

29051

89-225

Introduce: 8-21-89

ORDINANCE NO. 15292

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01 AN ORDINANCE creating the Downtown Perimeter Management and Enhance-
 02 ment District, under the authority of the Business Improvement District Act,
 03 (Neb. Rev. Stat. §§ 29-4015, et seq.), providing for the development of public
 04 activities and the promotion of public events, including the management and
 05 promotion and advocacy of retail trade activities or other promotional activi-
 06 ties in the district area; enhancement of the enforcement of parking regula-
 07 tions and the provision of security within the district area; the improvement
 08 of parking availability; the provision of physical improvements for decoration
 09 and security purposes; the maintenance, repair, and reconstruction of improve-
 10 ments of other facilities authorized by the Business Improvement District Act
 11 not otherwise subject to maintenance, repair, or reconstruction under or
 12 within another business improvement district; any other projects or undertak-
 13 ings for the benefit of the public facilities in the district area; the
 14 employment of or contracting for personnel, including administrators, to
 15 provide for any service as may be necessary or proper to carry out the purposes
 16 of the Business Improvement District Act within an area in the downtown core
 17 generally encompassing property between 7th Street and 17th Street, and
 18 between "R" and "H" Streets; providing for payment of the costs of such
 19 activities and improvements; designating the real property to be specifically
 20 benefited by such activities and improvements, and including the same within
 21 said district; authorizing the levy of special assessments against such
 22 specially benefited property; defining the method of such special assessments;
 23 and providing for an effective date.

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

01 Section 1. Public Hearing; Protests to Creation. That a resolu-
02 tion entitled "Resolution of Intention to Establish a Downtown Perimeter
03 Management and Enhancement District" under the authority of Neb. Rev. Stat. §§
04 19-4015, et seq. was adopted by the City Council on August 14, 1989, which
05 resolution is numbered Resolution No. A-72954; that notice of such intention
06 was properly made by publication and mailing to the owners of taxable property
07 within the proposed district; that a public hearing on the creation of said
08 district was held by the City Council on August 28, 1989, during the regular
09 City Council meeting beginning at 1:30 p.m. in the City Council Chambers on
10 the first floor of the County-City Building, 555 South 10th Street, Lincoln,
11 Nebraska 68508; that at such public hearing, the City Council heard all
12 protests and received the evidence for or against the proposed business
13 improvement district; that the City Council has ruled upon all written pro-
14 tests to the creation of such district which were received prior to the close
15 of the hearing, and that protest was not made by the record owners of over 50
16 percent of the assessable units in the proposed district.

17 Section 2. Creation and Purpose of District; Public Facilities
18 and Improvements Included. That the Downtown Perimeter Management and Enhance-
19 ment District is hereby established and created under the authority of the
20 Business Improvement District Act for the purpose of

- 21 a) Developing public activities and promotion of public events,
22 including the management and promotion and advocacy of retail
23 trade activities or other promotional activities in the
24 district area;
- 25 b) Enhancing the enforcement of parking regulations and providing
26 security within the district;

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- 01 c) Improving parking availability, and maintaining and operating
- 02 parking garages and other facilities for the parking of vehicles;
- 03 d) Providing physical improvements for decoration and security
- 04 purposes;
- 05 e) Maintenance, repair, and reconstruction of improvements or
- 06 facilities authorized by the Business Improvement District Act
- 07 not otherwise subject to maintenance, repair or reconstruction
- 08 under or within another business improvement district;
- 09 f) Any other project or undertaking for the betterment of the
- 10 public facilities in the district area; and
- 11 g) Employing or contract personnel, including administrative, to
- 12 provide for any service as may be necessary or proper to carry
- 13 out the purposes of the Business Improvement District Act.

14 Section 3. Boundaries of the District; Property Included Within
 15 the District. The Downtown Perimeter Management and Enhancement District
 16 shall be generally bounded by 7th Street and 17th Street, and by "R" and "H"
 17 Streets, but excluding those properties included in the proposed "Downtown
 18 Core Management and Enhancement District" (10th Street and Lincoln Mall, "Q"
 19 to "M" Streets). The specific boundaries of said district are more particu-
 20 larly shown on the map which is attached hereto marked as Attachment "A" and
 21 made a part hereof by reference.

22 The real property proposed to be included within the district is
 23 described as follows:

24 The south half of Blocks 25, 26, 27, 28, and 67, all of Blocks 32, 33,
 25 34, 35, 43, 44, 45, 53, 54, 60, 61, 62, 63, 68, 69, 70, 85, 86, 87,
 26 88, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 119, 120,
 27 121, and 122, the north half of Blocks 36, 37, 38, 52, 123, 125, 126,
 28 127, and 128, all of Block 42 except Lots 20 and 21, Lots 7 through
 29 12, Block 55, and Lots 1 through 6 and 16 through 18, Block 59, all
 30 located in the Original Plat of Lincoln, including all those portions
 31 of vacated streets and alleys abutting thereon; Lots 1, 2, 3, 5 and
 32 Outlot "A", Lincoln Station; the south half of Cornhusker Square; all
 33 of Lots 36, 37, 38, 41, 42, 43, 44, 45, 46, 53, 54, 55, 56, 57, 58,
 34 60, 61, and 62, S.W. Little's Subdivision, including all those

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portions of vacated streets and alleys abutting thereon; Lots "E",
"F", and "G", County Clerk's Subdivision of Lot 34, S.W. Little's
Subdivision; Lots 3, 4, 5, 10, 11, 12, and the north 65.0 feet of Lot
6, Little and Alexander's Subdivision of Lot 63, S.W. Little's Subdivi-
sion; all of Richard's Addition, a subdivision of Lot 64, S.W. Little's
Subdivision, including all of the vacated east-west alley abutting
thereon; and all of the 1st National Bank Subdivision and the County
Clerk's Subdivision of Lot 65, S.W. Little's Subdivision; all located
in the City of Lincoln, Lancaster County, Nebraska,

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including streets and alleys abutting thereon. Where properties are located on
the outer edge of such district, the boundary of the district shall extend to
the centerline of any street or alley abutting thereon.

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Section 4. Method of Assessment. The costs and expenses of the
activities and improvements contemplated within the above-described district
shall be levied as special assessments, fairly and equitably based upon the
special benefits to the property within the district. Such assessments shall be
levied annually as a percentage of assessed valuation of the benefitted property
within the district. The first estimated special assessment levy is proposed to
be not more than \$.128 per \$100 of assessed valuation.

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Failure to pay any special assessment or installment when due shall
subject the assessed property to the payment of such interest and to such
collection procedures as are authorized by law.

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Section 5. Effective Date. That this ordinance shall take effect
and be in force from and after its passage and publication according to law.

Introduced by:

Jo Ann Duggell

Approved as to Form & Legality:

William F. Guder
City Attorney

Staff Review Completed:

[Signature]
Administrative Assistant

AYES: Gutgsell, Haar, Hempel,
Minnick, Johanns, Seng,
Wilson;
NAYS: None.

PASSED

APPROVED

SEP 8, 1989

Spada Wilson
MAYOR

SEP - 5 1989

CITY COUNCIL

C E R T I F I C A T E

I, Paul A. Malzer, City Clerk of the City of Lincoln, Nebraska, do certify that the above and foregoing is a true and correct copy of Ordinance No. 15292

as passed and approved by the City Council of the City of Lincoln, Nebraska, at its meeting held September 5, 1989 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 and affixed the seal of the City of Lincoln, Nebraska, this 26th day of September, 19 89.

Paul A. Malzer

City Clerk



BLOCK

CODE

CHECKED
ENTERED
EDITED

PLATT COUNTY, NEBRASKA

Dan Jallo

REGISTER OF DEEDS

89 OCT 16 AM 8:53

ENTERED ON
SERIAL INDEX
FOR RECORD AS:

INST. NO. 89 29851

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\$83

Return to City Clerk