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Sent: Sunday, April 17, 2022 7:05 PM

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Subject: City File No. 22T1002, TIF District Request-Dream Design International, INc. for Black Hills Industrial Center, LLC--RE: adjoining property owner OBJECTION to TIF

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APRIL 17, 2022

TO: TIF Committee, City Planning and Zoning and City Council individuals

Please consider this email as our objection to the above named TIF project. We are property owners adjacent to the Rapid City Municipal Solid Waste Facility's Section 19 property--property proposed to be included within this TIF's designated district boundary. Our property address adjacent to the RC MSWLF facility is 1450 Sammis Trail, Rapid City, SD 57702 and 6567 Providence Way, Rapid City, SD 57701.

This TIF application includes both public property owned and operated by the City (RC Municipal Solid Waste Landfill Facility)--all Section 19, T1N, R8E; Tract A of Wasteland Subdivision and the property legally identified as "Highway 79 right-of-way and lots H1, H2 and H3, of NE 1/4 NE1/4 of Section 30, T1N, R8E, Rapid City is owned by the Ste of South Dakota and operated as a Department of Transportation storage yard.

Neither of these publicly owned properties have any correlation to the TIF requested by the applicant(s) whereas the applicant is a "private" entity or entities. It appears the applicant has failed to properly disclose the necessary information required which justifies, how and why these public owned properties, legally, can be included into the TIF district boundaries requesting the applicant is seeking financial development assistance for. To simply "say" these two publicly owned properties are included in the TIF district boundary because these two publicly owned properties are "contiguous" to the overall Black Hills Industrial Center Tax Increment District proposed is legally misplaced. The mere statement, alone, does not meet the criteria as defined by state law, here.

In sum, the publicly owned Rapid City landfill located within the Section 19 property and the States DOT storage yard located within the Section 19, H1, H2 and H3 lots, should be removed from this TIF district boundary proposed by the Applicant, Dream Design International, Inc. entirely. The applicants request for the TIF which provides for the subsidy of refunding or diverting a portion of their taxes to help "finance" this private entities development on the east side of Highway 79 has no correlation to the publicly owned property already being subsidized by taxpayers in this community, as a whole.

Should the two publicly funded properties discussed above be approved to be included by the City Council in final form, the issue will be, appropriately, brought to a public vote.

Thank you.

Fern and Ross Johnson
605-545-0264

cc: legal