

SOUTH DAKOTA

SCHOOL OF MINES
& TECHNOLOGY

OFFICE OF THE PRESIDENT

January 20, 2012

Rapid City Tax Increment Financing Committee
Community Planning & Development Services
City of Rapid City
300 Sixth St.
Rapid City, SD 57701

Dear Committee Members and Staff:

Hani Shafi shared with us a copy of the St. Joseph St. TIF application he submitted on behalf of Technology Housing, LLC. We are in complete support of this project and the TIF that will be instrumental to the success of this endeavor.

This project is very important to the development of our university and the neighborhood to the west of the South Dakota School of Mines and Technology (SDSM&T) campus. However, this is a private development located on private property. It is not SDSM&T or State property and we have no intention of acquiring this property, making the economics of the TIF solid for the City.

The benefits to the City of Rapid City and to SDSM&T include:

- Redevelopment of a historically blighted property into productive use
- Improvement in the safety and security of the redeveloped neighborhood
- Provision of an affordable and attractive housing option for our students in close proximity to our campus
- Momentum for economic development in the area between SDSM&T and downtown Rapid City.

The proposed project will be a critical building block as we work together to enhance this part of our community. Thank you for considering approval of this TIF as we join together to support this important initiative.

Sincerely,

Robert A. Wharton, Ph.D.
President

cc: Timothy G. Henderson, VP for Finance & Administration
Patricia A. Mahon, VP for Student Life & Dean of Students

RECEIVED

JAN 24 2012

**Rapid City Community Planning
& Development Services**

12TI001 – 12TI002

From: fredandkaryl@centurylink.net [<mailto:fredandkaryl@centurylink.net>]

Sent: Thursday, January 26, 2012 10:56 AM

To: Kooiker Sam; Sasso Ron; Roberts John; Wright Jerry; Laurenti Steve; Nordstrom Ritchie; Doyle Charity; Mason Jordan; Petersen Bonny; Davis Dave; Brown Gary

Cc: KNBN - Kara Strickland; news@blackhillsfox.com; Petersen Lyndell; Emilie Rusch; KOTA News - Jack Siebold; Landeen Joel; Hani Shafai; Bulman Karen

Subject: TIF"S

Mayor & City Council:

It looks as if the good ol' boys have arisen again with another taxpayers gift of property taxes, specifically the TIF for the student apartments near the School of Mines.

This TIF is reminiscent of the old meat packing plant where a previous Council gave the developers \$1,000,000 to purchase the property and \$1,500,000 to clean up the site, with the taxpayers footing the bill and in the case of the meat packing plant we are still footing the bill.

There is absolutely no sane or legitimate reason(s) for the taxpayers of Rapid City and Pennington County to pay for a developer to purchase the property, The only real portion of this TIF is for the reconstruction of the Alley and a portion of the engineering, the rest is **bogus**. And doesn't the TIF guidelines state that there has to be some "economic development", well guess what this TIF has no economic benefit to the taxpayers. They are simply replacing rental properties with rental properties, with the School of Mines students be the only benefactors. You can argue that the School of Mines students will spend money and hence the economic development, but that will happen with or without this project; and, it is being done by private parties. In the meantime the City and County will do without the increased tax base. Then when Mr. Shafi & Mr. Hall "donate" the project to whomever, guess who will get all the credit and more importantly the tax deduction, Messrs. Shafi and Hall.

If this project is so important to them, then they and not the taxpayers of Rapid City should pay for all of the private improvements including the purchase and demolition. Commissioner Peterson was the lone vote against it at the TIF Committee and with good reason, the County suffers twice as much loss of property taxes as does the City on every TIF and they do not have future sales tax to rely on.

I WOULD ENCOURAGE YOU TO VOTE **NO** ON THIS TIF.

On another issue, I read in the newspaper that when the pay raises for City employees was voted on that it was a 10 - 0 vote which is perplexing at best (I'm not saying that the raises were not warranted). The article noted that Councilwoman Charity Doyle said something to the effect that the raises were necessary because her husband is a police officer for Rapid City. I believe that State Law prohibits anyone with a conflict of interest from discussing or voting on the conflicting issue. And it is morally unacceptable for a Councilperson to not know that they should not vote or discuss an issue in which they have a conflict of interests. Hopefully the City Attorney can enlighten the City Council about the makings and intent of the State Law.

It is also perplexing that during the budget process the City Council said that it was necessary to raise the property taxes in order to help the Police Dept., but then the Feds came through with over \$600,000 to aide in hiring new police officers. So, it now appears, that this Council is using the property tax increase to partially fund the pay

12TI001 – 12TI002

raises! Now are you sure that it was wise to raise the property taxes, it is another case of robbing Peter (Rapid City tax payers) to pay Paul (Rapid City employees). And yes I know that most employees live in the City so in the mind of the other taxpayers the City employees got their tax increase back in the form of a raise, ironic isn't it.

Fred Weishaupl
2602 Springbrook Rd.
Rapid City, SD 57702
342-1928
fredandkaryl@centurylink.net

PS: Mr. Davis I am still waiting for you to contact me!!!!



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Department of Fire and Emergency Services

10 Main Street

605-394-4180

Fax: 605-394-6754

To: Whom It May Concern

From: Mike Maltaverne, Fire Chief

Subject: 325 & 327 E St. Joe

Date: February 7, 2012

On February 2, I had the opportunity to tour the property at 325 & 327 East St. Joseph. As a follow-up regarding the proposed re-development at the above noted address we have reviewed the preliminary layout for the site and have found the development to be a very proactive and fitting improvement for the area.

The current facilities located on the lots have been a concern from a life safety standpoint for quite some time. The facilities are typical of many older multi tenant occupancies that have slowly degraded, lack current fire protection features and typically house a high risk population. In addition, the older facilities are difficult for our operations division (fire and medical responders) to access or identify the specific location of a call for assistance due to the multiple building configuration and lack of clear signage or direction.

It would be to the community's benefit for us to encourage and support such redevelopment projects, especially those that will have all current construction and fire protection features such as detection and fire sprinkler protection.

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VICE PRESIDENT OF FINANCE AND ADMINISTRATION
RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

February 8, 2012

Rapid City Planning Commission
Community Planning & Development Services
300 Sixth St.
City of Rapid City, SD 57701

Dear Committee Members and Staff:

We have reviewed the TIF application submitted by Technology Housing, LLC for the property west of Our campus and are in complete support.

Although this is a private development on private property it will be very important to SDSM&T and the neighborhood west of campus. We do not intend to acquire this property in the future, so the economics of the TIF are very solid for the City of Rapid City.

We know this project will have great benefits for the City and SDSM&T as it will greatly improve the safety and security of this area and turn it into a more productive use. It will also provide affordable housing for our students who want to live close to campus while helping to fuel economic development efforts between SDSM&T and downtown Rapid City.

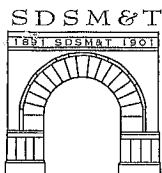
Thanks for considering approval of this TIF as we continue to work together to improve Rapid City.

Sincerely,

Timothy G. Henderson, VP of Finance & Admin.

Patricia G. Mahon, Ph.D., VP of Student Life and
Dean of Students

cc: R. A. Wharton, President



FOUNDATION

306 East Saint Joseph Street, Suite 200 • Rapid City, SD 57701

605-394-2436 • 800-211-7591 • FAX 605-394-6679 • foundation@sdsmt.edu • <http://foundation.sdsmt.edu>

Community Planning & Development Services
City of Rapid City
300 Sixth St.
Rapid City, SD 57701

Dear Committee Members and Staff:

I am in receipt of a notice of hearing for a new planned development in our neighborhood. Hani Shafai has shared information about this project with us as it relates to the neighborhood and the South Dakota School of Mines and Technology (SDSM&T) campus. We are in complete support of this project.

As mentioned above, this project is very important to the development of the neighborhood to the west of the South Dakota School of Mines and Technology (SDSM&T) campus. However, this is a private development located on private property. As we own significant adjacent property, it will go a long ways to meet our commitment to support the school's master plan but also improve an area that has been deteriorating for some time. We have no intention of acquiring this property but, if we were to acquire it by donation, we would be a tax paying owner as we are with other properties.

To summarize, the benefits to the City of Rapid City and to SDSM&T include:

- Redevelopment of a historically blighted property into productive use
- Improvement in the safety and security of the redeveloped neighborhood
- Provision of an affordable and attractive housing option for students close to campus
- A basis for re-development in an area between SDSM&T and central Rapid City

The proposed project can be a critical improvement for the area, the school and Rapid City. Thank you for considering approval of this project as we join together to support it.

Sincerely,

Mike Selzer
President,
SDSM&T Foundation

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FEB 01



SM&T FOUNDATION

CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Community Planning & Development Services

300 Sixth Street

Community Planning & Development Services
Current Planning Division
city web: www.rcgov.org

Phone: 605-394-4120
Fax: 605-394-6636
e-mail: cpweb@rcgov.org

NOTICE OF HEARING FOR A PLANNED DEVELOPMENT APPLICATION

Planned Development applications are considered for specific kinds of development at public hearings where questions and concerns by those affected can be heard. To ensure that those in the immediate area of the proposed change are aware of the request, this notice is sent by mail to all adjoining property owners within 250 feet of the property under consideration, inclusive of public right-of-way. While anyone may offer a comment or raise a question at the scheduled public hearing, only those who own adjoining property within 250 feet, inclusive of public right-of-way are sent an official notice of the hearing.

Copies of the plan may be reviewed in the Community Planning & Development Services Department, 300 Sixth Street, Rapid City, South Dakota. A report and other information related to the application will be available on the City website at www.rcgov.org at the end of the work day on Friday prior to the meeting.

If it is inconvenient for you to appear at the meeting, you may file your comments by letter or by email. Comments should be submitted by noon the day prior to the meeting. In the correspondence give the street address and legal description of your property, and the purpose for which it is now used, and any comments on the Planned Development application. Email may be sent to cpweb@rcgov.org. Letters may be mailed to the Community Planning & Development Services Department, 300 6th Street, Rapid City, SD 57701. You may call 394-4120 if you have questions.

You are notified by this letter that the following petition for a Planned Development will be heard by the Rapid City Planning Commission on **February 9, 2012 at 7:00 a.m. in Council Chambers, 300 6th Street, Rapid City, South Dakota**. The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Community Planning & Development Services Department by close of business on the seventh full calendar day following action by the Planning Commission.

APPLICANT:

Dream Design International, Inc.

PREMISES AFFECTED:

Lots 1 through 16 of Block 3 of Denman's Subdivision all located in SW1/4 of the NW1/4 of Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota



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