



CITY OF RAPID CITY

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MEMORANDUM

TO: Rapid City Council
Legal and Finance Committee

FROM: Karen Bulman, Planner II *KB*

DATE: March 24, 2008

RE: Brookfield Tax Increment District

The Tax Increment Financing Committee met on March 14, 2008 to review the Brookfield Tax Increment District as requested by the City Council at their March 3, 2008 meeting. The attached minutes outlines the discussion regarding affordable housing, costs for public improvements and the proposed boundaries.

Three issues were identified and discussed as follows:

(1) Determination of Whether Drainage Improvements are Developer Costs or City/Oversizing Costs

The Committee discussed the basic costs for drainage within Brookfield Subdivision and the oversizing costs associated with a regional drainage facility. The Committee made no cost changes, but did request that the Policy Committee review oversizing costs associated with drainage improvements.

(2) District Boundaries

Two property owners within the proposed boundaries of the Tax Increment District submitted written requests to have their property removed from the District boundaries.

One property owner, Mr. Paul Evans, indicated that he may wish to apply for a Tax Increment District at a future date and it could limit future development if his property is already located in a District. The Committee indicated that this property would obtain a benefit by removing drainage from his property with the drainage improvements of the Brookfield Tax Increment Plan and should remain in the District.



The second property, located at the southeast corner of Haines and Country Road, owned by Mrs. Jamie Carpenter, is the location of the commercial zoning included in the District. The Tax Increment Financing Committee recommended that this property remain in the District to ensure the District qualifies as an economic development TIF in accordance with State Statutes.

(3) Provision of Affordable Housing

The applicant indicated that eight to ten properties or approximately 20% of the properties will be sold to the Teton Coalition for affordable housing in this phase of the project. In addition, another eight to ten properties will be sold to the Teton Coalition when the last phase of the project is proposed. The Committee recommended the inclusion of a stipulation of approval of the Brookfield Tax Increment District that a minimum of eight lots be provided through an affordable housing entity.

Tax Increment Financing Committee Recommendation: The Tax Increment Financing Committee recommends approval of the Creation and Project Plan for the Brookfield Tax Increment District with the proposed boundaries and project costs with the stipulation that a minimum of eight lots in this phase of the development be used for affordable housing through an affordable housing entity.