

STAFF REPORT  
November 4, 2004

---

**No. 04TI009 - Resolution Creating Tax Increment District #48**

**ITEM 17**

---

GENERAL INFORMATION:

|                            |  |
|----------------------------|--|
| PETITIONER                 | Haven Stuck for BWWW Enterprises, LLC  |
| REQUEST                    | <b>No. 04TI009 - Resolution Creating Tax Increment District #48</b>  |
| EXISTING LEGAL DESCRIPTION | Tract B of NE1/4SE1/4 and SE1/4SE1/4 and Tract C of SE1/4SE1/4, all located in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; and, Lots A, C & D of Tract A of SE1/4SE1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; and Lots E, F and K of Tract A, Schlottman Addition of SE1/4SE1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; Lots G and H of Tract A of Schlottman Addition located in SE1/4 SE1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; the 50 foot dedicated public right-of-way lying north of Lots A, C, & D of Tract A of SE1/4 of SE1/4 and lying north of Lots E, F, G and H of Tract A, Schlottman Addition of SE1/4 of SE1/4 all located in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota known as East Saint Charles Street located between Sedivy Lane and South Valley Drive; and, the 66 foot dedicated public access road located in the SE1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota known as Sedivy Lane beginning south of the railroad right-of-way in the SE1/4 of Section 5 extending south approximately 1,026 feet more or less, all located in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE             | Approximately 20.6825 Acres  |
| LOCATION                   | West of S. Valley Drive, south of SD Highway 44 and north of E. St. Charles Street and S. Valley Drive Right-of-way  |
| EXISTING ZONING            | Light Industrial District/ROW  |
| SURROUNDING ZONING         |  |
| North:                     | Light Industrial District/Heavy Industrial District  |
| South:                     | Light Industrial District/General Commercial District  |
| East:                      | General Commercial District (County)   |
| West:                      | Light Industrial District  |

STAFF REPORT  
November 4, 2004

---

**No. 04TI009 - Resolution Creating Tax Increment District #48**

**ITEM 17**

---

|                     |                                 |
|---------------------|---------------------------------|
| PUBLIC UTILITIES    | Rapid Valley Sanitary District  |
| DATE OF APPLICATION | 09/24/2004                      |
| REVIEWED BY         | Karen Bulman / David L. Johnson |

**RECOMMENDATION:** The Tax Increment Committee recommends approval of the attached resolution creating Tax Increment District #48.

**GENERAL COMMENTS:** The applicant has requested the creation of a Tax Increment District to assist in water line infrastructure improvements for fire protection. The applicant will finance their portion of the water line improvement. It is proposed that the City will finance their portion of the water line improvement from the Water Enterprise Fund. The water line improvement will allow for the business to expand and will, therefore, increase the community's economic vitality and expand the City's property tax base.

The proposed District boundaries incorporate approximately 20 acres located along E. St. Charles Street south of S.D. Highway 44 and north of E. St. Patrick Street.

**STAFF REVIEW:** The Tax Increment Financing Review Committee reviewed and recommended approval of a proposal to extend a water line to the subject property along South Valley Drive at their September 24, 2004 meeting. On October 12, 2004, the Tax Increment Financing Review Committee reviewed the revised proposal to extend the water line to the subject property along E. St. Charles Street at the recommendation of the Engineering Division and recommended approval. The Committee found that the proposed project complies with all applicable statutory requirements as well as the City's adopted Tax Increment Policy. In addition to the mandatory criteria, the proposal met the following two optional criteria:

- Criteria #1: The project must demonstrate that it is not economically feasible without the use of Tax Increment Financing.
- Criteria #3: The project will not provide direct or indirect assistance to retail or service businesses competing with existing businesses in the Rapid City trade area.

Additionally, the following discretionary criteria are met:

- Criteria #2: All Tax Increment Fund proceeds are used for the construction of public improvements.
- Criteria #7: The project involves the expansion of an existing business located within Rapid City.

Copies of the adopted Tax Increment Financing Policy are attached for your reference.

The Tax Increment Financing Project Review Committee recommends approval of the attached resolution approving the creation of Tax Increment District #48.

STAFF REPORT  
November 4, 2004

---

**No. 04TI009 - Resolution Creating Tax Increment District #48**

**ITEM 17**

---