



4/20

34



20331

16-45

Introduce: 5-9-2016

**DOWNTOWN MANAGEMENT  
BUSINESS IMPROVEMENT DISTRICT**

ORDINANCE NO. 20331

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 Management Business Improvement District for the purpose of  
5 guiding downtown Lincoln's evolution as a vibrant mixed use center, positioning downtown  
6 Lincoln as a hub for innovation and entrepreneurship, and making downtown Lincoln more  
7 livable and workable through economic development activities, advocacy, and special projects  
8 that affect downtown Lincoln within the exterior boundaries of an area generally extending from  
9 N Street on the south and Pinnacle Arena Drive on the west; thence north and northeasterly  
10 along Pinnacle Arena Drive to 9<sup>th</sup> Street; thence southeasterly along 9<sup>th</sup> Street and I-180 to a  
11 point approximately mid-block between R Street and Q Street; thence east along said mid-block  
12 point to 14<sup>th</sup> Street; thence south along 14<sup>th</sup> Street to Q Street; thence east along Q Street to  
13 17<sup>th</sup> Street; thence south along 17<sup>th</sup> Street to K Street; thence west along K Street to 14<sup>th</sup> Street;  
14 thence south along 14<sup>th</sup> Street to a point approximately mid-block between Lincoln Mall and H  
15 Street; thence west along said mid-block point to 10<sup>th</sup> Street; thence south along 10<sup>th</sup> Street to K  
16 Street; thence west along K Street to 8<sup>th</sup> Street; thence north along 8<sup>th</sup> Street to N Street; thence  
17 west along N Street to Pinnacle Arena Drive ("Exterior Boundary Area"); providing for special  
18 assessments to be imposed within the district based upon the benefits conferred; and providing  
19 maximum limits upon such assessments.

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

21 Section 1. Business Improvement Board Recommendation. That the Downtown  
22 Business Improvement Board appointed by the Mayor with City Council approval by Resolution  
23 No. A-89434 has recommended that the City Council create a management business

Return to:  
Teresa @ City Clerk

1 improvement district within the boundaries of the business area as declared by Resolution No.  
2 A-89434 to be known as the Downtown Management Business Improvement District to be  
3 funded by special assessments levied based upon actual valuation and based on special  
4 benefits to the property within the Downtown Management Business Improvement District as  
5 the same may be fairly and equitably adjusted by the City Council of Lincoln, Nebraska sitting  
6 as a Board of Equalization.

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

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

26 Section 4. Creation of District; Improvements. That the Downtown Management  
27 Business Improvement District is hereby created and established effective on September 1,

1 2016 for the purpose of guiding downtown Lincoln's evolution as a vibrant mixed use center,  
2 positioning downtown Lincoln as a hub for innovation and entrepreneurship, and making  
3 downtown Lincoln more livable and workable through economic development activities,  
4 advocacy, and special projects that affect downtown Lincoln ("Management Activities"). The  
5 Management Activities to be performed in such business improvement district shall consist of:

- 6 a. Economic Development, including:
- 7 • Business recruitment and support;
  - 8 • Parking planning and management to support economic development;
  - 9 • Programming to recruit and retain a young skilled workforce and  
10 foster a culture of innovation;
  - 11 • Neighborhood services and retail to support downtown living.
- 12 b. Advocacy and Special Projects, including:
- 13 • Ongoing support for DLA to provide leadership on issues, policies,  
14 and civil investments that affect the downtown;
  - 15 • Special projects capacity that could change from year-to-year.
  - 16 • Examples of special projects include containing/reducing  
17 homelessness, beautification planning and furnishings, mobility  
18 improvements to promote more walking and biking, amenities to  
19 support down town living, research and development to stay on top of  
20 trends and national best practices.

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

27 Section 6. Special Assessment; Method of Assessment. That the costs and  
28 expenses for the Management Activities proposed to be performed within this business  
29 improvement district will be funded through special assessments against the property in the  
30 district based upon the special benefits to the property as fairly and equitably equalized by the  
31 City Council sitting as a board of equalization. The special assessments on each commercial  
32 property will be levied annually as a percentage of the property's assessed valuation compared  
33 to the assessed valuation of all taxable property in the district. Since Management Activities

1 within the Downtown Management Business Improvement District will convey less direct benefit  
2 to residential uses than commercial uses within the district, the following adjustments will apply  
3 to all residential property, both owner occupied and rental:

4 Residential uses are deemed to receive only 45% of the full benefit from Management  
5 Activities. Therefore the special assessment on each property used for residential purposes will  
6 be levied annually as a percentage of the property's assessed valuation compared to the  
7 assessed valuation of all taxable property in the district times 45 percent. For income assisted  
8 residential properties that provide low-to-moderate income owner-occupied and/or rental  
9 housing, the residential assessment rate will be 50% of the full residential rate, or 22.5% of the  
10 commercial property assessment rate for the purpose of assessments. The income-assisted  
11 adjustment will apply only to units that are restricted to occupancy by "low-to-moderate income  
12 households." For mixed use buildings that combine residential and other uses, the property  
13 owner may submit evidence supporting a percentage split of the assessed value between  
14 residential and commercial uses for the City Council to consider when sitting as a board of  
15 equalization.

16 Section 7. Annual Budget and Limitations. The first year estimated total annual  
17 costs and expenses for the Management Activities to be performed within the Downtown  
18 Management Business Improvement District during the September 1, 2016 through August 31,  
19 2017 fiscal year are \$410,000 (\$225,000 for Economic Development and \$185,000 for  
20 Advocacy and Special Projects); provided that the maximum amount of the first fiscal year's  
21 annual assessment for the district shall not exceed the total costs and expenses thereof or  
22 \$410,000, whichever is less. In each succeeding fiscal year, the City Council shall estimate the  
23 total annual costs and expenses for the Management Activities and, after public hearing, shall  
24 approve by resolution an annual budget for the Management Activities. The Management  
25 Activities annual assessment for such succeeding fiscal year shall not exceed the total costs  
26 and expenses thereof or the maximum amount budgeted for said activities in the approved  
27 annual budget, whichever is less.

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

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

13 Section 10. Effective Date of Ordinance. Pursuant to Article VII, Section 7 of the City  
14 Charter, this ordinance shall be posted on the official bulletin board of the City, located on the  
15 wall across from the City Clerk's office at 555 S. 10th Street, in lieu of and in place of  
16 newspaper publication with notice of passage and such posting to be given by publication one  
17 time in the official newspaper by the City Clerk. This ordinance shall take effect and be in force  
18 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 27<sup>th</sup> 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 DOWNTOWN 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. 16-45) An Ordinance to establish the Downtown Management Business Improvement District effective September 1, 2016 for the purpose of guiding downtown Lincoln's evolution as a vibrant mixed use center, positioning downtown Lincoln as a hub for innovation and entrepreneurship, and making downtown Lincoln more livable and workable through economic development activities, advocacy, and special projects that affect downtown Lincoln (Management Activities) within the district and providing for the cost and expenses of the 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 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 9th Street; thence southeasterly along 9th Street and I-180 to a point approximately mid-block between R Street and Q 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 17th Street; thence south along 17th Street to K Street; thence west along K Street to 14th Street; thence south along 14th Street to a point approximately mid-block between Lincoln Mall and H Street; thence west along said mid-block point to 10th Street; thence south along 10th Street to K Street; thence west along K Street to 8th Street; thence north along 8th 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.

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

- a. Economic Development, including:
  - Business recruitment and support;
  - Parking planning and management to support economic development;
  - Programming to recruit and retain a young skilled workforce and foster a culture of innovation;
  - Neighborhood services and retail to support downtown living.

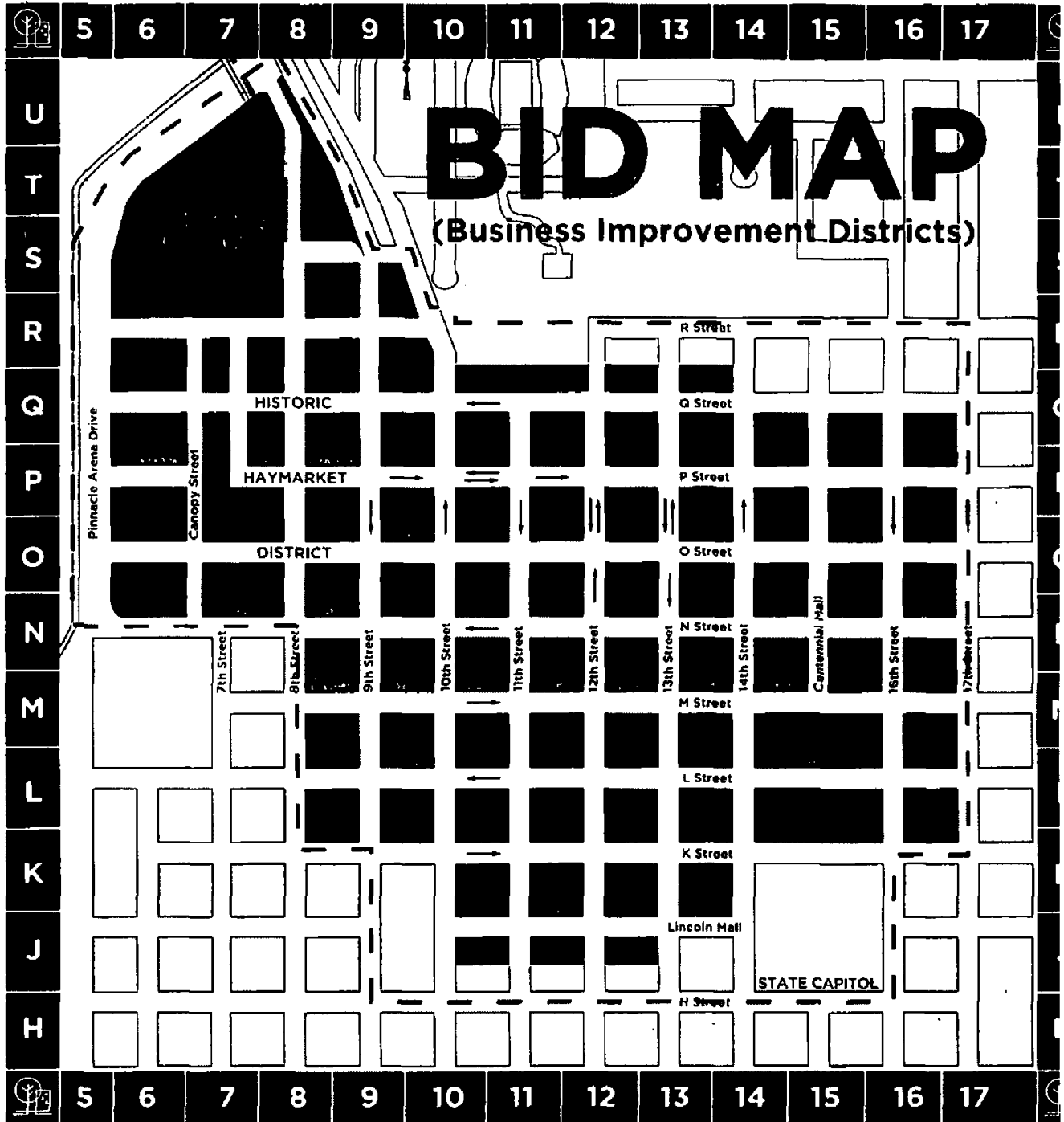
- b. Advocacy and Special Projects, including:
- Ongoing support for DLA to provide leadership on issues, policies and civil investments that affect the downtown;
  - Special projects capacity that could change from year-to-year.
  - Examples of special projects include containing/reducing homelessness, beautification planning and furnishings, mobility improvements to promote more walking and biking, amenities to support down town living, research and development to stay on top of trends and national best practices.

Estimated cost of the Management Activities. The estimated cost and expenses for the Management Activities to be performed within the district during the remainder of the September 1, 2016 through August 31, 2017 fiscal year is \$410,000. 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 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 Management Activities within the Downtown Management Business Improvement District will convey less direct benefit to residential uses than commercial uses the special assessment on each property used for residential purposes 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 times 45 percent. For income assisted residential properties that provide low-to-moderate income owner-occupied and/or rental housing, the residential assessment rate will be 50% of the full residential rate, or 22.5% of the commercial property assessment rate for the purpose of assessments.

Teresa Meier  
City Clerk



■ Proposed Downtown Management BID

- - - - Business Area Boundary



**Downtown Management  
Business Improvement District**

WES HAY	WEST HAYMARKET ADDITION, BLOCK 3, LOTS 1-2
	WEST HAYMARKET ADDITION, OUTLOT D
no CASTCO	WEST HAYMARKET ADDITION, BLOCK 4, LOTS 1-2
	CANOPY STREET CONDOMINIUM, UNITS 1-2
WEST HAY	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, UNITS 501-505
	HOBSON PLACE CONDOMINIUM, AMENDED, UNIT 506-507
no HOP LLO	HOBSON PLACE CONDOMINIUM, UNIT 508
	HOBSON PLACE CONDOMINIUM, UNIT 512
	HOBSON PLACE CONDOMINIUM, UNIT 514
	HOBSON PLACE CONDOMINIUM, UNITS 601-608
	HOBSON PLACE CONDOMINIUM, UNIT 610
	HOBSON PLACE CONDOMINIUM, UNIT 612
	HOBSON PLACE CONDOMINIUM, UNIT 703
	HOBSON PLACE CONDOMINIUM, UNIT 705

**Downtown Management  
Business Improvement District**

	HOBSON PLACE CONDOMINIUM, UNIT 707-708
	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
	HOBSON PLACE CONDOMINIUM, AMENDED, UNIT 709
WESTHAY1	WEST HAYMARKET 1ST ADDITION, LOTS 1-3
WESTHAY2	WEST HAYMARKET 2ND ADDITION, LOTS 1-2
LINCOLN HULLSB	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	LINCOLN ORIGINAL, BLOCK 19, LOTS 1 - 12, & W33' VAC 8TH ST ADJ & S10' VAC T ST ADJ & VAC E-W ALLEY ADJ & ALL BLK 20 & VAC N-S ALLEY ADJ & VAC E-W ALLEY ADJ & E72.72' VAC 7TH ST ADJ BOTH BLKS & VAC S ST ADJ
DINC	DINGES & MCGAHEYS SUBDIVISION (OF LOTS 1 & 2 BLOCK 21), LOT A - G, AND VAC ALLEY ADJ
LINCOLN	LINCOLN ORIGINAL, BLOCK 21, LOTS 3 - 6 AND VAC ALLEY ADJ
	LINCOLN ORIGINAL, BLOCK 22, LOTS 3 -12, EX HWY & S22' VAC S ST, & N15' VAC R STREET ADJ & VAC N-S ALLEY ADJ
	LINCOLN ORIGINAL, BLOCK 31, LOT 1 AND E36' LOT 2
A OPRO	OPTION ROWHOUSE, THE, BUILDING A, LOFT UNITS 1-5

NO  
HOP LCO

WESTHAY1

WESTHAY2

LINCOLN  
HULLSB

LINCOLN

DINC

LINCOLN

A  
OPRO

**Downtown Management  
Business Improvement District**

B LWCOLN OPRO	OPTION ROWHOUSE, THE, BUILDING B, LOFT UNITS 6-12
	OPTION ROWHOUSE, THE, BUILDING B, LOFT UNIT 14
	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
BIRETOS	BIG RED TOOL HOUSE CONDOMINIUM, UNITS 1-3
LWCOLN	LINCOLN ORIGINAL, BLOCK 29, EX CORNER IN NE & EX CORNER IN SE AND INCLUDING S15' R STREET AND E5' 9TH STREET ADJ
	LINCOLN ORIGINAL, BLOCK 28, LOTS 7 - 12 & VAC E-W ALLEY ADJ
	LINCOLN ORIGINAL, BLOCK 27, LOT 7 - 12, & ALL VAC STREETS & ALLEYS ADJ &
BIGELOW QUIGGLES THURBERS	BIGELOW SUB (OF LOTS 11-12 BLOCK 27), LOTS A THROUGH F & QUIGGLES SUB LOT A & THURBERS SUB LOTS A-C
	LINCOLN ORIGINAL, BLOCK 26, LOTS 7 - 12
LWCOLN	LINCOLN ORIGINAL, BLOCK 25, LOTS 7 - 12
	LINCOLN ORIGINAL, BLOCK 32, LOTS 3-4 AND LOTS 9- 12, & VAC ALLEYS ADJ & W25' OF NORTH 8TH STREET ADJ
	LINCOLN ORIGINAL, BLOCK 33, LOT 1 - 3 AND LOTS 5 - 11 & E18.45' N 8TH ST ADJ TO LOT 6
2CB33LI	COUNTY CLERKS SUBDIVISION OF L11 & L12 BLOCK 33 LINCOLN, LOT A - E
LWCOLN MISULTI	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
WAPUER SCME LWCOLN	LINCOLN ORIGINAL, BLOCK 36, LOTS 7-8
VAARDALO	NATIONAL ARBOR DAY CONDOMINIUM, FIRST AMENDMENT, UNITS 1-4

**Downtown Management  
Business Improvement District**

WEBO	WEBSTER AND BONNELLS SUBDIVISION (OF LOTS 1 AND 2 BLOCK 37), LOTS A - D
12TH QD	TWELFTH AND QUE CONDOMINIUM, UNITS A & B
202 P ST QD	1202 P STREET CONDOMINIUM, UNITS 1 & 2
LINCOLN	LINCOLN ORIGINAL, BLOCK 37, LOT 3
	LINCOLN ORIGINAL, BLOCK 37, LOTS 9-12
	LINCOLN ORIGINAL, BLOCK 38, LOTS 7 - 12
PATOCO	PARKHAUS TOWER CONDOMINIUM, UNITS A - F
LINCOLN	LINCOLN ORIGINAL, BLOCK 45, LOT 1 - 4
CRCD	CREAMERY CONDOMINIUM, UNITS 1-3
	CREAMERY CONDOMINIUM, UNIT 401-409
LINCOLN	LINCOLN ORIGINAL, BLOCK 45, LOT 11 - 18 & VAC ALLEY ADJ
	LINCOLN ORIGINAL, BLOCK 44, LOT 1 - 21
HIIM	HYATT & IMHOFFS SUBDIVISION - L1-3 B42 LINCOLN, LOTS A - C
LINCOLN	LINCOLN ORIGINAL, BLOCK 42, LOT 4 - 21
GEPLD	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

**Downtown Management  
Business Improvement District**

	GEORGIAN PLACE CONDOMINIUM PROPERTY REGIME, UNITS #701-706
	GEORGIAN PLACE CONDOMINIUM PROPERTY REGIME, UNITS #801-806
GEPLCO	GEORGIAN PLACE CONDOMINIUM PROPERTY REGIME, UNITS #901
	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	COUNTY CLERKS SUB (OF LOTS 5 & 6 BLOCK 41 LINCOLN) LOTS A - F
CCB41LI	CONTINENTAL COMMONS CONDOMINIUM, UNIT 100
COCOCO	CONTINENTAL COMMONS CONDOMINIUM, UNIT 200
	CONTINENTAL COMMONS CONDOMINIUM, UNIT 300
	CONTINENTAL COMMONS CONDOMINIUM, UNITS 401-405
	CONTINENTAL COMMONS CONDOMINIUM, UNITS 501-505
	LINCOLN ORIGINAL, BLOCK 40, LOTS 3 - 6, AND LOTS 9 - 18
LINCOLN	LANSING SUBDIVISION (OF LOTS 1-2, BLOCK 40), LOTS A - F & 52' VAC P ST ADJ AND VAC ALLEY ADJ
LANSING	CENTERSTONE CONDOMINIUM, UNIT #001
CECO	CENTERSTONE CONDOMINIUM, UNIT #002
	CENTERSTONE CONDOMINIUM, UNITS #100-102
	CENTERSTONE CONDOMINIUM, UNIT #200

**Downtown Management  
Business Improvement District**

CECO

WTO

CENTERSTONE CONDOMINIUM, UNITS #301-306
CENTERSTONE CONDOMINIUM, UNITS #401-406
CENTERSTONE CONDOMINIUM, UNITS #500-503
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

**Downtown Management  
Business Improvement District**

	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
	UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNITS #1001-1010
WTO	UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNIT #124
	UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME, AMENDED, UNIT #140
	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 ORIGINAL, BLOCK 39, LOT 7 - 9
	1100 PLACE CONDOMINIUM PROPERTY REGIME, UNITS 1 - 4
	HULLS (C J) SUBDIVISION OF L1-2 B7 LINCOLN, LOTS 2 - 7, E PT, & NORTH LINCOLN ADD BLOCK 14 94.83 SF TRI TRACT IN PT LOTS 4 & 5 (DESC IN #2011-5872), & PT VAC 8TH ST (DESC IN #2011-25973)
	LINCOLN STATION, OUTLOT A
	LINCOLN STATION, LOT 5, & NO.25' O ST ADJ
UNSQ	UNIVERSITY SQUARE ADDITION, LOTS 1 - 5
	UNIVERSITY SQUARE ADDITION, OUTLOT C
LIFLO	LINCOLN FLATS CONDOMINIUM, AMENDED, UNIT 1
	LINCOLN FLATS CONDOMINIUM, AMENDED, UNITS 201-206

LINCOLN

HOOPLO

HULLSBY  
NOLI

LIST

UNSQ

LIFLO

**Downtown Management  
Business Improvement District**

LIFLCO	LINCOLN FLATS CONDOMINIUM, AMENDED, UNITS 301-306
	LINCOLN FLATS CONDOMINIUM, AMENDED, UNITS 401-406
	LINCOLN FLATS CONDOMINIUM, AMENDED, UNITS 501-506
BUCKS	BUCKS SUBDIVISION, LOTS 1-3
HAWE	HAMBLETON WEBB SUBDIVISION, LOTS 1-2
CAFA	CANDY FACTORY SUBDIVISION, LOTS 1 - 2, & W25' OF N 8TH ST & S8' OF Q ST ADJ
COSH1	CORNHUSKER SHADOWS 1ST ADDITION, LOT 1
	CORNHUSKER SHADOWS 1ST ADDITION, LOT 2, EX PT IN N (EX DESC #2012-54620)
QUPL	QUE PLACE ADDITION, LOTS 1 - 3, & S5'6" VAC Q ST ADJ TO LOT 1
HAPAGA	HAYMARKET PARKING GARAGE ADDITION, LOTS 1-3
GRMACO	GRAND MANSE CONDOMINIUM REGIME, LOWER LEVEL, PAVILION, & 1ST-4TH FLR UNITS, LOCATED ON: OLD FEDERAL 2ND ADDITION, LOT 1
OLDFEZ	OLD FEDERAL 2ND ADDITION, LOT 2
ARHUBL	ARTS AND HUMANITIES BLOCK ADDITION, THE, LOTS 1-2 & VAC E-W ALLEY ADJ
LISW4106	LITTLES (S W) SUBDIVISION (OF W1/2SW 24-10-6), LOTS 60-62
	LITTLES (S W) SUBDIVISION (OF W1/2SW 24-10-6), LOT 38
	LITTLES (S W) SUBDIVISION (OF W1/2SW 24-10-6), LOTS 41 - 46, & LOTS 55-58 & VAC ALLEYS ADJ
	LITTLES (S W) SUBDIVISION (OF W1/2SW 24-10-6), LOT 47 - 51 AND LOTS 53-54
LIAL63	LITTLE & ALEXANDERS SUBDIVISION - L63 LITTLES SUB, LOTS 3 - 12
RIAD	RICHARDS ADDITION, LOT 1 - 24, & VAC E-W ALLEY ADJ

LOL PAV  
1FL, 2FL,  
3FL, 4FL



**Downtown Management  
Business Improvement District**

CC65LI

WABA

WCS#LO

CC65LI

LITTLES

LWCOLN

CHBICO  
SUCCO

LWCOLN

COUNTY CLERKS SUBDIVISION (OF LOT 65 LITTLES SUB 24-10-6), LOTS 1-4
FIRST NATIONAL BANK OF LINCOLN SUBDIVISION (LOTS 5 & 6 OF COUNTY CLERK'S SUBDIVISION OF LOT 65 S W LITTLES SUBDIVISION), LOTS A-B
W C SHINN LOFTS, AMENDED, UNITS 1
W C SHINN LOFTS, AMENDED, UNIT 301
COUNTY CLERKS SUBDIVISION (OF LOT 65 LITTLES SUB 24-10-6), LOT 7 - 18
LITTLES (S W) 1ST ADDITION, LOTS 1-2
LINCOLN ORIGINAL, BLOCK 59, LOTS 1 - 10
LINCOLN ORIGINAL, BLOCK 59, LOTS 13 - 18
CHAPIN BUILDING CONDOMINIUM, AMENDED, UNITS A-C
SUBURBIA CONDO (SUBSET OF CHAPIN BUILDING CONDO), UNITS D-F
LINCOLN ORIGINAL, BLOCK 61, LOT 1 - 6 AND LOT 7 E12.2' N79.9' & E11.5' S62.1'
LINCOLN ORIGINAL, BLOCK 61, LOTS 9 -18
LINCOLN ORIGINAL, BLOCK 64, LOT 1 - 12
LINCOLN ORIGINAL, BLOCK 63
LINCOLN ORIGINAL, BLOCK 62, LOT 1 - 12
LINCOLN ORIGINAL, BLOCK 91, LOT 1 - 12
LINCOLN ORIGINAL, BLOCK 92, LOT 1 - 12, & VAC ALLEY ADJ
LINCOLN ORIGINAL, BLOCK 93, LOT 1 - 12
LINCOLN ORIGINAL, BLOCK 96, LOT 1 - 12

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LINCOLN	LINCOLN ORIGINAL, BLOCK 95, LOT 1 - 12, & ALL VAC ALLEY ADJ
	LINCOLN ORIGINAL, BLOCK 94, LOT 1 - 12
	LINCOLN ORIGINAL, BLOCK 60, LOT 1 - 18, & VAC E-W ALLEY ADJ
KOCHS	KOCHS SUBDIVISION, LOTS 1-2
	SCHWARZ CONDOMINIUM, THE, AMENDED, UNIT 010
	SCHWARZ CONDOMINIUM, THE, AMENDED, UNIT 100
	SCHWARZ CONDOMINIUM, THE, AMENDED, UNITS 200, 210, 220, 230, 240
SUCCO	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
LL13-1487	LINCOLN LAND COMPANY'S SUB (OF BLOCK 52 LOTS 13 & 14 ORIGINAL PLAT) LOTS 1 THRU 7
LL17-18352	LINCOLN LAND COMPANY'S SUB (OF BLOCK 52 LOTS 17 & 18 ORIGINAL PLAT) LOTS 1 THRU 7
AUGUSTINES	AUGUSTINES SUBDIVISION, LOT 1-2
LINCOLN	LINCOLN ORIGINAL, BLOCK 53, LOT 5 - 12
	LINCOLN ORIGINAL, BLOCK 53, LOT 14 - 21
CCBS3LI	COUNTY CLERKS SUBDIVISION (OF LOTS 1 - 4 BLOCK 53 LINCOLN), LOT A - G
LLBS3LI	LINCOLN LAND COMPANY'S SUB (OF BLOCK 53 LOT 13 ORIGINAL PLAT) LOTS 1 - 7
CLLI-685	COUNTY CLERKS SUBDIVISION (OF LOTS 1 - 6 BLOCK 54 LINCOLN), LOT A - H
LINCOLN	LINCOLN ORIGINAL, BLOCK 54, LOT 7 - 18

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CC19-21BS4

RESU  
LWCOLN

LIBWCO

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
LINCOLN BUILDING CONDOMINIUM, AMENDED, UNIT #M01 AND #M02
COUNTY CLERKS SUBDIVISION (OF LOTS 13 - 15 BLOCK 55 LINCOLN), LOT A-E
CROPSEYS (A J) SUBDIVISION OF L16-18 B55 LINCOLN, LOT A-F & VAC ALLEY ADJ
ENERGY SQUARE CONDOMINIUM, UNITS 1-2
CENTRUM BLOCK ADDITION, BLOCK 1, LOT 2
LINCOLN ORIGINAL, BLOCK 57, LOT 1 - 18
LINCOLN ORIGINAL, BLOCK 58, LOT 1 - 12
LINCOLN ORIGINAL, BLOCK 58, LOT 13-18

CCB55LI

CRSXB55  
ENSR  
CENTRUM  
LWCOLN

**Downtown Management  
Business Improvement District**

*MCDONALDS  
LINCOLN*

*STREETS  
LINCOLN  
CRSUB68*

*BRB68  
LINCOLN*

*BASH  
BAIRDS  
WENATERE  
LINCOLN*

*COLORED  
LINCOLN*

*LL16-17385  
LINCOLN*

*CC387LI*

MCDONALDS SUBDIVISION (PART OF LOTS 13-14 ORIGINAL BLOCK 58), LOT A-B, & VAC ALLEY ADJ
LINCOLN ORIGINAL, BLOCK 70, LOT 1 - 18
LINCOLN ORIGINAL, BLOCK 69, LOT 4 - 18
CITY REAL ESTATE COMPANY SUB (OF LOTS 1-3 BLOCK 69), LOT A & LOT B
LINCOLN ORIGINAL, BLOCK 68, LOT 4 - 10
CROPSEYS SUB (OF BLK 68 LTS 1-3 ORIG LINCOLN) LOTS A-F & VAC ALLEYS ADJ
BROCKS SUB (OF BLK 68 LTS 11-12 ORIG LINCOLN) LOTS A-F & VAC ALLEYS ADJ
LINCOLN ORIGINAL, BLOCK 67, LOT 1 - 4
LINCOLN ORIGINAL, BLOCK 67, LOT 9 - 12
BALLANTINES SUBDIVISION (OF LOTS 5 & 6 BLOCK 67 ORIG LINCOLN), LOT A - F
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 19m</i>
LINCOLN ORIGINAL, BLOCK 66, LOT 1 - 12
LINCOLN ORIGINAL, BLOCK 65, LOT 1 - 12
COLOR COURT CONDOMINIUM, AMENDED, UNITS 100, 200, 300, AND 400
LINCOLN ORIGINAL, BLOCK 85, LOT 10 - 12
LINCOLN ORIGINAL, BLOCK 85, Lot 18, S75' & S75' VAC N-S ALLEY ADJ & LINCOLN LAND COMPANY'S SUB (OF LOTS 16 & 17, BLOCK 85) S15' LOT 4 & ALL LOTS 5, 6 & 7
LINCOLN ORIGINAL, BLOCK 86, LOT 1 - 18
LINCOLN ORIGINAL, BLOCK 87, LOT 3 - 10
COUNTY CLERKS SUBDIVISION (OF LOTS 11 & 12 BLOCK 87 LINCOLN), LOT A - D

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BRB87	BROCKS (N C) SUBDIVISION OF LOTS 1 & 2 BLOCK 87 LINCOLN, LOT A - F
BRB88	BROCKS (N C) SUBDIVISION OF LOTS 5 & 6 BLOCK 88 LINCOLN, LOT A - F, & VAC ALLEY ADJ
SHELDONS	SHELDONS (P S) SUBDIVISION OF LOTS 7 & 8, BLOCK 88, LOT A - G & VAC ALLEY ADJ
LINCOLN	LINCOLN ORIGINAL, BLOCK 88, LOT 1 - 4, & 9 - 12 & VAC ALLEY ADJ
COSQ	CORNHUSKER SQUARE, LOTS 1 - 4
COSQ1	CORNHUSKER SQUARE 1ST ADD LOT 1 - 6
LINCOLN	LINCOLN ORIGINAL, BLOCK 90, LOT 1 - 12
LL4-5B102	LINCOLN LAND COMPANY'S SUB (OF LOTS 14 & 15 BLOCK 102) LOTS 1 THRU 7
LINCOLN	LINCOLN ORIGINAL, BLOCK 102, LOT 1 - 13 AND LOTS 16 - 18
	LINCOLN ORIGINAL, BLOCK 101, LOT 1 - 15
CCB101E	COUNTY CLERK'S SUB (OF BLOCK 101 LOTS 16 THRU 18) LOT A, LOT C, AND LOT D
SHEFFIELDS	SHEFFIELD'S SUB OF LOT B (OF COUNTY CLERKS SUBDIVISION LOTS 16-18, BLOCK 101) LOTS 1 THRU 6 & VAC ALLEY BETWEEN K & L STREET
LINCOLN	LINCOLN ORIGINAL, BLOCK 100, LOT 2 - 6 AND LOT 9
JONESUB	JONES SUBDIVISION OF LOTS 7-8 BLOCK 100, LOT A - F
CCB100E	COUNTY CLERKS SUB (OF LOT 1 BLOCK 100 LINCOLN) LOTS A - D
LINCOLN	LINCOLN ORIGINAL, BLOCK 99, LOT 1-4 AND 9-12
BARRETT	BARRETT (J H) SUBDIVISION (OF LOTS 5-6 BLOCK 99), LOT A - F
BIB99	BILLINGSLEYS SUBDIVISION (OF LOTS 7 & 8 BLOCK 99 LINCOLN), LOT A - G
LINCOLN	LINCOLN ORIGINAL, BLOCK 98, LOT 1 - 12

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LINCOLN	LINCOLN ORIGINAL, BLOCK 97, LOT 1 - 6
KESULTI	KENARDS SUBDIVISION OF LOT 7, BLOCK 97, LOTS A-E
	LINCOLN ORIGINAL, BLOCK 97, LOT 8 - 12
LINCOLN	LINCOLN ORIGINAL, BLOCK 119, LOT 1 - 12
	LINCOLN ORIGINAL, BLOCK 120, LOT 1 - 12
	LINCOLN ORIGINAL, BLOCK 121, LOT 4 - 12
CCBIZILI	COUNTY CLERKS SUBDIVISION (OF LOTS 1 - 3 BLOCK 121 LINCOLN), LOT A - D
LINCOLN	LINCOLN ORIGINAL, BLOCK 122, LOT 3 - 6 AND LOTS 10 - 12
CCBIZILI	COUNTY CLERKS SUBDIVISION (OF LOTS 1 & 2 BLOCK 122 LINCOLN), LOT A - E
13KCO	13TH AND K CONDOMINIUM REGIME, UNITS 1-2
LINCOLN	LINCOLN ORIGINAL, BLOCK 128, LOT 3 - 6
1045LINCOLN	1045 LINCOLN MALL BUILDING, UNITS 1-3
	LINCOLN ORIGINAL, BLOCK 127, LOT 1 - 6
LINCOLN	LINCOLN ORIGINAL, BLOCK 126, LOT 1 - 6
	LINCOLN ORIGINAL, BLOCK 125, LOT 7 - 9
	LINCOLN ORIGINAL, BLOCK 125, LOT 1 - 3
BEYNON	BEYNON ADDITION, LOT 1-2
AIRSPACE	AIRSPACE ADDITION, LOT 3
AIRSPACE	AIRSPACE FIRST ADDITION, LOTS 1-2

# 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 #20331 - Approving the Establishment, Effective 9/1/2016, of the Downtown 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 9th Street; Thence Southeasterly along 9th Street and I-180 to a Point Approximately Mid-block Between R Street and Q Street; Thence East along Said Mid-point to 14th Street; Thence South along 14th Street to Q Street; Thence East along Q Street to 17th Street; Thence South along 17th Street to K Street; Thence West along K Street to 14th Street; Thence South along 14th Street to a Point Approximately Mid-block Between Lincoln Mall and H Street; Thence West along Said Mid-block Point to 10th Street; Thence South along 10th Street to K Street; Thence West along K Street to 8th Street; Thence North along 8th Street to N Street; Thence West along N Street to Pinnacle Arena Drive, to Replace the Existing 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

