



Minutes
Rapid City Infrastructure Development Partnership Review Committee
October 2, 2000

Members Present: Mayor Jerry Munson, Mel Dreyer, Alan Hanks, Ron Kroeger, Tom Murphy, Martha Rodriguez, Bob Scull, Dan Bjerke, Marcia Elkins Jim Preston

Others Present: Sharlene Mitchell, Randy Nelson, Ted Vore

Elkins called the meeting to order at 9:35 a.m.

Seger/Dyess Assessed Water Project

Elkins presented a breakdown of IDPF funding commitments, the Tax Increment Financing proposal for the Mall Drive area including road construction and water and sewer main extensions and the request from GLM Land, Inc. for an IDFP loan to fund the infrastructure improvements identified under the Seger/Dyess Assessed Water Project. Discussion followed regarding the identified pipe sizing for the various segments of the Mall Drive sewer extension project.

Bjerke provided a brief review of the water main extension project noting the existing line that has been installed to the Visitor Information Center. Bjerke identified the location of the GLM funding request noting that the area involves the construction of a 14 inch water line for a length of one-half mile at an estimated cost of \$110,000.00.

Bjerke clarified that the improvements identified in the GLM funding request is included in the proposed tax increment project costs. Elkins reviewed the Tax Increment Committee discussion regarding the creation of the Mall Drive District and the proposed blending of funding resources to finance the district. Elkins clarified that it was her understanding that the proposed TIF district would be for the full project amount with the costs being recaptured to the greatest degree possible. Hanks clarified that the landowners financing would be repaid to them from the TIF.

Bjerke reviewed the sewer main extension project noting the location of the Elk Vale Road lift station. Bjerke clarified that the system would be a gravity flow system with the exception of the area serviced by the existing lift station. Bjerke identified the location of an additional small sewer interceptor to be installed as development occurs in the area.

In response to a question from Hanks, Bjerke addressed the State order requiring the mobile home parks in the area to connect to central sewer. Bjerke indicated that extension of central sewer to the mobile home parks from the main line would be the financial responsibility of the property owner. Elkins clarified that utility connection fees have not been incorporated into the current Tax Increment District funding structure, although they could be included. Discussion followed.

Bjerke briefly reviewed the City's discussions with the mobile home property owners regarding the financial responsibilities for connecting to City services.

Elkins indicated that the Tax Increment Finance Committee has requested that the IDPF Committee address the reallocation of the Fifth Street funding to the Mall Drive project and provide a recommendation to the City Council. In response to Scull, Elkins indicated that the Fifth Street property owners have been provided with all necessary legal documents but at this



time those documents have not been executed. Elkins identified the issues being addressed by the individual property owners with regard to the Fifth Street project.

Dreyer voiced support for the reallocation of the Fifth Street funding to the Mall Drive Project noting that the action would encourage landowners to resolve their development issues prior to seeking funding approval. Discussion followed regarding the basic requirement of the Infrastructure Development program that all landowners be in concurrence and participate voluntarily. Hanks reviewed the various issues being addressed by the Committee with regard to the Fifth Street Infrastructure project.

In response to a question from Rodriguez, Elkins noted that the landowners have had the loan documents for several months. Discussion followed regarding the City's obligations to the School District pursuant to the memorandum of understanding. Elkins recommended that the City Attorney be asked to review the executed documents to identify the City's position should Fifth Street not be constructed.

Preston indicated that pending clarification of the legal issues, he would support the reallocation of the Fifth Street IDPF funding to the Mall Drive project noting that the development of the Mall Drive area would provide a greater opportunity of future sales tax revenue.

Kroeger commented on the Davis and Broucek planning applications with regard to the Fifth Street development and recommended that staff prepare an informational presentation to the Public Works Committee outlining the history and current status of the project.

Dreyer voiced support for the Mall Drive Project indicating the infrastructure will provide needed support for area development in addition to addressing the mobile home park issues. Dreyer indicated that the City has expended sufficient time on the Fifth Street project with no further progress and he encouraged reallocation of the funding to the Mall Drive project.

In response to a question from Nelson, Elkins indicated that the Infrastructure Development fund is not a revolving fund noting that repayment of previously issues loans would be returned to the Capital Improvement Program.

Bjerke commented on the long range impact the proposed road swap will have on the City's maintenance responsibilities. Hanks indicated that the sales tax revenues generated by the Mall Drive development could provide the funding necessary to meet the increased maintenance costs. Hanks recommended that future Infrastructure Development projects also be reviewed for their potential to repay the fund ahead of schedule.

Bjerke indicated that further development of the Mall Drive area is dependent upon the extension of infrastructure to the area.

Elkins requested clarification of the Mall Drive drainage issues and the impact of drainage on area development. Bjerke encouraged the completion of the Mall Drive Drainage Master Plan.

Dreyer moved to direct staff to meet with the affected landowners in the Mall Drive area to determine their level of interest in participating financially in a Tax Increment District. Hanks seconded the motion.

Discussion followed regarding the presentation of the Mall Drive project to the City Council.



Kroeger offered a friendly amendment to the main motion to recommend that the Fifth Street and Mall Drive projects be placed on the October 10, 2001 Public Works agenda as an information item. Discussion followed regarding prioritization of the Infrastructure Development projects, as well as the presentation of information regarding Fifth Street, Mall Drive and Anamosa Street. Dreyer and Hanks accepted the friendly amendment to the motion.

Discussion followed regarding the Infrastructure Development fund structure and the impact to the Capital Improvement Program should the IDPF repayments be redirected to the Mall Drive project.

The motion to direct staff to meet with the affected landowners in the Mall Drive area to determine their level of interest in participating financially in a Tax Increment District and to provide an informational presentation at the October 10, 2001 Public Works meeting on the Fifth Street, Mall Drive and Anamosa Street projects carried unanimously.

Discussion followed regarding identification of a funding source for the \$110,000.00 GLM project. Bjerke briefly reviewed the history of the water extension project to the GLM site. Discussion followed regarding the impact the provision of water infrastructure would have on the development of the area, the lack of IDPF funds for the project and other possible funding sources.

Adjourn

There being no further business Preston moved, Bjerke seconded and carried unanimously to adjourn the meeting at 10:30 a.m.