

**Staff recommends denying the request** to create the Orchard Meadows Lift Station tax increment district as it does not meet Item 3(5) of the Allowable Project Costs as follows:

3. Allowable Project Costs: To accomplish the purposes of Tax Increment Financing, the following costs are determined to be allowable costs:
  5. Regional lift stations, pump stations or other public facilities to be owned by the City of Rapid City

The proposed lift station is located within and will be owned and operated by the Rapid Valley Sanitary District.

**However, if the TIF Committee determines the proposal meets the intent of the TIF Policy**, staff recommends that the TIF Committee direct staff to develop the associated Project Plan (as identified in the TIF Policy) for presentation to the Planning Commission, and that the City and Developer enter into an agreement with Rapid Valley Sanitary District to ensure that Rapid Valley Sanitary District will provide on-going funds for maintenance and operation of the proposed lift station until the lift station has been decommissioned.