MINUTES
TAX INCREMENT FINANCE PROJECT REVIEW COMMITTEE
March 31, 2020

MEMBERS PRESENT: Ritchie Nordstrom, John Roberts, Rachel Caesar, Lloyd LaCroix

MEMBERS ABSENT: Coy Sasse and Ron Rossknecht

OTHERS PRESENT: Patsy Horton, Kip Harrington and Kyle Treloar

Called to Order
LaCroix called the meeting to order at 7:00 a.m.

Orchard Meadows Lift Station (20TIF003)
Applicant: Yasmeen Dream LLC
Agent: Dream Design International

Horton advised that the tax increment district will provide funding to design and construct a Rapid Valley Sanitary District Lift Station located within Orchard Meadows Subdivision. The funds would be used to fund the new lift station on lot 3 and connect a 6" force main on the east side of the proposed district. Horton also advised that this is wholly inside Rapid Valley Sanitary District. Horton reviewed the Summary of TID #78 improvements, the boundaries for the tax increment district and the Master Plan. Horton explained the revenue projections. She briefly reviewed the State statutes as they relate to tax increment districts.

Horton advised that staff is recommending approval of the Orchard Meadows Lift Station request which meets the intent of the Tax Increment Policy and SDCL 11-9. Horton advised that the committee did approve an Amendment for this district in 2016.

Treloar reviewed the project and future improvements in the district.

Roberts asked the developer if they have received approval from Rapid Valley Sanitation to take over this project. Treloar responded to the question that they have received approval.

LaCroix expressed his opinion that he is concerned with Jim street. Just wants noted that the developer should work with the Highway department on that area.

Roberts moved to recommend approval of Orchard Meadows Lift Station with stipulations. The motion was seconded by Nordstrom.

The motion to recommend approval of Orchard Meadows Lift Station with stipulations carried unanimously.

There being no further business to come before the Committee, Roberts moved, Caesar seconded and motion carried unanimously to adjourn the meeting at 7:30 a.m.