



RECEIVED

AUG 06 2007

Rapid City Growth
Management Department

August 6, 2007

City of Rapid City
Attention: Marcia Elkins
300 6th Street
Rapid City, SD 57701

Re: Minnesota Street Construction TIF – Answers to Planning Commissioner's Questions

Dear Marcia,

We were happy to answer the recent questions posed by the Planning Commission relative to the Minnesota Street Extension TIF that is before them for approval. We believe that our answers to their questions provided clarity and made them more comfortable about approving this project that is so important to the City of Rapid City. As background here is what has transpired during this last round of questions:

The owners of Plum Creek and Elk Country Estates and their consultants met with two members of the Planning Commission (Dennis Landguth and Peter Anderson) as well as you and your staff on the 24th of July, 2007 about some questions the Commissioners had about the proposed TIF to extend Minnesota Street. At that meeting the commissioners had most of their questions answered; however, they had two additional specific questions. On 31 July, 2007 the group reconvened and were presented with those specific answers. The commissioners acknowledged that they had all of their questions answered at that time. Below is what was presented to them:

1. Question: What was the size of the detention pond on Plum Creek; how much was required because of runoff from Plum Creek and how much was required due to run-off that entered from off of their site?

Answer: There is a total of 9.8 acres of land required for the detention pond to properly accommodate all of the run-off. Of that, 1.8 acres is required to accommodate the run-off from Plum Creek property and an additional 8 acres is required to handle the run-off that enters from other properties. The TIF includes \$35,000 an acre for that additional 8 acres for a total of \$280,000.00.

This additional acreage was necessary to detain or restrict the normal developed and historic flows from the upstream property and Plum Creek because of the likely flooding of downstream property. This requirement was dictated by the City a number of years ago during the planning and development of the first phase of Plum Creek.



2. Question: How much grading is included in the TIF that is for over lot grading; in other words, grading that would normally be paid for by the developer to improve his property; what is the value of the over sizing on the Minnesota Street extension that the City would normally pay? (These are included in the TIF at the request of the TIF committee)

Answer: The cost of the over sizing from the Plum Creek portion of the Minnesota Street Extension is \$784,775.00. This includes grading for future Traffic Lanes (most, but not all, of the paving will be done in the future and is not included), Sanitary Sewer, Water, Storm Sewer and some paving that must be done at this time. There also some costs for the Traffic Signal on Elk Vale Road and some shared expenses for over sizing along the property line with Elk Country Estates. A spreadsheet is attached that details all of those costs for both Plum Creek and Elk Country Estates.

The cost for over lot grading on Plum Creek is \$785,240.00. This does not include the cost for the grading associated with the Detention Pond or Minnesota Street. By comparison you will see the cost that the developer is paying for the over sizing (as requested by the TIF Committee) is very close to the cost that the developer is requesting to be included in the TIF for grading on Plum Creek.

At the conclusion of the meeting the Planning Commissioners indicated that they were satisfied with the answers and thanked the developers and their consultants for the extra work put into preparing these answers. All calculations were previously submitted to the Growth Management Department and were still being reviewed.

Should you have any questions, please don't hesitate to call either Bryan Vulcan or Bob Rothermel at FourFront Design, at 342-9470.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Vulcan", written over a horizontal line.

Bryan S Vulcan, PE
President
FourFront Design, Inc.

OVER SIZING CALCULATIONS

ITEM	Owner	Grading		San. Sewer		Water		Stor. Sewer		Surfacing		Total		
		Total	Oversize	Total	Oversize	Total	Oversize	Total	Oversize	Total	Oversize	Total	Oversize	
Minnesota Street	Plum Creek	927,100	231,775	371,100	92,800	531,500	132,900	263,600	65,900	1,066,400	106,600	3,159,700	629,975	
Remaining Plum Creek Site Grading	Plum Creek	713,800										713,800		
Storm Water Pipe	Plum Creek	0						425,000				425,000		
Land Cost for Over Sizing Detention	Plum Creek	280,000												
SHARED COSTS														
Minnesota Street Along Property Line	Plum Creek	60,000	30,000	60,000	15,000	40,000	10,000	40,000	12,000	120,000	52,800	320,000	119,800	
Power line relocation	Plum Creek									153,000		153,000		
Traffic Signal at Elk Vale Road	Plum Creek									70,000	35,000	70,000	35,000	
Subtotal Plum Creek													784,775	
ITEM	Owner	Grading		San. Sewer		Water		Stor. Sewer		Surfacing		Total		
Minnesota Street	Elks Country	422,400	105,600	396,000	118,800	316,800	95,040	528,000	264,000	792,000	52,800	2,455,200	636,240	
Drainage Pond	Elks Country	0	0	0	0	0	0	450,000	135,000	0	0	450,000	135,000	
Irrigation Pipe	Elks Country	220,000	0	0	0	0	0	0	0	0	0	220,000	0	
SHARED COSTS														
Minnesota Street Along Property Line	Elks Country	60,000	30,000	60,000	15,000	40,000	10,000	40,000	12,000	120,000	52,800	320,000	119,800	
Power line relocation	Elks Country									153,500	0	153,500	0	
Traffic Signal at Elk Vale Road	Elks Country									70,000	35,000	70,000	35,000	
Subtotal Elks Country Estates													3,668,700	926,040