

project costs will be repaid more quickly and the property will be returned to the tax rolls sooner.

Professional Service Costs – Professional service costs for Engineering and Professional fees in the amount of \$924,250 are anticipated in the Project Plan.

Relocation Costs – No relocation costs are anticipated in the Project Plan.

Organizational Costs – No organizational costs are anticipated in the Project Plan.

Contingency Costs – Contingency costs in the amount of \$462,125 are anticipated in the Project Plan.

Necessary and Convenient Payments – Necessary and convenient costs in the amount of \$500,000 are anticipated in the Project Plan.

Imputed Administrative Costs – All Tax Increment District actions require municipal staff time to prepare and enact. The City shall be reimbursed on May 15, 2017, for its administrative costs in the amount of \$20,000. However, in no case shall the City be reimbursed less than \$1 on May 15, 2017.

TOTAL ESTIMATED PROJECT COSTS

Capital Costs:

Parking Spaces	\$ 9,242,500.00
Private Structure	\$ 37,741,882.00
Contaminated Soil Removal	\$ 247,500.00
Alley Power Relocation Underground	\$ 300,000.00

Professional Costs:

Engineering	\$ 924,250.00
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Financing Costs:

Interest	\$ 12,004,816.38
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Contingency Costs:	\$ 462,125.00
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Necessary and Convenient Costs	\$ 500,000.00
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TOTAL \$ 61,423,073.38

TOTAL ESTIMATED PROJECT COSTS TO BE PAID BY THE TAX INCREMENT DISTRICT

Total Proposed TID Project Costs

Capital Costs:

Public Parking Structure	\$ 9,242,500.00
Alley Power Relocation Underground	\$ 300,000.00
Contaminated Soil Removal	\$ 247,500.00

Professional Costs:

Engineering	\$ 924,250.00
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Financing Costs:

Financing Interest	\$ 12,004,816.38
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Tax Increment District
Project Plan

Contingency Costs:	\$ 462,125.00
Relocation Costs:	\$ 0
Organizational Costs:	\$ 0
Necessary and Convenient Costs:	<u>\$ 500,000.00</u>

Total \$ 23,681,191.38

Imputed Administrative Costs*	
City of Rapid City	\$ 20,000.00

*The imputed administrative costs are interest-free, are not included in the total project costs, and are to be paid from the balance remaining in the Tax Increment District #73 fund available to the City Finance Officer on May 15, 2017.

4. FISCAL IMPACT STATEMENT

The impact on taxing entities can be derived from determining the tax increment anticipated during the life of the district. The true impact on taxing entities of the Plan is the increase in valuation of the property within the Tax Increment District. The taxing entities are only foregoing that income during the life of the district and will realize that income as soon as the debt from the project costs in the Plan is retired. The purpose of this Plan is to encourage that increase in valuation.

At first glance it may appear that the negative impact on the various entities is notable. But when it is considered that without the use of the Tax Increment Finance proposed in this plan it is very likely that there would be no increase in the taxable value of the property within this district or, at least, any increase would be significantly delayed, the impact can be considered truly positive.

NET IMPACT ON TAXING ENTITIES

Year Paid	Valuation Increase	Schools	County	City	Water	Total
2014	\$ 0	\$0	\$ 0	\$ 0	\$ 0	\$ 0
2015	\$ 36,500,000	\$0	\$ 176,716	\$ 115,697	\$ 792	\$ 792,451
2016	\$ 36,500,000	\$0	\$ 176,716	\$ 115,697	\$ 792	\$ 792,451
2017	\$ 65,500,000	\$0	\$ 317,121	\$ 207,622	\$ 1,422	\$1,422,070
2018	\$ 74,000,000	\$0	\$ 358,274	\$ 234,565	\$ 1,606	\$1,606,614
2019	\$ 74,000,000	\$0	\$ 358,274	\$ 234,565	\$ 1,606	\$1,606,614
2020	\$ 74,000,000	\$0	\$ 358,274	\$ 234,565	\$ 1,606	\$1,606,614
2021	\$ 74,000,000	\$0	\$ 358,274	\$ 234,565	\$ 1,606	\$1,606,614
2022	\$ 74,000,000	\$0	\$ 358,274	\$ 234,565	\$ 1,606	\$1,606,614
2023	\$ 74,000,000	\$0	\$ 358,274	\$ 234,565	\$ 1,606	\$1,606,614
2024	\$ 74,000,000	\$0	\$ 358,274	\$ 234,565	\$ 1,606	\$1,606,614
2025	\$ 74,000,000	\$0	\$ 358,274	\$ 234,565	\$ 1,606	\$1,606,614
2026	\$ 74,000,000	\$0	\$ 358,274	\$ 234,565	\$ 1,606	\$1,606,614
2027	\$ 74,000,000	\$0	\$ 358,274	\$ 234,565	\$ 1,606	\$1,606,614
2028	\$ 74,000,000	\$0	\$ 358,274	\$ 234,565	\$ 1,606	\$1,606,614
2029	\$ 74,000,000	\$0	\$ 358,274	\$ 234,565	\$ 1,606	\$1,606,614
2030	\$ 74,000,000	\$0	\$ 358,274	\$ 234,565	\$ 1,606	\$1,606,614