



# Rapid City Planning Commission Planned Development Project Report

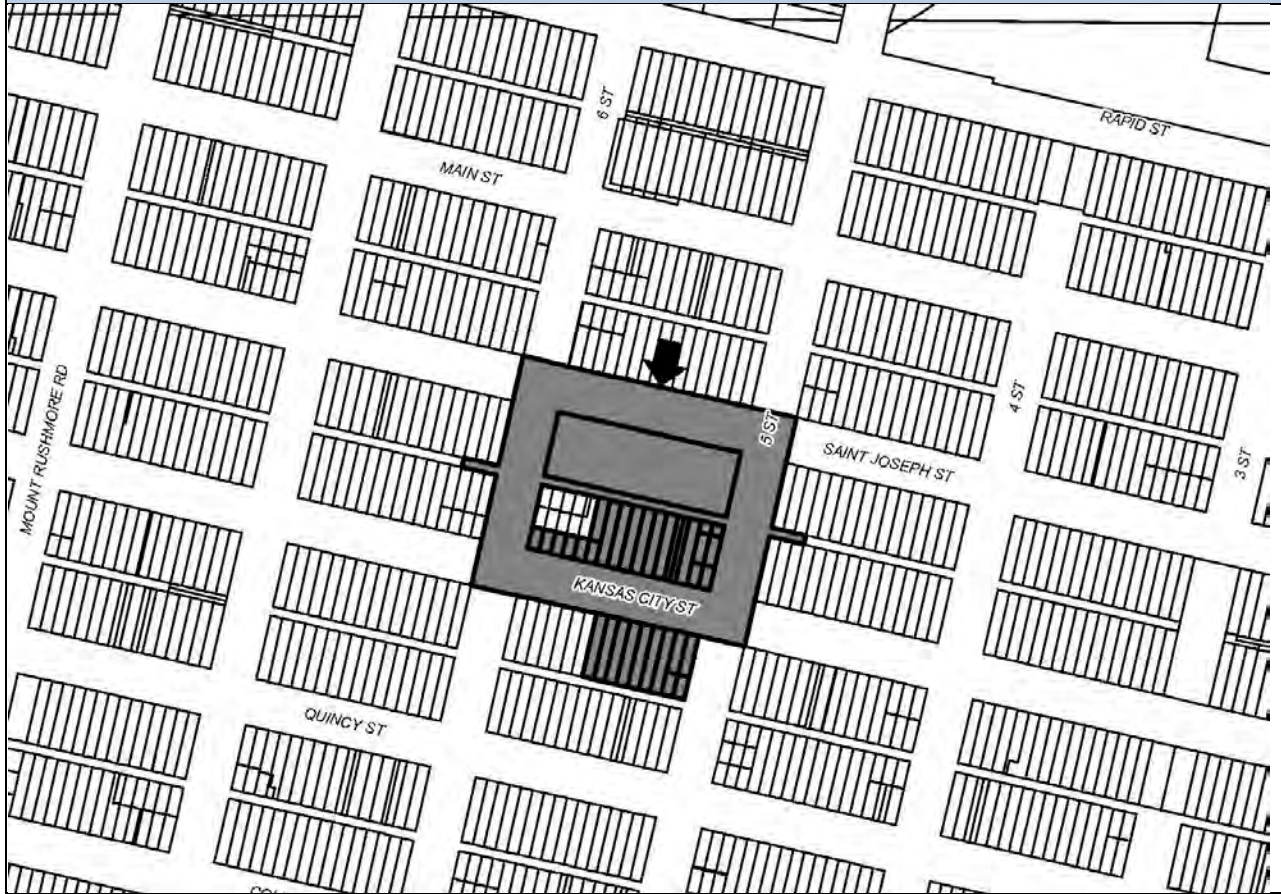
June 22, 2017

**ITEM #2**

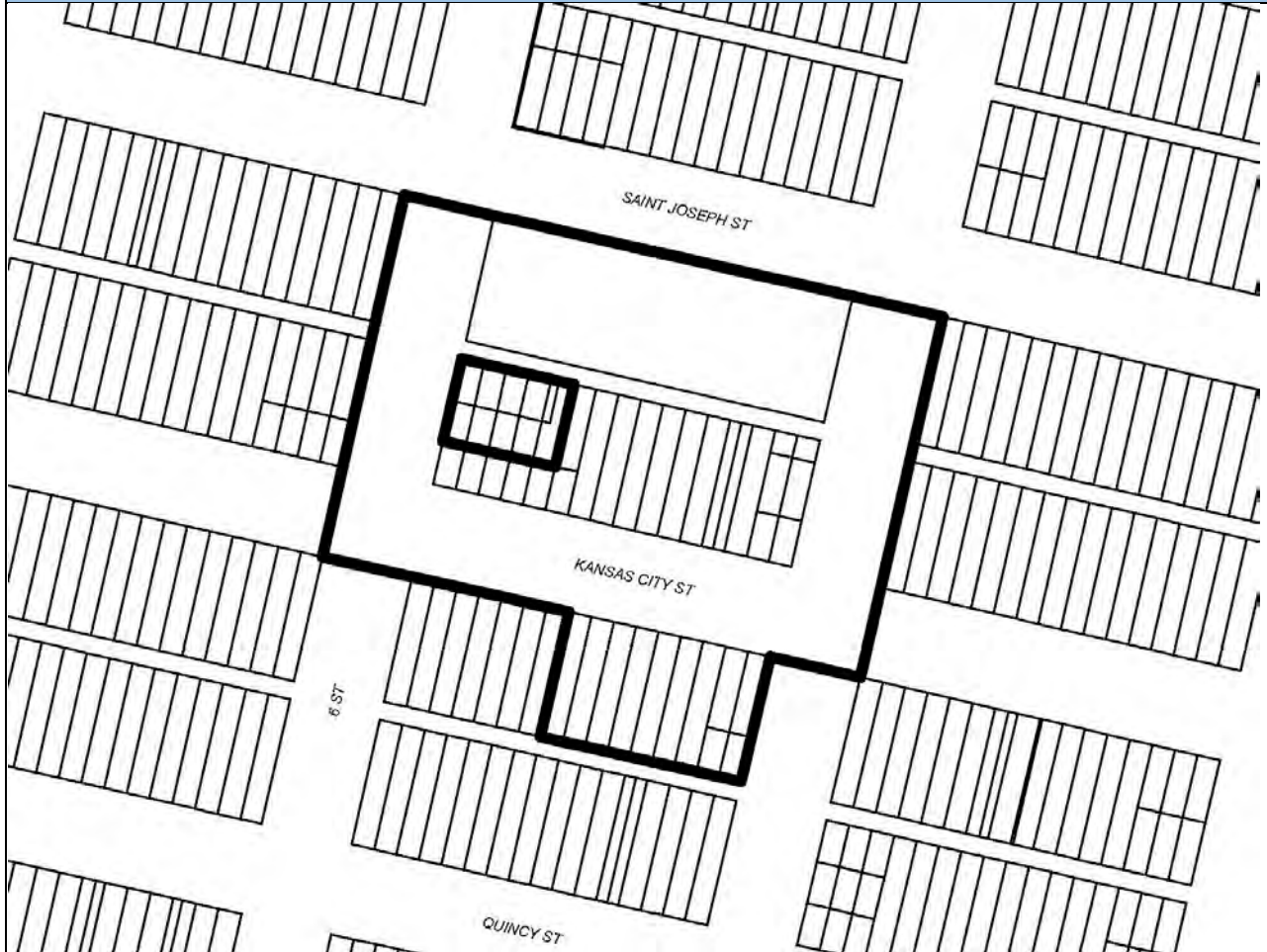
Applicant Request(s)	
Case # 12TI003 – Dissolution of TID #73	
Companion Case(s) #: 12TI004	
Development Review Team Recommendation(s)	
Approve	
Project Summary Brief	
<p>City Council approved the resolution approving the Tax Increment District #73 Project Plan on May 21, 2012. The District was created to assist in construction of a downtown parking structure, alley power burial and relocation, and contaminated soil removal. To date there have been no TIF eligible costs expended nor have there been any revenues generated. SDCL §11-9-13 identifies that no expenditure may be provided for in the plan more than five years after a district is created and §11-9-46 provides for terminating the tax increment district when the all project costs have been paid.</p>	
Applicant Information	Development Review Team Contacts
Applicant: City of Rapid City	Planner: Patsy Horton
Property Owner: NA	Engineer: Nicole Lecy
Architect/Project Planner: Dream Design Int.	Fire District: NA
Engineer: NA	School District: NA
Surveyor: NA	Water/Sewer: NA
Other: NA	DOT: NA

Subject Property Information			
Address/Location	South of Saint Joseph Street, west of 5th Street, east of 6th Street and north of Quincy Street		
Neighborhood	Downtown		
Subdivision	Original Town of Rapid City		
Land Area	7.16 acres		
Existing Buildings	Central Business		
Topography	Flat		
Access	Saint Joseph Street, 5th Street, 6th Street and Quincy Street		
Water Provider	City		
Sewer Provider	City		
Electric/Gas Provider	Black Hills Power		
Floodplain	NA		
Other	NA		
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. According to the Finance Office, there have been no eligible expenditures certified in accordance with the adopted project plan.			
Relevant Case History			
Case/File#	Date	Request	Action
12TI003	5/21/12	Resolution Creating Tax Increment District No. 73	Approve
12TI004	5/21/12	Resolution Approving the Tax Increment District No. 73 Project Plan	Approve

### Vicinity Map



### TID Boundary Map





## Existing Land Uses



## Public Improvements

