Pro Forma for three developments within TID 70 - Project Revenues

TIF 70 Project Plan
TIF Public Improvements Amount: $3,339,182 $3,476,127 $2,860,000
Interest: $3,071,946 $3,198,103 $1,545,741
Total Costs: $6,410,528 $6,674,230 $4,405,741

Anticipated Increase in Taxable Value
Estimated 2016 Taxable Value of District Property (TIF BASE) $22,894,400 $4,532,200 $1,211,000
Estimated Increases to Taxable Value (Project*) $10,350,000 $21,641,902 $85,000,000
Estimated Total Taxable Value by Year 20 (Project) $33,244,400 $26,174,102 $86,211,000

*The above amounts reflect the estimated future Taxable Values related to this project only in tax district 4/D-RC. Please note that the Taxable Value of other property owned by Black Hills Power in this tax district is not reflected in these amounts.

Mill Levy Rate Used for Revenue Projections

<table>
<thead>
<tr>
<th>Year</th>
<th>Rapid City School</th>
<th>West Dakota Wat</th>
<th>Rapid City, City of</th>
<th>County</th>
<th>Total Levy</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>3.278</td>
<td>0.030</td>
<td>3.278</td>
<td>4.822</td>
<td>21.768</td>
</tr>
<tr>
<td>2017</td>
<td>3.321</td>
<td>0.030</td>
<td>3.321</td>
<td>4.807</td>
<td>21.768</td>
</tr>
<tr>
<td>2018</td>
<td>2.950</td>
<td>0.027</td>
<td>2.950</td>
<td>4.340</td>
<td>21.768</td>
</tr>
<tr>
<td>2019</td>
<td>15.06%</td>
<td>0.14%</td>
<td>15.06%</td>
<td>22.15%</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

The Mill Levy Rate used to forecast Tax Increment Revenues in the table below is a mixture of all three levies, depending on the development.

Project Costs and Projected Tax Increment Revenues

<table>
<thead>
<tr>
<th>TIF 70 No</th>
<th>TIF 70 Project Plan</th>
<th>TIF 70 / Rapid City Development</th>
<th>Black Hills Corporation</th>
</tr>
</thead>
<tbody>
<tr>
<td>16TI002</td>
<td>Buffalo Crossing</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Rushmore Corridor Redevelopment / Buffalo Crossing


- **Taxable Value**
- **Increment Payments**
- **Future Tax Increment Payments**
- **Estimated Taxable Value**
- **Total Tax Increment Payments**
- **Cumulative Tax Increment Payments**
- **Estimated 6-Month Total Collection Amount**
- **TIF Project Costs**
- **Estimated 6-Month Total Collection Amount**
- **Cumulative Tax Increment Payments**
- **Estimated 6-Month Total Collection Amount**

Prepared on 2/22/2016 - 4:45 PM