

# **SOUTH RAPID CITY TAX INCREMENT DISTRICT**

## **11- List of Public and private Improvements for the project:**

Attached is a list of the public improvements funded by the TIF. Attached is also a copy of the public improvements not covered by the TIF. Included also is a list of private improvements.

**ESTIMATED PROBABLE COSTS WITHIN FIRST FIVE YEARS**

ITEM	TIF	PUBLIC NON-TIF	PRIVATE/ NON-TIF	TOTAL
MASS GRADING		1,900,000		1,900,000
INTERNAL STREETS		5,604,000		5,604,000
PARKING LOTS, DRAINAGE & UTILITIES PHASE I			8,000,000	8,000,000
STRUCTURES PHASE I			17,500,000	17,500,000
PARKING LOTS, DRAINAGE & UTILITIES PHASE II			1,000,000	1,000,000
STRUCTURES FUTURE PHASES			11,000,000	11,000,000
FIFTH STREET BLVD & TURN LANES	488,185			488,185
CATRON BLVD TURN LANES	96,000			96,000
STUMER ROAD BLVD AND TURN LANES	195,000			195,000
BH BLVD LANDSCAPING, TURN LANES AND BLVD	37,000			37,000
TRAFFIC SIGNALS	366,871			366,871
ENGINEERING PHASE I TIF	110,000			110,000
Testing and Construction Administration	40,000			40,000
OTHER NECESSARY CONVENIENCE PHASE I	150,000			150,000
CONTENGENCIES	150,000			150,000
<b>TOTAL</b>	<b>1,633,056</b>	<b>7,504,000</b>	<b>37,500,000</b>	<b>46,637,056</b>

ESTIMATED CONSTRUCTION LABOR COSTS  
**NUMBER OF \$60,000 CONSTRUCTION JOBS**  
 PROJECT DURATION  
**NUMBER OF \$60,000 CONSTRUCTION JOBS FOR FIVE YEARS**

23,318,528  
**389 MAN YEAR JOB**  
 5 YEARS  
**78 FULL TIME FIVE YEAR JOBS**

**Black Hills Center  
Job Creation Estimate**

<b>User</b>	<b>Type of Business</b>	<b># of Jobs</b>	<b>Full time</b>	<b>Part Time</b>
Anchor Store	Retail	350	50	300
Mini Anchor	Retail	20	5	15
Retail Shops	Retail	50	15	35
Outlot #1	Restaurant	20	5	15
Outlot #2	Theater	10	5	5
Outlot #3	Restaurant	20	5	15
Outlot #4	Restaurant	20	5	15
Outlot #5	Restaurant	20	5	15
Outlot #6	Restaurant	20	5	15
Outlot #7	Restaurant	20	5	15
Outlot #8	Restaurant	20	5	15
Outlot #9	Restaurant	20	5	15
Outlot #10	Motel	15	10	5
Outlot #11	Restaurant	20	5	15
Outlot #12	Restaurant	20	5	15
Outlot #13	Office	20	20	0
Outlot #14	Office	20	20	0
<b>Totals</b>		<b>685</b>	<b>175</b>	<b>510</b>

Wages & Benefits vary based on business operation and market conditions.