

STAFF REPORT
September 25, 2008

No. 08TI011 - Creation of Tax Increment District - Elk Vale Road Soccer Complex **ITEM 57**

GENERAL INFORMATION:

APPLICANT	Dr. William Cross for Soccer Rapid City
AGENT	Brian Pitts for Rapid City Soccer
PROPERTY OWNER	Multiple Owners (see attached)
REQUEST	No. 08TI011 - Creation of Tax Increment District - Elk Vale Road Soccer Complex
EXISTING LEGAL DESCRIPTION	All of Section 21 less Beaird Sub, to include I-90 Heartland Business Park and Reardon Court, Elk Vale Road, and Dyess Avenue right-of-way, Section 21, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; and, W1/2SW1/4; SE1/4SW1/4; all located in Section 22, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; and, Lot 1 – 5, Block 2, I-90 Heartland Business Park, Reardon Court and Seger Drive, all located in Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; and, Lots 1 and 2, Block 7, I-90 Heartland Business Park, Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; and, NE1/4NW1/4, Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; and, Lot 1 to include the W530' and Lot 2, RCI Addition, Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; and, The west 33 feet of North Elk Vale Road right-of-way lying east of Lot 1, Block 2, I-90 Heartland Business Park, Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota.
PARCEL ACREAGE	Approximately 805.806 acres
LOCATION	North of U.S. Interstate 90 and west of Elk Vale Road and east of Dyess Avenue
EXISTING ZONING	No Use District – General Agriculture District – Light Industrial District – Public District – Light Industrial District with a Planned Industrial Development – General Commercial District with a General Commercial Development – Mobile Home Residential District with a Planned Residential Development – Flood Hazard District

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SURROUNDING ZONING

North: General Agriculture District - General Commercial District - Limited Agriculture District (All in Pennington County)
South: Light Industrial District – General Commercial District – General Agriculture District
East: Box Elder City limits
West: General Agriculture District by Pennington County

DATE OF APPLICATION 9/12/2008

REVIEWED BY Karen Bulman

RECOMMENDATION: The Tax Increment Financing Committee recommends that the Resolution Creating Elk Vale Road Soccer Complex Tax Increment District be approved with the stipulation that the District be dissolved if a Project Plan is not approved by the City Council within six months of the creation of the District.

GENERAL COMMENTS: The applicant has requested the creation of a Tax Increment District to assist in the development of infrastructure for the Elk Vale Road Soccer Complex. The request is for the creation of the district boundaries. One of the property owners within the proposed district boundaries has recently donated 80 acres of land within the district boundaries to the City of Rapid City for a soccer complex. A Project Plan will be submitted within the next six months.

It is anticipated that one or more of the properties in this proposed Tax Increment District will be used for commercial purposes. As such, the creation of this Tax Increment District for economic development purposes will not require an additional levy to make up for the School District's share of the property taxes included in the Tax Increment.

The proposed District boundaries incorporate approximately 805.806 acres located north of U.S. Interstate 90, west of Elk Vale Road and east of Dyess Avenue.

STAFF REVIEW: The Tax Increment Financing Project Review Committee reviewed this proposal on September 12, 2008 and recommended approval of the creation of the Elk Vale Road Soccer Complex Tax Increment District.

The creation of the district boundaries will establish the district's base value prior to any increase in the valuation of property. It is anticipated that the value of the property within the proposed district boundaries will increase on November 1, 2008.

The Tax Increment Project Review Committee indicated a concern for creating the district without the Project Plan. In previous years, several Tax Increment Districts were created prior to the Project Plans to allow a tax base to be established. However, recent Tax Increment District applications have included both the Creation of the District and the Project Plan. The Committee included a stipulation of approval for the creation of the district requiring the Project Plan to be submitted and approved by the City Council within six

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months of the creation of the district or the district is to be dissolved.

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 Elk Vale Road Soccer Complex Tax Increment District with the stipulation that the District be dissolved if a Project Plan is not approved by the City Council within six months of the creation of the District.

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**ELK VALE ROAD SOCCER COMPLEX TAX INCREMENT
DISTRICT
LAND OWNERS**

1. DTH LLC
 - a. Doyle Estes
 - b. Hani Shafai
 - c. Theodore Peiffer
2. City of Rapid City
3. Doyle Estes/Kathryn Johnson
4. By-Pass Development
 - a. Michael Tennyson
5. Midwest Motor Express Inc
 - a. S. D. Trucking Association
6. E & F LLC
 - a. Elaine Fisher
7. Mehlhaff Construction
 - a. Jeffrey Mehlhaff
 - b. DeAnna Mehlafl
8. LLAVRES LLC
 - a. Brad D. Dudley
9. James & Nelia Meier
10. Jerry and Carol Arendsee
11. Croell Industries, Inc.