q Street; Thence East along Q Street to 10th Street; Thence North along 10th Street to a Point Approximately Mid-block Between Q Street and R Street; Thence East along Said Mid-block Point to 14th Street; Thence South along 14th Street to Q Street; Thence East along Q Street to Centennial Mall; Thence South along Centennial Mall to M Street; Thence West along M Street to 13th Street; Thence South along 13th Street to L Street; Thence West along L Street to 12th Street; Thence North along 12th Street to M Street; Thence West along M Street to 9th Street; Thence North along 9th Street to N Street; Thence West along N Street to Pinnacle Arena Drive, to Replace the Existing Core Business Improvement District Overlay in the Downtown Area Which Expires on 8/31/2016, Passed by the Lincoln City Council, on May 23, 2016, as the original appears of record in my office, and is now in my charge remaining as City Clerk aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand officially & affixed the seal of the City of Lincoln, Nebraska, this 26<sup>th</sup> day of April, 2017.

*Teresa J. Meier*  
City Clerk

