FINAL

PROJECT PLAN

TAX INCREMENT DISTRICT FOR MALL RIDGE LIFT STATION
REVISED
CITY OF RAPID CITY

Prepared by the

Rapid City Growth Management Department
October 2005

Revised May 2006

Revised July 2006

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 is anticipated that one or more of the properties in this proposed Tax Increment District will be used for commercial purposes. The creation of this Tax Increment District for economic development purposes will not require an additional levy to make up for the School District's share of the property taxes included in the Tax Increment.

This financing method is invaluable for encouraging growth and development of blighted properties with special re-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 assist in the development of public improvements for a lift station, gravity sewer, and force main to serve Freeland Meadows Subdivision and other areas of development. The boundaries are located north and south of Country Road and west and east of Haines Avenue. The estimated cost of the improvements is $2,200,000.

The Tax Increment Financing Committee met on March 7, 2005 to discuss the proposed Tax Increment District. The developer costs for their portion of the lift station is $760,000. The Public Works Division staff has identified the funding source for the City costs for their portion of the lift station of $990,000. In addition, the Committee added $450,000 to the proposed project plan for necessary and convenient costs with the understanding that a funding source for these funds has not been identified at this time.

The development of the lift station will enhance the ability for new development to occur in this area increasing the community's economic vitality and expanding the City's property tax base.

The applicant's share of the estimated cost of the improvements will be financed at an estimated 9% interest rate. The City's estimated cost will be financed at a 6% interest

rate. All project expenditures must be completed within five years. Should the tax increment revenues exceed the anticipated loan payments, the district debt would be retired early resulting in the full value of the property being returned to the tax rolls more quickly.

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 costs associated with the proposed lift station. The developer will fund 35% of the costs at $760,000 and the City will fund 65% of the costs at $990,000.

2. ECONOMIC FEASIBILITY STUDY

Current Valuation – Tax Increment District Number Fifty Five 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 projected as $43,909,595. 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 #55

$ 43,909,595

Expected Increase in Valuation –

ESTIMATED FUTURE VALUATION OF PROPOSED DISTRICT

Estimated Assessed Value of District	$ 43,909,595
Estimated Assessed Value of project (year 20)	$ 58,800,000
Other Anticipated Increases in Assessed Value	$ 0
Estimated Increase in Assessed Value of Land*	$ 0
Estimated Total Valuation (year 20)	$102,709,595

*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 18 semi-annual payments over 9 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.

2004 Tax Levies and Percentage of Total Levy

Taxing Entity	Tax Levy	Percentage of Total Levy
Rapid City Area School District	10.1704	56.5%
Pennington County	4.7281	26.3%
City of Rapid City	3.0595	17.0%
West Dakota Water District	.0312	.2%
Total Mill Levy	17.9892	100%

Anticipated 2004 Owner Occupied Tax Rate: 0.0179892

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

ASSESSMT DATE	YEAR TAXES PAID	PROJECTED INCREMENT IN VALUATION	TAX INCREMENT PAYMENTS
Nov 2005	2007	$ 0	$ 0
Nov 2006	2008	$ 1,200,000	$ 21,587
Nov.	2009	$ 8,400,000	$ 151,109

2007 Nov.	2010	$ 16,800,000	$ 302,218
2008 Nov.	2011	$ 25,200,000	$ 453,328
2009 Nov.	2012	$ 33,600,000	$ 604,437
2010 Nov.	2013	$ 42,000,000	$ 775,546
2011 Nov.	2014	$ 50,400,000	$ 906,655
2012 Nov	2015	$ 58,800,000	$ 1,057,764
2013 Nov	2016	$ 58,800,000	$1,057,764
2014 Nov	2017	$ 58,800,000	$1,057,764
2015 Nov	2018	$ 58,800,000	$1,057,764
2016 Nov	2019	$ 58,800,000	$1,057,764
2017 Nov	2020	$ 58,800,000	$1,057,764
2018 Nov	2021	$ 58,800,000	$1,057,764
2019 Nov	2022	$ 58,800,000	$1,057,764
2020 Nov	2023	$ 58,800,000	$1,057,764
2021 Nov	2024	$ 58,800,000	$1,057,764
2022 Nov	2025	$ 58,800,000	$1,057,764
2023 Nov	2026	$ 58,800,000	$1,057,764

TOTAL TAX INCREMENT EXPECTED TO ACCRUE BY 12/31/26:
$ 15,908,048

NOTE: Tax increment payments are calculated using 100% of estimated future property valuation and 100% of expected 2004 mill levy.

3. PROJECT COSTS

Capital Costs – The capital costs of $1,750,000 for the Project Plan includes the funding for the lift station located south of Country Road and east of Haines Avenue.

Financing Costs – The financing costs for this Project Plan are dependent on the interest rate obtained. The anticipated interest rate used for this projection is 6% for the City and 9% for the applicant acquired financing. It is estimated that the financing costs will total

$1,410,815.50. If a lower interest rate is obtained, the project costs will be repaid more quickly and the property will be returned to the tax rolls sooner.

Professional Service Costs – No professional service costs are anticipated in the Project Plan.

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

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

Contingency Costs – No contingency costs are anticipated in the Project Plan.

Necessary and Convenient Payments – Necessary and convenient costs in the amount of $450,000 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 October 15, 2010, for its administrative costs in the amount of $2050. However, in no case shall the City be reimbursed less than $1 on October 15, 2010.

ESTIMATED PROJECT COSTS TO BE PAID BY THE TAX INCREMENT DISTRICT

Capital Costs:		
Lift Station	$	1,750,000.00
Professional Service Costs	$	0
Financing Costs:		
Financing interest	$	1,410,815.50
Contingency Costs:	$	0
Relocation Costs:	$	0
Organizational Costs:	$	0
Necessary and Convenient Costs:	$	450,000.00
TOTAL	$	3,610,815.50
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 #55 fund available to the City Finance Officer on October 15, 2010.

CITY FUNDED PROJECT COSTS:

Capital Costs:		
City's share of the Lift Station	$	990,000.00

Financing Costs:		
Financing interest	$	718,654.76
Contingency Costs:	$	0
Relocation Costs:	$	0
Organizational Costs:	$	0
Necessary and Convenient Costs:	$	450,000.00
TOTAL	$	2,158,654.76

DEVELOPER FUNDED PROJECT COSTS:

Capital Costs:		
Developer's share of Lift Station	$	760,000.00
Professional Service Costs	$	0
Financing Costs:		
Financing interest	$	692,160.74
Contingency Costs:	$	0
Relocation Costs:	$	0
Organizational Costs:	$	0
Necessary and Convenient Costs:	$	0
TOTAL	$	1,452,160.74

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	Total
Paid	Increase					
2006	$ 0	$0	0	0	0	0
2007	$ 0	$0	0	0	0	0
2008	$ 1,200,000	$0	$ 5,677	$ 3,669	$ 43	$ 21,587
2009	$ 8,400,000	$0	$ 39,741	$ 25,688	$ 302	$ 151,109
2010	$16,800,000	$0	$ 79,483	$ 51,377	$ 604	$ 302,218
2011	$ 25,200,000	$0	$119,225	$ 77,065	$ 906	$ 453,328
2012	$ 33,600,000	$0	$158,966	$102,754	$ 1208	$ 604,437
2013	$ 42,000,000	$0	$203,968	$131,842	$ 1551	$ 775,546

2014	$ 50,400,000	$0	$238,450	$154,131	$ 1813	$ 906,655
2015	$ 58,800,000	$0	$278,191	$179,819	$ 2115	$1057,764
2016	$ 58,800,000	$0	$278,191	$179,819	$ 2115	$1057,764
2017	$ 58,800,000	$0	$278,191	$179,819	$ 2115	$1057,764
2018	$ 58,800,000	$0	$278,191	$179,819	$ 2115	$1057,764
2019	$ 58,800,000	$0	$278,191	$179,819	$ 2115	$1057,764
2020	$ 58,800,000	$0	$278,191	$179,819	$ 2115	$1057,764
2021	$ 58,800,000	$0	$278,191	$179,819	$ 2115	$1057,764
2022	$ 58,800,000	$0	$278,191	$179,819	$ 2115	$1057,764
2023	$ 58,800,000	$0	$278,191	$179,819	$ 2115	$1057,764
2024	$ 58,800,000	$0	$278,191	$179,819	$ 2115	$1057,764
2025	$ 58,800,000	$0	$278,191	$179,819	$ 2115	$1057,764
2026	$ 58,800,000	$0	$278,191	$179,819	$ 2115	$1057,764

*The Plan anticipates 18 semi-annual payments over 9 years; however, the district may run up to 20 years to insure repayment of the project costs.

5. FINANCING METHOD

The financing method to be used in the funding of this Plan is to be obtained by the applicants for their share of the costs and by the City for the City's share of the costs. The applicants and the City will be responsible for any interest payments due for their share of the costs that are not available from Tax Increment District #55 on a percentage of total project costs. If the tax increment revenues exceed the anticipated loan payments, the debt will be retired early.

The debt on the Tax Increment District Project Costs covered in the Plan will be retired by deposits made in the Tax Increment District as taxes are paid on the property in succeeding years. The City of Rapid City Finance Officer will make the disbursements from that fund in accordance with this Plan. Thirty five percent of the revenues received will be disbursed to the developer for project costs incurred by the developer and sixty five percent will be disbursed to the City of Rapid City for project costs incurred by the City until the City's portion is repaid. According to SDCL 11-9-25, positive tax increments will be allocated to that fund until the debt from the project costs is retired or fifteen years following the last expenditure from the Project Plan whichever comes first. The final payment from this Plan is scheduled to be made on December 1, 2014; however, the district may run the full 20 years if necessary to insure repayment.

There are two projected amortization rate schedules listed below. Schedule #1 shows the amount to be borrowed by the City using a 6% interest rate. Schedule #2 shows the amount to be borrowed by the applicant using a 9% interest rate.

PROJECTED AMORTIZATION RATE
Schedule #1:

TABLE

No.	Payment Date	Beginning Balance	Interest	Total Due	Capital Int Payment	Tax Inc Payment	Total Pay	Loan Balance	Cumulative Interest
1	12/1/2005	1,771,014.00	53,130.42	1,824,144.42	53,130.42	0.00	53,130.42	1,771,014.00	53,130.42

2	6/1/2006	1,771,014.00	53,130.42	1,824,144.42	53,130.42	0.00	53,130.42	1,771,014.00	106,260.84
3	12/1/2006	1,771,014.00	53,130.42	1,824,144.42	53,130.42	0.00	53,130.42	1,771,014.00	159,391.26
4	6/1/2007	1,771,014.00	53,130.42	1,824,144.42	53,130.42	7,016.00	60,146.42	1,763,998.00	212,521.68
5	12/1/2007	1,763,998.00	52,919.94	1,816,917.94	52,919.94	7,016.00	59,935.94	1,756,982.00	265,441.62
6	6/1/2008	1,756,982.00	52,709.46	1,809,691.46	52,709.46	49,110.00	101,819.46	1,707,872.00	318,151.08
7	12/1/2008	1,707,872.00	51,236.16	1,759,108.16	51,236.16	49,110.00	100,346.16	1,658,762.00	369,387.24
8	6/1/2009	1,658,762.00	49,762.86	1,708,524.86	0.00	98,220.00	98,220.00	1,610,304.86	419,150.10
9	12/1/2009	1,610,304.86	48,309.15	1,658,614.01	0.00	98,220.00	98,220.00	1,560,394.01	467,459.25
10	6/1/2010	1,560,394.01	46,811.82	1,607,205.83	0.00	147,331.00	147,331.00	1,459,874.83	514,271.07
11	12/1/2010	1,459,874.83	43,796.24	1,503,671.07	0.00	147,331.00	147,331.00	1,356,340.07	558,067.31
12	6/1/2011	1,356,340.07	40,690.20	1,397,030.27	0.00	196,442.00	196,442.00	1,200,588.27	598,757.51
13	12/1/2011	1,200,588.27	36,017.65	1,236,605.92	0.00	196,442.00	196,442.00	1,040,163.92	634,775.16
14	6/1/2012	1,040,163.92	31,204.92	1,071,368.84	0.00	252,052.00	252,052.00	819,316.84	665,980.08
15	12/1/2012	819,316.84	24,579.51	843,896.34	0.00	252,052.00	252,052.00	591,844.34	690,559.59
16	6/1/2013	591,844.34	17,755.33	609,599.67	0.00	294,662.00	294,662.00	314,937.67	708,314.92
17	12/1/2013	314,937.67	9,448.13	324,385.80	0.00	294,662.00	294,662.00	29,723.80	717,763.05
18	6/1/2014	29,723.80	891.71	30,615.52	0.00	30,615.52	30,615.52	0.00	718,654.76
19	12/1/2014	0.00	0.00	0.00	0.00	0.00	0.00	0.00	718,654.76
20	6/1/2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	718,654.76
21	12/1/2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	718,654.76

Schedule #2:

TABLE

No.	Payment Date	Beginning Balance	Interest	Total Due	Capital Int Payment	Tax Inc Payment	Total Pay	Loan Balance	Cumulative Interest
1	12/1/2005	1,034,253.00	46,541.39	1,080,794.39	46,541.39	0.00	46,541.39	1,034,253.00	46,541.39
2	6/1/2006	1,034,253.00	46,541.39	1,080,794.39	46,541.39	0.00	46,541.39	1,034,253.00	93,082.78
3	12/1/2006	1,034,253.00	46,541.39	1,080,794.39	46,541.39	0.00	46,541.39	1,034,253.00	139,624.17
4	6/1/2007	1,034,253.00	46,541.39	1,080,794.39	46,541.39	3,777.00	50,318.39	1,030,476.00	186,165.56
5	12/1/2007	1,030,476.00	46,371.42	1,076,847.42	46,371.42	3,777.00	50,148.42	1,026,699.00	232,536.98
6	6/1/2008	1,026,699.00	46,201.46	1,072,900.46	46,201.46	26,443.00	72,644.46	1,000,256.00	278,738.44
7	12/1/2008	1,000,256.00	45,011.52	1,045,267.52	45,011.52	26,443.00	71,454.52	973,813.00	323,749.96
8	6/1/2009	973,813.00	43,821.59	1,017,634.59	0.00	52,888.00	52,888.00	964,746.59	367,571.55
9	12/1/2009	964,746.59	43,413.60	1,008,160.19	0.00	52,888.00	52,888.00	955,272.19	410,985.15
10	6/1/2010	955,272.19	42,987.25	998,259.43	0.00	79,332.00	79,332.00	918,927.43	453,972.40
11	12/1/2010	918,927.43	41,351.73	960,279.17	0.00	79,332.00	79,332.00	880,947.17	495,324.13
12	6/1/2011	880,947.17	39,642.62	920,589.79	0.00	105,776.00	105,776.00	814,813.79	534,966.75
13	12/1/2011	814,813.79	36,666.62	851,480.41	0.00	105,776.00	105,776.00	745,704.41	571,633.37
14	6/1/2012	745,704.41	33,556.70	779,261.11	0.00	135,720.00	135,720.00	643,541.11	605,190.07
15	12/1/2012	643,541.11	28,959.35	672,500.46	0.00	135,720.00	135,720.00	536,780.46	634,149.42
16	6/1/2013	536,780.46	24,155.12	560,935.58	0.00	158,664.00	158,664.00	402,271.58	658,304.54
17	12/1/2013	402,271.58	18,102.22	420,373.80	0.00	158,664.00	158,664.00	261,709.80	676,406.76
18	6/1/2014	261,709.80	11,776.94	273,486.74	0.00	185,108.00	185,108.00	88,378.74	688,183.70
19	12/1/2014	88,378.74	3,977.04	92,355.79	0.00	92,355.79	92,355.79	0.00	692,160.74
20	6/1/2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	692,160.74
21	12/1/2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	692,160.74

REVISED PROJECT PLAN – MAY 2006

The developer has requested that the funds be re-allocated between the existing approved project costs. The proposed cost for the lift station has been reduced from $1,750,000 to $935,600. The proposed cost for Necessary and Convenient Costs will be changed from $450,000 to $1,402,894.23. The lift station design and maintenance, gravity sewer and force mains compose $953,957 of the necessary costs.

REVISED PROJECT COSTS

Capital Costs – The capital costs of $935,600 for the Project Plan includes the funding for the lift station located south of Country Road and east of Haines Avenue.

Financing Costs – The financing costs for this Project Plan are dependent on the interest rate obtained. The anticipated interest rate used for this projection is 6% for the City and 9% for the applicant acquired financing. It is estimated that the financing costs will total $1,272,321.27. If a lower interest rate is obtained, the project costs will be repaid more quickly and the property will be returned to the tax rolls sooner.

Professional Service Costs – No professional service costs are anticipated in the Project Plan.

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

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

Contingency Costs – No contingency costs are anticipated in the Project Plan.

Necessary and Convenient Payments – Necessary and convenient costs associated with the Freeland Meadows gravity sewer oversizing, Freeland Meadows force main, design of lift station and other costs in the amount of $1,402,894.23 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 October 15, 2010, for its administrative costs in the amount of $2050. However, in no case shall the City be reimbursed less than $1 on October 15, 2010.

ESTIMATED PROJECT COSTS TO BE PAID BY THE TAX INCREMENT DISTRICT

Capital Costs:		
Lift Station	$	935,600.00
Professional Service Costs	$	0
Financing Costs:		
Financing interest	$	1,272,321.27
Contingency Costs:	$	0

Relocation Costs:	$	0
Organizational Costs:	$	0
Necessary and Convenient Costs:		
Design and construction maintenance of Lift Station	$	110,261.00
Brookfield force main	$	7,500.00
Brookfield force main construction	$	83,346.00
Holding Tank Construction	$	4,000.00
Freeland Meadows force main	$	473,230.00
Freeland Meadows gravity sewer oversizing	$	275,620.00
Other Necessary and Convenient Costs	$	448,937.23
TOTAL	$	3,610,815.50
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 #55 fund available to the City Finance Officer on October 15, 2010.

CITY FUNDED PROJECT COSTS:

Capital Costs:		
City's share of the Lift Station	$	784,892.50
Financing Costs:		
Financing interest	$	484,100.95
Contingency Costs:	$	0
Relocation Costs:	$	0
Organizational Costs:	$	0
Necessary and Convenient Costs:		
Design and construction maintenance of lift station	$	110,261.00
Brookfield force main	$	7,500.00
Brookfield force main construction	$	83,346.00
Holding tank construction	$	4,000.00
Other Necessary and Convenient Costs	$	233,537.23
TOTAL	$	1,707,637.68

DEVELOPER FUNDED PROJECT COSTS:

Capital Costs:		
Developer's share of Lift Station	$	150,707.50
Professional Service Costs	$	0
Financing Costs:		
Financing interest	$	788,220.32
Contingency Costs:	$	0
Relocation Costs:	$	0
Organizational Costs:	$	0

Necessary and Convenient Costs:

Freeland Meadows force main	$ 473,230.00
Freeland Meadows gravity sewer oversizing	$ 275,620.00
Other Necessary and Convenient Costs	$ 215,400.00
TOTAL	$ 1,903,177.82

REVISED FINANCING METHOD INFORMATION:

The Revised Project Plan changes the distribution percentage stated above. In this revision, forty eight percent of the revenues received will be disbursed to the developer for project costs incurred by the developer and fifty two percent will be disbursed to the City of Rapid City for project costs incurred by the City. Schedule #3 shows the amount to be borrowed by the City for this Revised Project Plan, using a 6% interest rate. Schedule #4 shows the amount to be borrowed by the developer for this Revised Project Plan, using a 9% interest rate.

Schedule #3:

TABLE

No.	Payment Date	Beginning Balance	Interest	Total Due	Capital Int Payment	Tax Inc Payment	Total Pay	Loan Balance	Cumulative Interest
1	6/1/2006	990,000.00	29,700.00	1,019,700.00	29,700.00	0.00	29,700.00	1,019,700.00	29,700.00
2	12/1/2006	1,019,700.00	30,591.00	1,050,291.00	30,591.00	0.00	30,591.00	1,050,291.00	60,291.00
3	6/1/2007	1,050,291.00	31,508.73	1,081,799.73	31,508.73	0.00	31,508.73	1,081,799.73	91,799.73
4	12/1/2007	1,081,799.73	32,453.99	1,114,253.72	32,453.99	0.00	32,453.99	1,114,253.72	124,253.72
5	6/1/2008	1,114,253.72	33,427.61	1,147,681.33	27,814.61	5,613.00	33,427.61	1,142,068.33	157,681.33
6	12/1/2008	1,142,068.33	34,262.05	1,176,330.38	28,649.05	5,613.00	34,262.05	1,170,717.38	191,943.38
7	6/1/2009	1,170,717.38	35,121.52	1,205,838.91	0.00	39,288.00	39,288.00	1,166,550.91	227,064.90
8	12/1/2009	1,166,550.91	34,996.53	1,201,547.43	0.00	39,288.00	39,288.00	1,162,259.43	262,061.43
9	6/1/2010	1,162,259.43	34,867.78	1,197,127.22	0.00	78,577.00	78,577.00	1,118,550.22	296,929.21
10	12/1/2010	1,118,550.22	33,556.51	1,152,106.72	0.00	78,577.00	78,577.00	1,073,529.72	330,485.72
11	6/1/2011	1,073,529.72	32,205.89	1,105,735.61	0.00	117,865.00	117,865.00	987,870.61	362,691.61
12	12/1/2011	987,870.61	29,636.12	1,017,506.73	0.00	117,865.00	117,865.00	899,641.73	392,327.73
13	6/1/2012	899,641.73	26,989.25	926,630.98	0.00	157,154.00	157,154.00	769,476.98	419,316.98
14	12/1/2012	769,476.98	23,084.31	792,561.29	0.00	157,154.00	157,154.00	635,407.29	442,401.29
15	6/1/2013	635,407.29	19,062.22	654,469.51	0.00	201,642.00	201,642.00	452,827.51	461,463.51
16	12/1/2013	452,827.51	13,584.83	466,412.34	0.00	201,642.00	201,642.00	264,770.34	475,048.34
17	6/1/2014	264,770.34	7,943.11	272,713.45	0.00	235,730.00	235,730.00	36,983.45	482,991.45
18	12/1/2014	36,983.45	1,109.50	38,092.95	0.00	38,092.95	38,092.95	0.00	484,100.95
19	6/1/2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	484,100.95
20	12/1/2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	484,100.95
21	6/1/2016	0.00	0.00	0.00	0.00	0.00	0.00	0.00	484,100.95

Schedule #4:

TABLE

No.	Payment Date	Beginning Balance	Interest	Total Due	Capital Int Payment	Tax Inc Payment	Total Pay	Loan Balance	Cumulative Interest
1	6/1/2006	899,557.00	40,480.07	940,037.07	40,480.07	0.00	40,480.07	940,037.07	40,480.07
2	12/1/2006	940,037.07	42,301.67	982,338.73	42,301.67	0.00	42,301.67	982,338.73	82,781.74
3	6/1/2007	982,338.73	44,205.24	1,026,543.98	44,205.24	0.00	44,205.24	1,026,543.98	126,986.98
4	12/1/2007	1,026,543.98	46,194.48	1,072,738.45	46,194.48	0.00	46,194.48	1,072,738.45	173,181.46
5	6/1/2008	1,072,738.45	48,273.23	1,121,011.69	43,092.23	5,181.00	48,273.23	1,115,830.69	221,454.69
6	12/1/2008	1,115,830.69	50,212.38	1,166,043.07	45,031.38	5,181.00	50,212.38	1,160,862.07	271,667.07
7	6/1/2009	1,160,862.07	52,238.79	1,213,100.86	15,972.79	36,266.00	52,238.79	1,176,834.86	323,905.86
8	12/1/2009	1,176,834.86	52,957.57	1,229,792.43	16,691.57	36,266.00	52,957.57	1,193,526.43	376,863.43
9	6/1/2010	1,193,526.43	53,708.69	1,247,235.12	0.00	72,532.00	72,532.00	1,174,703.12	430,572.12
10	12/1/2010	1,174,703.12	52,861.64	1,227,564.76	0.00	72,532.00	72,532.00	1,155,032.76	483,433.76
11	6/1/2011	1,155,032.76	51,976.47	1,207,009.23	0.00	108,798.00	108,798.00	1,098,211.23	535,410.23
12	12/1/2011	1,098,211.23	49,419.51	1,147,630.74	0.00	108,798.00	108,798.00	1,038,832.74	584,829.74
13	6/1/2012	1,038,832.74	46,747.47	1,085,580.21	0.00	145,064.00	145,064.00	940,516.21	631,577.21
14	12/1/2012	940,516.21	42,323.23	982,839.44	0.00	145,064.00	145,064.00	837,775.44	673,900.44
15	6/1/2013	837,775.44	37,699.89	875,475.33	0.00	186,131.00	186,131.00	689,344.33	711,600.33
16	12/1/2013	689,344.33	31,020.50	720,364.83	0.00	186,131.00	186,131.00	534,233.83	742,620.83
17	6/1/2014	534,233.83	24,040.52	558,274.35	0.00	217,597.00	217,597.00	340,677.35	766,661.35
18	12/1/2014	340,677.35	15,330.48	356,007.83	0.00	217,597.00	217,597.00	138,410.83	781,991.83
19	6/1/2015	138,410.83	6,228.49	144,639.32	0.00	144,639.32	144,639.32	0.00	788,220.32
20	12/1/2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	788,220.32
21	6/1/2016	0.00	0.00	0.00	0.00	0.00	0.00	0.00	788,220.32

REVISED PROJECT PLAN – JULY 2006

The developer has requested that the funds be re-allocated between the existing approved project costs. The proposed cost for the lift station has been reduced from $1,750,000 to $935,600. The proposed cost for Necessary and Convenient Costs will be changed from $450,000 to $1,415,530.06. The lift station design and maintenance, gravity sewer and force mains compose $953,957 of the necessary costs.

REVISED PROJECT COSTS

Capital Costs – The capital costs of $935,600 for the Project Plan includes the funding for the lift station located south of Country Road and east of Haines Avenue.

Financing Costs – The financing costs for this Project Plan are dependent on the interest rate obtained. The anticipated interest rate used for this projection is 6% for the City and 9% for the applicant acquired financing. It is estimated that the financing costs will total $1,259,685.44. If a lower interest rate is obtained, the project costs will be repaid more quickly and the property will be returned to the tax rolls sooner.

Professional Service Costs – No professional service costs are anticipated in the Project Plan.

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

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

Contingency Costs – No contingency costs are anticipated in the Project Plan.

Necessary and Convenient Payments – Necessary and convenient costs associated with the Freeland Meadows gravity sewer, Freeland Meadows force main, design of lift station and other costs in the amount of $1,415,530.06 are included in the Project Plan. Oversizing has been removed from the Freeland Meadows gravity sewer and this item will include all costs. The force main numbers and the gravity sewer numbers have been switched. An additional $65,000 has been included under Other Necessary and Convenient Costs for the pumping and hauling of the Brookfield holding tank.

Imputed Administrative Costs – All Tax Increment District actions require municipal staff time to prepare and enact. The City shall be reimbursed on October 15, 2010, for its administrative costs in the amount of $2050. However, in no case shall the City be reimbursed less than $1 on October 15, 2010.

ESTIMATED PROJECT COSTS TO BE PAID BY THE TAX INCREMENT DISTRICT

Capital Costs:	
Lift Station	$ 935,600.00
Professional Service Costs	$ 0
Financing Costs:	
Financing interest	$ 1,259,685.44

Contingency Costs:	$	0
Relocation Costs:	$	0
Organizational Costs:	$	0
Necessary and Convenient Costs:		
Design and construction maintenance of Lift Station	$	110,261.00
Brookfield force main	$	7,500.00
Brookfield force main construction	$	83,346.00
Holding Tank Construction	$	4,000.00
Freeland Meadows force main	$	275,620.00
Freeland Meadows gravity sewer	$	473,230.00
Pumping and Hauling of Brookfield Holding Tank	$	65,000.00
Other Necessary and Convenient Costs	$	396,573.06
TOTAL	$	3,610,815.50
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 #55 fund available to the City Finance Officer on October 15, 2010.

CITY FUNDED PROJECT COSTS:

Capital Costs:		
City's share of the Lift Station	$	784,892.50
Financing Costs:		
Financing interest	$	617,469.65
Contingency Costs:	$	0
Relocation Costs:	$	0
Organizational Costs:	$	0
Necessary and Convenient Costs:		
Design and construction maintenance of lift station	$	110,261.00
Brookfield force main	$	7,500.00
Brookfield force main construction	$	83,346.00
Holding tank construction	$	4,000.00
Pumping and Hauling of Brookfield Holding Tank	$	65,000.00
Other Necessary and Convenient Costs	$	35,168.53
TOTAL	$	1,707,637.68

DEVELOPER FUNDED PROJECT COSTS:

Capital Costs:		
Developer's share of Lift Station	$	150,707.50

Professional Service Costs	$	0
Financing Costs:		
Financing interest	$	642,215.79
Contingency Costs:	$	0
Relocation Costs:	$	0
Organizational Costs:	$	0
Necessary and Convenient Costs:		
Freeland Meadows force main	$	275,620.00
Freeland Meadows gravity sewer	$	473,230.00
Other Necessary and Convenient Costs	$	361,404.53
TOTAL	$	1,903,177.82

REVISED FINANCING METHOD INFORMATION:

The Revised Project Plan changes the distribution percentage stated above. In this revision, seventy five percent of the revenues received will be disbursed to the developer for project costs incurred by the developer and twenty five percent will be disbursed to the City of Rapid City for project costs incurred by the City. Schedule #3 shows the amount to be borrowed by the City for this Revised Project Plan, using a 6% interest rate. Schedule #4 shows the amount to be borrowed by the developer for this Revised Project Plan, using a 9% interest rate. It should be noted that the amortization schedules do not reflect the approved interest amounts within the project costs. Changing the revenue distribution to the developer from forty eight percent to seventy five percent should reduce the amount of interest for the developer and will likewise increase the amount of interest the City will be paying.

Schedule #3: City schedule

TABLE

No.	Payment Date	Beginning Balance	Interest	Total Due	Capital Int Payment	Tax Inc Payment	Total Pay	Loan Balance	Cumulative Interest
1	6/1/2006	1,054,999.00	31,649.97	1,086,648.97	31,649.97	0.00	31,649.97	1,086,648.97	29,700.00
2	12/1/2006	1,086,648.97	32,599.47	1,119,248.44	32,599.47	0.00	32,599.47	1,119,248.44	64,249.44
3	6/1/2007	1,119,248.44	33,577.45	1,152,825.89	33,577.45	0.00	33,577.45	1,152,825.89	97,826.89
4	12/1/2007	1,152,825.89	34,584.78	1,187,410.67	34,584.78	0.00	34,584.78	1,187,410.67	132,411.67
5	6/1/2008	1,187,410.67	35,622.32	1,223,032.99	32,923.32	2,699.00	35,622.32	1,220,333.99	168,033.99
6	12/1/2008	1,220,333.99	36,610.02	1,256,944.01	33,911.02	2,699.00	36,610.02	1,254,245.01	204,644.01
7	6/1/2009	1,254,245.01	37,627.35	1,291,872.36	18,739.35	18,888.00	37,627.35	1,272,984.36	242,271.36
8	12/1/2009	1,272,984.36	38,189.53	1,311,173.89	19,301.53	18,888.00	38,189.53	1,292,285.89	280,460.89
9	6/1/2010	1,292,285.89	38,768.58	1,331,054.47	991.58	37,777.00	38,768.58	1,293,277.47	319,229.47
10	12/1/2010	1,293,277.47	38,798.32	1,332,075.79	1,021.32	37,777.00	38,798.32	1,293,277.47	358,027.79
11	6/1/2011	1,293,277.47	38,798.32	1,332,075.79	0.00	56,666.00	56,666.00	1,275,409.79	396,826.12
12	12/1/2011	1,275,409.79	38,262.29	1,313,672.09	0.00	56,666.00	56,666.00	1,257,006.09	435,088.41
13	6/1/2012	1,257,006.09	37,710.18	1,294,716.27	0.00	75,554.00	75,554.00	1,219,162.27	472,798.59

14	12/1/2012	1,219,162.27	36,574.87	1,255,737.14	0.00	75,554.00	75,554.00	1,180,183.14	509,373.46
15	6/1/2013	1,180,183.14	35,405.49	1,215,588.63	0.00	96,943.00	96,943.00	1,118,645.63	544,778.95
16	12/1/2013	1,118,645.63	33,559.37	1,152,205.00	0.00	286,340.21	286,340.21	865,864.79	578,338.32
17	6/1/2014	865,864.79	25,975.94	891,840.74	0.00	453,328.00	453,328.00	438,512.74	604,314.27
18	12/1/2014	438,512.74	13,155.38	451,668.12	0.00	451,668.12	451,668.12	0.00	617,469.65
19	6/1/2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	617,469.65
20	12/1/2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	617,469.65
21	6/1/2016	0.00	0.00	0.00	0.00	0.00	0.00	0.00	617,469.65

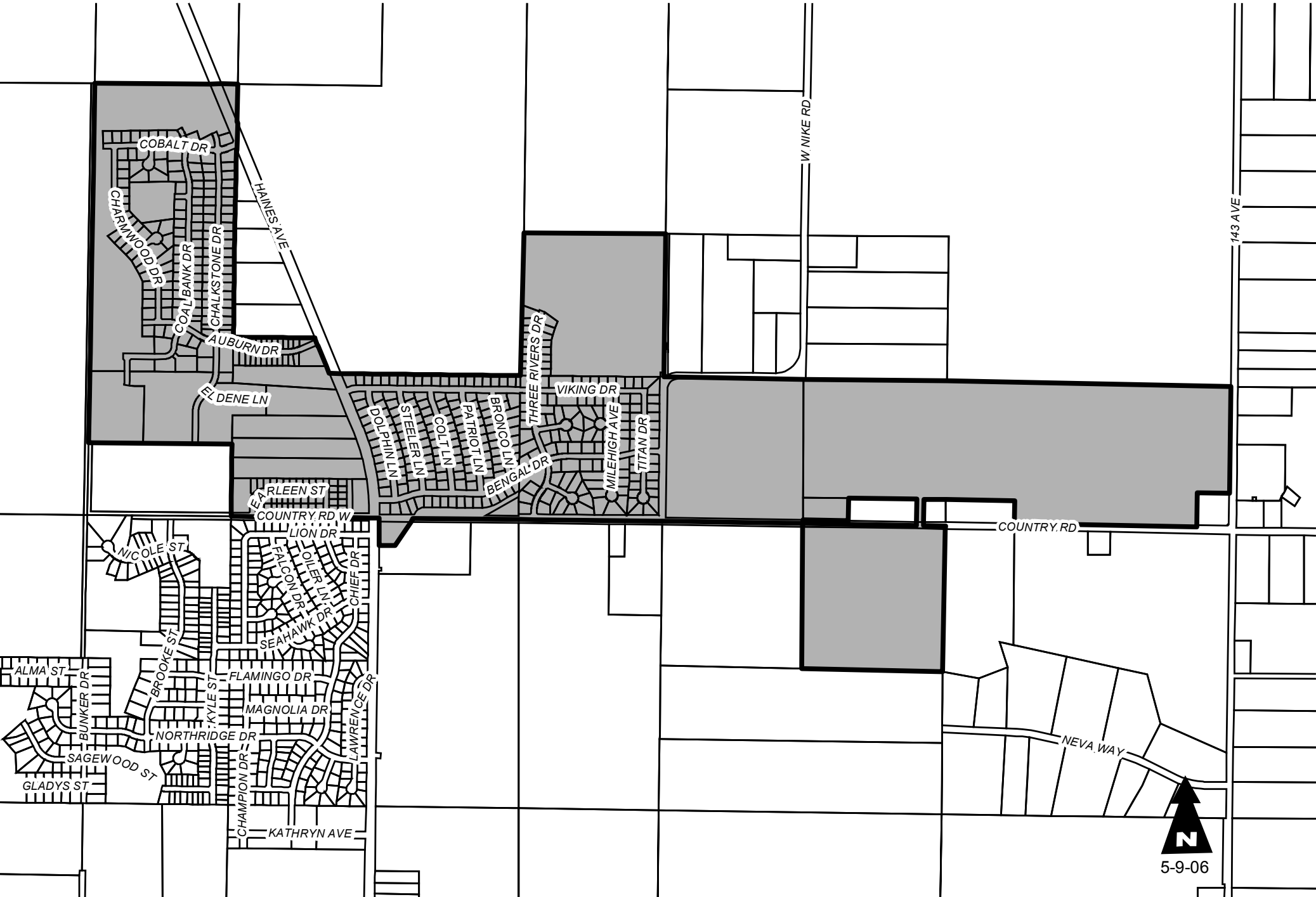
Schedule #4: Developers schedule

TABLE

No.	Payment Date	Beginning Balance	Interest	Total Due	Capital Int Payment	Tax Inc Payment	Total Pay	Loan Balance	Cumulative Interest
1	6/1/2006	899,557.00	40,480.07	940,037.07	40,480.07	0.00	40,480.07	940,037.07	40,480.07
2	12/1/2006	940,037.07	42,301.67	982,338.73	41,865.48	0.00	42,301.67	981,902.54	82,345.55
3	6/1/2007	981,902.54	44,185.61	1,026,088.16	44,185.61	0.00	44,185.61	1,026,088.16	126,531.16
4	12/1/2007	1,026,088.16	46,173.97	1,072,262.12	46,173.97	0.00	46,173.97	1,072,262.12	172,705.13
5	6/1/2008	1,072,262.12	48,251.80	1,120,513.92	40,156.80	8,095.00	48,251.80	1,112,418.92	220,956.92
6	12/1/2008	1,112,418.92	50,058.85	1,162,477.77	41,963.85	8,095.00	50,058.85	1,154,382.77	271,015.77
7	6/1/2009	1,154,382.77	51,947.22	1,206,330.00	0.00	56,666.00	56,666.00	1,149,664.00	322,963.00
8	12/1/2009	1,149,664.00	51,734.88	1,201,398.88	0.00	56,666.00	56,666.00	1,144,732.88	374,697.88
9	6/1/2010	1,144,732.88	51,512.98	1,196,245.86	0.00	113,332.00	113,332.00	1,082,913.86	426,210.86
10	12/1/2010	1,082,913.86	48,731.12	1,131,644.98	0.00	113,332.00	113,332.00	1,018,312.98	474,941.98
11	6/1/2011	1,018,312.98	45,824.08	1,064,137.06	0.00	169,998.00	169,998.00	894,139.06	520,766.06
12	12/1/2011	894,139.06	40,236.26	934,375.32	0.00	169,998.00	169,998.00	764,377.32	561,002.32
13	6/1/2012	764,377.32	34,396.98	798,774.30	0.00	226,664.00	226,664.00	572,110.30	595,399.30
14	12/1/2012	572,110.30	25,744.96	597,855.26	0.00	226,664.00	226,664.00	371,191.26	621,144.26
15	6/1/2013	371,191.26	16,703.61	387,894.87	0.00	290,830.00	290,830.00	97,064.87	637,847.87
16	12/1/2013	97,064.87	4,367.92	101,432.79	0.00	101,432.79	101,432.79	0.00	642,215.79
17	6/1/2014	0.00	0.00	0.00	0.00	0.00	0.00	0.00	642,215.79
18	12/1/2014	0.00	0.00	0.00	0.00	0.00	0.00	0.00	642,215.79
19	6/1/2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	642,215.79
20	12/1/2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	642,215.79
21	6/1/2016	0.00	0.00	0.00	0.00	0.00	0.00	0.00	642,215.79

Tax Increment District #55 - Mall Ridge Lift Station
Vicinity Map

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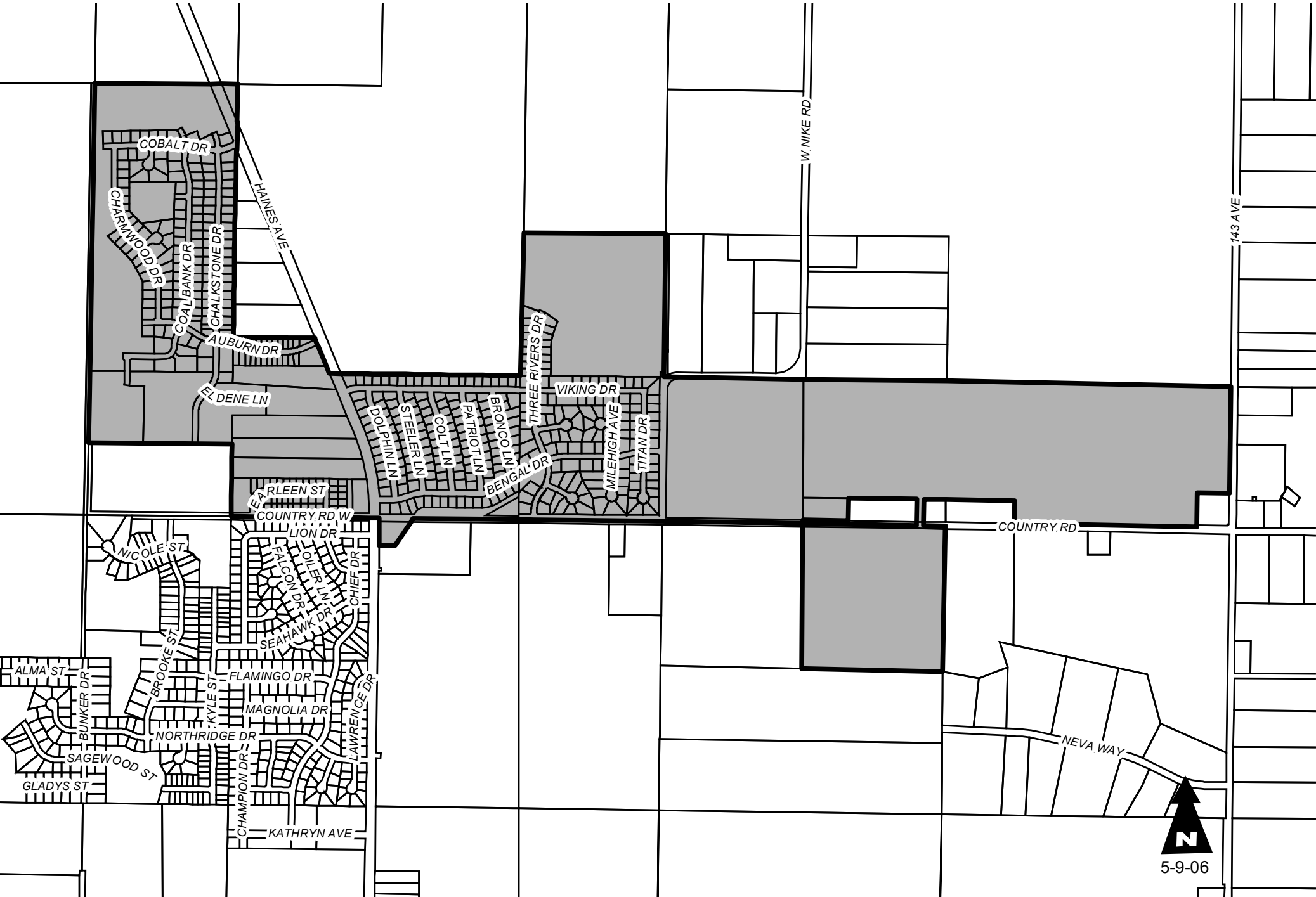
Tax Increment District #55 - Mall Ridge Lift Station
Aerial Map

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Tax Increment District #55 - Mall Ridge Lift Station
Boundary Map

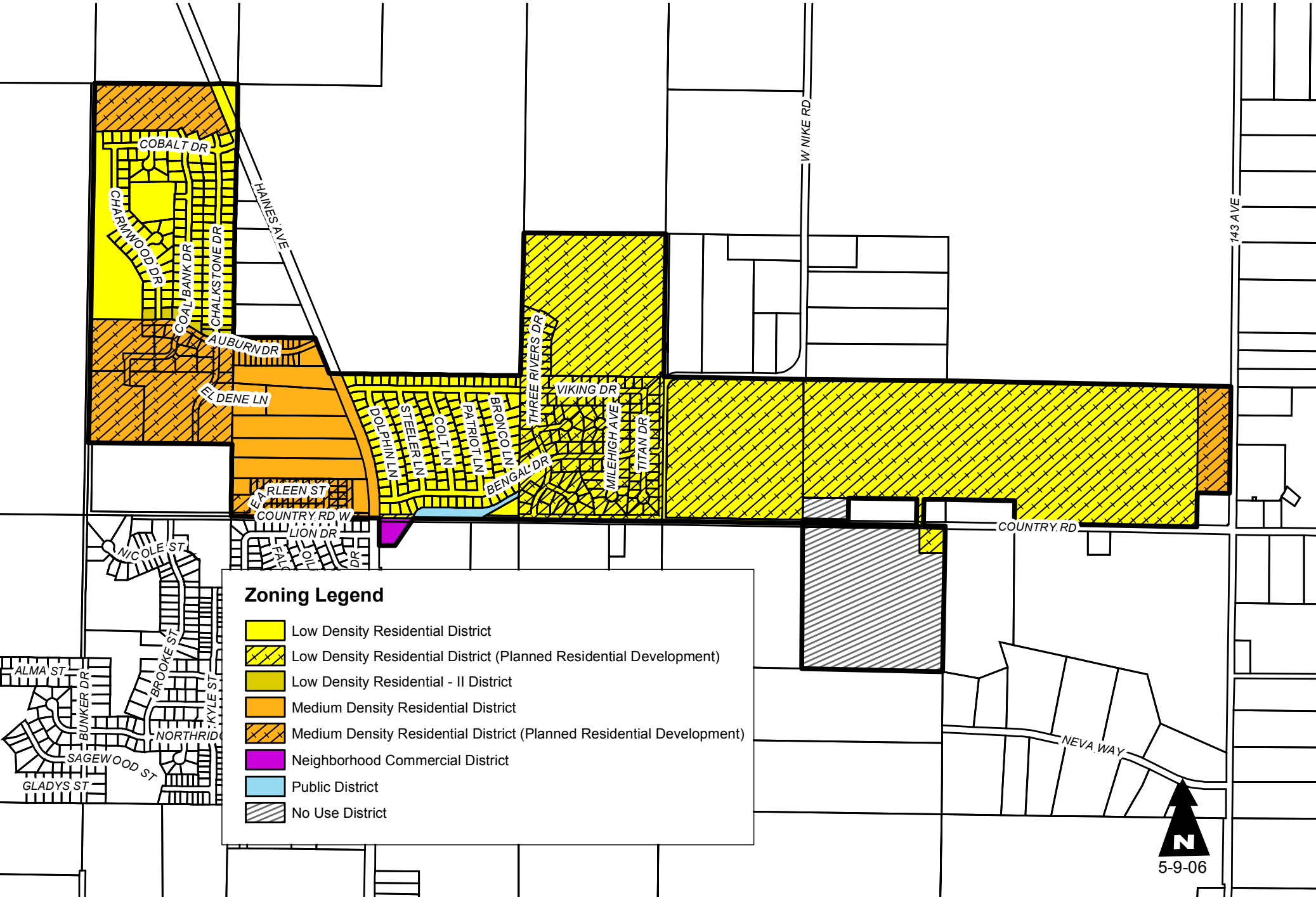
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Tax Increment District #55 - Mall Ridge Lift Station
Zoning Map

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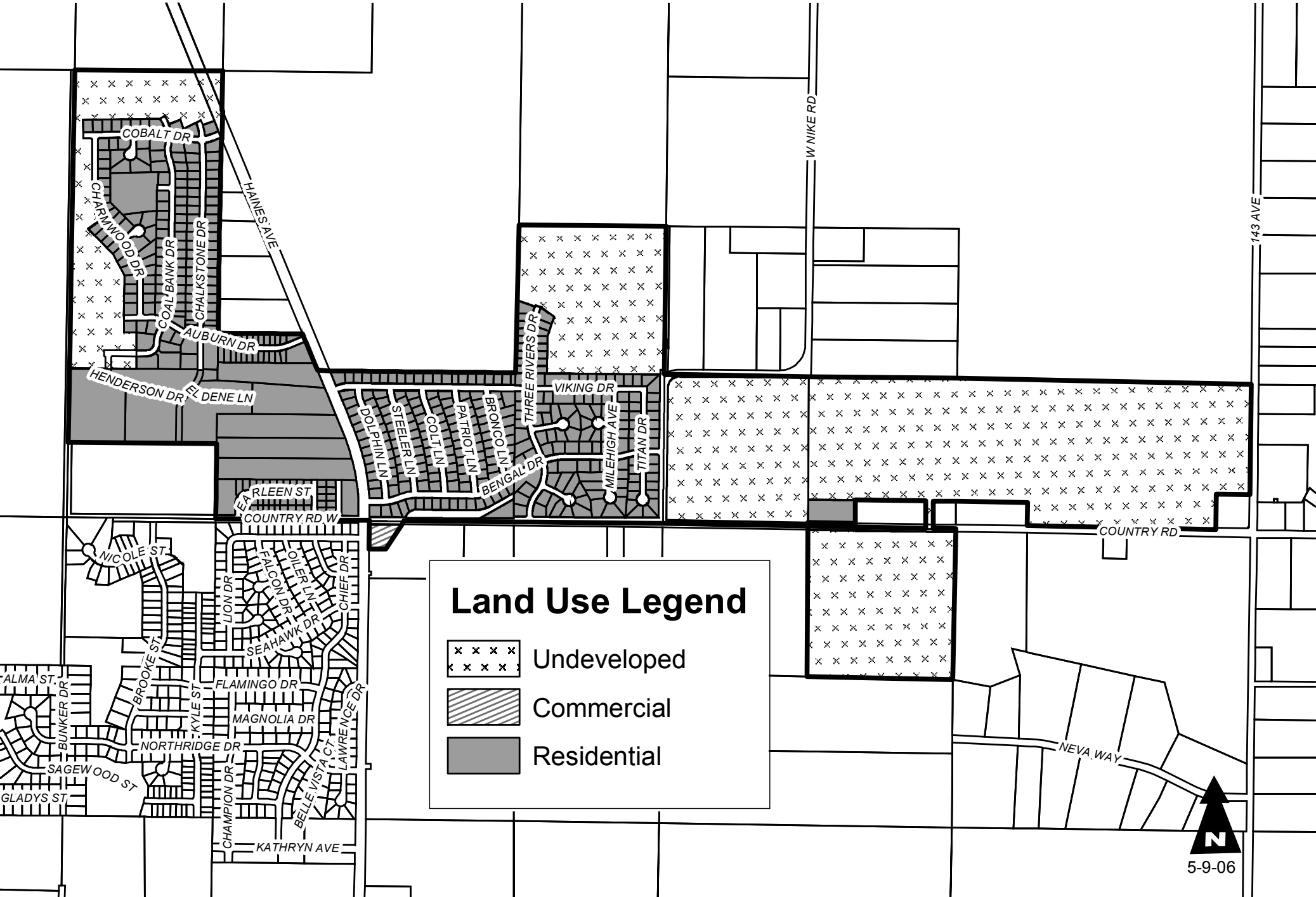


Zoning Legend

- Low Density Residential District
- Low Density Residential District (Planned Residential Development)
- Low Density Residential - II District
- Medium Density Residential District
- Medium Density Residential District (Planned Residential Development)
- Neighborhood Commercial District
- Public District
- No Use District

Tax Increment District #55 - Mall Ridge Lift Station
Land Use Map

FINAL



Tax Increment District #55 - Mall Ridge Lift Station
Public Improvements

FINAL

