

Rapid City Infrastructure Development Partnership Fund

Bullet points for drafting an agreement

REQUEST FROM: Dream Design, Inc.

LOCATION: 15" Sanitary Sewer Service Extension from Highway 79 to Fifth Street

- Government Lot 2 (less right-of-way), located in Section 19, Township 1 North, Range 8 East, B.H.M., Rapid City, Pennington County, South Dakota;
- Tract B of Parcel C, MJK Subdivision, located in Section 18 and 19, Township 1 North, Range 8 East, B.H.M., Rapid City, Pennington County, South Dakota;
- That portion of the Balance of Parcel B (less the Meadows Subdivision), MJK Subdivision lying south of the Meadows Subdivision, located in Section 18, Township 1 North, Range 8 East, B.H.M., Rapid City, Pennington County, South Dakota; and,
- That portion of Parcel A (less Lots 1 & 2 of Parcel A, less Heartland Drive, less Lot H1) lying south of Dakota Subdivision, located in Section 18, Township 1 North, Range 8 East, B.H.M., Rapid City, Pennington County, South Dakota.

FUNDING SOURCE FOR SEWER INCEPTOR LINE CONSTRUCTION

	PROJECT	Est. Cost	CITY*	Land Owners
A	15" Sanitary Sewer Extension	\$334,140	\$90,000	\$244,140

A - refer to projects outlined on attached map

* - City funding to come from Water Reclamation Construction

TOTAL ESTIMATED PROJECT COST = \$334,140

LOAN AGREEMENT

- Landowners will borrow \$244,140 from the IDPF
- Loan will be completely repaid in ten years
- No interest for the first five years beginning from date of substantial completion
- Interest rate from the beginning of year six through year ten – 1% above the prime rate as of the first day of year six
- Payments made prior to final plat approval
- Landowners will provide easements or rights-of-ways at no cost to the City of Rapid City
- All improvements are public improvements
- City construction in accordance with City standards
- Landowners shall provide a surety bond to guarantee loan repayment
- Landowners cost based on percentage of frontage
- City will select engineering firm

LAND OWNER REPAYMENT PLAN

<u>LANDOWNER</u>	<u>LEGAL DESCRIPTION</u>	<u>APPROXIMATE FRONT FOOTAGE</u>	<u>%</u>
Harold L. Bies & Lyle E. Peterson	Portion of Parcel A (less Lots 1&2 of Parcel A, less Heartland Drive, less Lot H1), MJK Subdivision lying south of Dakota Subdivision	1800 Lineal Feet	28.1%
Legacy Land Co.	Portion of the Balance of Parcel B (less the Meadows Subdivision), MJK Subdivision lying south of Meadows Subdivision	1000 Lineal Feet	15.6%
Harold L. Bies	Tract B of Parcel C, MJK Subdivision	2100 Lineal Feet	32.8%
Hallene Davis & Lois M. Bennett	Government Lot 2 (less right-of-way), Section 19 T1N, R8E, BHM	1500 Lineal Feet	23.5%