

PROJECT PLAN

TAX INCREMENT DISTRICT FOR PLUM CREEK CITY OF RAPID CITY

Prepared by the

Rapid City Growth Management Department
November 2005

INTRODUCTION

Tax Increment Financing is a method of financing improvements and development in an area which has been determined to be blighted according to the criteria set forth in SDCL 11-9. All this is done without incurring a general obligation for the taxpayers of the entire City.

The assessed value of a district is determined by the South Dakota Department of Revenue at the time the district is created by the City Council. This valuation is termed the Tax Increment Base Valuation for the district, or simply the "base valuation." As the property taxes for the property are paid, that portion of the taxes paid on the Base Valuation continue to go to those entities, (City, County, School, etc.), which levy property taxes.

When in succeeding years, the assessed valuation of the district increases, the total property taxes paid by the owners of property in the district will increase accordingly. That increase in taxable valuation is the "increment." When the tax bills are paid, only that portion of the tax bill which results from the Base Valuation, is paid to the taxing entities. The remainder of the tax bill, known as the tax increment, is deposited in a special fund. It is this plan which determines how these accumulated funds will be used. It is anticipated that one or more of the properties in this proposed Tax Increment District will be used for commercial purposes. The creation of this Tax Increment District for economic development purposes will not require an additional levy to make up for the School District's share of the property taxes included in the Tax Increment.

This financing method is invaluable for encouraging growth and development of blighted properties with special re-development problems, since the amount of funds available for use by the project plan is directly related to the increase in valuation which a given project or development will create.

OVERVIEW

This plan proposes that a Tax Increment District be created for public improvements to assist with grading and storm sewer piping within the Plum Creek development. Additionally, the applicant is proposing that the City would recover oversizing costs associated with their portion of the costs in the public improvements. The boundaries are located at the southern terminus of South Valley Drive. The estimated cost of the improvements is \$1,256,000.

The Tax Increment Financing Committee met on September 29, 2005 and on October 14, 2005 to discuss the proposed Tax Increment District. The developer's cost for their portion of the improvements is \$900,000. The anticipated cost for the City's portion of the improvements is \$356,000.

The development of the public improvements will enhance the ability for new development to occur in this area increasing the community's economic vitality and expanding the City's property tax base.

The applicant's share of the estimated cost of the improvements will be financed at an estimated 9% interest rate. The City's estimated cost will be financed at a 6% interest rate. All project expenditures must be completed within five years. Should the tax

increment revenues exceed the anticipated loan payments, the district debt would be retired early resulting in the full value of the property being returned to the tax rolls more quickly.

PROJECT PLAN SUMMARY

This plan establishes the total project costs, as well as the Tax Increment District funded costs.

Elements of the Project Plan

This Project Plan, as required by SDCL 11-9-13, will address the following elements:

- 1) Public Works and Other Improvements;
- 2) Economic Feasibility Study;
- 3) Project Costs;
- 4) Fiscal Impact Statement; and,
- 5) Financing Method Description.

Additionally, the following exhibits are offered:

- I. General Vicinity map;
- II. Tax Increment district Boundary Map;
- III. Map of Existing Zoning;
- IV. Map of Existing Land Use; and,
- V. Map of Public and Other Improvements.

The Statement of Method for Relocating Displaced Persons, as well as the Statement of Changes Needed in Master Plan, Building Codes and Ordinances do not apply to this Project Plan and have not been included in this document.

ELEMENTS OF THE PROJECT PLAN

1. PUBLIC WORKS AND OTHER IMPROVEMENTS

The project plan includes \$1,256,000 in costs associated with the proposed infrastructure improvements. The developer will fund 70% of the costs at \$900,000 and the City will fund 30% of the costs at \$356,000.

2. ECONOMIC FEASIBILITY STUDY

Current Valuation – Tax Increment District Number Fifty Seven is proposed for creation in accordance with SDCL 11-9-2 to 11-9-11. A vicinity map as well as a boundary map is attached. As of this date, the assessed valuation for the proposed district is projected as \$93,534. In accordance with SDCL 11-9-20, certification of the base value will be requested from the South Dakota Department of Revenue following creation and approval of the district by the City Council.

ANTICIPATED CERTIFIED BASE VALUATION OF PROPERTY IN TID #57

\$ 93,534

Expected Increase in Valuation –

ESTIMATED FUTURE VALUATION OF PROPOSED DISTRICT

Estimated Assessed Value of District	\$ 93,534
Estimated Assessed Value of project (year 20)	\$ 20,100,000
Other Anticipated Increases in Assessed Value	\$ 0
Estimated Increase in Assessed Value of Land*	\$ 0
Estimated Total Valuation (year 20)	\$ 20,193,534

*For purposes of this Tax Increment District, the increase in land value is not included in these estimates. Any additional value will pay off the loan earlier than anticipated.

Revenue Estimates from Tax Increments

The Plan anticipates 34 semi-annual payments over 17 years; however, because of the uncertainty associated with the development, the plan identifies a 20 year payback schedule. The potential negative short-term impact on the various taxing entities will be offset by the increase in the tax base in future years.

2004 Tax Levies and Percentage of Total Levy

<u>Taxing Entity</u>	<u>Tax Levy</u>	<u>Percentage of Total Levy</u>
Rapid City Area School District	16.3984	67.7%
Pennington County	4.7281	19.5%
City of Rapid City	3.0595	12.6%
West Dakota Water District	.0312	.2%
Total Mill Levy	24.2172	100%

Anticipated 2004 Non-Agriculture Tax Rate: 0.0242172

2004 Tax Levies and Percentage of Total Levy

<u>Taxing Entity</u>	<u>Tax Levy</u>	<u>Percentage of Total Levy</u>
Rapid City Area School District	10.1704	56.5%
Pennington County	4.7281	26.3%
City of Rapid City	3.0595	17.0%
West Dakota Water District	.0312	.2%

Total Mill Levy 17.9892 100%

Anticipated 2004 Owner Occupied Tax Rate: 0.0179892

The estimated tax increment available to pay for project costs in the Plan can be calculated by multiplying the anticipated tax rate by the increment in valuation. This calculation results in the following tax increments, which become available as taxes are paid for the applicable periods.

PROJECTED TAX INCREMENT INCOME

<u>ASSESSMT DATE</u>	<u>YEAR TAXES PAID</u>	<u>PROJECTED INCREMENT IN VALUATION</u>	<u>TAX INCREMENT PAYMENTS</u>
Nov 2006	2008	\$ 1,500,000	\$ 26,983
Nov. 2007	2009	\$ 3,000,000	\$ 53,967
Nov. 2008	2010	\$ 4,500,000	\$ 84,687
Nov. 2009	2011	\$ 6,000,000	\$ 115,408
Nov. 2010	2012	\$ 7,800,000	\$ 152,273
Nov. 2011	2013	\$ 9,600,000	\$ 189,137
Nov. 2012	2014	\$ 11,400,000	\$ 226,002
Nov 2013	2015	\$ 13,200,000	\$ 262,867
Nov 2014	2016	\$ 15,000,000	\$ 299,731
Nov 2015	2017	\$ 16,500,000	\$ 330,452
Nov 2016	2018	\$ 17,700,000	\$ 355,029
Nov 2017	2019	\$ 18,900,000	\$ 379,605
Nov 2018	2020	\$ 20,100,000	\$ 404,181
Nov 2019	2021	\$ 20,100,000	\$ 404,181
Nov 2020	2022	\$ 20,100,000	\$ 404,181
Nov 2021	2023	\$ 20,100,000	\$ 404,181
Nov 2022	2024	\$ 20,100,000	\$ 404,181

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Nov 2023	2025	\$ 20,100,000	\$ 404,181
Nov 2024	2026	\$ 20,100,000	\$ 404,181

TOTAL TAX INCREMENT EXPECTED TO ACCRUE BY 12/31/26:
\$ 5,305,408

NOTE: Tax increment payments are calculated using 100% of estimated future property valuation and 100% of expected 2004 mill levy.

3. PROJECT COSTS

Capital Costs – The capital costs of \$1,256,000 for the Project Plan includes the funding to assist with grading and storm sewer piping improvements located at the southern terminus of South Valley Drive.

Financing Costs – The financing costs for this Project Plan are dependent on the interest rate obtained. The anticipated interest rate used for this projection is 6% for the City and 9% for the applicant acquired financing. It is estimated that the financing costs will total \$2,613,905.30. If a lower interest rate is obtained, the project costs will be repaid more quickly and the property will be returned to the tax rolls sooner.

Professional Service Costs – No professional service costs are anticipated in the Project Plan.

Relocation Costs – No relocation costs are anticipated in the Project Plan.

Organizational Costs – No organizational costs are anticipated in the Project Plan.

Contingency Costs – No contingency costs are anticipated in the Project Plan.

Necessary and Convenient Payments – No necessary and convenient costs are anticipated in the Project Plan.

Imputed Administrative Costs – All Tax Increment District actions require municipal staff time to prepare and enact. The City shall be reimbursed on November 15, 2010, for its administrative costs in the amount of \$2050. However, in no case shall the City be reimbursed less than \$1 on November 15, 2010.

ESTIMATED PROJECT COSTS TO BE PAID BY THE TAX INCREMENT DISTRICT

Capital Costs:	
Grading and storm sewer	\$ 1,256,000.00
Professional Service Costs	\$ 0
Financing Costs:	
Financing interest	\$ 2,613,905.37
Contingency Costs:	\$ 0

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Relocation Costs:	\$	0
Organizational Costs:	\$	0
Necessary and Convenient Costs:	\$	0
TOTAL	\$	3,869,905.37
Imputed Administrative Costs*		
City of Rapid City	\$	2,050

*The imputed administrative costs are interest-free, are not included in the total project costs, and are to be paid from the balance remaining in the TID #57 fund available to the City Finance Officer on November 15, 2010.

CITY FUNDED PROJECT COSTS:

Capital Costs:		
Grading and storm sewer	\$	356,000.00
Financing Costs:		
Financing interest	\$	310,567.07
Contingency Costs:	\$	0
Relocation Costs:	\$	0
Organizational Costs:	\$	0
Necessary and Convenient Costs:	\$	0
TOTAL	\$	666,567.07

DEVELOPER FUNDED PROJECT COSTS:

Capital Costs:		
Grading and storm sewer	\$	900,000.00
Professional Service Costs	\$	0
Financing Costs:		
Financing interest	\$	2,303,338.30
Contingency Costs:	\$	0
Relocation Costs:	\$	0
Organizational Costs:	\$	0
Necessary and Convenient Costs:	\$	0
TOTAL	\$	3,203,338.30

4. FISCAL IMPACT STATEMENT

The impact on taxing entities can be derived from determining the tax increment anticipated during the life of the district. The true impact on taxing entities of the Plan is

the increase in valuation of the property within the Tax Increment District. The taxing entities are only foregoing that income during the life of the district and will realize that income as soon as the debt from the project costs in the Plan is retired. The purpose of this Plan is to encourage that increase in valuation.

At first glance it may appear that the negative impact on the various entities is notable. But when it is considered that without the use of the Tax Increment Finance proposed in this plan it is very likely that there would be no increase in the taxable value of the property within this district or, at least, any increase would be significantly delayed, the impact can be considered truly positive.

NET IMPACT ON TAXING ENTITIES

Year	Valuation	Schools	County	City	Water	Total
Paid	Increase					
2006	\$ 0	\$0	0	0	0	0
2007	\$ 0	\$0	0	0	0	0
2008	\$ 1,200,000	\$0	\$ 5,677	\$ 3,669	\$ 43	\$ 21,587
2009	\$ 8,400,000	\$0	\$ 39,741	\$ 25,688	\$ 302	\$ 151,109
2010	\$ 16,800,000	\$0	\$ 79,483	\$ 51,377	\$ 604	\$ 302,218
2011	\$ 25,200,000	\$0	\$119,225	\$ 77,065	\$ 906	\$ 453,328
2012	\$ 33,600,000	\$0	\$158,966	\$102,754	\$ 1208	\$ 604,437
2013	\$ 42,000,000	\$0	\$203,968	\$131,842	\$ 1551	\$ 775,546
2014	\$ 50,400,000	\$0	\$238,450	\$154,131	\$ 1813	\$ 906,655
2015	\$ 58,800,000	\$0	\$278,191	\$179,819	\$ 2115	\$,1057,764
2016	\$ 58,800,000	\$0	\$278,191	\$179,819	\$ 2115	\$,1057,764
2017	\$ 58,800,000	\$0	\$278,191	\$179,819	\$ 2115	\$,1057,764
2018	\$ 58,800,000	\$0	\$278,191	\$179,819	\$ 2115	\$,1057,764
2019	\$ 58,800,000	\$0	\$278,191	\$179,819	\$ 2115	\$,1057,764
2020	\$ 58,800,000	\$0	\$278,191	\$179,819	\$ 2115	\$,1057,764
2021	\$ 58,800,000	\$0	\$278,191	\$179,819	\$ 2115	\$,1057,764
2022	\$ 58,800,000	\$0	\$278,191	\$179,819	\$ 2115	\$,1057,764
2023	\$ 58,800,000	\$0	\$278,191	\$179,819	\$ 2115	\$,1057,764
2024	\$ 58,800,000	\$0	\$278,191	\$179,819	\$ 2115	\$,1057,764
2025	\$ 58,800,000	\$0	\$278,191	\$179,819	\$ 2115	\$,1057,764

*The Plan anticipates 34 semi-annual payments over 17 years; however, the district may run up to 20 years to insure repayment of the project costs.

5. FINANCING METHOD

The financing method to be used in the funding of this Plan is to be obtained by the applicants for their share of the costs and by the City for the City's share of the costs. The applicants and the City will be responsible for any interest payments due for their share of the costs that are not available from Tax Increment District #57 on a percentage of total project costs. If the tax increment revenues exceed the anticipated loan payments, the debt will be retired early.

The debt on the Tax Increment District Project Costs covered in the Plan will be retired by deposits made in the Tax Increment District as taxes are paid on the property in succeeding years. The City of Rapid City Finance Officer will make the disbursements

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from that fund in accordance with this Plan. Thirty percent of the revenues received will be disbursed to the City of Rapid City for project costs incurred by the City and seventy percent will be disbursed to the developer for project costs incurred by the developer until the developer's portion is repaid. According to SDCL 11-9-25, positive tax increments will be allocated to that fund until the debt from the project costs is retired or fifteen years following the last expenditure from the Project Plan whichever comes first. The final payment from this Plan is scheduled to be made on June 1, 2022; however, the district may run the full 20 years if necessary to insure repayment.

There are two projected amortization rate schedules listed below. Schedule #1 shows the amount to be borrowed by the City using a 6% interest rate. Schedule #2 shows the amount to be borrowed by the applicant using a 9% interest rate.

PROJECTED AMORTIZATION RATE

Schedule #1:

TABLE

No.	Payment Date	Beginning Balance	Interest	Total Due	Capital Int Payment	Tax Inc Payment	Total Pay	Loan Balance	Cumulative Interest
1	6/1/2005	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	12/1/2005	492,781.00	14,783.43	507,564.43	14,783.43	0.00	14,783.43	492,781.00	14,783.43
3	6/1/2006	492,781.00	14,783.43	507,564.43	14,783.43	0.00	14,783.43	492,781.00	29,566.86
4	12/1/2006	492,781.00	14,783.43	507,564.43	14,783.43	0.00	14,783.43	492,781.00	44,350.29
5	6/1/2007	492,781.00	14,783.43	507,564.43	14,783.43	0.00	14,783.43	492,781.00	59,133.72
6	12/1/2007	492,781.00	14,783.43	507,564.43	14,783.43	0.00	14,783.43	492,781.00	73,917.15
7	6/1/2008	492,781.00	14,783.43	507,564.43	14,783.43	4,047.00	18,830.43	488,734.00	88,700.58
8	12/1/2008	488,734.00	14,662.02	503,396.02	14,662.02	4,047.00	18,709.02	484,687.00	103,362.60
9	6/1/2009	484,687.00	14,540.61	499,227.61	14,540.61	8,095.00	22,635.61	476,592.00	117,903.21
10	12/1/2009	476,592.00	14,297.76	490,889.76	14,297.76	8,095.00	22,392.76	468,497.00	132,200.97
11	6/1/2010	468,497.00	14,054.91	482,551.91	14,054.91	12,703.00	26,757.91	455,794.00	146,255.88
12	12/1/2010	455,794.00	13,673.82	469,467.82	13,673.82	12,703.00	26,376.82	443,091.00	159,929.70
13	6/1/2011	443,091.00	13,292.73	456,383.73	0.00	17,311.00	17,311.00	439,072.73	173,222.43
14	12/1/2011	439,072.73	13,172.18	452,244.91	0.00	17,311.00	17,311.00	434,933.91	186,394.61
15	6/1/2012	434,933.91	13,048.02	447,981.93	0.00	22,841.00	22,841.00	425,140.93	199,442.63
16	12/1/2012	425,140.93	12,754.23	437,895.16	0.00	22,841.00	22,841.00	415,054.16	212,196.86
17	6/1/2013	415,054.16	12,451.62	427,505.78	0.00	28,370.00	28,370.00	399,135.78	224,648.48
18	12/1/2013	399,135.78	11,974.07	411,109.86	0.00	28,370.00	28,370.00	382,739.86	236,622.56
19	6/1/2014	382,739.86	11,482.20	394,222.05	0.00	33,900.00	33,900.00	360,322.05	248,104.75
20	12/1/2014	360,322.05	10,809.66	371,131.71	0.00	33,900.00	33,900.00	337,231.71	258,914.41
21	6/1/2015	337,231.71	10,116.95	347,348.66	0.00	39,430.00	39,430.00	307,918.66	269,031.36
22	12/1/2015	307,918.66	9,237.56	317,156.22	0.00	39,430.00	39,430.00	277,726.22	278,268.92
23	6/1/2016	277,726.22	8,331.79	286,058.01	0.00	44,960.00	44,960.00	241,098.01	286,600.71
24	12/1/2016	241,098.01	7,232.94	248,330.95	0.00	44,960.00	44,960.00	203,370.95	293,833.65
25	6/1/2017	203,370.95	6,101.13	209,472.08	0.00	49,568.00	49,568.00	159,904.08	299,934.78
26	12/1/2017	159,904.08	4,797.12	164,701.20	0.00	49,568.00	49,568.00	115,133.20	304,731.90
27	6/1/2018	115,133.20	3,454.00	118,587.20	0.00	53,254.00	53,254.00	65,333.20	308,185.90
28	12/1/2018	65,333.20	1,960.00	67,293.19	0.00	53,254.00	53,254.00	14,039.19	310,145.89
29	6/1/2019	14,039.19	421.18	14,460.37	0.00	14,460.37	14,460.37	0.00	310,567.07

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30	12/1/2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	310,567.07
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Schedule #2:

TABLE

No.	Payment Date	Beginning Balance	Interest	Total Due	Capital Int Payment	Tax Inc Payment	Total Pay	Loan Balance	Cumulative Interest
1	6/1/2005	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	12/1/2005	1,987,619.00	89,442.86	2,077,061.86	89,442.86	0.00	89,442.86	1,987,619.00	89,442.86
3	6/1/2006	1,987,619.00	89,442.86	2,077,061.86	89,442.86	0.00	89,442.86	1,987,619.00	178,885.71
4	12/1/2006	1,987,619.00	89,442.86	2,077,061.86	89,442.86	0.00	89,442.86	1,987,619.00	268,328.57
5	6/1/2007	1,987,619.00	89,442.86	2,077,061.86	89,442.86	0.00	89,442.86	1,987,619.00	357,771.42
6	12/1/2007	1,987,619.00	89,442.86	2,077,061.86	89,442.86	0.00	89,442.86	1,987,619.00	447,214.28
7	6/1/2008	1,987,619.00	89,442.86	2,077,061.86	89,442.86	9,444.00	98,886.86	1,978,175.00	536,657.13
8	12/1/2008	1,978,175.00	89,017.88	2,067,192.88	89,017.88	9,444.00	98,461.88	1,968,731.00	625,675.01
9	6/1/2009	1,968,731.00	88,592.90	2,057,323.90	88,592.90	18,888.00	107,480.90	1,949,843.00	714,267.90
10	12/1/2009	1,949,843.00	87,742.94	2,037,585.94	87,742.94	18,888.00	106,630.94	1,930,955.00	802,010.84
11	6/1/2010	1,930,955.00	86,892.98	2,017,847.98	86,892.98	29,640.00	116,532.98	1,901,315.00	888,903.81
12	12/1/2010	1,901,315.00	85,559.18	1,986,874.18	85,559.18	29,640.00	115,199.18	1,871,675.00	974,462.99
13	6/1/2011	1,871,675.00	84,225.38	1,955,900.38	84,225.38	40,393.00	124,618.38	1,831,282.00	1,058,688.36
14	12/1/2011	1,831,282.00	82,407.69	1,913,689.69	82,407.69	40,393.00	122,800.69	1,790,889.00	1,141,096.05
15	6/1/2012	1,790,889.00	80,590.01	1,871,479.01	80,590.01	53,295.00	133,885.01	1,737,594.00	1,221,686.06
16	12/1/2012	1,737,594.00	78,191.73	1,815,785.73	78,191.73	53,295.00	131,486.73	1,684,299.00	1,299,877.79
17	6/1/2013	1,684,299.00	75,793.46	1,760,092.46	75,793.46	66,198.00	141,991.46	1,618,101.00	1,375,671.24
18	12/1/2013	1,618,101.00	72,814.55	1,690,915.55	72,814.55	66,198.00	139,012.55	1,551,903.00	1,448,485.79
19	6/1/2014	1,551,903.00	69,835.64	1,621,738.64	0.00	79,101.00	79,101.00	1,542,637.64	1,518,321.42
20	12/1/2014	1,542,637.64	69,418.69	1,612,056.33	0.00	79,101.00	79,101.00	1,532,955.33	1,587,740.11
21	6/1/2015	1,532,955.33	68,982.99	1,601,938.32	0.00	92,003.00	92,003.00	1,509,935.32	1,656,723.10
22	12/1/2015	1,509,935.32	67,947.09	1,577,882.41	0.00	92,003.00	92,003.00	1,485,879.41	1,724,670.19
23	6/1/2016	1,485,879.41	66,864.57	1,552,743.98	0.00	104,905.00	104,905.00	1,447,838.98	1,791,534.77
24	12/1/2016	1,447,838.98	65,152.75	1,512,991.74	0.00	104,905.00	104,905.00	1,408,086.74	1,856,687.52
25	6/1/2017	1,408,086.74	63,363.90	1,471,450.64	0.00	115,658.00	115,658.00	1,355,792.64	1,920,051.42
26	12/1/2017	1,355,792.64	61,010.67	1,416,803.31	0.00	115,658.00	115,658.00	1,301,145.31	1,981,062.09
27	6/1/2018	1,301,145.31	58,551.54	1,359,696.85	0.00	124,260.00	167,053.00	1,192,643.85	2,039,613.63
28	12/1/2018	1,192,643.85	53,668.97	1,246,312.82	0.00	124,260.00	124,260.00	1,122,052.82	2,093,282.60
29	6/1/2019	1,122,052.82	50,492.38	1,172,545.20	0.00	175,341.63	175,341.63	997,203.57	2,143,774.98
30	12/1/2019	997,203.57	44,874.16	1,042,077.73	0.00	189,802.00	189,802.00	852,275.73	2,188,649.14
31	6/1/2020	852,275.73	38,352.41	890,628.13	0.00	202,090.00	202,090.00	688,538.13	2,227,001.55
32	12/1/2020	688,538.13	30,984.22	719,522.35	0.00	202,090.00	202,090.00	517,432.35	2,257,985.76
33	6/1/2021	517,432.35	23,284.46	540,716.81	0.00	202,090.00	202,090.00	338,626.81	2,281,270.22
34	12/1/2021	338,626.81	15,238.21	353,865.01	0.00	202,090.00	202,090.00	151,775.01	2,296,508.43
35	6/1/2022	151,775.01	6,829.88	158,604.89	0.00	158,604.89	158,604.89	0.00	2,303,338.30
36	12/1/2022	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,303,338.30