

STAFF REPORT
January 10, 2008

No. 07TI022 – Second Revised Project Plan for Tax Increment ITEM 82
District #61 - Villaggio

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
PROPERTY OWNER	Signature Development Co, LLC
REQUEST	No. 07TI022 - Second Revised Project Plan for Tax Increment District No. 61 - Villaggio
EXISTING LEGAL DESCRIPTION	Lot 1, Stoney Creek South #2 Subdivision; Unplatted portion of E1/2 NW1/4 SE1/4; NE1/4 SW1/4 SE1/4 and Golden Eagle Drive located in the NE1/4 SW1/4 SE1/4 including Lots H3 and H4; Lot H1 in the SE1/4 SW1/4 SE1/4; Lot H2 in the SW1/4; Lot H2 in the SW1/4 NW1/4 SE1/4 and the NW1/4 SW1/4 SE1/4; W1/2 NW1/4 SE1/4 less Springbrook Acres Subdivision and Less Lot H2; NW1/4 SW1/4 SE1/4 less Lot H2; S495 feet of NE1/4 SE1/4 less Lot 1; SE1/4 SE1/4; Lot 1, Bendert Subdivision; all located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; and, Lots 4 and 5, Owen Hibbard Subdivision, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 156.858 acres
LOCATION	Between Sheridan Lake Road and South Highway 16 and adjacent to Catron Boulevard
EXISTING ZONING	Medium Density Residential District (PRD), Low Density Residential (PRD), General Commercial District (PCD), General Agriculture District, Office Commercial District (PCD)
SURROUNDING ZONING	
North:	Park Forest District, Park Forest District (PRD), Public District, General Commercial District (PCD), Low Density Residential District (PRD)
South:	General Agriculture District, Park Forest District, General Commercial District (Planned Commercial Development)
East:	General Commercial District (Planned Commercial Development), Public District
West:	Low Density Residential District (Planned Residential Development), General Agriculture District

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PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/30/2007
REVIEWED BY	Karen Bulman / Ted Johnson

RECOMMENDATION: The Tax Increment Financing Review Committee recommends that the Tax Increment District No. 61 Second Revised Project Plan for Villaggio be approved.

GENERAL COMMENTS: Tax Increment District #61 was created to assist in the development of infrastructure adjacent to the Villaggio at Golden Eagle and property owned by the City of Rapid City to include construction of Vineyard Lane and Golden Eagle Drive, Promise Road, the extension of water, sewer, sidewalks, storm sewer, detention cells and sewer lift stations. The Project Plan was approved on October 2, 2006. A Revised Project Plan was approved September 17, 2007 for the reallocation of funds from the Necessary and Convenient costs and Capital costs to fund additional Sewer Main costs for the City and the reallocation of funds from the Necessary and Convenient costs to the Sewer Lift Station costs for Developer I.

The District boundaries incorporate approximately 156.858 acres located between Sheridan Lake Road and South Highway 16 and adjacent to Catron Boulevard.

The City is requesting reallocation of funds from the Sewer Main costs for Golden Eagle Drive, the Necessary and Convenient costs, and the Engineering Costs and Water Line Costs in the Necessary and Convenient Cost line item to fund additional Sewer Mains in Vineyard Lane, and Sewer Main in Golden Eagle Drive and Sewer Service/Easements in the Necessary and Convenient line item costs.

STAFF REVIEW: On November 29, 2007, the Tax Increment Financing Review Committee reviewed the City's request for the changes to the Project Plan for Tax Increment District #61 due to bid costs being greater than the previously revised estimate.

The City is requesting that \$121,671.82 be added to the Sewer Mains to Vineyard Lane, \$16,091.92 be added to the Sewer Golden Eagle line item and \$10,401.60 to the Sewer Service/Easement line item in the Necessary and Convenient line items. The City requests that \$5,401.24 be reduced from the Necessary and Convenient Costs for Engineering. In addition, the City requests that \$75,000 from the Sewer Mains to Golden Eagle line item, \$37,734.10 from the Necessary and Convenient line item and \$30,000 from Water Line costs be reduced to zero.

All other costs remain the same. The total costs will not change, so the tax increment base will not be re-established.

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The Tax Increment Financing Project Review Committee recommends approval of the attached resolution approving the Second Revised Project Plan for Tax Increment District #61.