



DREAM DESIGN INTERNATIONAL, INC.
CIVIL, STRUCTURAL, AND LAND DEVELOPMENT ENGINEERS

October 24, 2005

City Council
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

LF110205-01

RE: Rushmore Crossing Tax Increment District

Dear Council Members:

This letter is on behalf of McDonald Properties SD Two, LLC to request the city of Rapid City provide the necessary funding for infrastructure improvements for the proposed Rushmore Crossing Project. These improvements are located along I-90 and they include regional drainage and sanitary sewer improvements. The estimated costs of these improvements are \$1,456,000 and may be recovered by connection fees and drainage basin fees from other properties near or adjacent to the McDonald property.

McDonald Properties is developing Rushmore Crossing, a general commercial property located south of I-90 between East North and Lacrosse Street. McDonald Properties is providing \$7,917,000 inclusive of anticipated tax increment financing to fund infrastructure improvements, most of which are regional infrastructure in nature. These improvements include:

- 1- The construction of a high pressure water main to provide the needed pressure for Wal-Mart and the proposed East Anamosa extension.
- 2- The construction of a major road connection (Eglin) along I-90 between East North Street and Lacrosse Street.
- 3- Construction of traffic signals at both ends of Eglin Street.

We request these improvements be formally acted on by the City of Rapid City to ensure that these project funds are secured. Please let me know if you need any additional information. We thank you for your help in this matter.

Sincerely,
DREAM DESIGN INTERNATIONAL, INC.

Hani Shafai, PE
President

CC: Curtis McDonald

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