

17TI001

From: emfisch@gwtc.net
To: [cpweb](#)
Subject: File number: 17TI001 Doyle Estes and Kathy Johnson
Date: Wednesday, March 22, 2017 11:03:35 AM

We ask for a "no" vote on the Doyle Estes and Kathy Johnson request (file no 17ti001). It is not to the homeowners advantage to have to pay for more growth in this area. They have already cut away part of a beautiful hill in our area in order to build more homes. We don't want this. We built our house in this area because of the beauty and it is slowly being take away, so why should we pay for what we don't want.

We had already put in our own water booster pump which was working just fine, so didn't need them to put in another one, that we have to pay for with more taxes.

They want to build more homes --- let them pay the bill. Please vote no!

We ask for your vote of support for the homeowners.

Thank you,

David and Eldora Fischbach

3320 Bunker Dr.

March 20, 2017

McMahon Investments Inc.

22345 Rapid City, SD 57701

PH: 605-343-5955

Community Planning & Development Services

300 6th Street

Rapid City, SD 57701

FILE NUMBER: 17T1001

I will have to object to **FILE NUMBER: 17T1001 – TID # 54** as submitted. The proposed TIF has McMahon Inv. Inc. involved in it. I want my property removed from this TIF.

If they want to establish a TIF District they should use their own property only.

McMahon Inv. Inc. purchased the property on the West side of Haines Ave. in 1976. This property has been owned free and clear since the time of purchase and I don't want my property rights **Usurped** away.

If Estes want to establish a TIF District fine, but they shouldn't be able to take away anyone else's right to do the same on their property. By using property other than what they own, it would be taking other people's property rights away.

If **FILE NUMBER: 17T1001** want's to remove my property (**PIN: 20 24 330 009 Legal: 2N,7E, Sec. 24, UNPLATTED;NE1/4SW1/4 LESS MCMAHON SUB & LESS ROW 8.11 AC.**) from this TIF, and make changes to the boundary's to look like the attached map, then I won't have any problem.

Thank you.

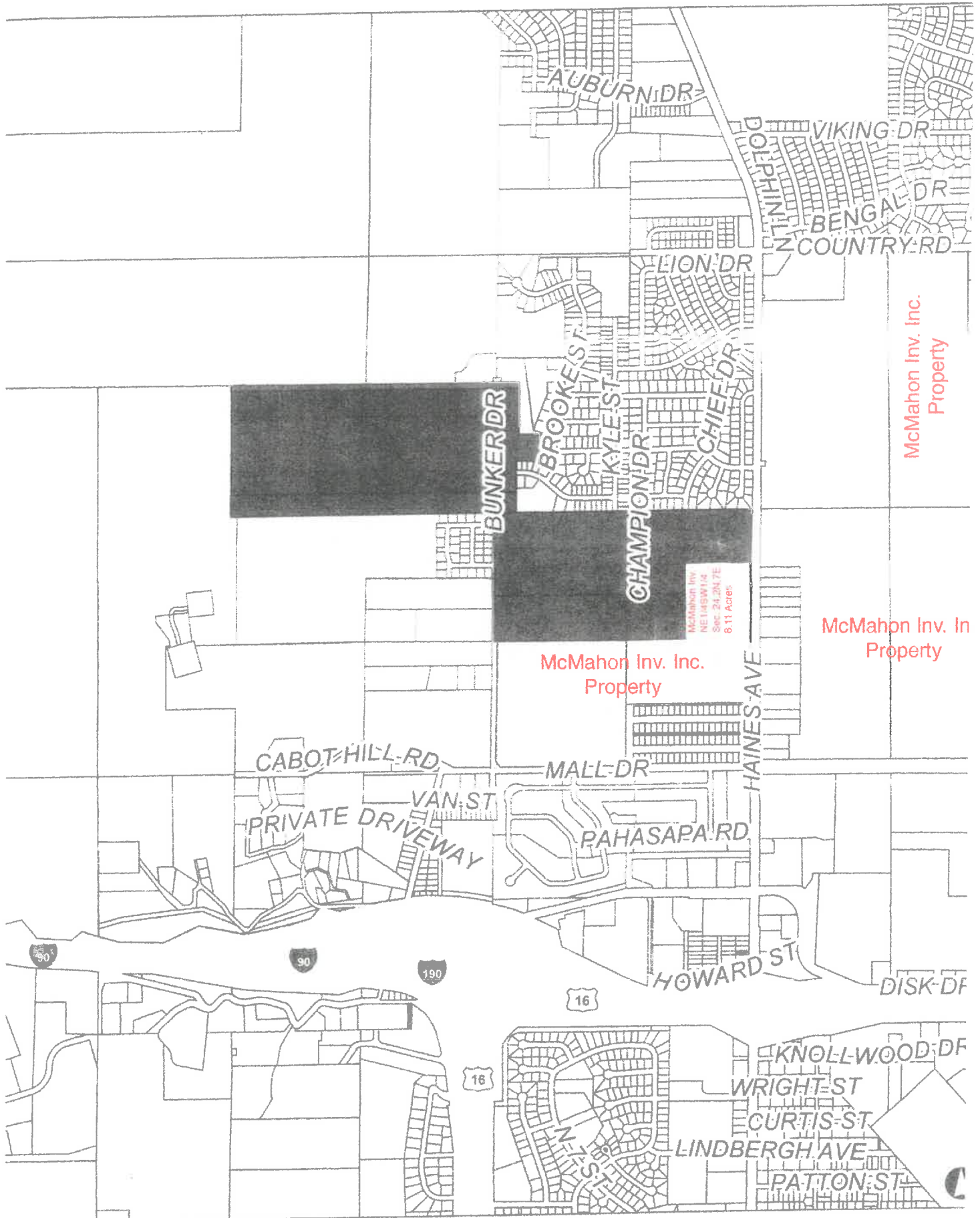
McMahon Inv. Inc.



By: Paul Evans / President

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MAR 20 2017
RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

17TI001 - TID #54 - Rainbow Ridge Amendment #2 Vicinity Map



From: ted pederson [tspedersonsd@gmail.com]
Sent: Tuesday, March 21, 2017 3:50 PM
To: Scott Amanda
Subject: Question on proposed tax increment district

Hi Amanda, we are in your ward at 935 Northridge Drive. We are in Arizona at the present time and today (3/21) got a certified letter from Doyle Estes office. First planning committee meeting is Wednesday on a proposed TI district. It says we are either in or adjacent to the proposed district. The map is very gerrymandered it appears and we really can discern if we in or if we are adjacent. Question are:

Are we in or are we adjacent?
If we are in, how does it affect us?
Why is it so gerrymandered? It looks almost like our Rapid City district is gerrymandered.

We aren't big fans of TIF districts in general, but sometimes can see the advantages for the developer, if it is absolutely necessary.

Sorry this is such short notice, but just received it today. I notice Legal and Finance will take it up later, and by the time it gets to full council, if it does, we will be back home. Thanks, Amanda, we appreciate your work at council.

Susan and Ted Pederson
935 Northridge Dr. RCSD 57701
tspedersonsd@gmail.com<<mailto:tspedersonsd@gmail.com>>

From: Horton Patsy
Sent: Tuesday, March 21, 2017 10:05 AM
To: '2tulipps@gmail.com'
Subject: FW: Questions on Notice of Hearing for Tax Increment District Request

Thanks Karla for your great questions.
I have added my answers below. Please do not hesitate to call if you would like more information.

Patsy Horton, Division Manager
Long Range Planning Division
Community Planning & Development Services
City of Rapid City
300 Sixth Street
Rapid City, South Dakota 57701
(605) 394-4120 fax: (605) 394-6636
patsy.horton@rcgov.org

From: Karla Lipp [<mailto:2tulipps@gmail.com>]
Sent: Sunday, March 19, 2017 4:42 PM
To: cpweb
Subject: Questions on Notice of Hearing for Tax Increment District Request

I am in receipt of the above-referenced document and request the following information:

1. Please summarize in layman's terms, the purpose of the document and what it means to homeowners.

The Tax Increment District Project Plan approved in October 2005 included estimated construction costs for the following:

Water well
Water main to the well
Water main within Bunker Drive
Water booster station
Park improvements

In 2008, the Project Plan was amended to allow for engineering/design costs for these proposed public improvements, and at the City's request, included the construction of a water tower instead of a water well.

There are no additional public improvements proposed with this application.

The action identified in the notice you received only moves around the approved estimated dollar amounts for the public improvements to reflect the actual expenditures for those public improvements.

Other than the water service improvements for the area property owners, this application does not impact your property or your property taxes.

2. Please provide the street names that are proposed to be developed/affected. There are no additional public improvements proposed with this application.
3. Please provide what type of development is requested to take place. If utilities, then the proposed future development (housing – type, commercial, etc.). There are no additional public improvements proposed with this application.

There are existing vacant residential lots at the west end of Gladys as well as nearly 60 acres, more or less, of vacant property south of Kathryn that is undeveloped. Any development within these 60 acres would need to comply with all of the existing zoning and subdivision regulations before structures could be built.

4. Please provide me a receipt of the certified letter that was delivered in 2005 (I do not recall a letter). Rapid City's Tax Increment Policy was amended in 2009 to provide notice to property owners within a tax increment district. (State law only requires publication in the newspaper of the Planning Commission hearing.)

Thank you.

Karla Lipp
3425 Kyle Street
Rapid City, SD 57701