that is going to assist and then buffering zones between commercial, industrial and residential is also very valuable and important. In response to a question from Laurenti, Dale Tech explained once applicant submits the backup to his request, staff can evaluate that and provide an opinion on the request. Laurenti wants to know exactly the cost. When it comes to TIF committee level, Laurenti wanted to make sure that the applicants know what they are looking for in criteria. The applicants are asking for exceptions that nobody, as far as he knows, has received so it is going to be a high threshold. Roberts discussed the last TIF that he can think of that asked for excessive grading was the Hwy 16 TIF. Roberts thanked Mr. Marshall for bringing this forward, as we have these properties all over Rapid City. We have a choice as a city to help somewhat or let these properties stay vacant until there is so little property left to develop. Roberts thinks this shows a lot of forward thinking. The developer is trying to get this piece developed on a main course coming into Rapid City and it will make that hill look better. Roberts stated that we can make changes in the TIF committee, we can make changes at the planning commission, we can make changes at the City Council and we still need to see what Mr. Marshall will bring forward. At the very least, we should give Mr. Marshall an opportunity to come forward to show us what he is proposing. Roberts will support this. Nordstrom agrees and stated it is close to where he lives. The view is concerning to Nordstrom. Nordstrom will support the motion for now and at this point, he sees where the assistance is needed. Motion made by Wright, second by Scott to approve. Motion carried 8-0.

Roberts read in Item (No. LF011117-13) Request from James Letner for City Council Authorization to Allow Tax Increment Financing Funds to be Used for Land Acquisition; On-site Professional Fees for Architecture, Mechanical/Electrical Engineering Structural Engineering and Soils; and On-site Drainage and Utility Improvements for Anticipated East St. Charles Street Affordable Housing TIF. In response to questions from Scott, Braun confirmed that the apartment complex would have 4 buildings, 123 units, ranging from $625 – $680, all one bedroom apartments between 500-600 sq. ft., and the higher priced apartments would have a washer and dryer. Scott is excited with the affordable number. Scott is in favor of allowing Braun to go forward with the TIF application. Salamun will be abstaining from this vote due to a professional relationship with one of the applicants. In response to a question from Roberts, Braun discussed the description in the TIF guide where there is a requirement for keeping the rent structure for 10 years. Braun stated that they would have to come up with the means to qualify for that designation where 51% of the tenants need to be at 80 percent of median income for this area. Braun said they would essentially have to provide documentation to the city of that. Roberts’s concern is that the housing does stay affordable. Another concern is if we are giving too much. Has Braun really nailed down that figure? Roberts stated this is a little different than what we have done before. Roberts would like to give Braun the opportunity to go forward with this TIF, see all of his numbers, and see how it is going to work and how Braun is going to keep it affordable for the next decade. Motion made by Wright, second by Nordstrom to approve. Motion carried 7-0 with Salamun abstaining. Nordstrom is supporting this because of the affordable housing aspect of it. Nordstrom’s concern is the number of units and he suggested that Braun look at the large concentration of people in a small area, living as a community. Nordstrom wouldn’t want to have law enforcement involved frequently.

Roberts read in Item (No. LF011117-14) Authorize Mayor and Finance Officer to Sign an Agreement with the Center for Public Safety Management for a Comprehensive Analysis of the Rapid City Fire and EMS Services. In response to a question from Salamun, Rod Seals stated that they have launched into getting accredited through this Center for Public Safety Excellence, which is not anything connected with the Center of Public Safety Management. Doing this study is going to catapult us into that accreditation process. Nordstrom is going to support the motion, but he wants to make sure everyone understands this is different from an ISO process. In response to a question from Laurenti, Seals explained that he has read three of the studies they have done recently on other areas around the nation. The one most notable was Tulsa, OK. To show how comprehensive these studies are that study out of Tulsa was 182 pages long and it is going to be the same type of study they are going to do for the Rapid City Fire