

## Rapid City Tax Increment Program

### Policy Review Benefits and Summary

(changes in blue added 11/14/19)

1. **Increased focus** on infill development, economic development, affordable housing, and transit-oriented development
2. **Greater guidance** to applicants in the application and certification processes
3. **Improved and simplified process** for staff review / certification, saving both time and expense
4. **Assurance of necessity** – Use of the TIF public financing tool is both responsible and necessary
5. **Many opportunities** for the use of TIF throughout the city without area restrictions

### Policy Updates

- Added clarifications to address comments from 9/25/19 PC meeting
- Removed TIF approval criteria for projects exceeding 10 years
- Removed emphasis on developing in the core community. Projects may qualify for TIF anywhere in the City
- Added criteria to Rapid City's blight definition to include crime within specific density areas, based on Rapid City's Community Crime Map as well as including language to address structural deterioration
- Added language to address eligible interest rate (was city rate plus 4%, now US Prime Rate plus 1%); [added language to address potential market volatility](#)
- Added appeal process for evaluation chart score as well as signature block for the applicant and TRT
- Added TIF applicable definitions for infill development, conflict of interest, real property assembly costs, contingency costs and third party appraisal
- Added clarity to application and approval process
- Removed all reference to necessary and convenient costs. The contingency costs are limited to 10% of the total capital costs, generally based on language from SDCL 9-21-6.1
- [Added language to address regional water towers and/or reservoirs](#)
- [Added language regarding the application requirements](#)
- [Added language clarifying the City's cost and responsibility for hiring third party review](#)