

11/3/2015

# McMahon Inv. Inc.

22345 W. Nike Rd.  
Rapid City, SD 57701  
PH: 605-343-5955

RECEIVED

NOV 03 2015

MAYOR'S OFFICE

Dear Mayor Allender

This letter is in reference to the development North of the Rushmore Mall by the Hagg Brothers.

I'm for the development.

I'm against using any land that McMahon Investments Inc. owns in Sec. 24 2N,7E that adjoins Hagg's land in obtaining a TIF District. McMahon Inv. Inc. should have the only rights to establish a TIF District on property that it has owned for 56 years, if at all possible. This should also include any other property owner's in Rapid City.

If they want to establish a TIF District they should use their own property only. If Hagg's want to establish a TIF District fine, but they shouldn't be able to take away anyone else's right to do the same on their property. By using property other than what they own, it would be taking other people's property rights away.

McMahon Inv. Inc. has already gone through this in March & April 2008 with the Brookfield Tax Increment District. This one I had to find out about on the radio. **Attached:** Copy of letter that was read and given to City Council Meeting April 8, 2008, which is on the Record.

I fully expect that McMahon Inv. Inc. property will not be included, and will be notified if there is an attempt to include McMahon Inv. Inc. property in a TIF District.

I would request this letter be put on Record. If not, please advise me how to get it on Record.

Sincerely,



Paul Evans

President: McMahon Investments Inc.

# McMAHON INVESTMENTS INC.

22345 W. NIKE RD.      RAPID CITY, SO. DAK. 57701  
PH: 605-343-5955

## APRIL 7, 2008 CITY COUNCIL MEETING

As the representative for McMahan Inv.'s property located in the Brookfield Tax Increment District I respectfully ask that our property be removed from this TIF.

My grandfather J. R. McMahan was born in Rapid City before South Dakota was even a state, and my grandmother Kathryn McMahan moved to Rapid City in 1910 and married my grandfather in 1913. They lived and raised a family in Rapid City. My grandfather started McMahan Feed & Seed with his father in 1896. He was in business in Rapid City all of his life. This property was purchased by my Grandfather in 1959 and is part of our ranch.

In Oct. 2000 we applied for a Rezone and a PDD to the City of Rapid City on this property and the remainder of our land owned in Sec 24. The Planning and Zoning and The Rapid City Council approved my plan.

In the future when it comes time to develop our property we want to have the ability to use all of our property in a TIF if at all possible. We don't want to be sitting in second position on the property that we have owned for almost 50 years.

I didn't even know that the Brookfield Economic Development TIF existed until March 4<sup>th</sup> 2008 when I heard about it on the radio.

On Mch. 14<sup>th</sup> at the TIF Committee meeting Marcia Elkins made the statement that: “ In the past, it’s just been worked out between the applicant for the project and the property owner”. Now that Mr. Muth and I have worked it out and Mr. Muth has notified the City that he wants my property removed. I ask the City Council to remove our property from the TIF.

I received a letter from Karen Bulman on Mch. 18, 2008 and it say’s: “The taxes on the incremental increases in property values used as payment for the costs associated with Brookfield Tax Increment District were obtained from property owned by the applicant. No incremental taxes from increases in property values belonging to McMahon Investments were used in evaluating the payoff of the Brookfield Tax Increment District.”

In the past 30 days I found out that another parcel of our property, consisting of 140 acres was included in a TIF for Disk Drive extension to Kohl’s with out our knowledge and consent. In the future I hope that the TIF Committee changes the way things are done. I would hope that they make it mandatory that the TIF Applicant notifies landowners who they want to include in their TIF. The landowner’s may have their own plans for their land.

Thank you for your consideration.

Paul Evans  
President McMahon Inv. Inc.

I asked to give provided copies to Mayor, City Council and Clerk

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