



Peter & Aida Compton
410 Fifth Street
Rapid City SD 57701-2742
(605) 342-3559
Email: AERCompton@aol.com
www.bullyblends.com

January 28, 2010

City of Rapid City
Attn Mayor Alan Hanks & City Council
300 6th St
Rapid City SD 57701-5035

RECEIVED
FEB 09 2010
MAYOR'S OFFICE

Re: Business Improvement District Proposal

We wish to express our strong opposition to the Business Improvement District, Resolution 2009-149. Its main purpose, to create the Main Street Plaza, is neither fair, nor will it improve our business.

There is already a park within walking distance to downtown Rapid City. It is called Memorial Park. It has adequate parking, restroom facilities, a fountain, and a band shell.

Main Street Plaza will delete at least 50 long-term parking spaces for employees and customers. It has no plan for its own parking.

The Plaza will subsidize vendors that are in direct competition to our business: food stalls, beverages, etc.

The Plaza sits in the busiest section of downtown. The surrounding stores do not need assistance in generating pedestrian business; it's the stores on the east and west ends of the BID that need help with marketing, repair, and promotion.

All properties should be taxed equally, if at all. Why should the large properties be sheltered with a cap on their assessment? This resolution is in violation of the state constitution in this regard.

Thank you for registering our concerns.

Sincerely,

Peter Compton *Aida Compton*

*Copy to
Mayor 2/9/10*

PETER & AIDA COMPTON, Bully Blends Publick House LLC
Property owners at 906 & 908 Main St, Lots 29R-30R



Lorie D. Melone

Attorney at Law & Certified Mediator

Licensed in South Dakota, Oklahoma and Missouri

816 Sixth Street, Rapid City, South Dakota 57701

(605) 791-4950; fax (605)791-4952; email:loriemelone@midconetwork.com

February 9, 2010

City of Rapid City
Finance Office
300 Sixth Street
Rapid City, SD 57701-5035

RE: Written Letter of protest as to property located at 620 WEST BLVD
RAPID CITY, SD 57701 (S90' of Lot 17-18) and request for exclusion.

Dear James F. Preston:

I represent Christian Quaal, property owner. I am writing a letter on his behalf **protesting** the Resolution of Intent to Establish the Downtown Business Improvement District for the Main Street Square Plaza.

Mr. Quaal's objections are as follows:

1. The assessment cap favors the property owners with more frontage and retailers with more frontage. This is an ad valorem tax and assesses the small owner the same amount as the large property owner. The ability to increase the assessment each year is overreaching.
2. The improvement to the Main Street Square Plaza will have a direct impact to the businesses located next to the Main Street Square Plaza. Those businesses will have all of the special benefits and therefore should bear the cost.
3. As it is deemed a community improvement project, such as the Ice Arena, individual property owners should not be taxed, but rather funds

from 2012 should be utilized or make the assessment city wide.

4. As a property owner of residential properties, the improvement of the downtown provides Mr. Quaal no special benefit. Restaurants on West Main and Omaha will have more of a benefit than the residential property owner.

Mr. Quaal is not against a vibrant Rapid City, but the funding mechanism the City is choosing is not fair or equitable. Mr. Quaal is protesting and requesting that he be excluded from the District as he is on the periphery.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Melone". The signature is fluid and cursive, with a long horizontal stroke at the end.

Lorie D. Melone
Attorney for Mr. Quaal

Cc: Mayor Hanks, Council members, Jason Green, Pauline Sumption



Lorie D. Melone

Attorney at Law & Certified Mediator

Licensed in South Dakota, Oklahoma and Missouri

816 Sixth Street, Rapid City, South Dakota 57701

(605) 791-4950; fax (605)791-4952; email:loriemelone@midconetwork.com

February 9, 2010

City of Rapid City
Finance Office
300 Sixth Street
Rapid City, SD 57701-5035

RE: Written Letter of protest as to property located at 616 WEST BLVD
RAPID CITY, SD 57701 (N50' OF LOT 17-18) and request for exclusion.

Dear James F. Preston:

I represent Christian Quaal, property owner. I am writing a letter on his behalf **protesting** the Resolution of Intent to Establish the Downtown Business Improvement District for the Main Street Square Plaza.

Mr. Quaal's objections are as follows:

1. The assessment cap favors the property owners with more frontage and retailers with more frontage. This is an ad valorem tax and assesses the small owner the same amount as the large property owner. The ability to increase the assessment each year is overreaching.
2. The improvement to the Main Street Square Plaza will have a direct impact to the businesses located next to the Main Street Square Plaza. Those businesses will have all of the special benefits and therefore should bear the cost.
3. As it is deemed a community improvement project, such as the Ice Arena, individual property owners should not be taxed, but rather funds

from 2012 should be utilized or make the assessment city wide.

4. As a property owner of residential properties, the improvement of the downtown provides Mr. Quaal no special benefit. Restaurants on West Main and Omaha will have more of a benefit than the residential property owner.

Mr. Quaal is not against a vibrant Rapid City, but the funding mechanism the City is choosing is not fair or equitable. Mr. Quaal is protesting and requesting that he be excluded from the District as he is on the periphery.

Sincerely,

A handwritten signature in black ink, appearing to read "Lorie D. Melone". The signature is fluid and cursive, with the first name being the most prominent.

Lorie D. Melone

Attorney for Mr. Quaal

Cc: Mayor Hanks, Council members, Jason Green, Pauline Sumption



Lorie D. Melone

Attorney at Law & Certified Mediator

Licensed in South Dakota, Oklahoma and Missouri

816 Sixth Street, Rapid City, South Dakota 57701

(605) 791-4950; fax (605)791-4952; email:loriemelone@midconetwork.com

February 9, 2010

City of Rapid City
Finance Office
300 Sixth Street
Rapid City, SD 57701-5035

RE: Written Letter of protest as to property located at 928 KANSAS CITY ST, RAPID CITY, SD 57701(LOT 19-20) and request for exclusion.

Dear James F. Preston:

I represent Christian Quaal, property owner. I am writing a letter on his behalf **protesting** the Resolution of Intent to Establish the Downtown Business Improvement District for the Main Street Square Plaza.

Mr. Quaal's objections are as follows:

1. The assessment cap favors the property owners with more frontage and retailers with more frontage. This is an ad valorem tax and assesses the small owner the same amount as the large property owner. The ability to increase the assessment each year is overreaching.
2. The improvement to the Main Street Square Plaza will have a direct impact to the businesses located next to the Main Street Square Plaza. Those businesses will have all of the special benefits and therefore should bear the cost.
3. As it is deemed a community improvement project, such as the Ice Arena, individual property owners should not be taxed, but rather funds

from 2012 should be utilized or make the assessment city wide.

4. As a property owner of residential properties, the improvement of the downtown provides Mr. Quaal no special benefit. Restaurants on West Main and Omaha will have more of a benefit than the residential property owner.

Mr. Quaal is not against a vibrant Rapid City, but the funding mechanism the City is choosing is not fair or equitable. Mr. Quaal is protesting and requesting that he be excluded from the District as he is on the periphery.

Sincerely,

A handwritten signature in cursive script, appearing to read "L. Melone".

Lorie D. Melone

Attorney for Mr. Quaal

Cc: Mayor Hanks, Council members, Jason Green, Pauline Sumption