

COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Rapid City
 300 Sixth Street, Rapid City, SD 57701-2724
 Phone: (605) 394-4120 Fax: (605) 394-6636 Web: www.rcgov.org

APPLICATION FOR DEVELOPMENT REVIEW

REQUEST (please check all that apply)

- | | | |
|--|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Plat - Layout | <input type="checkbox"/> Subdivision Variances |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Plat - Preliminary | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Planned Development | <input type="checkbox"/> Plat - Final | <input type="checkbox"/> Major Amendment |
| <input type="checkbox"/> Initial-Final Plan <input type="checkbox"/> Major Amendment | <input type="checkbox"/> Plat - Minor | <input type="checkbox"/> Minimal Amendment |
| <input type="checkbox"/> Minimal Amendment | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Vacation of Easement |
| <input type="checkbox"/> Planned Development Designation | <input type="checkbox"/> Road Name Change | <input type="checkbox"/> Vacation of R.O.W. |
| <input type="checkbox"/> OTHER (specify) Dissolve TID #62 | | <input type="checkbox"/> 11-6-19 SDCL Review |

LEGAL DESCRIPTION (Attach additional sheets as necessary)

EXISTING	All of Section 28 lying north of U.S. Interstate 90 less Lots 1 – 3 of RCI Addition and less the S1/2S1/2NW1/4NW1/4 of Section 28, all located in Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota.		
PROPOSED			
LOCATION	Northeast of the intersection of Interstate 90 and Dyess Avenue		
Size of Site–	408.13 acres	Square Footage	Proposed Zoning
DESCRIPTION OF REQUEST	Resolution to reallocate project costs within the approved Project Plan for Tax Increment District #64		Utilities: Private / Public
			Water – City
			Sewer – City

APPLICANT

Name City of Rapid City Phone 394-4120
 Address 300 6th Street Fax 394-6636
 City, State, Zip Rapid City, SD 57701

PROJECT PLANNER - AGENT

Name _____ Phone _____
 Address _____ Fax _____
 City, State, Zip _____

OWNER OF RECORD (If different from applicant)

Name _____ Phone _____
 Address _____ Fax _____
 City, State, Zip _____

Property Owner Signature	Date	Property Owner Signature	Date
Signature:	Date	Signature:	Date
Print Name		Print Name	
Title*:		Title*:	

*required for Corporations, Partnerships, etc.

FOR STAFF USE ONLY

ZONING	
Current	GAD, GC, LI, HI, PUD
North	GAD, LI, HI
South	GC, LI
East	Box Elder
West:	GAD, GC, LI
Planner	
File No.	07TI012
PIN No.	multiple
Comp Plan	

- | | | |
|--|--|---|
| <input type="checkbox"/> Engineering | <input type="checkbox"/> SD DOT | <input type="checkbox"/> Drainage |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> BHP&L | <input type="checkbox"/> RV Sanitary District |
| <input type="checkbox"/> Transportation Planning | <input type="checkbox"/> ESCC | <input type="checkbox"/> Future Land Use |
| <input type="checkbox"/> Building Inspection | <input type="checkbox"/> Register of Deeds | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> County - Planning | <input type="checkbox"/> GIS |
| <input type="checkbox"/> Police | <input type="checkbox"/> County - Fire | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> City Attorney | <input type="checkbox"/> County - Highway | |
| <input type="checkbox"/> City Code Enforcement | <input type="checkbox"/> County - Code Enforcement | |
| <input type="checkbox"/> Public Works | <input type="checkbox"/> Auditor - Annexation | |

Special Routing Instructions:

Application Received By: PH

CHECKLIST

**TAX INCREMENT FINANCING IN RAPID CITY
A Guide for Applicants**

Purpose of TIF. The City of Rapid City recognizes the following purposes for the use of Tax Increment Financing:

- | | Applies |
|--|-------------------------------------|
| 1. To encourage the redevelopment of deteriorated, or otherwise blighted real property in Rapid City through the investment of public funds; | <input checked="" type="checkbox"/> |
| 2. To stimulate economic development in the community by assisting projects that promote the long term economic vitality of the community; | <input checked="" type="checkbox"/> |
| 3. To stimulate increased private investment in areas that would have otherwise remained undeveloped or under-developed and which will, in the long term, provide a significant source of additional tax revenues to all taxing entities; or | <input checked="" type="checkbox"/> |
| 4. To stimulate the construction of safe and affordable housing units for low and moderate income residents of the community and expand the general housing stock in the community. | <input type="checkbox"/> |

Uses of TIF. Tax Increment Financing may be used for the following purposes in Rapid City:

- | | Applies |
|--|-------------------------------------|
| 1. Capital costs, including the actual costs of construction or reconstruction of public works or improvements, buildings, structures, and permanent fixtures; | <input checked="" type="checkbox"/> |
| 2. The clearing and grading of land; | <input type="checkbox"/> |
| 3. The acquisition of equipment; | <input type="checkbox"/> |
| 4. Financing costs; | <input checked="" type="checkbox"/> |
| 5. Real property assembly costs; | <input checked="" type="checkbox"/> |
| 6. Professional services; | <input checked="" type="checkbox"/> |
| 7. Imputed administrative costs; | <input checked="" type="checkbox"/> |
| 8. Organizational costs, including costs of appropriate studies and public notification; and, | <input type="checkbox"/> |
| 9. Other payments found to be necessary or convenient to the creation of the Tax Increment District or implementation of the Project Plan. | <input checked="" type="checkbox"/> |

Criteria for Evaluation. Projects applying for assistance through TIF must qualify by meeting certain criteria. Some criteria are mandatory and must be met in order for the Committee to consider the project for assistance. Others are discretionary, and enable the Committee to determine the benefits of the project. The project application must demonstrate how the project meets the required criteria.

- | | Applies |
|---|-------------------------------------|
| 1. The project must be located within a proposed district in which a minimum of twenty-five percent (25%) of the area of the District is determined to be "blighted". For the purposes of TIF, a "blighted area" is defined as: | <input checked="" type="checkbox"/> |
| A. An area in which the structures, buildings, or improvements are conducive to ill health, the transmission of disease, infant mortality, juvenile delinquency, or crime, and which is detrimental to the public health, safety, morals, or welfare; or, | <input type="checkbox"/> |
| B. An area that substantially impairs or arrests the sound growth of | <input checked="" type="checkbox"/> |

the municipality, retards the provision of adequate housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, or morals, or welfare as a result of substandard, unsafe or deteriorating development; or,

- C. An open area which because of the need for infill development and cost effective use of existing utilities and services, obsolete platting, diversity of ownership, deterioration of structures or site improvements, or otherwise is determined to be blighted, substantially impairs or arrests the sound growth of the community.
- 2. The project must comply with the adopted Comprehensive Plan and all other appropriate plans and regulations.
- 3. The use of TIF for the project will not result in the net loss of pre-existing tax revenues to the City and other taxing jurisdictions.

In addition, a project must meet two of the following six criteria:

- | | Applies |
|---|-------------------------------------|
| 1. The project must demonstrate that it is not economically feasible without the use of TIF. In addition, if the project has site alternatives, the proposal must demonstrate that it would not occur in Rapid City without TIF. | <input type="checkbox"/> |
| 2. The project will eliminate actual or potential hazard to the public. Hazards may include condemned or unsafe buildings, sites, or structures. | <input checked="" type="checkbox"/> |
| 3. The project will not provide direct or indirect assistance to retail or service businesses competing with existing businesses in the Rapid City trade area. | <input type="checkbox"/> |
| 4. The project will bring new or expanded employment opportunities as demonstrated by proposed wage scales, employee benefits and mixture of full and part-time employees. | <input checked="" type="checkbox"/> |
| 5. The project will result in additional redevelopment in the following Tax Increment Financing Target Areas: | <input type="checkbox"/> |
| A. Downtown District (see Appendix A for description) | <input type="checkbox"/> |
| 6. The project will result in the construction of affordable housing units defined as housing where the occupant is paying no more than thirty percent (30%) of gross income for housing costs including utilities and complies with the following requirements: | <input type="checkbox"/> |
| A. Affordable housing projects must target residents at or below eighty percent (80%) of median income with rents at thirty percent (30%) of the tenants income or the Fair Market Rent (FMR) for the Section 8 Program whichever is greater. A minimum of 51% of the dwelling units of the proposed development shall be occupied by households meeting this income guideline; | <input type="checkbox"/> |
| B. Affordable housing is required to remain affordable as defined above for ten (10) years. If affordability is less than ten (10) years, repayment of prorata share of increment benefit will be due and payable to the City. | <input type="checkbox"/> |

Discretionary Criteria. In addition, the project should meet several of the following criteria. The project will be evaluated relative to the criteria outlined below. The extent to which a project meets these criteria will be used in evaluation of the project including the length of time a district may run.

- | | Applies |
|--|-------------------------------------|
| 1. The project will generate at least one full-time job for each \$10,000 in principal value of the TIF; or would create a minimum of 50 new jobs. | <input checked="" type="checkbox"/> |
| 2. All TIF proceeds are used for the construction of public improvements. | <input checked="" type="checkbox"/> |
| 3. The project involves the rehabilitation of a building listed on or eligible for listing on the National Register of Historic Places. | <input type="checkbox"/> |
| 4. The project will directly benefit low and moderate income people, as defined by the U.S. Department of Housing and Urban Development as applied to the Community Development Block Grant Program. A project will meet this criterion if at least 51% of the jobs created will be held by or available to low and moderate income people. | <input type="checkbox"/> |
| 5. The building or site that is to be redeveloped itself displays conditions of blight as established by the provisions of SDCL 11-9. | <input checked="" type="checkbox"/> |
| 6. The project involves the start-up of an entirely new business or business operation within the City of Rapid City. | <input checked="" type="checkbox"/> |
| 7. The project involves the expansion of an existing business located within Rapid City. | <input type="checkbox"/> |
| 8. The project site has displayed a recent pattern of declining real property assessments, as measured by the Pennington County Director of Equalization. | <input checked="" type="checkbox"/> |
| 9. The project costs are limited to those specific costs associated with a site that exceed the typical or average construction costs (i.e. excessive fill, relocation costs, additional foundation requirements associated with unusual soil conditions, extension of sewer or water mains, on-site or off-site vehicular circulation improvements, etc.) | <input type="checkbox"/> |
| 10. The developer agrees to waive the five-year tax abatement. | <input type="checkbox"/> |