



12/4/08

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 8th Street; thence
8 south along 8th Street to S Street; thence east along S Street to 9th Street; thence south along
9 9th Street to Q Street; thence east along Q Street to 10th Street; thence north along 10th Street to
10 a point approximately mid-block between Q Street and R Street; thence east along said mid-
11 block point to 14th Street; thence south along 14th 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 13th Street; thence south along 13th Street to L Street; thence west along L Street to 12th
14 Street; thence north along 12th Street to M Street; thence west along M Street to 9th Street;
15 thence north along 9th 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 27th 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 10th 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:

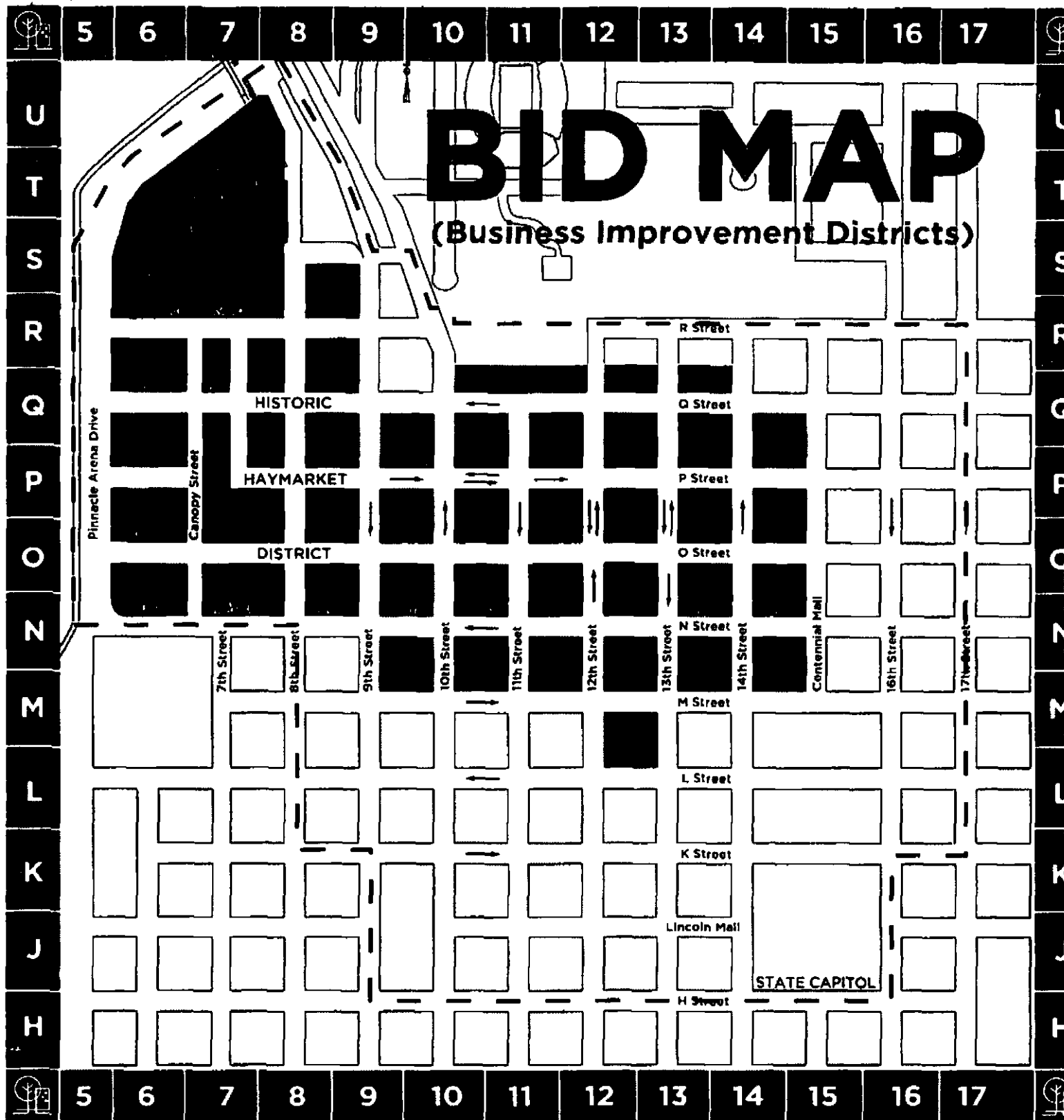
- Promotion and Programming, including:
- Sponsor and manage special events;
 - Programming of public spaces;
 - Holiday décor and other seasonal themes;
 - Marketing and communications to support retail, hospitality and entertainment.

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**

	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

NO
CASTCO
WESHAY

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

NO
HOP LCO

**Downtown Core Management
Business Improvement District**

NO
HOPLCO
WEST HAY1
WEST HAY2
LINCOLN
NO
HULLSB8
LWCOLN
NO
DIMC
LINCOLN
A
OPRO
B
OPRO

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

**Downtown Core Management
Business Improvement District**

B OPRO	OPTION ROWHOUSE, THE, BUILDING B, LOFT UNIT 12
	OPTION ROWHOUSE, THE, BUILDING B, LOFT UNIT 14
LWCOLN	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
BI REIDHOCCO	BIG RED TOOL HOUSE CONDOMINIUM, UNITS 1-3
LWCOLN	LINCOLN ORIGINAL, BLOCK 28, LOTS 7 - 12 & VAC E-W ALLEY ADJ
	LINCOLN ORIGINAL, BLOCK 27, LOT 7 - 12, & ALL VAC STREETS & ALLEYS ADJ
BI BELOW	BIGELOW SUB (OF LOTS 11-12 BLOCK 27), LOTS A THROUGH F & QUIGGLES SUB LOT A
LWCOLN	LINCOLN ORIGINAL, BLOCK 26, LOTS 7 - 12
	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
LWCOLN	LINCOLN ORIGINAL, BLOCK 34, LOT 7 - 18, & J G MILLERS SUB (OF N1/2 BLOCK 34 ORIGINAL PLAT) LOTS 1 - 17 & VAC ALLEY ADJ
MISULT	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
LWCOLN WAPKBR CCB35LI SOME	LINCOLN ORIGINAL, BLOCK 36, LOTS 7-8
NO JAARDACC	NATIONAL ARBOR DAY CONDOMINIUM, FIRST AMENDMENT, UNITS 1-4
NO WEBO	WEBSTER AND BONNELLS SUBDIVISION (OF LOTS 1 AND 2 BLOCK 37), LOTS A - D

**Downtown Core Management
Business Improvement District**

NO
12THQCO
LWCOLN
NO
1202PSTCO
LWCOLN
NO
PATOCO
LWCOLN
NO
CRLO
NO
LWCOLN
HIIM
LWCOLN
NO
GEPLCO

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
	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	LINCOLN ORIGINAL, BLOCK 41, LOT 1 - 4 AND LOTS 9-18
CC BYLIT	COUNTY CLERKS SUB (OF LOTS 5 & 6 BLOCK 41 LINCOLN) LOTS A - F
	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	LINCOLN ORIGINAL, BLOCK 40, LOTS 3 - 6, AND LOTS 9 - 18
LANSING	LANSING SUBDIVISION (OF LOTS 1-2, BLOCK 40), LOTS A - F & S2' VAC P ST ADJ AND VAC ALLEY ADJ
	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

no
CEPLCO

LINCOLN
no
CC BYLIT

no
COCOCO

LINCOLN
no
LANSING

no
CEPLCO

**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
WTO

**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 ORIGINAL, BLOCK 39, LOTS 7 - 9
	1100 PLACE CONDOMINIUM PROPERTY REGIME, UNITS 1-4
LINCOLN NO 1100PLCO	LINCOLN STATION, OUTLOT A
	LINCOLN STATION, LOT 5, & NO.25' O ST ADJ
NO LIST	UNIVERSITY SQUARE ADDITION, LOTS 1 - 5
	UNIVERSITY SQUARE ADDITION, OUTLOT C
NO WNSQ	LINCOLN FLATS CONDOMINIUM, AMENDED, UNIT 1
	LINCOLN FLATS CONDOMINIUM, AMENDED, UNITS 201-206
	LINCOLN FLATS CONDOMINIUM, AMENDED, UNITS 301-306
	LINCOLN FLATS CONDOMINIUM, AMENDED, UNITS 401-406
	LINCOLN FLATS CONDOMINIUM, AMENDED, UNITS 501-506
NO LI FLO	BUCKS SUBDIVISION, LOTS 1-3 AND LINCOLN ORIGINAL BLOCK 31 LOT 11 W14'
	HAMBLETON WEBB SUBDIVISION, LOTS 1-2
NO BUCKS	
NO HAWK	
NO CAFA	CANDY FACTORY SUBDIVISION, LOTS 1-2 & W25' OF N 8TH ST & S8' OF Q ST ADJ

**Downtown Core Management
Business Improvement District**

	QUE PLACE ADDITION, LOTS 1-3, & S5'6" VAC Q ST ADJ	
	HAYMARKET PARKING GARAGE ADDITION, LOTS 1-3	
	GRAND MANSE CONDOMINIUM REGIME, LOWER LEVEL, PAVILION, & 1ST-4TH FLR UNITS, LOCATED ON: OLD FEDERAL 2ND ADDITION, LOT 1	L DL PAV 1 FL, 2 FL 3 FL, H FL
	OLD FEDERAL 2ND ADDITION, LOT 2	
	ARTS AND HUMANITIES BLOCK ADDITION, THE, LOTS 1-2 AND VAC ALLEY ADJ	
	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	
	LITTLE & ALEXANDERS SUBDIVISION - L63 LITTLES SUB, LOT 3 - 12	
	LITTLES (S W) 1ST ADDITION, LOTS 1-2	
	CHAPIN BUILDING CONDOMINIUM, AMENDED, UNITS A-C	
	SUBURBIA CONDO (SUBSET OF CHAPIN BUILDING CONDO), UNITS D-F	
	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	
	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 ORIGINAL, BLOCK 52, LOT 15 - 16	

NO
QUPL
NO
HAPAGA

NO
GRMACO

NO
OLDFE2

NO
ARHUBL

NO
LISHA24106

NO
LIAL63

NO
LITTLES1

NO
CHBUCCO

NO
SUCCO

LINCOLN

NO
SUCCO

LINCOLN

**Downtown Core Management
Business Improvement District**

NO
LL13-14B52

NO
LL17-18B52

AUGUSTINES

LINCOLN

NO
CCB53LI

NO
LLB53LI

CCLI-16B54

LINCOLN

CCP-21B54

RESK

LINCOLN

NO
LIBWCO

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**

LIBYCO	LINCOLN BUILDING CONDOMINIUM, AMENDED, UNIT #M01 AND #M02
CCBSSLE	COUNTY CLERKS SUBDIVISION (OF LOTS 13 - 15 BLOCK 55 LINCOLN), LOT A-E
CRSUBS5	CROPSEYS (A J) SUBDIVISION OF L16-18 B55 LINCOLN, LOT A-F & VAC ALLEY ADJ
ENOSQ	ENERGY SQUARE CONDOMINIUM, UNITS 1-2
2ENTRUM	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
MCDONALDS	MCDONALDS SUBDIVISION (PART OF LOTS 13-14 ORIGINAL BLOCK 58), LOT A-B, & VAC ALLEY ADJ
LINCOLN	LINCOLN ORIGINAL, BLOCK 69, LOT 4 - 18
IRREESB9	CITY REAL ESTATE COMPANY SUB (OF LOTS 1-3 BLOCK 69), LOT A & LOT B
LINCOLN	LINCOLN ORIGINAL, BLOCK 68, LOT 4 - 10
CRSUBB8	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 1911</i>
NEMATERE	LINCOLN ORIGINAL, BLOCK 66, LOTS 1 - 12
LINCOLN	LINCOLN ORIGINAL, BLOCK 65, LOTS 1 - 12
COSQ	CORNHUSKER SQUARE, LOTS 1 - 4
EOSQ1	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 26th day of April, 2017.

Teresa J. Meier
City Clerk

