



# Rapid City Planning Commission

## Planned Development Project Report

February 4, 2021

Item # 10	
<b>Applicant Request(s)</b>	
Case # 08TI009 – Dissolution of TID #69 – North Street Fire Station	
Companion Case(s) #: N/A	
<b>Development Review Team Recommendation(s)</b>	
Approve	
<b>Project Summary Brief</b>	
<p>The Rapid City Council approved the resolution creating Tax Increment District #69 and its original Project Plan on July 21, 2008. Revisions to the Project Plan were approved on June 15, 2009 and March 18, 2013. The District was created to assist the development of commercial property located north of U.S. Interstate 90 and east of LaCrosse Street through the construction of public infrastructure improvements, and to assist in development of a Fire Station. The capital costs included in the project plan were for construction of E. North Street, an interim sanitary sewer lift station and force main, gravity sewer, a box culvert, a grass lined channel and channel protection, widening of E. Mall Drive by two lanes, a traffic signal at East Mall Drive and Dyess Avenue, environmental remediation, and a Fire Station. The maximum certification allowed for this TID was \$9,008,524.</p> <p>The base valuation of the District was \$5,754,423. The 2019 assessment of the District has a valuation of approximately \$75,807,200. The 2020 incremental revenue, paid in 2021, is estimated at \$1,195,031.56. If there is a remaining balance in the TID #69 fund, it will be distributed to the taxing agency as follows, more or less: the School District (58.91%), Pennington County (24.55%), Rapid City (16.42%), and the Water District (0.12%), based on the 2020 tax levy for non-agricultural properties. All eligible expenditures have been certified and paid in accordance with the adopted Project Plan. In accordance with SDCL 11-9-46, the City is required to officially dissolve this Tax Increment District.</p>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: City of Rapid City	Planner: Sarah Hanzel
Property Owner: NA	Engineer: NA
Architect/Project Planner: N/A	Fire District: NA
Engineer: NA	School District: NA
Surveyor: NA	Water/Sewer: NA
Other: NA	DOT: NA

<b>Subject Property Information</b>	
Address/Location	North of I-90 from Dyess Avenue west to ½ mile west of Tish Boulevard
Neighborhood	Northeast Neighborhood Area
Subdivision	Silver Strike Subdivision, Northstar Subdivision, and a portion of East Mall Business Center Subdivision
Land Area	Approximately 388 acres
Existing Buildings	Commercial Development, Industrial Development, Municipal Fire Station
Topography	Relatively flat to gently rolling hills
Access	East North Street/Tish Boulevard
Water Provider	City
Sewer Provider	City
Electric/Gas Provider	Black Hills Power/West River Electric Association
Floodplain	N/A
Other	N/A

**Criteria and Findings for Approval or Denial**

Pursuant to SDCL 11-9-46 tax increment districts shall terminate after payments of all project costs have been made:

**Comments**

1. The City Finance Office indicates that all expenditures have been certified in accordance with the adopted Project Plan and all revenues received have been paid. In accordance with SDCL 11-9-46, the City is required to officially dissolve this Tax Increment District.

**Relevant Case History**

<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
08TI009	7-21-08	Resolution Creating Tax Increment District # 69	Approve
	7-21-08	Resolution Approving the Tax Increment District #69 Project Plan	Approve
	6-15-09	Resolution Approving the Tax Increment District #69 (1 <sup>st</sup> Revision)	Approve
13TI001	3-18-13	Resolution Approving the Tax Increment District # 69 Project Plan (2 <sup>nd</sup> Revision)	Approve

**Staff recommends approving the Resolution to Dissolve TID #69.**