

## **REVISED PROJECT PLAN TID #39**

The developer has requested that the funds be re-allocated between the existing approved project costs. The cost to extend existing water and sewer to the site has increased. The applicant is requesting that the \$200,000 of contingency costs under the Other Necessary and Convenient Costs line item be reallocated to the extension of water and sewer line item. The contingency line item would be zero and the line item to extend existing water and sewer to the site would be \$250,000. All other costs remain the same.

### REVISED PROJECT COSTS

Capital Costs –The capital costs of \$1,500,000 for the Project Plan include relocating the Western Area Power Administration power lines, water and sewer extension improvements, oversizing costs for Anamosa Street including acquiring right-of-way, and traffic signals and turn lanes on East North Street.

Financing Costs – The financing costs for this Project Plan are dependent on the interest rate obtained by the applicant and the City. The anticipated interest rate used for the applicant’s share of the projections is 9.0%. The anticipated interest rate used for the City’s share of the projections is 6.0%. It should be noted that the City may borrow funds internally or obtain outside financing. It is estimated that the financing costs will total \$1,921,662.05. If lower interest rates are obtained, the project costs will be repaid more quickly and the property will be returned to the tax roles sooner.

Professional Service Costs – There are no professional service costs included in this Project Plan.

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

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

Necessary and Convenient Payments – Other necessary and convenient payment costs in the amount of \$200,000 have been included 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 April 15, 2008, for its administrative costs in the amount of \$2050. However, in no case shall the City be reimbursed less than \$1 on April 15, 2008.

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

Capital Costs:

Relocate WAPA power lines	\$ 300,000.00
Extend existing water and sewer to site	\$ 250,000.00
E. North Street traffic signal and turn lanes	\$ 150,000.00
Oversize Construction of Anamosa Street (1300 feet)	\$ 600,000.00
Oversize right-of-way costs of Anamosa Street	\$ 200,000.00

Professional Service: \$ 0

Financing Costs:	
Financing interest	\$1,921,662.05
Relocation Costs	\$ 0
Organizational Costs	\$ 0
Other Necessary and Convenient Costs:	
Contingency Costs	\$ 0
Other	\$ 200,000.00
TOTAL	\$3,621,662.05
Imputed Administrative Costs*	
City of Rapid City	\$ 2,050

\*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 TID #39 fund available to the City Finance Officer on April 15, 2008.

These estimated project costs to be paid by the tax increment district can be identified as costs associated with the applicant and costs associated with the City. Those identified costs are:

PROJECT COSTS OF APPLICANT

Capital Costs:	
Relocate WAPA power lines	\$ 300,000.00
Extend existing water and sewer to site	\$ 250,000.00
E. North Street traffic signal and turn lanes	\$ 150,000.00
Professional Service:	\$ 0
Financing Costs:	
Financing Interest	\$1,218,393.31
Relocation Costs	\$ 0
Organizational Costs	\$ 0
Other Necessary and Convenient Costs:	
Contingency Costs	\$ 0
Other	\$ 100,000.00
TOTAL	\$2,018,393.31

PROJECT COSTS OF CITY

Capital Costs:	
Oversize Construction of Anamosa Street (1300 feet)	\$ 600,000.00
Oversize right-of-way costs of Anamosa Street	\$ 200,000.00
Professional Service:	\$ 0
Financing Costs:	
Financing interest	\$ 703,268.74
Relocation Costs	\$ 0

Tax Increment District 39  
Revised Project Plan

Organizational Costs	\$ 0
Other Necessary and Convenient Costs:	
Other	\$ 100,000.00
<b>TOTAL</b>	<b>\$1,603,268.74</b>