

ANOTHER QUALITY DEVELOPMENT BY:



**DREAM DESIGN**  
INTERNATIONAL, INC.

**SHEPHERD** hills

**SHEPHERD HILLS SUBDIVISION**  
**CONCEPTUAL DEVELOPMENT PLAN**  
RAPID CITY, SOUTH DAKOTA  
MAY 27, 2020



**PRELIMINARY**  
**FOR REVIEW ONLY**

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# EXHIBIT B

## ESTIMATED PROBABLE TIF COSTS

### EAST ANAMOSA REGIONAL IMPROVEMENTS

Phase I		
	ITEM	COST
	East Anamosa Grading & Water Main	4,283,008.90
	N. Valley Drive Grading	1,047,900.00
	Mickelson Drive (Offsite and Grading & 12" Water Main)	813,068.00
	Regional Drainage Improvements	809,726.65
	Regional Booster Station	2,796,000.00
	<b>TOTAL CONSTRUCTION PHASE I</b>	<b>9,749,703.55</b>
	Professional & Administrative	695,370.36
	Contingencies (Less Necessary and Convenient Costs)	675,370.36
	Necessary and Convenient Costs	20,000.00
	<b>TOTAL CAPITAL IMPROVEMENTS COSTS PHASE I</b>	<b>11,140,444.26</b>

Phase II		
	ITEM	COST
	East Anamosa Grading & Water Main	3,108,899.50
	Regional Drainage Improvements	332,437.10
	<b>TOTAL CONSTRUCTION PHASE II</b>	<b>3,441,336.60</b>
	Professional & Administrative	344,133.66
	Contingencies	324,133.66
	Necessary and Convenient Costs (Less Necessary and Convenient Costs)	20,000.00
	<b>TOTAL CAPITAL IMPROVEMENTS COSTS II</b>	<b>4,129,603.92</b>
	<b>TOTAL CAPITAL IMPROVEMENT PHASE I &amp; PHASE II</b>	<b>15,270,048.18</b>
	<b>FINANCING EXPENSES</b>	<b>14,426,102.60</b>
	<b>TOTAL TIF PROJECT COSTS</b>	<b>29,696,150.78</b>

# EXHIBIT C

## PROJECT PRO FORMA

EAST ANAMOSA REGIONAL TIF IMPROVEMENTS			
ITEM		COST W/O TIF	COST W TIF
Offsite Sanitary Sewer	\$560,000 plus design minus Oversize \$92,000	515,000.00	515,000.00
Offsite Water Main	\$105,000 to City plus \$65,000 Design Costs	170,000.00	170,000.00
Offsite Roads	Philadelphia Street from Creek Dr.	375,000.00	375,000.00
Local Streets & Utilities	\$25,000 per lots plus \$4,600,000 for others	29,600,000.00	29,600,000.00
East Anamosa		3,250,000.00	3,250,000.00
Mickelson Drive		1,213,068.00	400,000.00
Regional Drainage Facilities		1,900,000.00	0.00
N. Valley Drive Grading		1,597,900.00	550,000.00
<b>TOTAL CONSTRUCTION</b>		<b>38,620,968.00</b>	<b>34,860,000.00</b>
Professional & Administrative / Roadway		3,862,096.80	3,486,000.00
Contingencies		3,862,096.80	3,486,000.00
Financing Expenses		36,065,256.50	27,048,942.37
<b>TOTAL COSTS</b>		<b>82,410,418.10</b>	<b>68,880,942.37</b>
<b>REVENUE</b>			
<b>Single Family Lots</b>	<b>52,000,000.00</b>	<b>1000 Lots at \$52,000/ Lot</b>	
<b>Apartment Lots</b>	<b>3,312,738.00</b>	<b>39 Acres @ \$1.95/sqft</b>	
<b>Mobile Home Park</b>	<b>1,200,000.00</b>	<b>20 Acres @ \$60,000 /Acre</b>	
<b>Industrial &amp; Commercial</b>	<b>3,992,274.00</b>	<b>47 Acres @ \$1.95/sqft</b>	
<b>Land Cost</b>		<b>5,352,500.00</b>	<b>5,352,500.00</b>
<b>TOTAL</b>	<b>60,505,012.00</b>	<b>87,762,918.10</b>	<b>74,233,442.37</b>
Projected Income		-27,257,906.10	-13,728,430.37
<b>Projected Net Revenue over 15 Years</b>		<b>-45%</b>	<b>-23%</b>

# EXHIBIT D

## ESTIMATED ANNUAL PAYROLL

BUSINESS	EMPLOYEES	AVG WAGE	TOTAL PAYROLL
Industrial	100	45,000	4,500,000
Professional	100	60,000	6,000,000
HOSPITALITY	30	30,000	900,000
RETAIL	50	25,000	1,250,000
<b>TOTAL</b>	<b>280</b>		<b>12,650,000</b>

20TIF006

**EAST ANAMOSA STREET  
TIF IMPROVEMENT EXHIBIT**  
RAPID CITY, SOUTH DAKOTA  
OCTOBER 22, 2020



**EAST NORTH STREET**  
**NORTH CREEK DRIVE**

**NORTH VALLEY PARK  
SUBDIVISION**

PHASE 1 – NORTH VALLEY DRIVE GRADING  
AND POWER AND PRIVATE UTILITY RELOCATION

**SHEPHERD HILLS  
WEST SUBDIVISION**

**E. PHILADELPHIA ST.**

**SHEPHERD HILLS  
EAST SUBDIVISION**

RAPID CITY  
AREA SCHOOL  
DISTRICT  
40 ACRES±

**NORTH VALLEY DRIVE**

**ELK VALE ROAD**

PHASE 1  
REGIONAL  
DETENTION  
ELEMENT  
POND #TBD

PHASE 1  
REGIONAL  
DETENTION  
ELEMENT  
POND #320

PHASE 2  
REGIONAL  
DETENTION  
ELEMENT  
POND #300

PHASE 2 – EAST ANAMOSA ST.  
POWER AND PRIVATE UTILITY  
RELOCATION 16" WATERMAIN (HP),  
20" WATERMAIN (LP) & GRADING

PHASE 1 –  
MICKELSON ST.  
STREET GRADING,  
POWER AND PRIVATE  
UTILITY RELOCATION,  
12" WATERMAIN (LP)  
& GRADING

**MICKELSON ST.**

PHASE 1 – EAST ANAMOSA ST.  
POWER AND PRIVATE UTILITY  
RELOCATION 16" WATERMAIN (HP),  
20" WATERMAIN (LP) & GRADING

PHASE 1 – MICKELSON ST. STREET  
CONSTRUCTION, 12" WATERMAIN (LP)

**DIAMOND  
RIDGE  
SUBDIVISION**

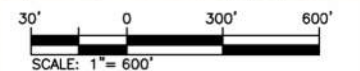
PHASE 1  
REGIONAL  
DETENTION  
ELEMENT  
POND #220

16" WATERMAIN (HP)  
20" WATERMAIN (LP)

**EAST ANAMOSA STREET**



WESTERN  
DAKOTA  
TECHNICAL  
INSTITUTE



**PRELIMINARY  
FOR REVIEW ONLY**

# EXHIBIT F

## ESTIMATED TIF DEVELOPMENT PROJECTIONS

Year	ITEM	Owner Occupied	Accumulative Value	Owner Occupied Tax	Non Ag	Accumulative Non-Ag Value	Non Ag Tax	TOTAL TAX INCREMENT	Capital Improvement	Interest	Balance
1/1/2021	Construct 20 homes	2,000,000.00	2,000,000.00	0.00	0.00	0.00	0.00	0.00	5,139,610.68	179,886.37	5,139,610.68
7/1/2021	Construct 100 Apartments & 20 Homes	2,000,000.00	4,000,000.00	0.00	10,000,000.00	10,000,000.00	0.00	0.00	3,204,833.58	298,351.57	8,524,330.63
1/1/2022	Construct 40 homes & 60 Apartments	8,000,000.00	12,000,000.00	0.00	6,000,000.00	16,000,000.00	0.00	0.00		308,793.88	8,822,682.21
7/1/2022	Construct Mobile Home Park & 40 Homes	8,000,000.00	20,000,000.00	0.00	3,000,000.00	19,000,000.00	0.00	0.00	3,355,200.00	437,033.66	12,486,676.08
1/1/2023	Construct 40 Homes & Industrial Building	8,000,000.00	28,000,000.00	12,750.00	2,000,000.00	21,000,000.00	0.00	12,750.00		452,329.84	12,923,709.75
7/1/2023	Construct 40 Homes & Industrial Building	8,000,000.00	36,000,000.00	25,500.00	2,500,000.00	23,500,000.00	82,875.00	108,375.00		467,715.14	13,363,289.59
1/1/2024	Construct 40 homes & 60 Apartments	8,000,000.00	44,000,000.00	76,500.00	6,000,000.00	29,500,000.00	132,600.00	209,100.00	398,924.52	494,254.40	14,121,554.24
7/1/2024	Construct 40 homes & 60 Apartments	8,000,000.00	52,000,000.00	127,500.00	6,000,000.00	35,500,000.00	157,462.50	284,962.50		504,234.80	14,406,708.64
1/1/2025	Construct 40 homes & 60 Apartments	8,000,000.00	60,000,000.00	178,500.00	6,000,000.00	41,500,000.00	174,037.50	352,537.50	3,730,679.40	642,483.11	18,356,660.34
7/1/2025	Construct 40 homes & 60 Apartments	8,000,000.00	68,000,000.00	229,500.00	6,000,000.00	47,500,000.00	194,756.25	424,256.25		652,631.21	18,646,605.96
1/1/2026	Construct 40 homes & 60 Apartments	8,000,000.00	76,000,000.00	280,500.00	6,000,000.00	53,500,000.00	244,481.25	524,981.25		660,624.33	18,874,980.91
7/1/2026	Construct 40 Homes & Commercial Building	8,000,000.00	84,000,000.00	331,500.00	1,500,000.00	55,000,000.00	294,206.25	625,706.25		665,371.84	19,010,624.00
1/1/2027	Construct 40 Homes & Industrial Building	8,000,000.00	92,000,000.00	382,500.00	1,500,000.00	56,500,000.00	343,931.25	726,431.25		666,760.14	19,050,289.59
7/2/2027	Construct 40 Homes & Commercial Building	8,000,000.00	100,000,000.00	433,500.00	1,500,000.00	58,000,000.00	393,656.25	827,156.25		664,671.65	18,990,618.47
1/1/2028	Construct 40 homes & 60 Apartments	8,000,000.00	108,000,000.00	484,500.00	6,000,000.00	64,000,000.00	443,381.25	927,881.25		658,984.69	18,828,133.87
7/1/2028	Construct 40 homes & 60 Apartments	8,000,000.00	116,000,000.00	535,500.00	6,000,000.00	70,000,000.00	455,812.50	991,312.50		649,573.31	18,559,237.30
1/1/2029	Construct 40 homes & 60 Apartments	8,000,000.00	124,000,000.00	586,500.00	6,000,000.00	76,000,000.00	468,243.75	1,054,743.75		637,612.43	18,217,498.11
7/1/2029	Construct 40 homes & 60 Apartments	8,000,000.00	132,000,000.00	637,500.00	6,000,000.00	82,000,000.00	480,675.00	1,118,175.00		623,012.84	17,800,366.79
1/1/2030	Construct 40 homes & 100 Apt	8,000,000.00	140,000,000.00	688,500.00	10,000,000.00	92,000,000.00	530,400.00	1,218,900.00		605,682.16	17,305,204.63
7/1/2030	Construct 40 homes	8,000,000.00	148,000,000.00	739,500.00	0.00	92,000,000.00	580,125.00	1,319,625.00		584,219.54	16,691,986.79
1/1/2031	Construct 40 homes	8,000,000.00	156,000,000.00	790,500.00	0.00	92,000,000.00	629,850.00	1,420,350.00		558,480.35	15,956,581.33
7/1/2031	Construct 40 homes	8,000,000.00	164,000,000.00	841,500.00	0.00	92,000,000.00	679,575.00	1,521,075.00		528,314.91	15,094,711.68
1/1/2032	Construct 40 homes	8,000,000.00	172,000,000.00	892,500.00	0.00	92,000,000.00	762,450.00	1,654,950.00		493,568.31	14,101,951.59
7/1/2032	Construct 40 homes	8,000,000.00	180,000,000.00	943,500.00	0.00	92,000,000.00	762,450.00	1,705,950.00		452,919.95	12,940,569.89
1/1/2033	Construct 100 Apartments and 40 homes	8,000,000.00	188,000,000.00	994,500.00	10,000,000.00	102,000,000.00	762,450.00	1,756,950.00		409,063.89	11,687,539.84
7/1/2033	Construct 40 homes	8,000,000.00	196,000,000.00	1,045,500.00	0.00	102,000,000.00	762,450.00	1,807,950.00		361,887.88	10,339,653.73
1/1/2034	Construct 40 homes	8,000,000.00	204,000,000.00	1,096,500.00	0.00	102,000,000.00	762,450.00	1,858,950.00		311,275.71	8,893,591.61
7/1/2034	Construct 40 homes	8,000,000.00	212,000,000.00	1,147,500.00	0.00	102,000,000.00	762,450.00	1,909,950.00		257,107.11	7,345,917.32
1/1/2035	Construct 40 homes	8,000,000.00	220,000,000.00	1,198,500.00	0.00	102,000,000.00	845,325.00	2,043,825.00		199,257.60	5,693,074.42
7/2/2035	Construct 40 homes	8,000,000.00	228,000,000.00	1,249,500.00	0.00	102,000,000.00	845,325.00	2,094,825.00		134,697.75	3,848,507.03
1/1/2036	Construct 40 homes	8,000,000.00	236,000,000.00	1,300,500.00	0.00	102,000,000.00	845,325.00	2,145,825.00		66,093.29	1,888,379.78
<b>TOTALS</b>			<b>204,000,000.00</b>	<b>1,096,500.00</b>	<b>0.00</b>	<b>102,000,000.00</b>	<b>762,450.00</b>	<b>1,858,950.00</b>	<b>15,829,248.18</b>	<b>14,426,102.60</b>	

<b>Total Homes</b>	<b>1,000.00</b>
<b>Total Apartments</b>	<b>900.00</b>
<b>TOTAL VALUE 2034</b>	<b>306,000,000.00</b>
<b>TOTAL ANNUAL TAX 2034</b>	<b>1,858,950.00</b>

# EXHIBIT G

## ESTIMATED PROBABLE COSTS INCLUDING NON-TIF FINANCING COSTS

### EAST ANAMOSA REGIONAL IMPROVEMENTS

ITEM	COMMENTS	TIF PUBLIC INFRASTRUCTURE	NON-TIF PUBLIC INFRASTRUCTURE	STRUCTURES
Offsite Sanitary Sewer	\$560,000 plus design minus Oversize \$92,000	0.00	515,000.00	
Offsite Water Main	\$105,000 to City plus \$65,000 Design Costs	0.00	170,000.00	
Offsite Roads	Philadelphia Street from Creek Dr.	0.00	375,000.00	
Local Streets & Utilities	\$25,000 per lots plus \$4,600,000 for others	0.00	29,600,000.00	
East Anamosa		7,391,909.00	3,250,000.00	
Mickelson Drive		813,068.00	400,000.00	
Regional Drainage Facilities		1,142,164.00	0.00	
Valley Dr. Grading		1,047,900.00	550,000.00	
Regional Booster Station		1,200,000.00	0.00	
Structures		0.00	0.00	306,000,000.00
<b>TOTAL CONSTRUCTION</b>		<b>11,595,041.00</b>	<b>34,860,000.00</b>	
Professional & Administrative / Roadway		1,159,504.10	3,486,000.00	
Contingencies		1,159,504.10	3,486,000.00	
<b>TOTAL COSTS</b>		<b>13,914,049.20</b>	<b>41,832,000.00</b>	<b>306,000,000.00</b>

# EXHIBIT G

## ESTIMATED PROBABLE COSTS INCLUDING NON-TIF FINANCING COSTS

### CONSTRUCTION SCHEDULE

Year	ITEM	Construction	Professional Fees	Contingencies	Total
2021	Grade East Anamosa & Construct Water Mains Phase I	4,283,008.90	428,300.89	428,300.89	5,139,610.68
	Grade Valley Drive	1,047,900.00	104,790.00	104,790.00	1,257,480.00
	Grade Mickelson & Construct 12" Water Main	813,068.00	81,306.80	81,306.80	975,681.60
	Regional Drainage Improvements & Land Acquisition	809,726.65	80,972.67	80,972.67	971,671.98
		-	-	-	
2022	Construct a Booster	2,796,000.00	279,600.00	279,600.00	3,355,200.00
		-	-	-	
2024-2025	Construct Drainage Facilities	332,437.10	33,243.71	33,243.71	398,924.52
	Grade East Anamosa & Construct Water Mains Phase II	3,108,899.50	310,889.95	310,889.95	3,730,679.40
	<b>TOTAL</b>	<b>13,191,040.15</b>	<b>1,319,104.02</b>	<b>1,319,104.02</b>	<b>15,829,248.18</b>



# EXHIBIT H

## CONSTRUCTION ECONOMIC IMPACT

### EAST ANAMOSA REGIONAL IMPROVEMENTS

ITEM	COST
Public Infrastructure	82,410,418.10
Apartments & Commercial Buildings	102,000,000.00
Homes	204,000,000.00
<b>TOTAL</b>	<b>388,410,418.10</b>

<b>TOTAL PROJECTED IMPROVEMENTS</b>	388,410,418
<b>PROJECTED CONSTRUCTION COMPLETION</b>	<b>14 years</b>

### CONSTRUCTION ECONOMIC IMPACT

TOTAL CONSTRUCTION COSTS	388,410,418
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ASSUMING 50% OF CONSTRUCTIONS COSTS ARE LABOR	194,205,209
NUMBER OF ANNUAL CONSTRUCTION JOBS OVER 14 YEARS (\$50K/EMP/YR)	277

ASSUMING 50% OF CONSTRUCTION COSTS ARE MATERIAL	194,205,209
STATE SALES TAX AT 4%	7,768,208
CITY SALES TAX	4,855,130

### ECONOMIC IMPACT DURING CONSTRUCTION PERIOD

(1.7 MULTIPLIER BASED ON THE EC. DEV. 3RD PARTY STUDY)	660,297,711
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