FINAL

PROJECT PLAN

TAX INCREMENT DISTRICT NUMBER THIRTY-TWO
THIRD REVISION
CITY OF RAPID CITY

Prepared by the

Rapid City Planning Department
October 2001

Revised June 2006

Revised April 2007

Revised August 2007

INTRODUCTION

Tax Increment Financing is a method of financing improvements and development in an area which has been determined to be blighted according to the criteria set forth in SDCL 11-9. All this is done without incurring a general obligation for the taxpayers of the entire City.

The assessed value of a district is determined by the South Dakota Department of Revenue at the time the district is created by the City Council. This valuation is termed the Tax Increment Base Valuation for the district, or simply the "base valuation." As the property taxes for the property are paid, that portion of the taxes paid on the Base Valuation continue to go to those entities, (City, County, School, etc.), which levy property taxes.

When in succeeding years, the assessed valuation of the district increases, the total property taxes paid by the owners of property in the district will increase accordingly. That increase in taxable valuation is the "increment." When the tax bills are paid, only that portion of the tax bill which results from the Base Valuation, is paid to the taxing entities. The remainder of the tax bill, known as the Tax increment, is deposited in a special fund. It is this plan which determines how these accumulated funds will be used. It should be noted that based on changes in state statue in 1996, an additional tax is levied against all property within the School District's jurisdiction to make up for the School District's share of the increment. Thus, the School District continues to receive tax revenue based on the full valuation of the property within the district.

This financing method is invaluable for encouraging growth and development in areas with special development problems, since the amount of funds available for use by the project plan is directly related to the increase in valuation which a given project or development will create.

OVERVIEW

This plan proposes that a Tax Increment District be created to fund the construction of a water storage facility and a water main extension from the Carriage Hills area. Construction of these improvements will result in the elimination of a pressure pump so that water pressure can be maintained in the Carriage Hills area when the power goes off. The construction of a storm water detention facility is also included in the proposed project plan. The detention facility will address storm water runoff resulting from development in the area. The estimated cost of the improvements is $3,835,000.

Funding for these improvements will be borrowed from the Capital Improvement Program and the Drinking Water State Revolving Fund, and will be repaid by the Tax Increment District.

PROJECT PLAN SUMMARY

This plan establishes the total project costs, as well as the Tax Increment District funded costs.

Elements of the Project Plan

This Project Plan, as required by SDCL 11-9-13, will address the following elements:

1) Public Works and Other Improvements;
2) Economic Feasibility Study;
3) Project Costs;
4) Fiscal Impact Statement; and,
5) Financing Method Description.

Additionally, the following exhibits are offered:

I. General Vicinity map;
II. Tax Increment district Boundary Map;
III. Map of Existing Zoning;
IV. Map of Existing Land Use; and,
V. Map of Public and Other Improvements.

The Statement of Method for Relocating Displaced Persons, as well as the Statement of Changes Needed in Master Plan, Building Codes and Ordinances do not apply to this Project Plan and have not been included in this document.

ELEMENTS OF THE PROJECT PLAN

1. PUBLIC WORKS AND OTHER IMPROVEMENTS

The project plan includes capital costs associated with the construction of a ground water storage facility, water transmission lines, and a detention facility.

2. ECONOMIC FEASIBILITY STUDY

Current Valuation – Tax Increment District Number Thirty-Two is proposed for creation in accordance with SDCL 11-9-2 to 11-9-11. A vicinity map as well as a boundary map is attached. As of this date, the assessed valuation for the proposed district is $3,314,387. In accordance with SDCL 11-9-20, certification of the base value will be requested from the South Dakota Department of Revenue following creation and approval of the district by the City Council.

ANTICIPATED CERTIFIED BASE VALUATION OF PROPERTY IN TID #32

$3,314,387

Expected Increase in Valuation –

ESTIMATED FUTURE VALUATION OF PROPOSED DISTRICT

Estimated Assessed Value of District	$ 3,314,387
Estimated Assessed Value of project (year 20)	$68,662,580
Other Anticipated Increases in Assessed Value*	$ 0
Estimated Increase in Assessed Value of Land**	$ 0
Estimated Total Valuation (year 20)	$71,976,967

*For purposes of this Tax Increment District, the value of the golf course is not included in these estimates. That additional value will pay off the loan earlier than anticipated.

**For purposes of this Tax Increment District, the increase in land value is not included in these estimates. Any additional value will pay off the loan earlier than anticipated.

Revenue Estimates from Tax Increments

The Plan anticipates 30 semi-annual payments over 15 years; however, because of the uncertainty associated with the development, the plan identifies a 20 year payback schedule. The potential negative short-term impact on the various taxing entities will be offset by the increase in the tax base in future years.

2001 Tax Levies and Percentage of Total Levy

Taxing Entity	Tax Levy	Percentage of Total Levy
Rapid City Area School District	10.0959	53%
Pennington County	5.3888	28%
City of Rapid City	3.4252	18%
West Dakota Water District	.0373	1%
Total Mill Levy	18.9472	100%

Anticipated 2001 Residential Owner Occupied Tax Rate: 0.0189472

The estimated tax increment available to pay for project costs in the Plan can be calculated by multiplying the anticipated tax rate by the increment in valuation. This calculation results in the following tax increments, which become available as taxes are paid for the applicable periods.

PROJECTED TAX INCREMENT INCOME

ASSESSMENT DATE	YEAR TAXES PAID	PROJECTED INCREMENT IN VALUATION	TAX INCREMENT PAYMENT
Nov. 2001	2003	$ 0	$ 0
Nov. 2002	2004	$ 2,875,518	$ 54,483
Nov 2003	2005	$ 5,751,036	$ 108,966
Nov 2004	2006	$ 9,801,776	$ 185,716
Nov 2005	2007	$ 13,852,516	$ 262,466
Nov	2008	$ 17,903,256	$ 339,216

2006 Nov	2009	$ 21,528,922	$ 407,912
2007 Nov.	2010	$ 25,154,588	$ 476,609
2008 Nov.	2011	$ 28,780,254	$ 545,305
2009 Nov.	2012	$ 32,405,920	$ 614,001
2010 Nov.	2013	$ 36,031,586	$ 682,698
2011 Nov.	2014	$ 39,657,252	$ 751,394
2012 Nov.	2015	$ 43,282,918	$ 820,090
2013 Nov.	2016	$ 46,908,584	$ 888,786
2014 Nov.	2017	$ 50,534,250	$ 957,482
2015 Nov.	2018	$54,159,916	$1,026,178
2016 Nov.	2019	$57,785,582	$1,094,874
2017 Nov.	2020	$61,411,248	$1,163,572
2018 Nov.	2021	$65,036,914	$1,232,266
2019			

TOTAL TAX INCREMENT EXPECTED TO ACCRUE BY 12/31/21:
$ 11,612,014

NOTE: Tax increment payments are calculated using 100% of estimated future property valuation and 100% of expected 2001 mill levy.

3. PROJECT COSTS

Capital Costs – The capital costs for the Project Plan include the construction of a storage facility and a water main extension from the Carriage Hills area, to eliminate a pressure pump, so that the area can maintain water pressure when the power goes off. The first phase of the booster station is scheduled to be built in 2001/2002. The balance of the booster station and the construction of the storage facility are scheduled for construction in 2004. A storm water detention facility would also be included in this district to improve the drainage in the area. This project will be included in the 2002 construction season.

Financing Costs – The financing costs for this Project Plan are dependent on the interest rate obtained. The anticipated interest rate used for these projections is 6%. It is estimated that the financing costs will total $2,226,132.85. If a lower interest rate is obtained, the project costs will be repaid more quickly and the property will be returned to the tax roles sooner.

Professional Service Costs – Professional service costs, including design, are included in this Project Plan.

Relocation Costs – No relocation costs are anticipated in this Project Plan, as land is currently vacant.

Organizational Costs – No organizational costs are anticipated in the Project Plan.

Necessary and Convenient Payments – Contingency costs are included in the Project Plan.

Imputed Administrative Costs – All Tax Increment District actions require municipal staff time to prepare and enact. The City shall be reimbursed on July 15, 2006, for its administrative costs in the amount of $2050. However, in no case shall the City be reimbursed less than $1 on July 15, 2006.

TOTAL PROJECT COSTS:

Capital Costs:	
Ground reservoir water storage facility	$ 2,430,000
Water booster station, including design	$ 337,000
Detention facility	$ 375,000
Professional Service and Engineering Design:	
Ground reservoir water storage facility design	$ 180,000
Detention facility design	$ 40,000
Financing Costs:	
Financing interest	$2,226,132.85
Professional Fees	$ 0
Relocation Costs:	$ 0
Organizational Costs	$ 0
Necessary and Convenient Costs:	
Contingency	$ 463,000
Other	$ 10,000
TOTAL	$6,061,132.85
Imputed Administrative Costs*	
City of Rapid City	$ 2,040

ESTIMATED PROJECT COSTS TO BE PAID BY THE TAX INCREMENT DISTRICT

Capital Costs:	
Ground reservoir water storage facility	$ 2,430,000
Water booster station, including design	$ 87,000
Detention facility	$ 375,000

Professional Service and Engineering Design:	
Ground reservoir water storage facility design	$ 180,000
Detention facility design	$ 40,000
Financing Costs:	
Financing interest	$2,226,132.85
Professional Fees	$ 0
Relocation Costs:	$ 0
Organizational Costs:	$ 0
Necessary and Convenient Costs:	
Contingency:	$ 463,000
Other	$ 10,000
TOTAL	$5,811,132.85
Imputed Administrative Costs*	
City of Rapid City	$ 2,050

*The imputed administrative costs are interest-free, are not included in the total project costs, and are to be paid from the balance remaining in the TID #32 fund available to the City Finance Officer on July 15, 2006.

4. FISCAL IMPACT STATEMENT

The impact on taxing entities can be derived from determining the tax increment anticipated during the life of the district. The true impact on taxing entities of the Plan is the increase in valuation of the property within the Tax Increment District. The taxing entities are only foregoing that income during the life of the district and will realize that income as soon as the debt from the project costs in the Plan is retired. The purpose of this Plan is to encourage that increase in valuation.

At first glance it may appear that the negative impact on the various entities is notable. But when it is considered that without the use of the Tax Increment Finance proposed in this plan it is very likely that there would be no increase in the taxable value of the property within this district or, at least, any increase would be significantly delayed, the impact can be considered truly positive.

NET IMPACT ON TAXING ENTITIES

Year	Valuation	Schools*	County	City	Water	Tax
Paid	Increase					Increment
2003	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
2004	$ 2,875,518	$ 0	$ 15,255	$ 9,807	$ 545	$ 54,483
2005	$ 5,751,036	$ 0	$ 30,510	$ 19,614	$ 1,090	$ 108,966
2006	$ 9,801,776	$ 0	$ 52,000	$ 33,429	$ 1,857	$ 185,716

2007	$13,852,516	$ 0	$ 73,490	$ 47,244	$ 2,625	$ 262,466
2008	$17,903,256	$ 0	$ 94,980	$ 61,059	$ 3,392	$ 339,216
2009	$21,528,922	$ 0	$114,215	$ 73,424	$ 4,079	$ 407,912
2010	$25,154,588	$ 0	$133,450	$ 85,790	$ 4,766	$ 476,609
2011	$28,780,254	$ 0	$152,685	$ 98,155	$ 5,453	$ 545,305
2012	$32,405,920	$ 0	$171,920	$110,520	$ 6,140	$ 614,001
2013	$36,031,586	$ 0	$191,155	$122,886	$ 6,827	$ 682,698
2014	$39,657,252	$ 0	$210,390	$135,251	$ 7,514	$ 751,394
2015	$43,282,918	$ 0	$229,625	$147,616	$ 8,201	$ 820,090
2016	$46,908,584	$ 0	$248,860	$159,981	$ 8,888	$ 888,786
2017	$50,534,250	$ 0	$268,095	$172,347	$ 9,575	$ 957,482
2018	$54,159,916	$ 0	$287,330	$184,712	$10,262	$1026,178
2019	$57,785,582	$ 0	$306,565	$197,077	$10,949	$1094,874
2020	$61,411,248	$ 0	$325,800	$209,443	$11,636	$1163,572
2021	$65,036,914	$ 0	$345,034	$221,808	$12,323	$1232,266

*Pursuant to South Dakota Codified Law, an additional tax is levied for the School District's portion of the taxes. As a result, there is no financial impact on the School District.

5. FINANCING METHOD

The financing method to be used in the funding of this Plan will come from a variety of sources. The Capital Improvement Program will fund the detention facility. The first phase of the booster station project will be partially funded by the Infrastructure Development Partnership Fund loaned to BGW Developers. This cost will not be reimbursed by the Tax Increment District. The remaining costs for the booster station, approximately $100,000, and the costs for the ground reservoir water storage facility, will be funded by a loan from the Drinking Water State Revolving Fund, guaranteed by the Water Rate Users fees and repaid from the Tax Increment District funds.

PROJECTED AMORTIZATION RATE

The Amortization Schedule reflects the $475,000 borrowed in 2002 for the detention facility, and then an additional amount of $3,110,000 borrowed in 2004 for the ground reservoir water storage facility and the last phase of the water booster station.

Table

No.	Payment Date	Beginning Balance	Interest	Principal	Ending Balance	Cumulative Interest
1	06/01/2002	475,000.00	0.00	0.00	489,250.00	14,250.00
2	12/01/2002	489,250.00	0.00	0.00	503,927.50	28,927.50
3	06/01/2003	503,927.50	0.00	0.00	519,045.33	44,045.32
4	12/01/2003	519,045.33	0.00	0.00	534,616.69	59,616.68
5	06/01/2004	534,616.69	16,038.50	11,202.50	523,414.19	75,655.18
6	12/01/2004	3,633,414.19	81,760.42	0.00	3,715,174.61	184,657.60
7	06/01/2005	3,715,174.61	56,972.24	0.00	3,772,146.85	296,112.83
8	12/01/2005	3,772,146.85	58,681.40	0.00	3,830,828.25	409,277.24
9	06/01/2006	3,830,828.25	22,066.85	0.00	3,852,895.10	524,202.08

10	12/01/2006	3,852,895.10	22,728.85	0.00	3,875,623.95	639,788.93
11	06/01/2007	3,875,623.95	116,268.72	14,964.28	3,860,659.67	756,057.65
12	12/01/2007	3,860,659.67	115,819.79	15,413.21	3,845,246.46	871,877.44
13	06/01/2008	3,845,246.46	115,357.39	54,250.61	3,790,995.85	987,234.83
14	12/01/2008	3,790,995.85	113,729.88	55,878.12	3,735,117.73	1,100,964.71
15	06/01/2009	3,735,117.73	112,053.53	91,902.47	3,643,215.26	1,213,018.24
16	12/01/2009	3,643,215.26	109,296.46	94,659.54	3,548,555.72	1,322,314.70
17	06/01/2010	3,548,555.72	106,456.67	131,847.33	3,416,708.39	1,428,771.37
18	12/01/2010	3,416,708.39	102,501.25	135,803.75	3,280,904.64	1,531,272.62
19	06/01/2011	3,280,904.64	98,427.14	174,224.86	3,106,679.78	1,629,699.76
20	12/01/2011	3,106,679.78	93,200.39	179,452.61	2,927,227.17	1,722,900.15
21	06/01/2012	2,927,227.17	87,816.82	219,183.18	2,708,043.99	1,810,716.97
22	12/01/2012	2,708,043.99	81,241.32	225,759.68	2,482,284.31	1,891,958.29
23	06/01/2013	2,482,284.31	74,468.53	266,880.47	2,215,403.84	1,966,426.82
24	12/01/2013	2,215,403.84	66,462.12	274,886.88	1,940,516.96	2,032,888.93
25	06/01/2014	1,940,516.96	58,215.51	317,481.49	1,623,035.47	2,091,104.44
26	12/01/2014	1,623,035.47	48,691.06	327,005.94	1,296,029.53	2,139,795.51
27	06/01/2015	1,296,029.53	38,880.89	371,164.11	924,865.42	2,178,676.39
28	12/01/2015	924,865.42	27,745.96	392,299.04	542,566.38	2,206,422.35
29	06/01/2016	542,566.38	16,276.99	428,116.01	114,450.37	2,222,699.34
30	12/01/2016	114,450.37	3,433.51	111,016.86	0.00	2,226,132.85

REVISED PROJECT PLAN
June 2006

The developer has requested that funds be allocated for reconstruction of drainage improvements within the existing approved project costs. A current drainage structure located north of the Muirfield detention pond is designed as an open channel. It is not functioning adequately and is resulting in significant erosion problems. The applicant is proposing the expenditure of $96,270 for Muirfield drainage improvements to replace the open channel with an underground pipe. The applicant is requesting that $96,270 of the $463,000 contingency costs be allocated for drainage improvements. All other costs remain the same. The total costs will not change, so this tax increment base will not be re-established.

REVISED PROJECT COSTS

Capital Costs – The original capital costs for the Project Plan included the construction of a storage facility and a water main extension from the Carriage Hills area, to eliminate a pressure pump, so that the area could maintain water pressure when the power goes off. The first phase of the booster station was scheduled to be built in 2001/2002. The balance of the booster station and the construction of the storage facility were scheduled for construction in 2004. A storm water detention facility was also included in this district to improve the drainage in the area. This project was to be included in the 2002 construction season. On February 20, 2006, the City Council approved the relocation of three detention ponds in lieu of the original location of one detention pond.

Financing Costs – The financing costs for this Project Plan are dependent on the interest rate obtained. The anticipated interest rate used for these projections is 6%. It is estimated that the financing costs will total $2,226,132.85. If a lower interest rate is obtained, the project costs will be repaid more quickly and the property will be returned to the tax roles sooner.

Professional Service Costs – Professional service costs, including design, are included in this Project Plan.

Relocation Costs – No relocation costs are anticipated in this Project Plan, as land is currently vacant.

Organizational Costs – No organizational costs are anticipated in the Project Plan.

Necessary and Convenient Payments – Drainage improvement costs of $96,270 are being allocated in the Project Plan revision. Contingency costs of $366,730 are included in the Project Plan.

Imputed Administrative Costs – All Tax Increment District actions require municipal staff time to prepare and enact. The City shall be reimbursed on July 15, 2006, for its administrative costs in the amount of $2050. However, in no case shall the City be reimbursed less than $1 on July 15, 2006.

TOTAL PROJECT COSTS:

Capital Costs:		
Ground reservoir water storage facility		$ 2,430,000.00
Water booster station, including design		$ 337,000.00
Detention facility		$ 375,000.00
Professional Service and Engineering Design:		
Ground reservoir water storage facility design		$ 180,000.00
Detention facility design		$ 40,000.00
Financing Costs:		
Financing interest		$ 2,226,132.85
Professional Fees		$ 0
Relocation Costs:		$ 0
Organizational Costs		$ 0
Necessary and Convenient Costs:		
Contingency		
Drainage improvements	$ 96,270.00	
Contingency	$366,730.00	$ 463,000.00
Other		$ 10,000.00
TOTAL		$ 6,061,132.85
Imputed Administrative Costs*		
City of Rapid City		$ 2,040

ESTIMATED PROJECT COSTS TO BE PAID BY THE TAX INCREMENT DISTRICT

Capital Costs:	
Ground reservoir water storage facility	$ 2,430,000.00
Water booster station, including design	$ 87,000.00
Detention facility	$ 375,000.00
Professional Service and Engineering Design:	
Ground reservoir water storage facility design	$ 180,000.00
Detention facility design	$ 40,000.00
Financing Costs:	
Financing interest	$ 2,226,132.85
Professional Fees	$ 0
Relocation Costs:	$ 0
Organizational Costs:	$ 0

Necessary and Convenient Costs:			
Contingency:			
Drainage improvements	$ 96,270.00		
Contingency	$366,730.00	$	463,000.00
Other		$	10,000.00
TOTAL		$	5,811,132.85
Imputed Administrative Costs*			
City of Rapid City		$	2,050

*The imputed administrative costs are interest-free, are not included in the total project costs, and are to be paid from the balance remaining in the TID #32 fund available to the City Finance Officer on July 15, 2006.

SECOND REVISED PROJECT PLAN
April 2007

The applicant has requested that funds be allocated for increased costs for the reconstruction of drainage improvements within the existing approved project costs. In June 2006, a Revised Project Plan was approved to replace an existing open channel drainage to an underground pipe located north of the Muirfield detention pond. The applicant is requesting that an additional $30,000 be reallocated to cover the cost of this drainage improvement due to increased construction costs. The applicant is requesting that $30,000 of the $366,730 contingency costs be allocated for drainage improvements. All other costs remain the same. The total costs will not change, so the tax increment base will not be re-established.

REVISED PROJECT COSTS

Capital Costs – The original capital costs for the Project Plan included the construction of a storage facility and a water main extension from the Carriage Hills area, to eliminate a pressure pump, so that the area could maintain water pressure when the power goes off. The first phase of the booster station was scheduled to be built in 2001/2002. The balance of the booster station and the construction of the storage facility were scheduled for construction in 2004. A storm water detention facility was also included in this district to improve the drainage in the area. This project was to be included in the 2002 construction season. On February 20, 2006, the City Council approved the relocation of three detention ponds in lieu of the original location of one detention pond. On August 7, 2006, the City Council approved the allocation of Contingency funds for the construction of a drainage structure. The drainage improvement costs requested in the Second Revised Project Plan will be reallocated from the Necessary and Convenient Costs.

Financing Costs – The financing costs for this Project Plan are dependent on the interest rate obtained. The anticipated interest rate used for these projections is 6%. It is estimated that the financing costs will total $2,226,132.85. If a lower interest rate is obtained, the project costs will be repaid more quickly and the property will be returned to the tax roles sooner.

Professional Service Costs – Professional service costs of $220,000, including design, are included in this Project Plan.

Relocation Costs – No relocation costs are anticipated in this Project Plan, as land is currently vacant.

Organizational Costs – No organizational costs are anticipated in the Project Plan.

Necessary and Convenient Payments – Additional costs of $30,000 are being allocated to the Drainage improvement costs in the Project Plan revision. A balance of $336,730 in Contingency costs is included in the Project Plan.

Imputed Administrative Costs – All Tax Increment District actions require municipal staff time to prepare and enact. The City shall be reimbursed on July 15, 2006, for its

administrative costs in the amount of $2050. However, in no case shall the City be reimbursed less than $1 on July 15, 2006.

TOTAL PROJECT COSTS:

Capital Costs:		
Ground reservoir water storage facility		$ 2,430,000.00
Water booster station, including design		$ 337,000.00
Detention facility		$ 375,000.00
Professional Service and Engineering Design:		
Ground reservoir water storage facility design		$ 180,000.00
Detention facility design		$ 40,000.00
Financing Costs:		
Financing interest		$ 2,226,132.85
Professional Fees		$ 0
Relocation Costs:		$ 0
Organizational Costs		$ 0
Necessary and Convenient Costs:		
Contingency:		$ 463,000.00
Drainage improvements	$ 96,270.00	
Increased Drainage improvement costs	$ 30,000.00	
Contingency	$336,730.00	
Other		$ 10,000.00
TOTAL		$ 6,061,132.85
Imputed Administrative Costs*		
City of Rapid City		$ 2,040

ESTIMATED PROJECT COSTS TO BE PAID BY THE TAX INCREMENT DISTRICT

Capital Costs:	
Ground reservoir water storage facility	$ 2,430,000.00
Water booster station, including design	$ 87,000.00
Detention facility	$ 375,000.00
Professional Service and Engineering Design:	
Ground reservoir water storage facility design	$ 180,000.00
Detention facility design	$ 40,000.00
Financing Costs:	
Financing interest	$ 2,226,132.85
Professional Fees	$ 0
Relocation Costs:	$ 0

Organizational Costs:		$ 0
Necessary and Convenient Costs:		
Contingency:		$ 463,000.00
Drainage improvements	$ 96,270.00	
Increased Drainage improvement costs	$ 30,000.00	
Contingency	$336,730.00	
Other		$ 10,000.00
TOTAL		$ 5,811,132.85
Imputed Administrative Costs*		
City of Rapid City		$ 2,050

*The imputed administrative costs are interest-free, are not included in the total project costs, and are to be paid from the balance remaining in the TID #32 fund available to the City Finance Officer on July 15, 2006.

THIRD REVISED PROJECT PLAN

August 2007

The City has requested that funds be allocated for increased costs for the construction of the water booster station within the existing approved project costs. In August 2006, a Revised Project Plan was approved to replace an existing open channel drainage to an underground pipe located north of the Muirfield detention pond. In April 2007, a Second Revised Project Plan was approved to reallocate an additional $30,000 to cover the cost of a drainage improvement due to increased construction costs. The City is requesting that $400,000 of the Reservoir Storage costs be reallocated to the Water Booster station costs due to increased construction costs. These improvements have already been completed. The reservoir storage costs have been incorporated within TID #46 and will not be a part of this Tax Increment District. All other costs remain the same. The total costs will not change, so the tax increment base will not be re-established.

REVISED PROJECT COSTS

Capital Costs – The original capital costs for the Project Plan included the construction of a ground reservoir water storage facility, a water booster station and a detention facility. On February 20, 2006, the City Council approved the relocation of three detention ponds in lieu of the original location of one detention pond. On August 7, 2006, the City Council approved the allocation of Contingency funds for the construction of a drainage structure. On April 16, 2007, the City Council approved drainage improvement costs to be reallocated from the Necessary and Convenient Costs. The additional $400,000 cost for the water booster station requested in the third Revised Project Plan will be reallocated from the ground reservoir water storage facility costs.

Financing Costs – The financing costs for this Project Plan are dependent on the interest rate obtained. The anticipated interest rate used for these projections is 6%. It is estimated that the financing costs will total $2,226,132.85. If a lower interest rate is obtained, the project costs will be repaid more quickly and the property will be returned to the tax roles sooner.

Professional Service Costs – Professional service costs of $220,000, including design, are included in this Project Plan.

Relocation Costs – No relocation costs are anticipated in this Project Plan.

Organizational Costs – No organizational costs are anticipated in the Project Plan.

Necessary and Convenient Costs – Necessary and Convenient costs of $473,000 are included in the Project Plan.

Imputed Administrative Costs – All Tax Increment District actions require municipal staff time to prepare and enact. The City shall be reimbursed on July 15, 2006, for its administrative costs in the amount of $2050. However, in no case shall the City be reimbursed less than $1 on July 15, 2006.

TOTAL PROJECT COSTS:

Capital Costs:		
Ground reservoir water storage facility		$ 2,030,000.00
Water booster station, including design		$ 737,000.00
Detention facility		$ 375,000.00
Professional Service and Engineering Design:		
Ground reservoir water storage facility design		$ 180,000.00
Detention facility design		$ 40,000.00
Financing Costs:		
Financing interest		$ 2,226,132.85
Professional Fees		$ 0
Relocation Costs:		$ 0
Organizational Costs		$ 0
Necessary and Convenient Costs:		
Contingency:		$ 463,000.00
Drainage improvements	$ 96,270.00	
Increased Drainage improvement costs	$ 30,000.00	
Contingency	$336,730.00	
Other		$ 10,000.00
TOTAL		$ 6,061,132.85
Imputed Administrative Costs*		
City of Rapid City		$ 2,050.00

ESTIMATED PROJECT COSTS TO BE PAID BY THE TAX INCREMENT DISTRICT

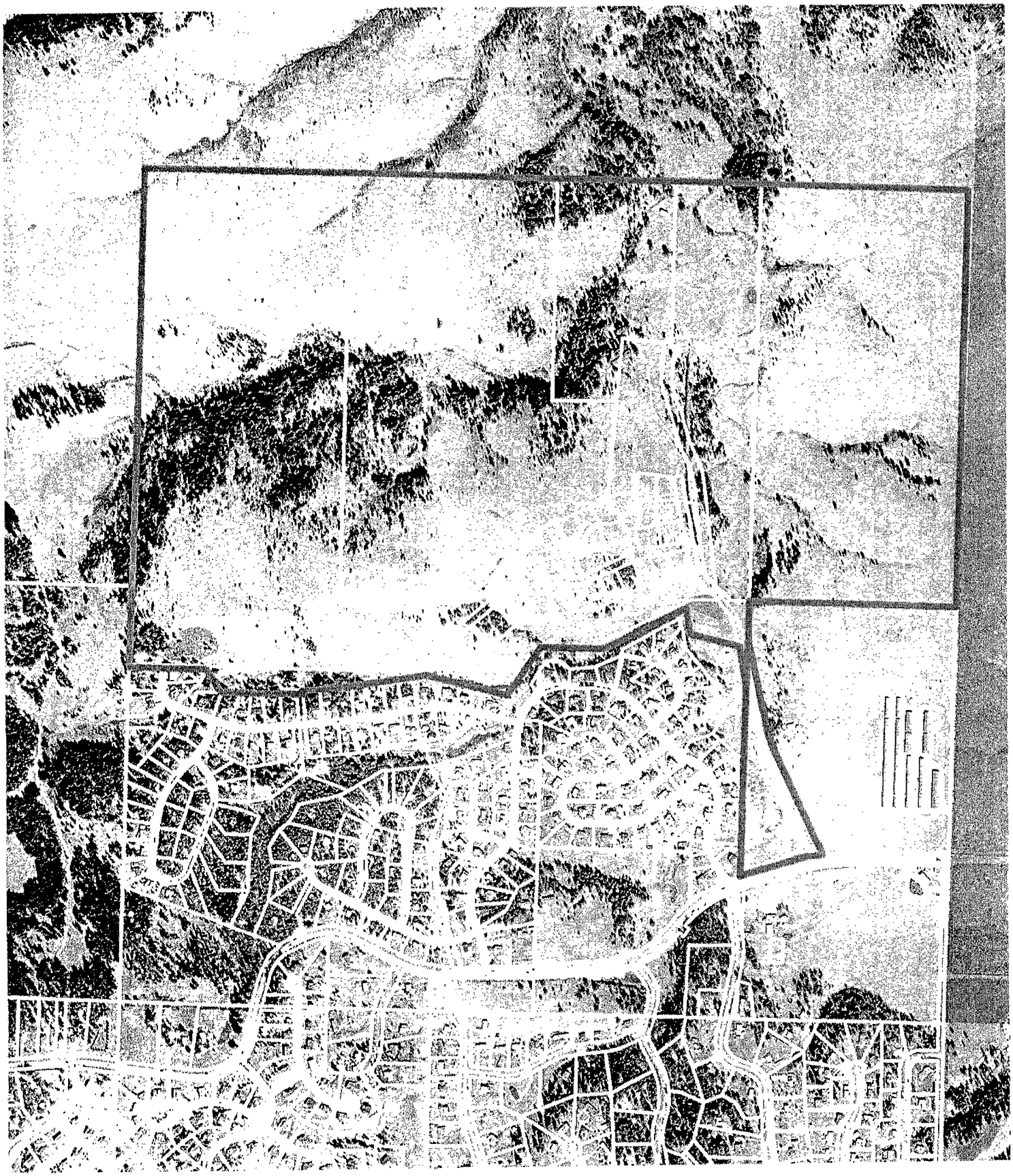
Capital Costs:	
Ground reservoir water storage facility	$ 2,030,000.00
Water booster station, including design	$ 487,000.00
Detention facility	$ 375,000.00
Professional Service and Engineering Design:	
Ground reservoir water storage facility design	$ 180,000.00
Detention facility design	$ 40,000.00
Financing Costs:	
Financing interest	$ 2,226,132.85
Professional Fees	$ 0
Relocation Costs:	$ 0
Organizational Costs:	$ 0

Necessary and Convenient Costs:		
Contingency:		$ 463,000.00
Drainage improvements	$ 96,270.00	
Increased Drainage improvement costs	$ 30,000.00	
Contingency	$336,730.00	
Other		$ 10,000.00
TOTAL		$ 5,811,132.85
Imputed Administrative Costs*		
City of Rapid City		$ 2,050.00

*The imputed administrative costs are interest-free, are not included in the total project costs, and are to be paid from the balance remaining in the TID #32 fund available to the City Finance Officer on July 15, 2006.

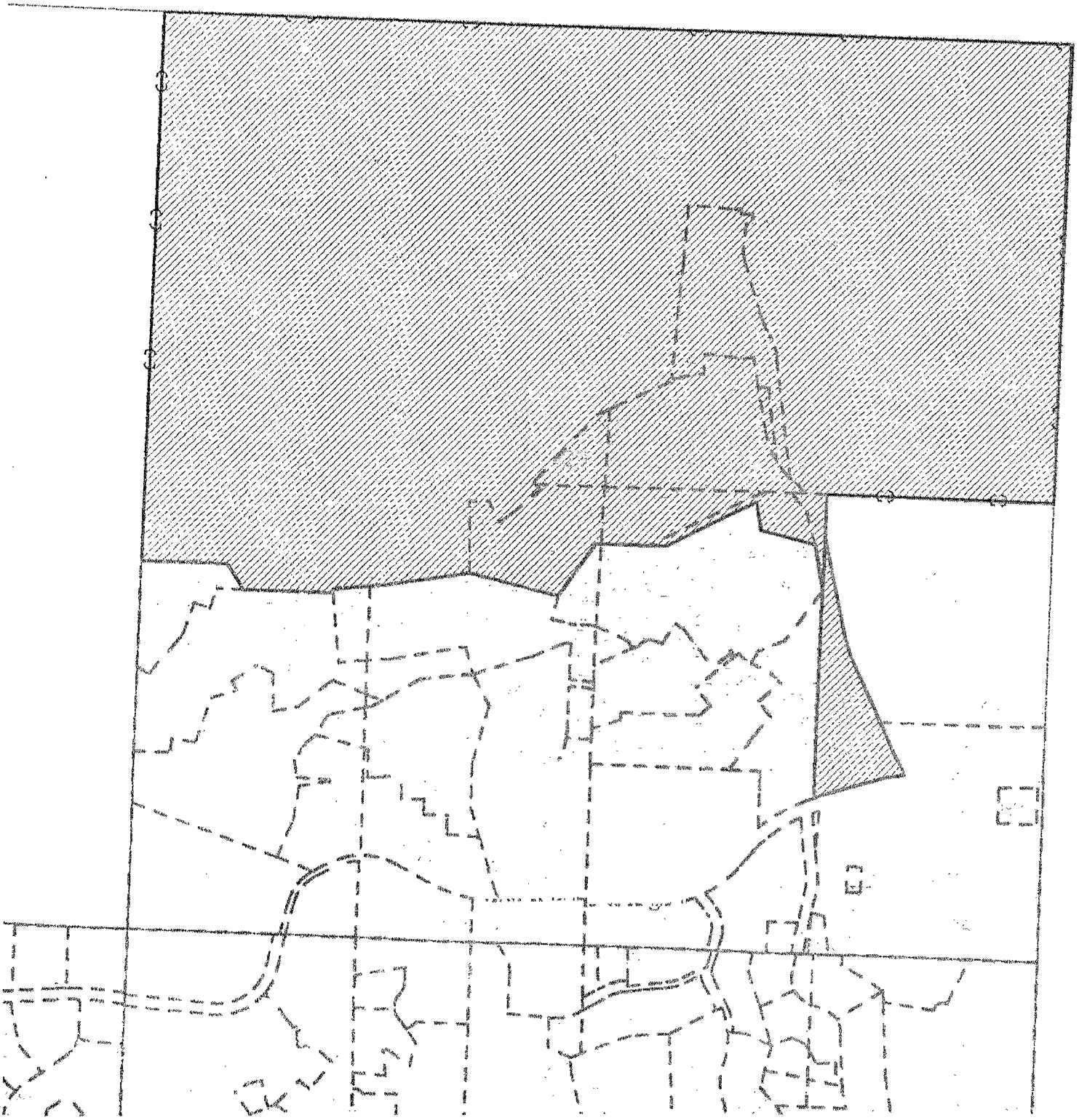
FINAL

BOUNDARIES OF PROPOSED TAX INCREMENT DISTRICT #32 RED ROCK ESTATES



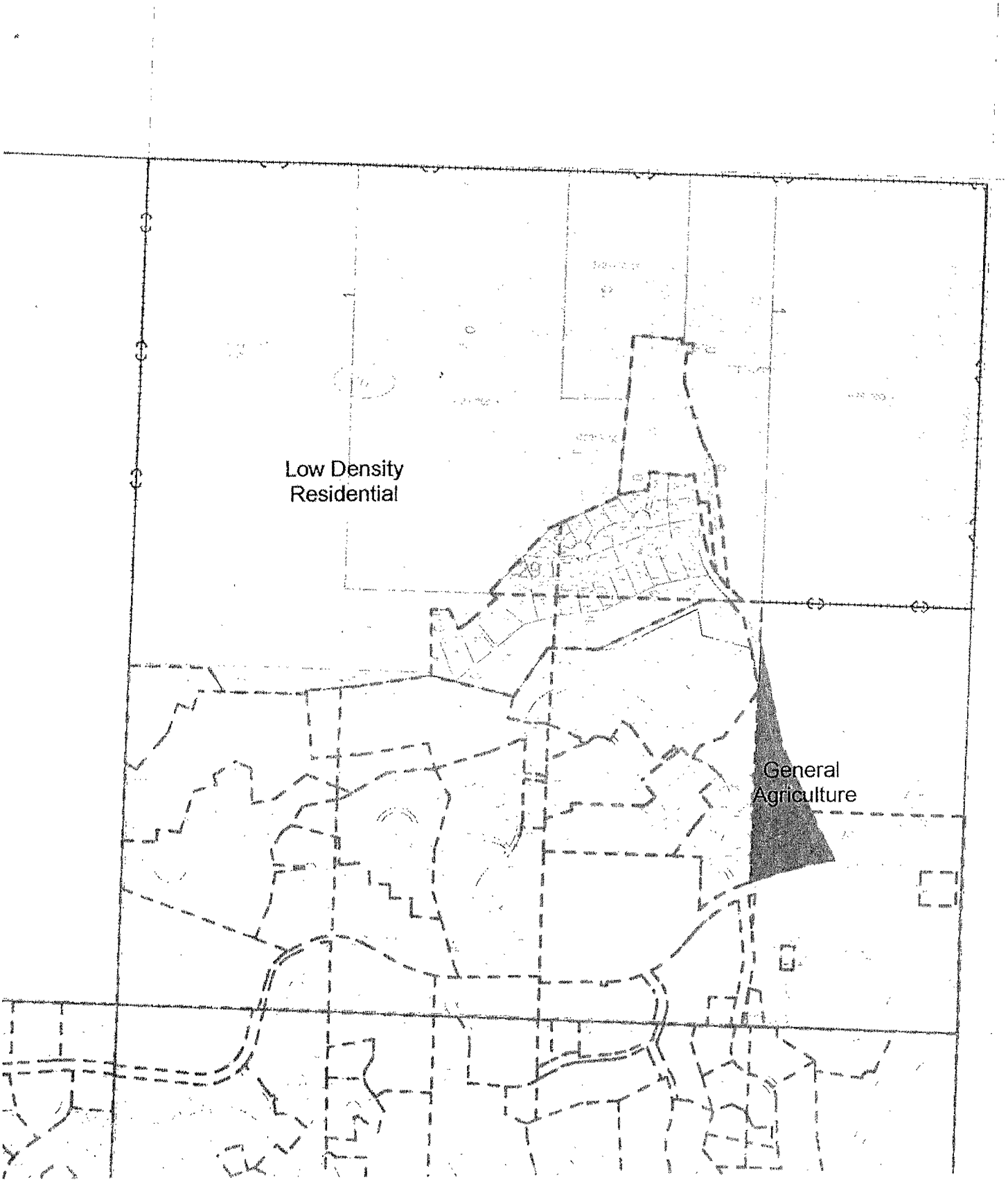
FINAL

BOUNDARIES OF PROPOSED TAX INCREMENT DISTRICT #32 RED ROCK ESTATES



FINAL

ZONING DISTRICTS OF PROPOSED TAX INCREMENT DISTRICT #32 RED ROCK ESTATES



FINAL

PC Approved 6/24/80

RAPID CITY AREA 2000

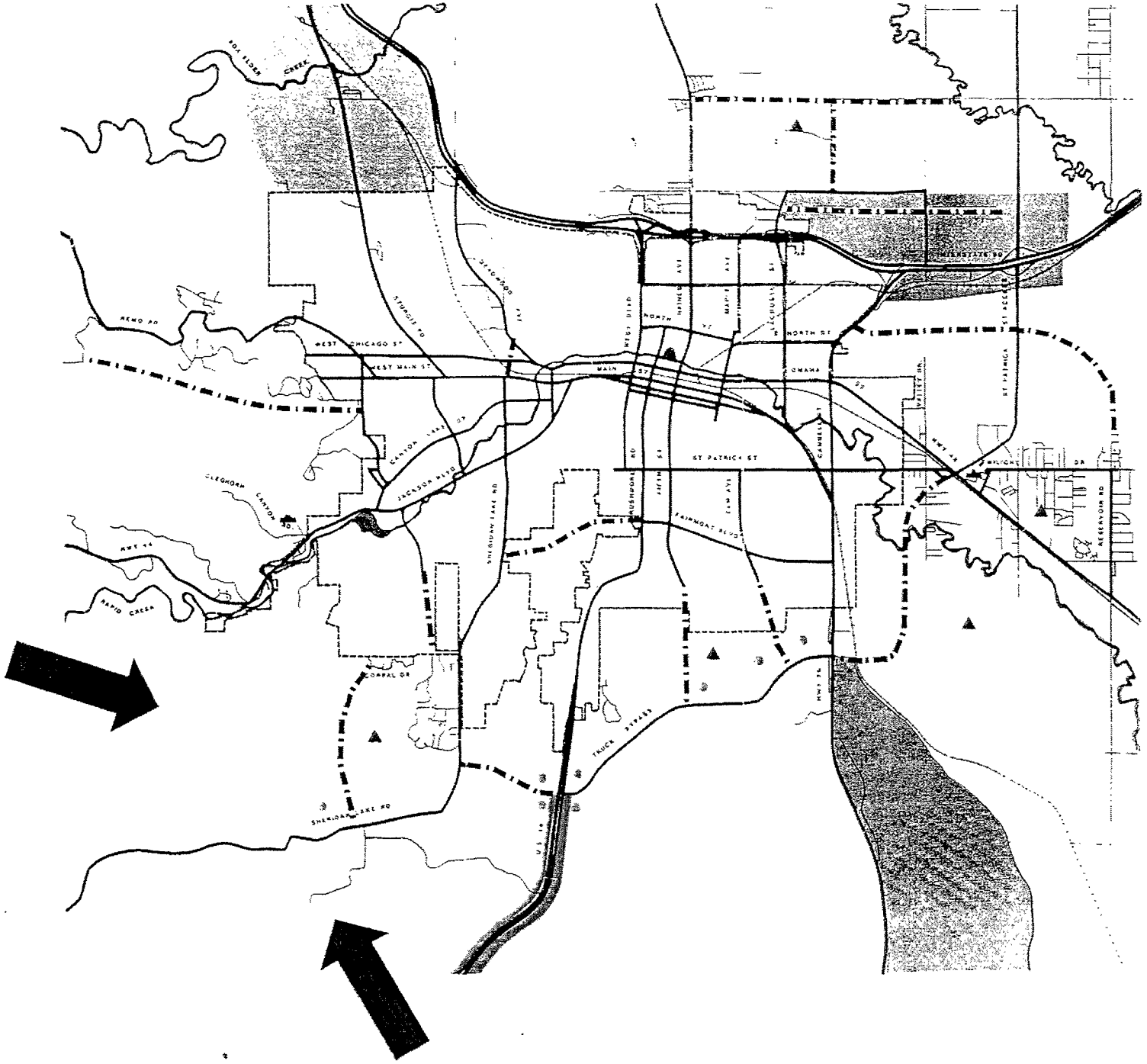


FIGURE 16

COMPREHENSIVE LAND USE PLAN

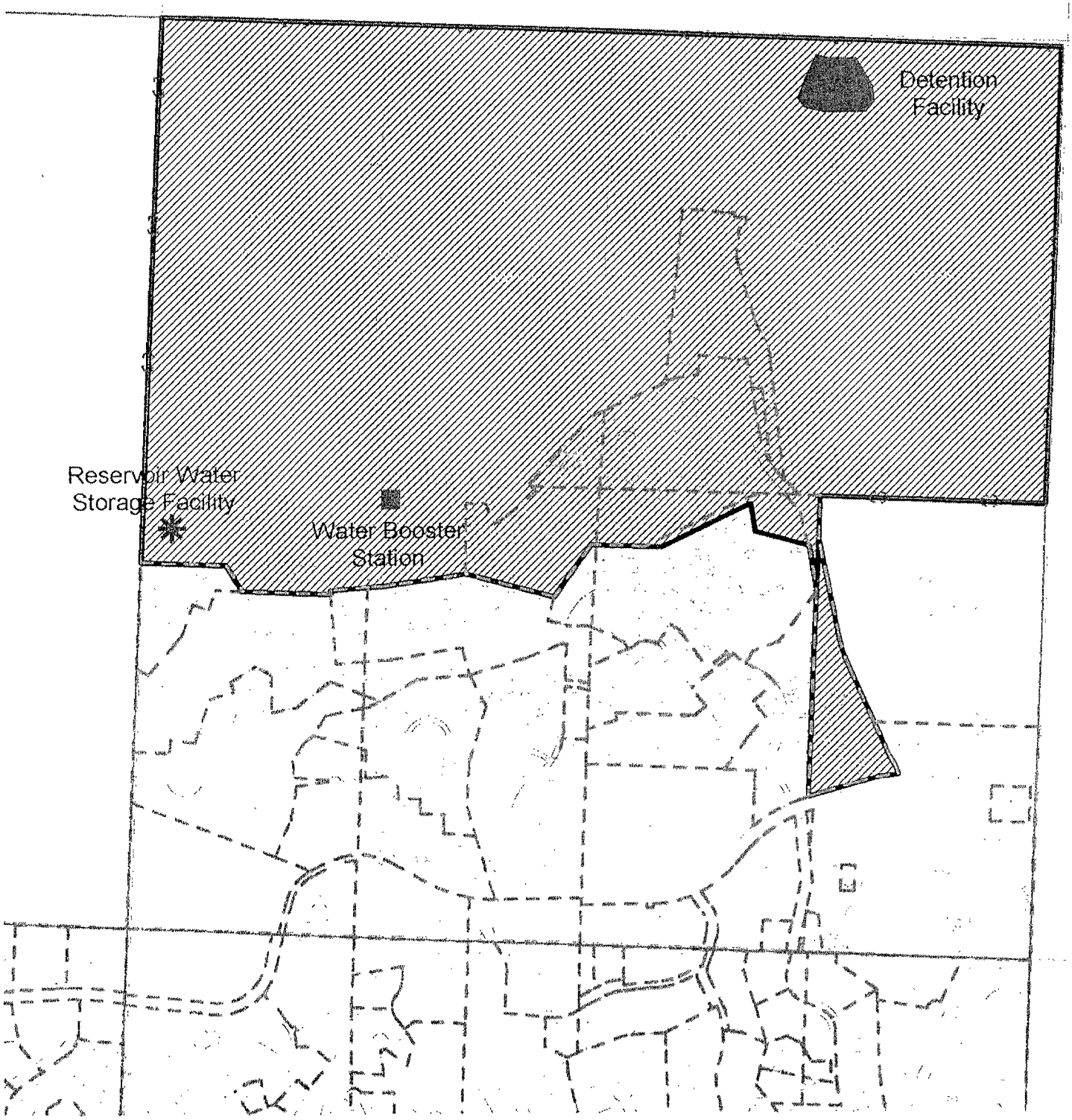
- RECOMMENDED RESIDENTIAL AREAS
- RECOMMENDED PLANNED UNIT DEV.
- RECOMMENDED INDUSTRIAL AREAS
- RECOMMENDED GENERAL COMMERCIAL
- RAPID CITY CORPORATE AREA
- LIMITED AG., AG., FOREST
- RECOMMENDED RECREATION SITES
- RECOMMENDED SHOPPING CENTERS
- EXISTING ELEMENTARY SCHOOLS
- RECOMMENDED MAJOR STREETS

(PREPARED BY RAPID CITY & PENNINGTON COUNTY PLANNING COMMISSIONS)

FINAL

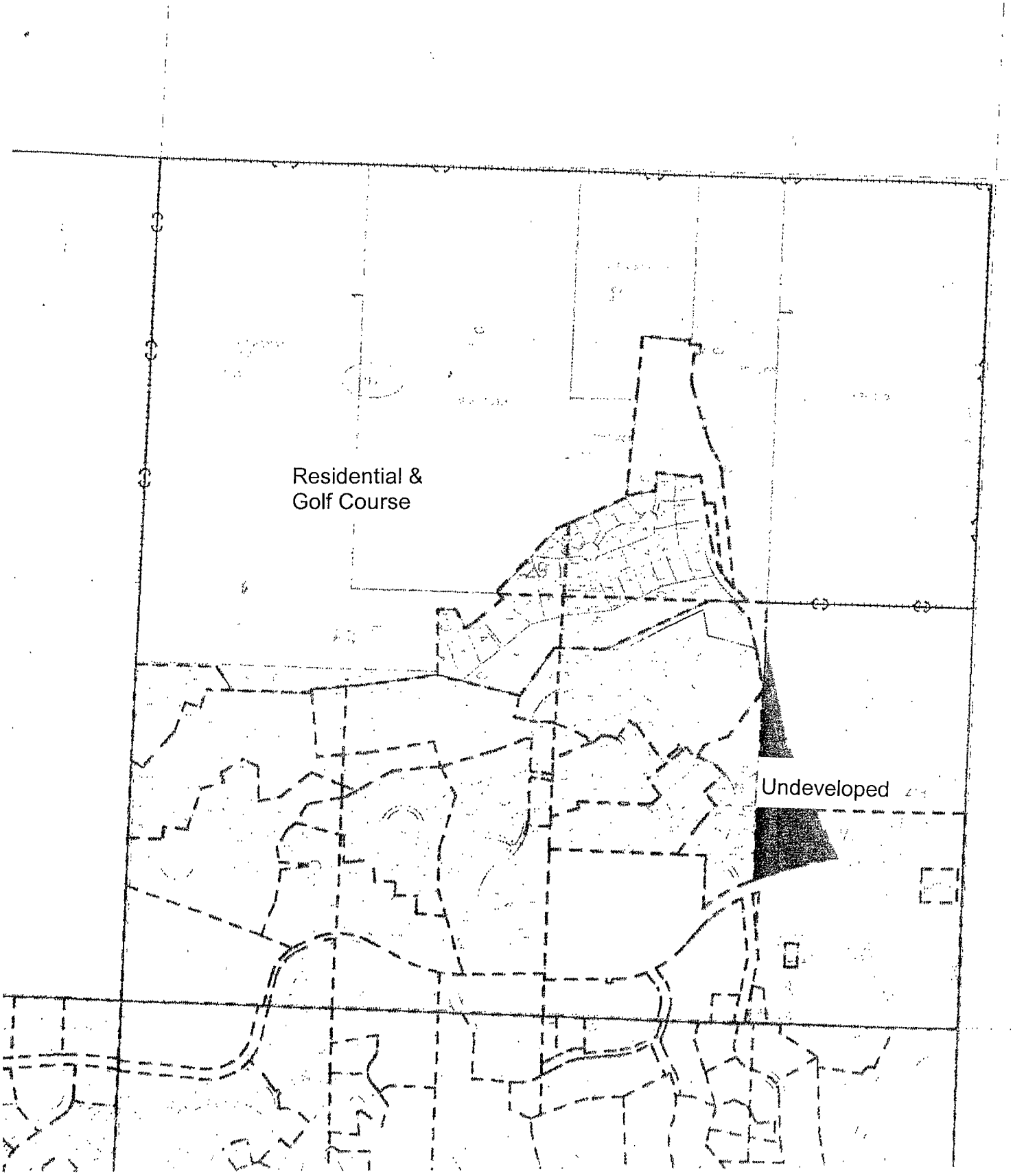
BOUNDARIES OF PROPOSED TAX INCREMENT DISTRICT #32 RED ROCK ESTATES

PROPOSED IMPROVEMENTS IN PROJECT PLAN



FINAL

LAND USE
TAX INCREMENT DISTRICT #32
RED ROCK ESTATES



01TI005

TAX INCREMENT DISTRICT NO. 32
RED ROCK ESTATES SUBDIVISION
PROPOSED STORM WATER DETENTION FACILITY LOCATIONS (SECOND REVISED)

FINAL

