

From: [Horton Patsy](#)
To: ["gale.rogers@hotmail.com"](mailto:gale.rogers@hotmail.com)
Subject: RE: Tax increment district request
Date: Monday, October 7, 2019 1:23:22 PM

Gale –

Thank you for your inquiry. Your property is adjacent to Tax Increment District #78 created in 2016. Based on Rapid City's Tax Increment Financing Policy, the applicant is required to provide notice to adjacent property owners when proposing a change to the Project Plan, approved in 2016.

The applicant is now requesting approval to amend the Plan to include the construction costs for a gravity sewer main located in the southeastern portion of the existing district. This action authorizes the use of the incremental property taxes collected to be spent on the sewer main.

Please note that this action does not impact your existing or future property taxes.

If you have any other questions, please feel free to call me.

Patsy Horton, Manager
Long Range Planning Division
Department of Community Development
City of Rapid City
300 Sixth Street
Rapid City, South Dakota 57701
(605) 394-4120 fax: (605) 394-6636
patsy.horton@rcgov.org

Notable quote:

It is easier to do a job right than to explain why you didn't.
President Martin Van Buren

From: Gale Rogers [<mailto:gale.rogers@hotmail.com>]
Sent: Monday, October 7, 2019 12:41 PM
To: cpweb <cpweb@rcgov.org>
Subject: Tax increment district request

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I received this in the mail and I cannot tell if I am a part of it or not. I dont think I am but I want to double check. My address is 3652 E Highway 44 and i am part of the Stekl Rd District. I am not even sure what they r trying to do.

Can u tell me if It will affect me?

Sent via the Samsung Galaxy S7 edge, an AT&T 4G LTE smartphone

From: [Horton Patsy](#)
To: ["miltandjulene@bellsouth.net"](mailto:miltandjulene@bellsouth.net)
Cc: [Lacock Fletcher](#)
Subject: TID #78 Amendment #1
Date: Monday, October 7, 2019 10:03:14 AM

Good morning.

Thanks for your inquiry. You are correct – the improvements proposed in 2016 to realign the drainage channel and install a traffic signal at Highway 44 and Elderberry Boulevard have been completed. The developer is now proposing to utilize the unexpended funds identified within the original [Project Plan](#) to reallocate those expenditures to partially fund a gravity sewer main near the eastern most boundary of the district. (You are correct, the amended application identified a lift station; however, the request before the [Planning Commission](#) on Thursday, October 10, is a gravity sewer main – a more cost-effective, long term solution.) I have included links to the original Project Plan and Thursday’s Planning Commission meeting for your reference.

There are no property owner tax implications with this proposed action – your property taxes will not change based on this tax increment district cost reallocation. The new development that occurs within a tax increment district impacts only the taxing agencies until the district is dissolved or 20 years – whichever is less. If you have more specific questions about tax increment financing / districts, please do not hesitate to contact me. I would be happy to visit with you in greater detail.

Additionally, you requested information about fencing/landscaping on your corner lot at 2959 Olive Grove Court. After consultation with the developer regarding the covenants associated with your property, please also contact one of the current planners. Fletcher Lacock and/or John Green can be reached at 394-4120 and they can help you to ensure that the fencing location complies with the existing zoning regulations. I have included them on this email for your reference.


Again, please do not hesitate to contact me with any additional tax increment financing questions you might have in reference to the certified letter you received.

Patsy Horton, Manager
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Notable quote:

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President Martin Van Buren

From: milton WHITE [<mailto:miltandjulene@bellsouth.net>]
Sent: Saturday, October 5, 2019 11:14 AM
To: cpweb <cpweb@rcgov.org>
Subject: TID #78 Amendment #1



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We purchased the home at 2959 Olive Grove Court (within Orchard Meadows) 7/1/19. We are new to the neighborhood. We received certified mail regarding the amendment pending. It appears as if most improvements have previously been completed and a lift station is being considered for addition to the development. I am really most concerned with the tax implications. We are impressed with the improvements being made and see some savings in expenditures along the way. As this news is new to us, we are seeking more information.

We were also seeking to expand fencing and create landscaping in the side yard next to Jim Street. The developer has not responded to my request as covenants require written approval. Are there any restrictions on this property along Jim Street other than the normal 8 foot utility easement?

Thanks for your attention in this matter.

From: twebb@rushmore.com <twebb@rushmore.com>

Sent: Saturday, October 5, 2019 12:02 PM

To: cpweb <cpweb@rcgov.org>

Subject: TID #78 Amendment #1

Importance: High

CAUTION: This email is from an outside source. Use caution before opening attachments, clicking links or providing confidential information.

Greetings: My name is Karen Webb. Today, Saturday, Oct 5, 2019, I had to go to the Main Post Office to retrieve a certified letter from KLM Design Solutions. The letter was postmarked October 2, 2019 and it contained the City of Rapid City Notice of Hearing for Tax Increment District Request. Please call me on Monday at 605-484-2075 to discuss this Notice. Thank you.

Karen or David Webb

3537 Nazareth Ln

Rapid City SD 57703

7 Oct 2019

Community Planning & Development Services
300 Sixth Street
Rapid City, SD 57701

FILE NUMBER: 19T1002

I reside at 2920 Melody Ln, MELODY ACRES; LOT 3H LESS W79' owner occupied, and have received a letter stating KTM Design Solutions Inc. is requesting a TIF for more development in Rapid Valley.

I am very much against giving them this TIF; they have received enough. It seems as though KTM Dream Design Solutions is the only developer getting TIFs. I'm wondering when Rapid City will rename Rapid Valley Dream Design Valley or some such nonsense.

It affects the taxpayers in Rapid City/Pennington County by increasing their taxes to pay for projects that were more than likely voted against in the first place. If the developer did not have the money to complete the project, then it should never have been started.

If Rapid City has money to hand out TIFs, why can't they do snow removal or street repair on what they have? We do not get snow removal and the street is breaking up.

Also, I have tried numerous times to use your website to send comments, but find it difficult to use. There is no clear path as where to go once in the main page. I suppose this was the intent all along, so people can't voice their opinion.

Don Halverson
2920 Melody Ln
Rapid City, SD 57703

RECEIVED

OCT 08 2019

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT