

STAFF REPORT  
November 4, 2004

---

**No. 04TI010 - Tax Increment District #48 - Project Plan**

**ITEM 18**

---

GENERAL INFORMATION:

PETITIONER	Haven Stuck for BWWW Enterprises, LLC
REQUEST	<b>No. 04TI010 - Tax Increment District #48 - Project Plan</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. 04TI010 - Tax Increment District #48 - Project Plan**

**ITEM 18**

---

PUBLIC UTILITIES                      Rapid Valley Sanitary District

DATE OF APPLICATION                09/24/2004

REVIEWED BY                          Karen Bulman / David L. Johnson

**RECOMMENDATION:** The Tax Increment Financing Committee recommends that the Project Plan for Tax Increment District #48 be approved.

**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 the estimated \$35,000 cost of their portion of the water line improvement. It is proposed that the City will finance the estimated \$30,000 cost of 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 Project Plan for Tax Increment District #48.

STAFF REPORT  
November 4, 2004

---

**No. 04TI010 - Tax Increment District #48 - Project Plan**

**ITEM 18**

---