



Legislation Text

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Ordinance to Annex Territory to the Downtown Business Improvement District

Department: Executive
Council Districts: 1, 2, and 3

Public Hearing: 3/7/2017
Advertising Date/By: 2/23/2017

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PURPOSE: The City of Greensboro has received petitions for 22 properties to be annexed into the Downtown Business Improvement District, a municipal service district. Pursuant to NCGS § 160A-538, City Council must hold a public hearing and vote at two separate meetings.

BACKGROUND:

The Downtown Business Improvement District (“BID”) is a municipal service district adopted in accordance with Article 23 of Chapter 160A of the North Carolina General Statutes. The BID was created for the purpose of downtown revitalization which includes: improvements, services, functions, promotions, and developmental activities intended to further the public health, safety, welfare, convenience, and economic well-being of the central city or downtown area. Properties located within the BID pay an additional property tax of \$0.08 per \$100 assessed. The City has entered into a three-year contract with Downtown Greensboro Inc. (DGI) to manage the BID and provide the additional services needed downtown.

Pursuant to NCGS § 160A-538(b), City Council may extend by annexation the boundaries of the BID service district when one hundred percent (100%) of the real property owners of the area to be annexed have petitioned Council for annexation. The City has received petitions from the following property owners for the following parcels:

Kotis Holdings LLC - 516 Federal Place - Parcel #0001460
Kotis Holdings LLC - 300 W. Gate City Boulevard - Parcel #0001474
Kotis Holdings LLC - 302 W. Gate City Boulevard - Parcel #0001462
AZ Development LLC - 600 Battleground Avenue - Parcel #0001890
HJHN LLC - 433 Spring Garden Street - Parcel #0001430
HJHN LLC - 437-441 Spring Garden Street - Parcel #0001419
HJHN LLC - Portion of South Edgeworth Street Closing - Resolution 0316-14
Union Square Campus Inc. - 124 E. Gate City Boulevard - Parcel #0001146
Redevelopment Commission - multiple parcels in South Elm Redevelopment Area
125 W. Gate City Boulevard - Parcel #0000499
123 W. Gate City Boulevard - Parcel #0000510
121 W. Gate City Boulevard - Parcel #0000509

725 S. Elm Street - Parcel #0001155
727 S. Elm Street - Parcel #0001154
728 S. Elm Street - Parcel #0000501
730 S. Elm Street - Parcel #0000504
734 S. Elm Street - Parcel #0000505
508 Arlington Street - Parcel #0001147
518 Arlington Street - Parcel #0001148
100 E. Gate City Boulevard - Parcel #0001145
700 S. Elm Street - Parcel #0000500
702-704 S. Elm Street - Parcel #0000502
724 S. Elm Street - Parcel #0000503

City of Greensboro

513 Federal Place - Parcel #0000515
515 Federal Place - Parcel #0000520

Before the required public hearing, staff must prepare a report containing (1) a map of the service district, showing the present and proposed boundaries, (2) a statement showing that the area to be annexed meets the standards and requirements for annexation by petition, and (3) a plan for extending services to the area to be annexed. DGI has indicated that it can provide the additional services within the existing contract.

Additional information can be found in the Staff Report.

BUDGET IMPACT:

If City Council passes the ordinance, then the above referenced properties will pay an additional tax beginning on July 1, 2017. The taxable properties are currently assessed at \$3,572,900. The Union Square Campus Inc., Redevelopment Commission, and City of Greensboro parcels are not taxed. At the current BID rate of \$0.08 per \$100 assessed, approximately \$2,858.32 in additional BID revenue would be generated annually if all petitions are granted.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends that City Council adopt the ordinance at two separate meetings. If City Council votes to adopt the ordinance at the March 7, 2017, meeting, then the second vote will be placed on the consent agenda for the March 21, 2017, meeting.