

Rapid City Planning Commission

November 5, 2007

Re:07T1016 and 07T1017 – Dakota Canyon
Creation of Tax Increment District
Project Plan for Tax Increment District

Again, (reference our letter to you, September 24, 2007) we state that development of this land is not in question. How it is to be developed is in question and whether that development warrants a TIF.

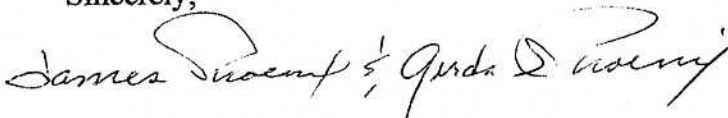
In questioning the “downside” of a TIF before the Mayor’s TIF Study Committee, we were told, that a big concern regarding a TIF is the abuse by developer/business when both are already well established financially in the area and when there is ample land available in the general area at less developmental cost than the proposed TIF land. In other words, not paying their honest and fair share

The TIF request described above involves land preparation for a multibillion dollar, well established business (Walmart). This business is very well known in Rapid City, surrounding communities and rural areas. There is other property available in this general area for such a business that would open up large areas of land for further development if this is a concern of the city, yet not entail such an expensive and complicated land preparation scheme. It is the developer’s responsibility to pay for the cost of trying to fit too large a business on too small a parcel of land, not the city or the taxpayers.

Let the city be responsible for its infrastructure requirements and let the developer be responsible for the improvements on the property.

We ask that you give very careful thought to this proposal and deny this request for a TIF.

Sincerely,



James and Gerda Phoenix

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Rapid City Growth
Management Department