

PROCEEDINGS OF THE CITY COUNCIL
Rapid City, South Dakota

September 4, 2007

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Rapid City was held at the City/School Administration Center in Rapid City, South Dakota on Tuesday, September 4, 2007 at 7:00 P.M.

The following members were present: Mayor Alan Hanks and the following Alderpersons: Lloyd LaCroix, Tom Johnson, Deb Hadcock, Bill Okrepkie, Malcom Chapman, Ron Weifenbach, Ron Kroeger, and Sam Kooiker; and the following Alderpersons arrived during the course of the meeting: Bob Hurlbut; and the following were absent: Karen Olson.

Staff members present included Finance Officer Jim Preston, City Attorney Jason Green, Growth Management Director Marcia Elkins, Public Works Director Dirk Jablonski, Fire Chief Gary Shepherd, Police Chief Steve Allender, and Administrative Coordinator Jackie Gerry.

PUBLIC HEARING ITEMS – Items 73 - 112

NON-CONSENT PUBLIC HEARING ITEMS – Items 105 - 112

The Mayor presented No. 07TI010, a request by Dream Design International, Inc. for Zandstra Real Estate Holdings for a **Tax Increment District Project Plan** on Tract 1 of the E1/2 of Section 16 less Elks Country Estates and the SW1/4 of Section 16 less Plum Creek Subdivision, all located in Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; and the N1/2N1/2NE1/4NW1/4 and the N1/2N1/2NW1/4NE1/4 and the E1/2NE1/4, all located in Section 21, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, located south and west of Elks Country Estates and east of Elk Vale Road. The following resolution was introduced, read, and Johnson moved its adoption:

RESOLUTION APPROVING THE PROJECT PLAN FOR TAX INCREMENT DISTRICT NUMBER SIXTY FIVE AS SUBMITTED BY THE RAPID CITY PLANNING COMMISSION

WHEREAS the Council of the City of Rapid City has determined that it is in the best interest of the City to implement plans which promote economic development and growth in the City; and

WHEREAS the Council embraces the concept of Tax Increment Financing as a tool to encourage this desirable growth and redevelopment; and

WHEREAS there has been established Tax Increment District Number Sixty

Five; and

WHEREAS the Council deems desirable to promote economic development and create jobs in the corporate limits of the City of Rapid City; and

WHEREAS the Tax Increment District includes commercially zoned property thereby forming an economic development Tax Increment District; and

WHEREAS the Project Plan submitted helps make this development feasible by assisting in the development of public improvements to serve properties adjacent to Plum Creek and Elks Meadows and other adjacent areas of development; and

WHEREAS the Project Plan submitted will assist with the costs of the extension of Minnesota Street, grading, storm sewer, underground utilities, a traffic signal, a drainage facility and an irrigation pipe; and

WHEREAS the use of Tax Increment Funding to promote this development is in keeping within the statutes adopted by the South Dakota State Legislature; and

WHEREAS there has been developed a Project Plan for this Tax Increment District which proposes these improvements; and

WHEREAS the Council has considered the Project Plan submitted by the Planning Commission and determined that the Project Plan for Tax Increment District Sixty Five is economically feasible; and

WHEREAS the Council has further determined that this Project Plan is in conformity with the adopted Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the City of Rapid City that the Tax Increment District Project Plan for Tax Increment District Number Sixty Five be and hereby is approved as submitted by the Rapid City Planning Commission.

Dated this 4th day of September, 2007.

CITY OF RAPID CITY
ATTEST: s/ Alan Hanks, Mayor
s/ James F. Preston
Finance Officer

(SEAL)

The motion for the adoption of the foregoing resolution was second by Hurlbut. Alderman Hadcock reiterated her opposition to the request. Responding to a question from Alderman Kooiker about the bidding and construction of Minnesota Street, Shafai indicated that as soon as the design is complete, the project will be

bid, awarded, and construction will begin. Alderman LaCroix noted that the second access for this area is vital and indicated his hope that the developers will work together to complete the project. Responding to a question from the Chair, Elkins indicated that the developer's agreement would address the provisions of a timeframe in which to complete a project. Alderman Johnson indicated that the goal is to get a secondary access opened so that the residents can be safe and building can start. He indicated that Minnesota Street is the desired secondary access, but it will not happen without a Tax Increment District because it is an expensive street to build. Responding to a question from Alderman Weifenbach, Elkins indicated that there is an IDPF agreement signed by the predecessor in interest of the property. City Attorney Green indicated that the funds are obligated either by the predecessor in interest or the current legal entity. Alderman Kooiker suggested that it is time review the definition of an economic development TIF. Upon a roll call vote, the following voted AYE: Hurlbut, Okrepkie, Weifenbach, Kroeger, LaCroix, and Johnson; NO: Chapman, Kooiker, and Hadcock; whereupon said resolution was declared duly passed and adopted.