

## TIF Policy Revision Analysis

#	Revised Policy Provision	Current Related Provision Category - Item # - Page #
<b>Purpose - Policy page 2</b>		
1	Infill Development, existing infrastructure efficiencies	<b>Purpose</b> - #1, #2, #3, #4 and #5, pg 1
2	Redevelopment, blighted or life safety improvements	<b>Purpose</b> - #1, #2, #3, #4 and #5, pg 1; <b>Local Criteria</b> - #2, #4 and #5, pg 5
3	Affordable housing, low to moderate incomes	<b>Purpose</b> - #1, #2, #3 and #4, pg 1; <b>Local Criteria</b> - #6, pg 5; <b>Discretionary Criteria</b> - #4, pg 7
4	Transit-oriented developments	<b>Purpose</b> - #1, #2, #3, #4 and #5, pg 1; <b>Local Criteria</b> - #1 - Plan Rapid City, Downtown Master Plan, Long Range Transportation Plan, Capital Improvements Program, #4 and #5, pg 5;
5	Economic development for long-term vitality of community	<b>Purpose</b> - #1, #2, #3, #4 and #5, pg 1
6	Completion of City infrastructure network	<b>Purpose</b> - #1, #2, #3, #4 and #5, pg 1
<b>Targeted Uses and Areas - Policy page 2</b>		
1	<u>Priority Use</u> : Plan Rapid City or other City Master Plans	<b>Purpose</b> - #1, #2, #3, #4 and #5, pg 1; <b>Local Criteria</b> - #6, pg 5; <b>Additional Local Criteria</b> - #1, pg 6 <b>SDCL 11-9-8</b>
2	<u>Priority Use</u> : Blight redevelopment for housing or economic development	<b>Purpose</b> - #1, #2, #3 and #4, pg 1; <b>Local Criteria</b> - #6, pg 5; SDCL 11-9-8
3	<u>Priority Use</u> : Transit-oriented development	<b>Purpose</b> - #1, #2, #3, #4 and #5, pg 1; <b>Additional Local Criteria</b> - #1, pg 6
4	<u>Priority Areas</u> : Core + 1 mile, Core +2 miles, revitalization/mobile home parks	<b>Purpose</b> - #1, #4 and #5, pg 1; <b>Local Criteria</b> - #5 (Downtown District), pg 5
<b>Principles - Policy page 5</b>		
1	Project Management	<b>Project Review Process</b> - pg 1
2	No Guarantee of Approval / Evaluation Scorecard Appeal	<b>Criteria for Evaluation</b> , pg 4; TIF Review Committee appeal to Planning Commission, pg 8
3	Necessity of TIF as an Incentive	<b>Application requirement</b> #7, pg 3; <b>Two of Six Local Criteria</b> - #1, pg 5
4	Housing Development Tool	<b>Two of Six Local Criteria</b> - #6, pg 5
5	Economic Development Tool	<b>Two of Six Local Criteria</b> - #4, pg 5
6	TIF Use for Blight & Excessive Development Costs	<b>Two of Six Local Criteria</b> - #2, pg 5

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7	Private Funding	<b>General Rules of the TIF Program</b> , #3 and #4, pg 10
8	Financing Costs - Increased Value	<b>SDCL 11-9-23</b> limits expenditures to 5 years; <b>General Rules of the TIF Program</b> , #3 and #4, pg 10
9	Code and Policy Compliance	<b>RCMC Ch 16</b> ; <b>SDCL 1-56-10</b> ; and <b>Res 2016-096</b> (Conflict of Interest)
10	Waive Reduced Taxation	<b>Discretionary Criteria</b> - #10, pg 7; <b>Checklist Discretionary Criteria</b> #10, pg 3
11	Overlapping Districts	<b>SDCL 11-9-6</b>
12	Performance Measures	N/A
13	Economic Development Grants	<b>Additional Local Criteria</b> , #3 <b>Allowable Project Costs</b> , #12, pg 6; <b>SDCL 11-9-15(8)</b>
14	TIF Project Costs	<b>SDCL 11-9-14 &amp; 15</b> ; <b>Additional Local Criteria</b> , #3; <b>Allowable Project Costs</b> , #1-12, pg 6
15	Infrastructure Compliance	<b>RCMC Ch 16</b> ; Infrastructure Criteria Manual and Standard Specifications; <b>SDCL 1-56-10</b> ; and <b>Res 2016-096</b> (Conflict of Interest)
<b>Costs - Policy page 9</b>		
1	Eligible Costs	<b>SDCL 11-9-14</b> ; <b>Additional Local Criteria</b> , #3 <b>Allowable Project Costs</b> , pg 6; <b>Discretionary Criteria</b> , #9, pg 7
2	Ineligible Costs	<b>Additional Local Criteria</b> , #3, pg <b>Project Costs Not Allowed</b> , pg 6; <b>Discretionary Criteria</b> , #9, pg 7
<b>Program Procedures - Policy page 12</b>		
1	Application Requirements	<b>Application Requirements</b> , pg 2
2	Project Plan and Agreements	<b>SDCL 11-9-2(5) and 11-9-15</b> ; <b>Tax Increment Financing Approval Process</b> , #4 and #5, pg 8
<b>Evaluation Process – Base Requirements - Policy page 13</b>		
1	Eligibility	<b>SDCL 11-9-8 to 11-9-11</b> ; Application Form and TIF checklist

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2	Public Benefit / Interest	<b><u>SDCL 11-9-8(2);</u></b> Application Form and TIF checklist
3	Necessary Use	<b><u>Statement required with Application submittal,</u></b> #7, pg 3
4	Financially Feasible	<b><u>SDCL 11-9-13(2);</u></b> Pro Forma identifying projected costs and revenues required as part of the Application submittal, #6, pg 3
5	Cost Projections	<b><u>SDCL 11-9-13(3);</u></b> Pro Forma identifying projected costs and revenues required as part of the Application Requirements, #6, pg 3
6	Market Analysis	N/A
7	Legal Review	N/A
<b>Evaluation Process – Project Criteria - Policy page 14</b>		
1	Master Plan objectives / priorities	<b><u>SDCL 11-9-17;</u></b> Additional Local Criteria #1, pg 6
2	Reduce or eliminate hazards	<b><u>SDCL 11-9-9;</u></b> <b><u>Two of Six Local Criteria</u></b> - #2, pg 5
3	Redevelop blight	<b><u>SDCL 11-9-8 through 11-9-11;</u></b> Purpose, #1, pg 1
4	Provides new economic development	<b><u>SDCL 11-9-8;</u></b> Purpose, #2, pg 2; Two of Six Local Criteria - #4, pg 5
5	Transit-oriented development	Two of Six Local Criteria - #6, pg 5
6	Infill development within priority areas	Two of Six Local Criteria - #5, pg 5
7	New business in target industry	Two of Six Local Criteria - #4, pg 5
8	Expansion of existing business	Two of Six Local Criteria - #4, pg 5
9	New/expanded target industry	Two of Six Local Criteria - #4, pg 5
10	Generate new jobs	Two of Six Local Criteria - #4, pg 5; Discretionary Criteria - #1, pg 7
11	Redevelopment in Target Uses	Two of Six Local Criteria #2, #4 and #6, pg 5; Additional Local Criteria #1, pg 6; Discretionary Criteria, #3 and #8, pg 7
12	Affordable/workforce housing	Two of Six Local Criteria #6, pg 5; Discretionary Criteria, #4, pg 7
13	Public improvements in CIP	Additional Local Criteria #3(4) and (5), pg 6;
14	Waive reduced taxation	Discretionary Criteria #10, pg 7;
15	Regional infrastructure improvements	Additional Local Criteria #3(5), pg 6;

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16	Participation rate 85%, 90%	N/A
17	All proceeds for public improvements	<b><u>SDCL 11-9-14;</u></b>
18	Rehab of Historic building	Discretionary Criteria #3, pg 7;
19	Redevelop blighted site	Discretionary Criteria #5, pg 7;
20	Declining property assessments	Discretionary Criteria #8, pg 7;
21	Costs limited to exceed typical	Discretionary Criteria #9, pg 7;
<b>Analysis of Financial Feasibility and Fiscal Impact - Policy page 17</b>		
	Financial Feasibility Analysis	SDCL 11-9-13(2); Pro Forma identifying projected costs and revenues required as part of the Application submittal, #6, pg 3