CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS
612 N MAIN ST, MITCHELL, SD
DATE: MAY 8, 2017

1. **TIME: 12:00 PM NOON**

2. **CALL TO ORDER:**

3. **ROLL CALL:**

4. **APPROVE AGENDA:**

5. **Approval Of Minutes: April 24, 2017**

   Documents:

   PLANNINGCOMMMIN4242017.PDF

6. **SCHEDULE NEXT MEETING: MAY 22, 2017**

7. **Plan Approval: Hampton Inn, 1920 Highland Way, Zoned HB District**

   Documents:

   HAMPTONINNPLAT.PDF

8. **PLAT**
   A Plat of Lot 5-A, Block 2, MLC Addition, A Subdivision of Block 3, Morningview Addition to the City of Mitchell, Davison County, South Dakota.

   Documents:

   PLATL5AB2MLCADDN.PDF
   L5-A B2 MLC.PDF

9. **PLAT**
   A Plat of Tract 1 and Tract 2 of BSD Addition in the West Half of the Southwest Quarter and in the Southeast Quarter of the Southeast Quarter of Section 27; and in the Southwest Quarter, the Northeast Quarter and the Northwest Quarter of Section 34; All in Township 104 North, Range 60 West of the 5th Principal Meridian, Davison County, South Dakota.

   Documents:

   17229 DEBOERS PLAT PAGE 1.PDF
   17229 DEBOERS PLAT PAGE 2.PDF
   17229 DEBOERS PLAT PAGE 3.PDF
   T1-2 BSD (1).PDF

10. **Plat:**
    Plat of Lot 12 in Tract J Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota

    Documents:

    WILD OAK GOLF CLUB LOT 12, TRACT J.PDF
    L12 TRACT J WILD OAK.PDF

11. **Plat:**
    Plat of Lot 14 in the Replat of Tract E Wild Oak Golf Club Addition to City of Mitchell, Davison County, South Dakota

    Documents:

    LOT 14 IN THE REPLAT OF TRACT E WILD OAK GOLF CLUB ADDITION - 5-4-17.PDF

12. **Rezone:**
    The Zoning District Classification of the real property legally described as BLOCK 2, BLOCK 3, BLOCK 7, BLOCK 8 AND BLOCK 9 OF CJM SECOND ADDITION, AND PORTIONS OF MICHAEL AVENUE, LIVESAY LANE AND JAMAICA STREET IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA to be changed from Urban Development (UD) District to a planned unit development to be known as CJM Second Addition Planned Development District Number Two.

    Documents:

REZONEORDCJM2PUD.PDF
ANNEX CJM 2ND.PDF
NOHCJM2PUD.PDF

13. **Approval Of City Of Mitchell TIF District # 23**

Approval of Project Plan for City of Mitchell, Tax Incremental Financing District # 23 and establish the boundaries of the proposed district

Documents:

TIFORDINANCE.PDF
CITY OF MITCHELL - TID PLAN V7.PDF
2017 TIF UPDATE.PDF
TIFCOMMMIN522017.PDF

14. **OTHER BUSINESS:**

15. **ADJOURNMENT:**

"The City of Mitchell invites all interested parties to give oral or written comments. If special accommodations are required, please notify the Public Works Department at 605-995-8433 at least 24 hour prior to the scheduled meeting."

CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, APRIL 24, 2017

NOT APPROVED

Chairman Larson called the April 24, 2017 City Planning Commission Meeting to order at 12:00 pm in the City Council Chambers, City Hall, 612 N. Main St, Mitchell, SD.

Members Present: Larson, Everson, Fergen, Griffith, Jirsa, Molumby, Schmucker, and Allen

Members Absent: none

Others Present: Mayor Toomey, Putnam, Ellwein, McGannon, London, Hegg, and Laursen.

Agenda: Motion by Molumby, seconded by Griffith to approve the April 24, 2017 agenda as presented. All members present voting aye, motion carried.

Approval of Minutes: Motion by Griffith, seconded by Schmucker to approve the April 10, 2017 minutes. All members present voting aye, motion carried.

Next Meeting: Motion by Everson, seconded by Griffith to schedule the next meeting for May 8, 2017. All members present voting aye, motion carried.

Plan Approval: Lake House Restaurant, 2700 N Main St, zoned HB Highway Business District.

The commission reviewed the proposed plan. Fergen noted there may be an easement for a gas line in the area that may be in the area of the proposed construction. This line feeds a major portion of the city. Jirsa noted the patio may need hurricane clips due to the windy conditions. Hegg confirmed they are required.

Motion by Jirsa, seconded by Everson to approve the project with the following conditions: hurricane clips be installed, the porch cannot be enclosed, the gas easement be located and the project accommodate the easement. Roll Call: Larson aye, Everson aye, Griffith aye, Molumby aye, Jirsa aye, Fergen abstain, and Schumucker no. Passes 5 aye, 1 no, 1 abstain.

Conditional Use Permit: James River Housing Inc., has applied for a conditional use permit to construct self-storage facility with varying compartments sizes, fifty (50) to four hundred (400) square feet per compartment, with the stipulation the property be adjacent to a major collector or arterial street as designated by the public works department, on the property legally described as Lot K-2, Weavers Squares Addition, NW ¼ of Section 27, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

Rocky Brennan was present to answer questions. No written objections were received. No one other than the applicant testified in regards to the application. Brennan said the building will have colored steel, 12' side-walls, additional driveway off Main Street, and he will need some fill on the lot.

The public notice was published in the *Mitchell Daily Republic* on April 13 & 20, 2017 and letters to the neighboring property owners were sent on April 12, 2017.

Motion by Molumby, seconded by Everson to recommend the Board of Adjustment approve the conditional use permit. All members present voting aye, motion carried.

Plat: A Plat of Lot 8, Block 8 of CJM Second Addition, in the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Chuck Mauszycki, Jr. was present to answer questions about the plats.

Motion by Everson, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 10, Block 3 of the Woods First Addition, A Subdivision of the East ½ of the SW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Motion by Jirsa, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 6, Block 10 of the Woods First Addition, A Subdivision of the East ½ of the SW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Motion by Fergen, seconded by Everson to approve the plat. All members present voting aye, motion carried.

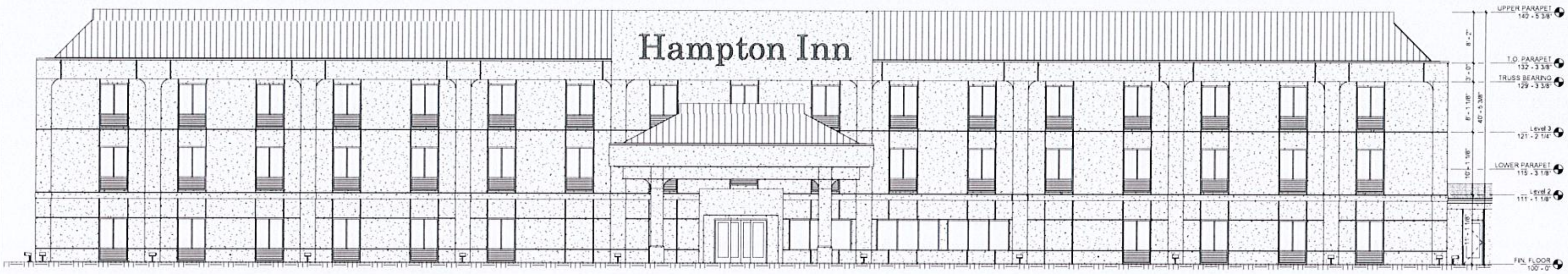
Plat: A Plat of Lot 6-A of North Maui's First Addition and Sara Avenue, A Subdivision of Lot 4 in the East ½ of the West ½ of Section 31, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Motion by Molumby, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

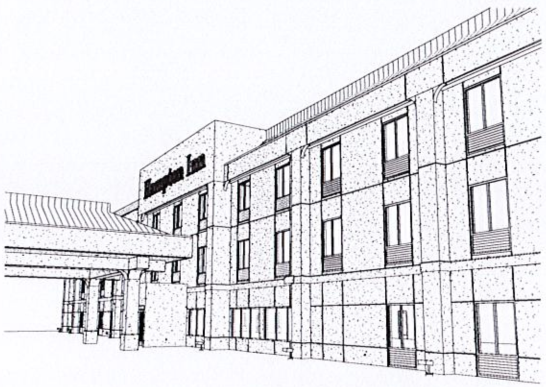
Chairman Larson adjourned the meeting at 12:20 pm.

______________________________ _______________

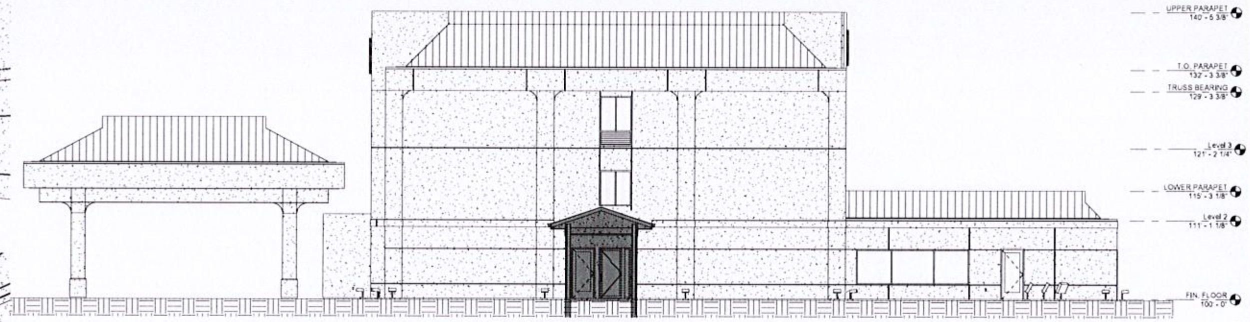
Chairman Date



1 SOUTH ELEVATION - EXISTING
1/8" = 1'-0"



3 3D View - EXISTING



2 EAST ELEVATION - EXISTING
1/8" = 1'-0"

4 3D View - NEW

DIGITAL USERS
CLICK HERE FOR FLOOR PLAN

800 N Kimball Street
Mitchell, SD 57301
P: 605.996.2276
F: 605.996.9126

Puetz CORPORATION
Consulting • Development
Architecture • Construction

Revision Set
05/02/17

Hampton Inn Exterior Remodel
1920 Highland Way
Mitchell, SD

Exterior Elevations - Existing

Revision Schedule

No.	Description	Date
1	EPC Set	03/08/17

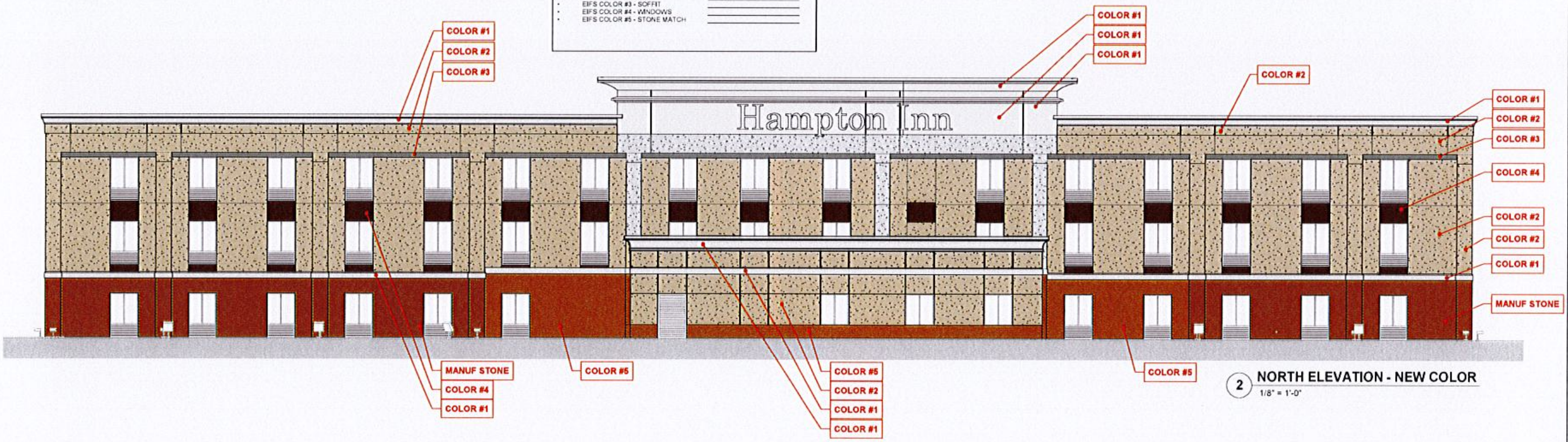
Drawn By JM
Checked By JM
Date: 05/02/17

A3.0

1 SOUTH ELEVATION - NEW COLOR
1/8" = 1'-0"

EXTERIOR COLORS & MATERIALS LEGEND

- MANUFACTURED STONE -
- EIFS COLOR #1 - CORNICE
- EIFS COLOR #2 - FIELD
- EIFS COLOR #3 - SOFFIT
- EIFS COLOR #4 - WINDOWS
- EIFS COLOR #5 - STONE MATCH



2 NORTH ELEVATION - NEW COLOR
1/8" = 1'-0"

Puetz Corporation
Consulting • Development
Architecture • Construction
800 N Kimball Street
Mitchell, SD 57301
P: 605.996.2276
F: 605.996.9126

Revision Set
05/02/17

Hampton Inn Exterior Remodel
1920 Highland Way
Mitchell, SD

Exterior Elevations - Color

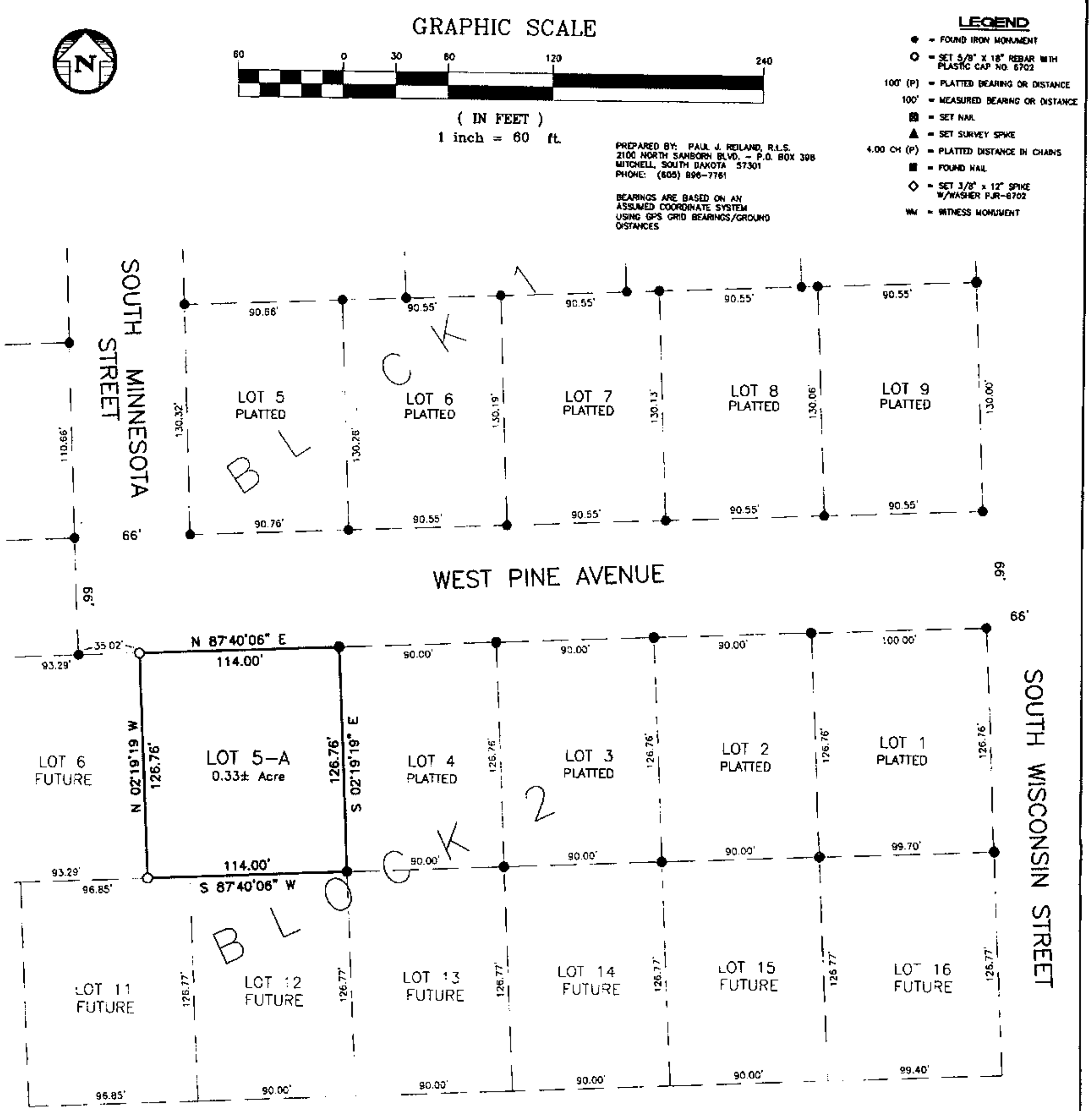
Revision Schedule

No.	Description	Date
1	EPC Set	03/08/17
3	Addendum #2	04/04/17
4	Rev #1(Hilton Notes)	05/02/17

Drawn By JM
Checked By JM
Date: 05/02/17

A3.4

SPN# 15-13903 SHEET 1 OF 3



A PLAT OF LOT 5-A, BLOCK 2, MLC ADDITION, A SUBDIVISION OF BLOCK 3, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Mueller Lumber Company, a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to APRIL 24, 2017, survey those parcels of land described as follows: LOT 5-A, BLOCK 2, MLC ADDITION, A SUBDIVISION OF BLOCK 3, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate previously platted Lot 5, Block 2, MLC Addition, a Subdivision of Block 3, Morningview Addition to the City of Mitchell, Davison County, South Dakota, as recorded in Book 31 of Plats on Page 47.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this 25TH day of April, 2017

Registered Land Surveyor #SD6702

REGISTERED PROFESSIONAL SURVEYOR REG. NO. 6702 PAUL J. REILAND SOUTH DAKOTA

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOT 5-A, BLOCK 2, MLC ADDITION, A SUBDIVISION OF BLOCK 3, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE, DEDICATION AND AGREEMENT OF PROTECTION OF WATER

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, do hereby certify that Mueller Lumber Company, a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in BLOCK 3, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of Mueller Lumber Company, a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 5-A, BLOCK 2, MLC ADDITION, A SUBDIVISION OF BLOCK 3, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Mueller Lumber Company, a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets, alleys and easements, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said LOT 5-A, Block 2 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists West Pine Avenue. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same. Additionally the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

This plat does hereby vacate previously platted Lot 5, Block 2, MLC Addition, a Subdivision of Block 3, Morningview Addition to the City of Mitchell, Davison County, South Dakota, as recorded in Book 31 of Plats on Page 47.

IN WITNESS WHEREOF, I have hereunto set my hand this _______ day of ________________, 2017.

____
Robert W. Mueller, President of Mueller Lumber Company, a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _______ day of _______________, 2017, before me, ____, the undersigned officer, personally appeared Robert W. Mueller, President of Mueller Lumber Company, a South Dakota corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

____
Notary Public, South Dakota
My Commission Expires:____________________

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 5-A, BLOCK 2, MLC ADDITION, A SUBDIVISION OF BLOCK 3, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 5-A, BLOCK 2, MLC ADDITION, A SUBDIVISION OF BLOCK 3, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

I, ___________________________________, Chairman/Vice-Chairman of the City Planning Commission for the City of Mitchell, South Dakota, do hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _______ day of ____________________, 2017.

CITY PLANNING COMMISSION --- BY:_________________________________

REGISTERED PROFESSIONAL SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA
04/25/17

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOT 5-A, BLOCK 2, MLC ADDITION, A SUBDIVISION OF BLOCK 3, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the ______ day of __________________, 2017; and

WHEREAS, it appears from an examination of the plat of LOT 5-A, BLOCK 2, MLC ADDITION, A SUBDIVISION OF BLOCK 3, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law; THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 5-A, BLOCK 2, MLC ADDITION, A SUBDIVISION OF BLOCK 3, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

I, ______________________________, Finance Officer/Deputy Finance Officer of the City of Mitchell, South Dakota, hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the ________ day of __________________, 2017.

FINANCE OFFICER --- BY:____

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

____ ____________________

Treasurer/Deputy Treasurer, Davison County Date

DIRECTOR OF EQUALIZATION

I, the undersigned, hereby certify that a copy of the plat of LOT 5-A, BLOCK 2, MLC ADDITION, A SUBDIVISION OF BLOCK 3, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

____ ____________________

Director of Equalization/Deputy Director of Equalization, Davison County Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this ______ day of __________________, 2017, at ________________, and recorded in Book ______ of Plats on Page ________ therein and recorded on Microfilm Number __________.

By____ ____

Register of Deeds, Davison County Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA
04/25/17

SPN & Associates
Engineers, Planners and Surveyors
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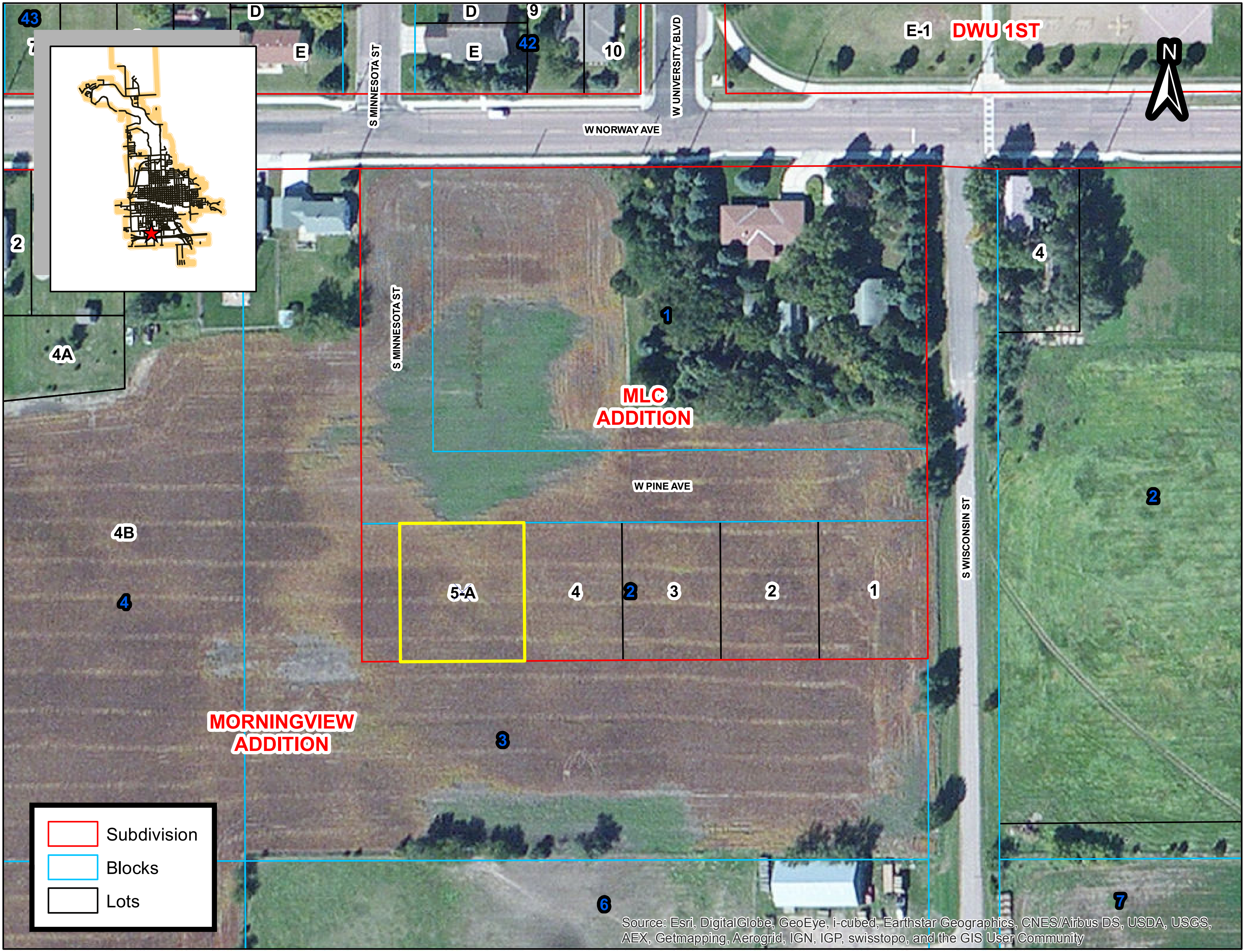

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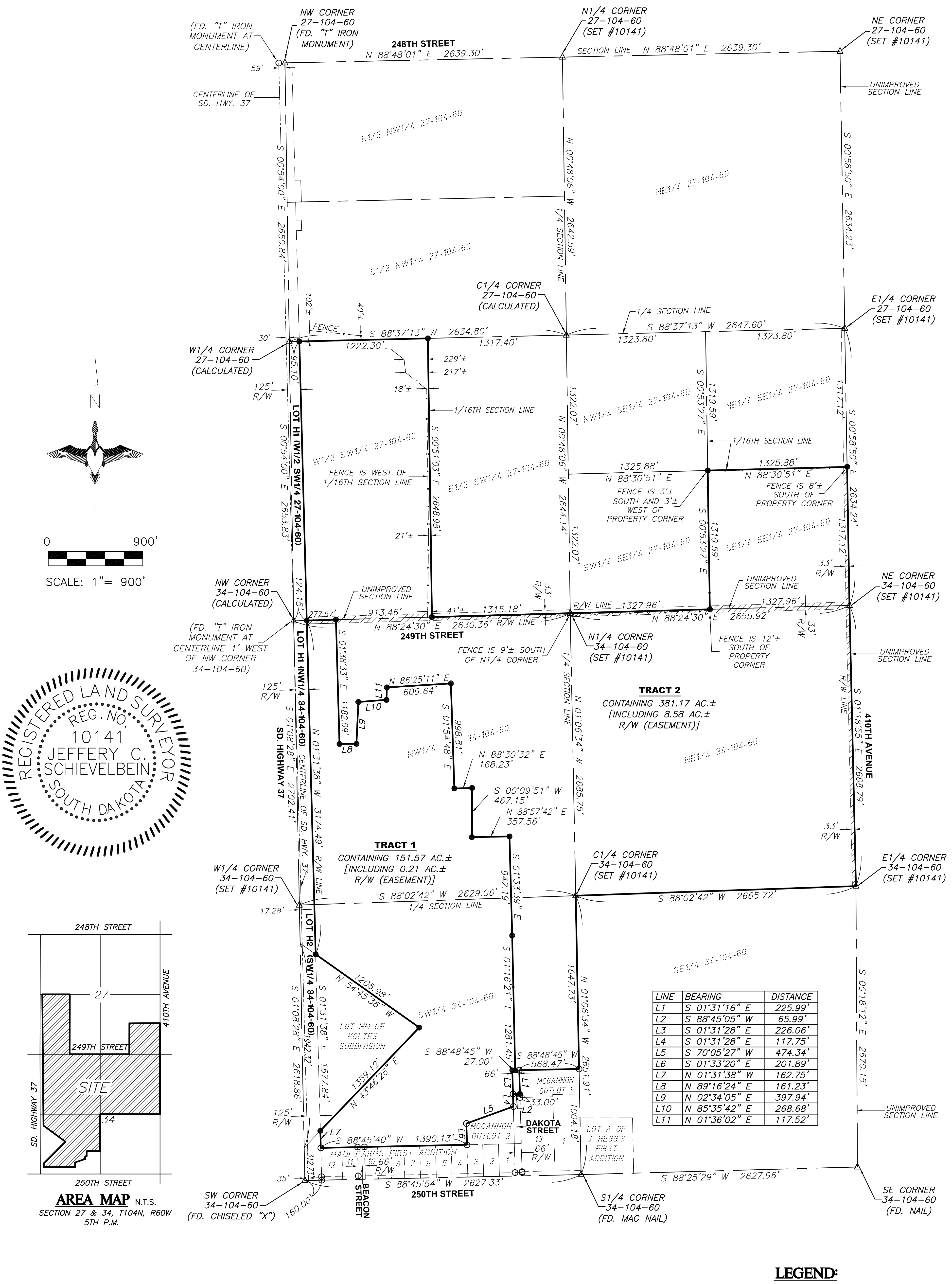
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

PLAT OF TRACT 1 AND TRACT 2 OF BSD ADDITION

IN THE WEST HALF OF THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; AND IN THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF SECTION 34; ALL IN TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA.



AREA MAP N.T.S.
SECTION 27 & 34, T104N, R60W
5TH P.M.

LINE	BEARING	DISTANCE
L1	S 01°31'16" E	225.99'
L2	S 88°45'05" W	65.99'
L3	S 01°31'28" E	226.06'
L4	S 01°31'28" E	117.75'
L5	S 70°05'27" W	474.34'
L6	S 01°33'20" E	201.89'
L7	N 01°31'38" W	162.75'
L8	N 89°16'24" E	161.23'
L9	N 02°34'05" E	397.94'
L10	N 85°35'42" E	268.68'
L11	N 01°36'02" E	117.52'

LEGEND:

- ● SET 5/8" REBAR W/CAP #10141
- ○ FOUND MONUMENT
- △ SECTION CORNER (AS NOTED)
- AC. ACRES
- R/W RIGHT-OF-WAY
- —— PREVIOUSLY PLATTED LINE
- – – – RIGHT OF WAY LINE
- N.T.S. NOT TO SCALE

NOTES:

BASIS OF BEARINGS IS UTM-14

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.

PREPARED BY:

Midwest Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951

#17-229 AJR

PLAT OF TRACT 1 AND TRACT 2 OF BSD ADDITION

IN THE WEST HALF OF THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; AND IN THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF SECTION 34; ALL IN TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Jeffery C. Schievelbein, of Midwest Land Surveying, a Registered Land Surveyor in the State of South Dakota, do hereby state that I did, on or before this date, survey a portion of the West Half of the Southwest Quarter; and did survey the Southeast Quarter of the Southeast Quarter of Section 27; and did survey the Southwest Quarter and the northeast quarter, and did survey a portion of the Northwest Quarter of Section 34; all in Township 104 North, Range 60 West of the 5th Principal Meridian, Davison County, South Dakota, and platted the same into TRACT 1 AND TRACT 2 OF BSD ADDITION IN THE WEST HALF OF THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; AND IN THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF SECTION 34; ALL IN TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, as shown on the foregoing PLAT.

The same shall be known and described as TRACT 1 AND TRACT 2 OF BSD ADDITION IN THE WEST HALF OF THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; AND IN THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF SECTION 34; ALL IN TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA.

I further certify that the above PLAT correctly represents the same, is true and correct and that it was made at the request of the owners.

Dated this ____ day of ______________________, 20___.

REGISTERED LAND SURVEYOR
REG. NO.
10141
JEFFERY C.
SCHIEVELBEIN
SOUTH DAKOTA

Jeffery C. Schievelbein, Registered Land Surveyor No. 10141

PREPARED BY:

Midwest Land Surveying, Inc.

Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951

OWNER'S CERTIFICATE, DEDICATION AND AGREEMENT OF PROTECTION OF WATER

KNOW ALL MEN BY THESE PRESENTS That we, the undersigned, hereby certify that we are the absolute and unqualified owners of all the land included in the within and foregoing plat; the plat is a parcel of ground located in the WEST HALF OF THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; AND IN THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF SECTION 34; ALL IN TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at our request and under our direction for the proposes indicated therein; which said property as so surveyed and platted shall hereafter be known as TRACT 1 AND TRACT 2 OF BSD ADDITION IN THE WEST HALF OF THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; AND IN THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF SECTION 34; ALL IN TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA., as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said TRACT 1 AND TRACT 2 OF BSD ADDITION shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists South Dakota State Highway No. 37 right of way on the West side and 250th Street right of way on the south side. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same. Additionally the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that waste water drainage shall be connected to a municipal system.

Dated this ____ day of ______________________________, 20___.

Robert M. DeBoer
Trustee of the Robert M. DeBoer Revocable Living Trust

Sheila M. DeBoer
Trustee of the Robert M. DeBoer Revocable Living Trust

State of ___________

County of ___________

On this the ____ day of ___________, 20___, before me, the undersigned officer, personally appeared Robert M. DeBoer and Sheila M. DeBoer, Trustees of the Robert M. DeBoer Revocable Living Trust, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public — State of ____________________
My Commission Expires:

Dated this ____ day of ______________________________, 20___.

Robert M. DeBoer
Trustee of the Sheila M. DeBoer Revocable Living Trust

Sheila M. DeBoer
Trustee of the Sheila M. DeBoer Revocable Living Trust

State of ___________

County of ___________

On this the ____ day of ___________, 20___, before me, the undersigned officer, personally appeared Robert M. DeBoer and Sheila M. DeBoer, Trustees of the Sheila M. DeBoer Revocable Living Trust, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public — State of ____________________
My Commission Expires:

PLAT OF TRACT 1 AND TRACT 2 OF BSD ADDITION

IN THE WEST HALF OF THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; AND IN THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF SECTION 34; ALL IN TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of TRACT 1 AND TRACT 2 OF BSD ADDITION IN THE WEST HALF OF THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; AND IN THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF SECTION 34; ALL IN TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeffery C. Schievelbein, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota;

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of TRACT 1 AND TRACT 2 OF BSD ADDITION IN THE WEST HALF OF THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; AND IN THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF SECTION 34; ALL IN TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeffery C. Schievelbein, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

I, ____________________________________, Chairman of the City Planning Commission for the City of Mitchell, South Dakota, do hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting hereof held on the ___ day of ________________, 20__.

Chairman/Vice Chairman of the City of Mitchell
Planning Commission

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the __ day of ____________________, 20__.
and

WHEREAS, it appears from an examination of the plat of TRACT 1 AND TRACT 2 OF BSD ADDITION IN THE WEST HALF OF THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; AND IN THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF SECTION 34; ALL IN TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeffery C. Schievelbein, duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of TRACT 1 AND TRACT 2 OF BSD ADDITION IN THE WEST HALF OF THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; AND IN THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF SECTION 34; ALL IN TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeffery C. Schievelbein, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

I, ____________________________, Finance Officer of the City of Mitchell, South Dakota, hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the ___ day of ________________, 20__.

Finance Officer/Deputy Finance Officer of the City of Mitchell

PREPARED BY:

Midwest Land Surveying, Inc.

Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951

CERTIFICATE OF HIGHWAY AUTHORITY

The location of the existing approaches is hereby approved. Any change in the location of the existing approaches shall require additional approval.

By: ____________ *Title:* ____________ *Date:* ____________
HIGHWAY AUTHORITY

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of TRACT 1 AND TRACT 2 OF BSD ADDITION IN THE WEST HALF OF THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; AND IN THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF SECTION 34; ALL IN TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeffery C. Schievelbein, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

WHEREAS, the County Planning Commission, in regular meeting assembled, had duly considered said plat is in conformity and does not conflict with the Master Plan for the County of Davison, South Dakota, heretofore adopted by this commission;

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of TRACT 1 AND TRACT 2 OF BSD ADDITION IN THE WEST HALF OF THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; AND IN THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF SECTION 34; ALL IN TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeffery C. Schievelbein, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

I, ____________________________________, Chairman of the County Planning Commission for the County of Davison, South Dakota, do hereby certify that the foregoing resolution was passed by the Planning Commission of Davison County, South Dakota, at a meeting hereof held on the ___ day of ________________, 20__.

COUNTY PLANNING COMMISSION --- BY: __________________________________

RESOLUTION BY BOARD OF COUNTY COMMISSIONER

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of TRACT 1 AND TRACT 2 OF BSD ADDITION IN THE WEST HALF OF THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; AND IN THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF SECTION 34; ALL IN TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Dated this ____ day of ______________________, 20___.

Chairperson, Board of County Commissioners
Davision County, South Dakota

AUDITOR'S CERTIFICATE

The undersigned does hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on ______________________, 20__.

Auditor/Deputy Auditor of Davison County — Date

CERTIFICATE OF COUNTY TREASURER

The undersigned does hereby certify that all taxes which are liens upon any land included in the above plat, as shown by the records of this office, have been paid.

Treasurer/Deputy Treasurer of Davison County — Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the Plat of TRACT 1 AND TRACT 2 OF BSD ADDITION IN THE WEST HALF OF THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; AND IN THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF SECTION 34; ALL IN TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

Director of Equalization/Deputy Director of Equalization of Davison County — Date

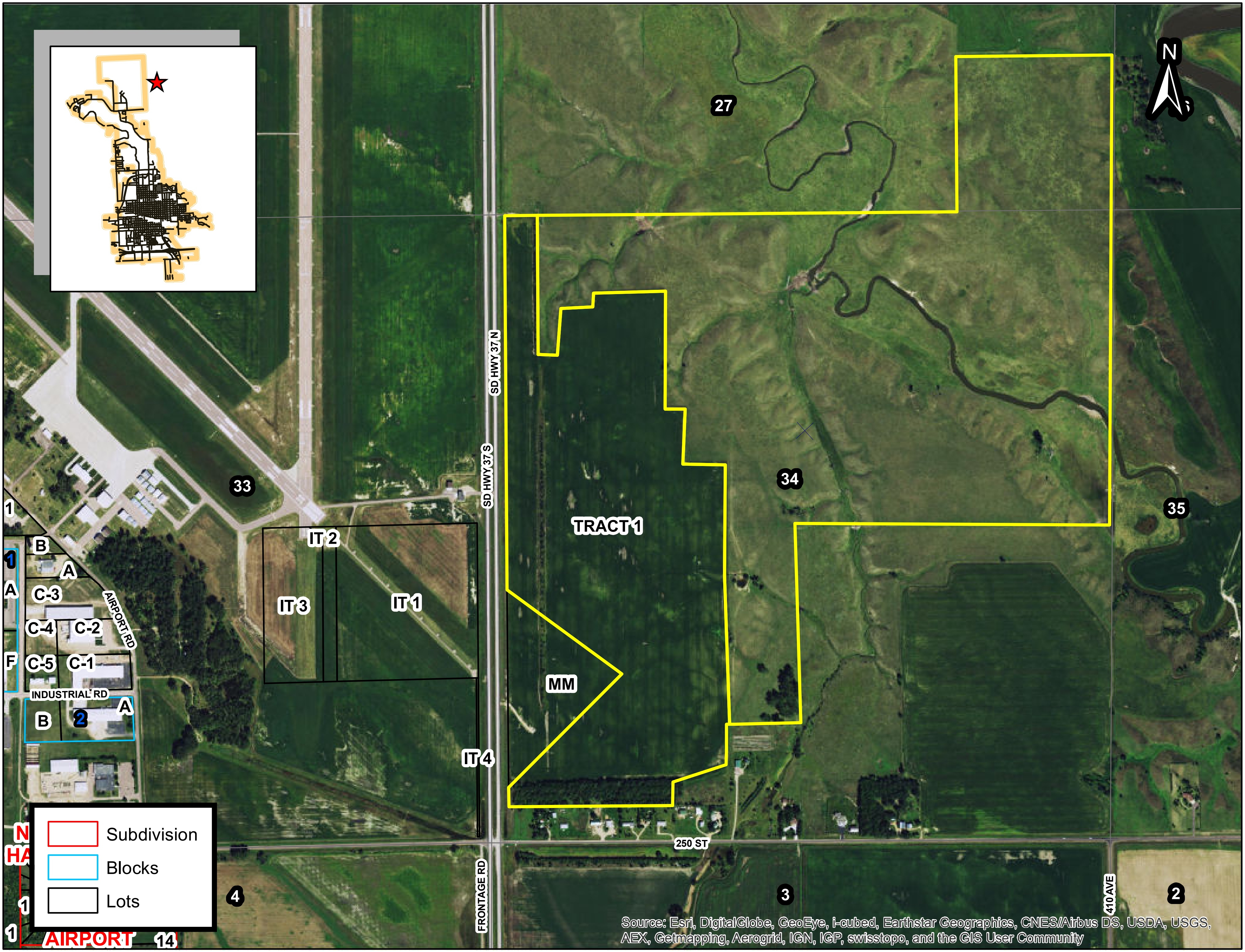
REGISTER OF DEEDS

Filed for record this _______ day of _______________________________, 20 ______, at

_____ o'clock, _____m., and recorded in Book ______ of Plats on Page ______ therein

and recorded on Microfilm Number ___________

REGISTER OF DEEDS
Davision County, South Dakota



N
27
34
35
33
TRACT 1
MM
IT 1
IT 2
IT 3
IT 4
SD HWY 37 N
SD HWY 37 S
FRONTAGE RD
250 ST
410 AVE
AIRPORT RD
INDUSTRIAL RD
B
A
C-3
C-4
C-2
C-5
C-1
F
1
2
3
4
14
AIRPORT
Subdivision
Blocks
Lots
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

PLAT OF

LOT 12 IN TRACT J
WILD OAK GOLF CLUB ADDITION

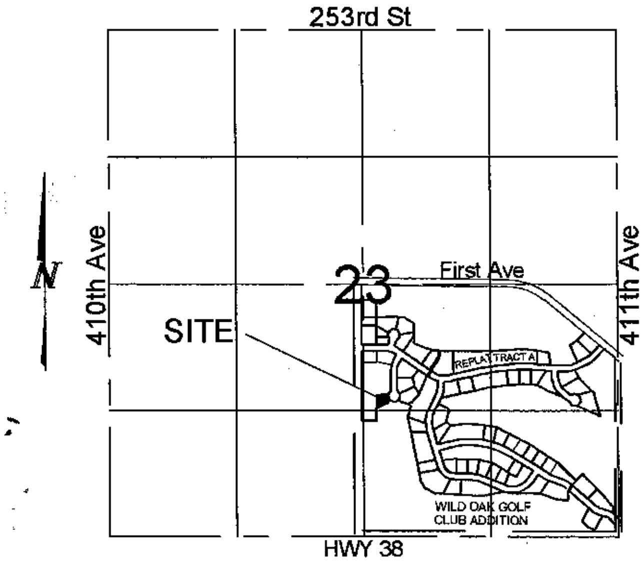
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

Curve Table					
Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	41.04'	60.00'	39°11'42"	40.25'	N18°42'36"E
C2	12.40'	60.00'	11°50'39"	12.38'	S32°23'07"W
C3	60.06'	60.00'	57°21'03"	57.58'	S2°12'43"E
C4	39.79'	60.00'	37°59'49"	39.07'	S10°06'50"W
C5	125.66'	60.00'	120°00'00"	103.92'	N89°06'45"E
C7	23.87'	60.00'	22°47'42"	23.71'	N19°29'24"W
C8	61.61'	60.00'	58°50'01"	58.94'	N0°18'16"W
C9	10.85'	60.00'	10°21'41"	10.84'	N34°54'07"W
C10	41.04'	60.00'	39°11'42"	40.25'	S20°29'06"E

N

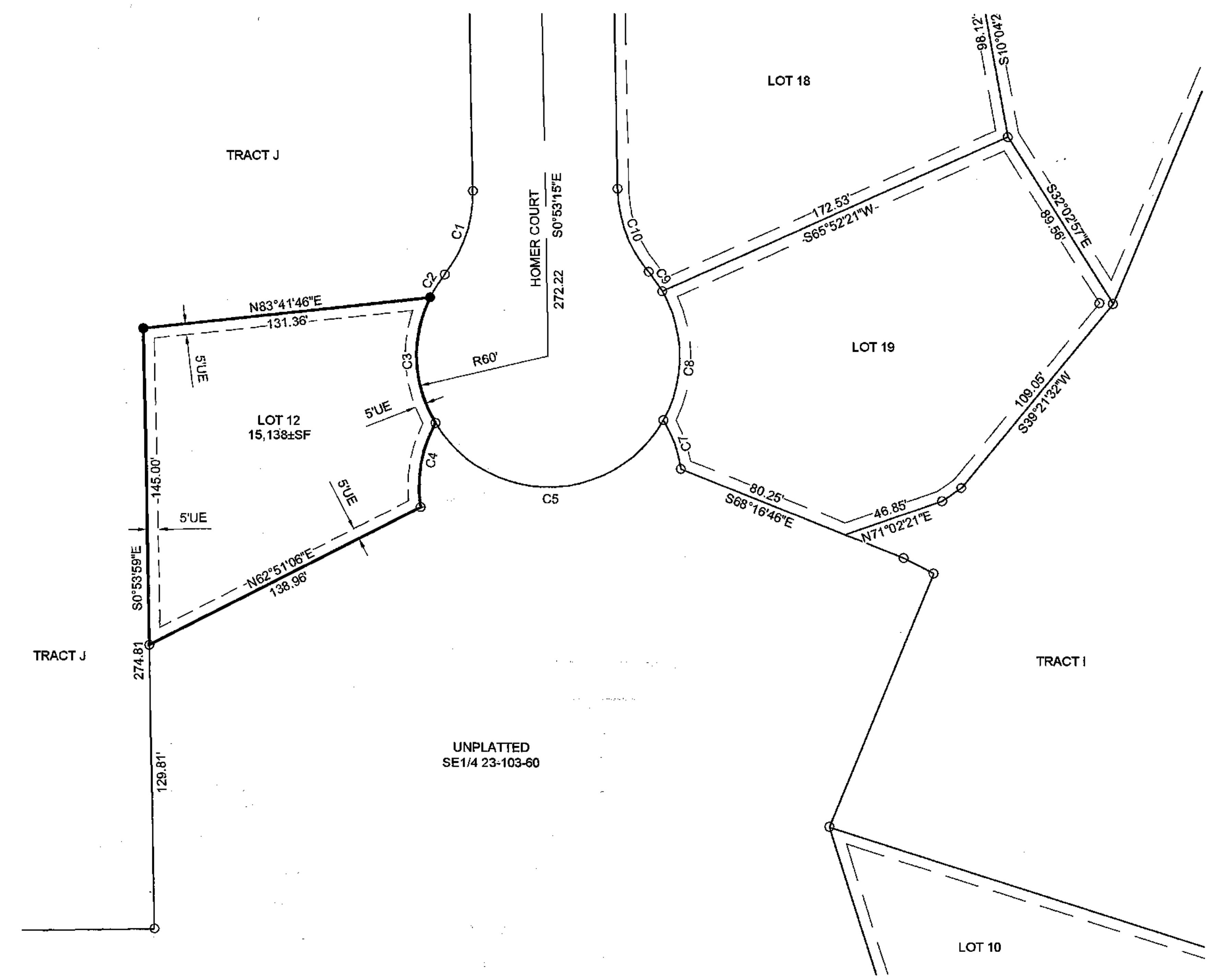
60 0 60

○ = FOUND IRON PIN
● = SET IRON PIN
UE = UTILITY EASEMENT



VICINITY MAP

SEC 23, T103N, R60W



SURVEYOR'S CERTIFICATE

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE APRIL 20TH, 2017, SURVEY A PORTION OF TRACT J, WILD OAK GOLF CLUB ADDITION IN THE SE1/4 OF SECTION 23, T103N, R60W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 12 IN TRACT J, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 0.35 ACRES±.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS 25TH DAY OF April, 2017.

NATHAN L. JIBBEN, RLS 8295

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
REG. NO. 8295
NATHAN L. JIBBEN
SOUTH DAKOTA

PREPARED BY: JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., 6810 S. LYNCREST AVE SUITE 101, SIOUX FALLS, SOUTH DAKOTA, 57108 605-367-1036

DAVISON COUNTY / WILD OAK ADDITION /LAND PROJECTS/70052/DWG/Plat Drawing 3D 4-20-17 Lot 12 Tract J.DWG

PLAT OF

LOT 12 IN TRACT J

WILD OAK GOLF CLUB ADDITION

TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 12 IN TRACT J, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF THE CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF THE SAID CITY OF MITCHELL, SOUTH DAKOTA; AND

WHEREAS, THE CITY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE CITY OF MITCHELL, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION;

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 12 IN TRACT J, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, ______________________, CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE

________ DAY OF ____________________, 201___.

____
CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE __________ DAY OF __________________, 201___; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOT 12 TRACT J, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 12 TRACT J, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, ________________________, FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _________ DAY OF ____________________, 201___.

____
FINANCE OFFICER

COUNTY TREASURER'S CERTIFICATE

I, TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND SHOWN IN THE ABOVE PLAT AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN PAID IN FULL.

____
DATE

____
TREASURER, DAVISON COUNTY, SD

DIRECTOR OF EQUALIZATION

I, DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

____
DIRECTOR OF EQUALIZATION, DAVISON COUNTY, SD

REGISTER OF DEEDS

FILED FOR RECORD THIS ______ DAY OF ________________, 201___, AT __________ O'CLOCK, _____M., AND RECORDED IN BOOK __________ OF PLATS ON PAGE _______________ THEREIN AND RECORDED ON MICROFILM NUMBER __________.

____
REGISTER OF DEEDS, DAVISON COUNTY, SD

PREPARED BY: JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., 6810 S. LYNCREST AVE SUITE 101, SIOUX FALLS, SOUTH DAKOTA, 57108 605-367-1036

DAVISON COUNTY / WILD OAK ADDITION /LAND PROJECTS/70052/DWG/Plat Drawing 3D 4-20-17 Lot 12 Tract J.DWG

PLAT OF
LOT 12 IN TRACT J
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND ALLEYS, PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID PLAT, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS AND OTHER IMPROVEMENTS ON OR UNDER THE STREETS, ALLEYS, PARKS AND PUBLIC GROUNDS WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR GOLF PATH STREET CROSSINGS, WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

DATED THIS ____________ DAY OF ______________________, 201__.

____
DAVID A. BACKLUND, PARTNER
FIRESTEEL LINKS, LLC, OWNER

STATE OF SOUTH DAKOTA

COUNTY OF ________________

ON THIS ___________ DAY OF _________________, 201__, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED DAVID A. BACKLUND, WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED PARTNER OF FIRESTEEL LINKS LLC, OWNER OF THE ABOVE SHOWN PROPERTY, AND KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

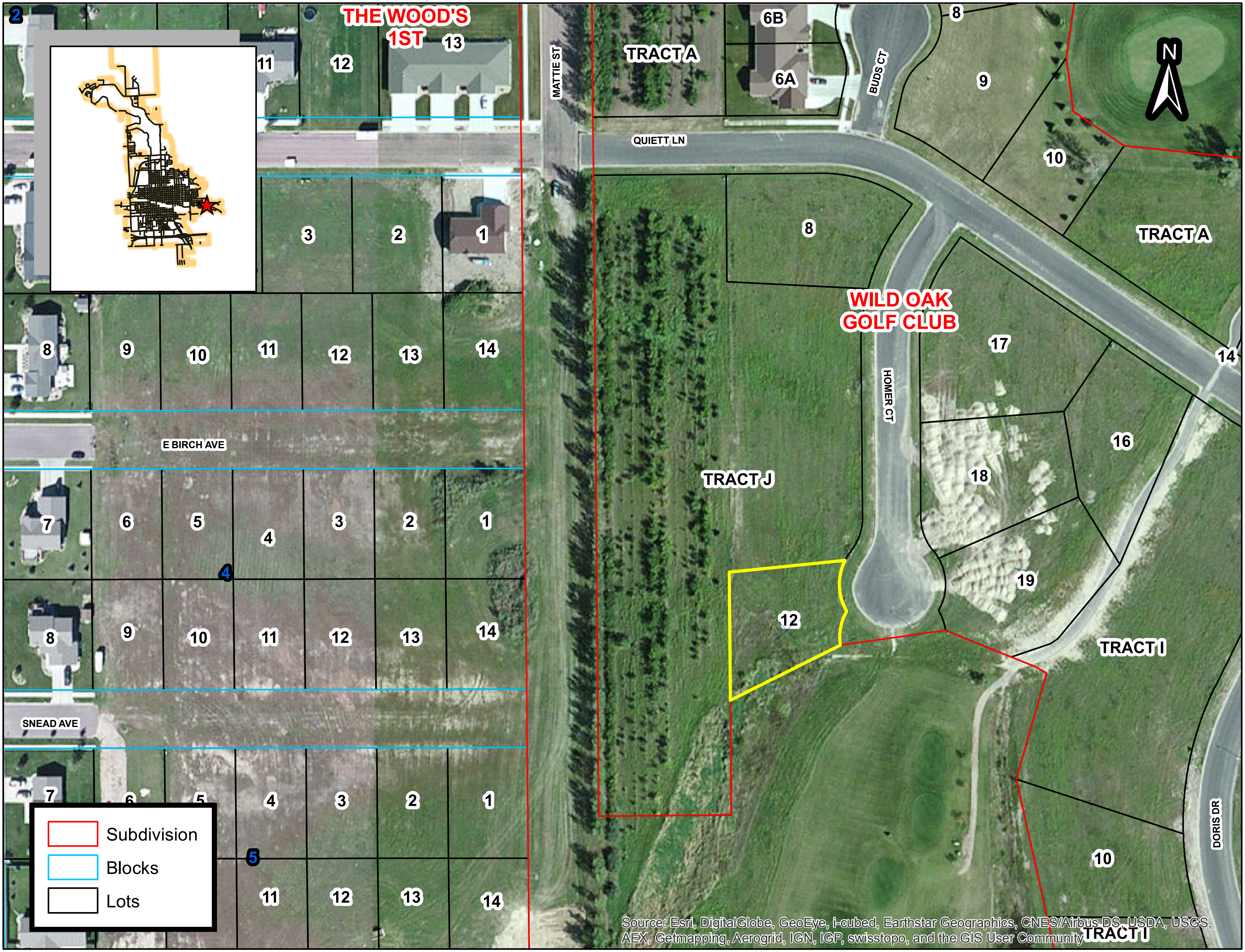
IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS__________ DAY OF ____________________, 201___.

MY COMMISSION EXPIRES:____________________, 201___.

____
NOTARY PUBLIC

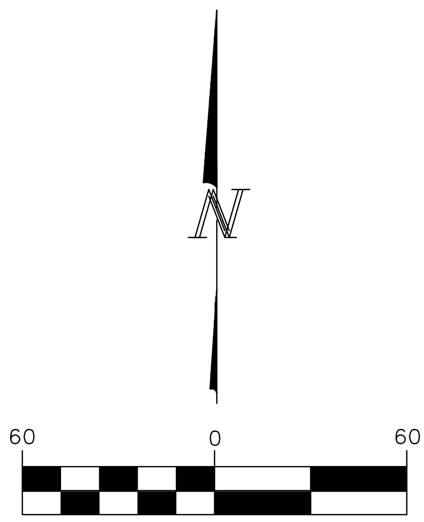
________________ COUNTY, SOUTH DAKOTA


THE WOOD'S 1ST
WILD OAK GOLF CLUB
TRACT A
TRACT J
TRACT I
6A
6B
QUIETT LN
MATTIE ST
BUDS CT
HOMER CT
DORIS DR
E BIRCH AVE
SNEAD AVE
N
Subdivision
Blocks
Lots
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

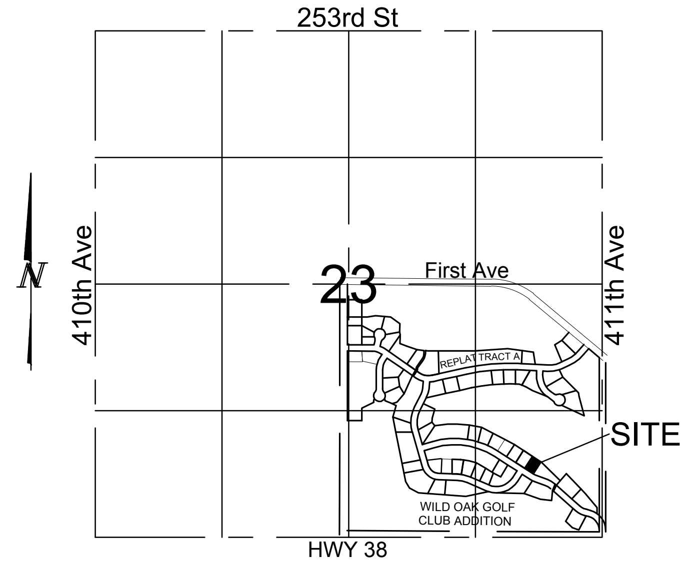
PLAT OF

LOT 14 IN THE REPLAT OF TRACT E
WILD OAK GOLF CLUB ADDITION

TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



Curve Table					
Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	46.69'	200.00'	13°22'33"	46.58'	S64°48'32"E
C2	2.17'	167.00'	0°44'35"	2.17'	N58°29'33"W
C3	36.82'	167.00'	12°37'58"	36.75'	N65°10'49"W



○ = FOUND IRON PIN
● = SET IRON PIN
UE = UTILITY EASEMENT

VICINITY MAP

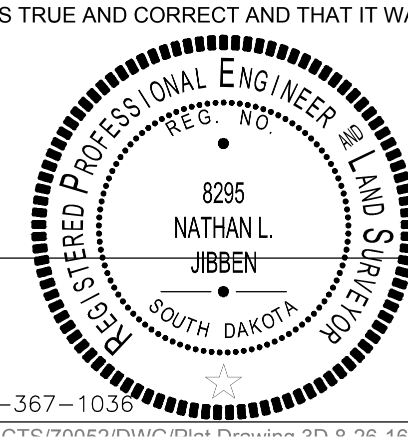
SEC 23, T103N, R60W

SURVEYOR'S CERTIFICATE

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE APRIL 20TH, 2017, SURVEY A PORTION OF THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION, IN THE SE1/4 OF SECTION 23, T103N, R60W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 14 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 0.39 ACRES±.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS ______________ DAY OF ______________, 201___.



NATHAN L. JIBBEN, RLS 8295

PREPARED BY: JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., 6810 S. LYNCREST AVE SUITE 101, SIOUX FALLS, SOUTH DAKOTA, 57108 605-367-1036

PLAT OF

LOT 14 IN THE REPLAT OF TRACT E
WILD OAK GOLF CLUB ADDITION

TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND ALLEYS, PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID PLAT, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS AND OTHER IMPROVEMENTS ON OR UNDER THE STREETS, ALLEYS, PARKS AND PUBLIC GROUNDS WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR GOLF PATH STREET CROSSINGS, WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

DATED THIS ________________ DAY OF ______________________________, 201__.

____
DAVID A. BACKLUND, PARTNER
FIRESTEEL LINKS, LLC, OWNER

STATE OF SOUTH DAKOTA

COUNTY OF ____________________

ON THIS ______________ DAY OF ______________________, 201__, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED DAVID A. BACKLUND, WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED PARTNER OF FIRESTEEL LINKS LLC, OWNER OF THE ABOVE SHOWN PROPERTY, AND KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS_____________ DAY OF _________________________, 201__.

MY COMMISSION EXPIRES:__________________________, 201__.

____
NOTARY PUBLIC

____________________ COUNTY, SOUTH DAKOTA

PLAT OF

LOT 14 IN THE REPLAT OF TRACT E
WILD OAK GOLF CLUB ADDITION

TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 14 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF THE CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF THE SAID CITY OF MITCHELL, SOUTH DAKOTA; AND

WHEREAS, THE CITY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE CITY OF MITCHELL, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION;

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 14 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, ____________________________, CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE

__________ DAY OF ________________________, 201___.

____

CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE

APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE ___________ DAY OF _____________________, 201___; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOT 14 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 14 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _______________________________ , FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS

PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE __________ DAY OF _______________________, 201___.

____

FINANCE OFFICER

COUNTY TREASURER'S CERTIFICATE

I, TREASURER/DEPUTY TREASURE OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND SHOWN IN THE ABOVE PLAT AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN PAID IN FULL.

____

DATE

____

TREASURER/DEPUTY TREASURE, DAVISON COUNTY, SD

DIRECTOR OF EQUALIZATION

I, DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

____

DIRECTOR OF EQUALIZATION, DAVISON COUNTY, SD

REGISTER OF DEEDS

FILED FOR RECORD THIS ______ DAY OF __________________ , 201___ , AT ___________ O'CLOCK, ______M., AND RECORDED IN BOOK

___________ OF PLATS ON PAGE __________________ THEREIN AND RECORDED ON MICROFILM NUMBER ___________ .

____

REGISTER OF DEEDS, DAVISON COUNTY, SD

PREPARED BY: JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., 6810 S. LYNCREST AVE SUITE 101, SIOUX FALLS, SOUTH DAKOTA, 57108 605-367-1036

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS BLOCK 2, BLOCK 3, BLOCK 7, BLOCK 8 AND BLOCK 9 OF CJM SECOND ADDITION, AND PORTIONS OF MICHAEL AVENUE, LIVESAY LANE AND JAMAICA STREET IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA FROM URBAN DEVELOPMENT (UD) DISTRICT TO A PLANNED UNIT DEVELOPMET DISTRICT KNOWN AS CJM SECOND ADDITION PLANNED DEVELOPMENT DISTRICT NUMBER TWO AND CHANGING THE OFFICIAL ZONING MAP ACCORDINGLY

BE IT ORDAINED BY THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA:

SECTION 1. The Zoning District Classification of the real property legally described as BLOCK 2, BLOCK 3, BLOCK 7, BLOCK 8 AND BLOCK 9 OF CJM SECOND ADDITION, AND PORTIONS OF MICHAEL AVENUE, LIVESAY LANE AND JAMAICA STREET IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA to be changed from Urban Development (UD) District to a planned unit development to be known as CJM Second Addition Planned Development District Number Two.

SECTION 2. The official zoning map is to be changed to reflect the change in the zoning district classification of the aforementioned real property.

SECTION 3. The City of Mitchell, South Dakota Municipal Code be amended by amending Title Ten, Zoning Regulations, Chapter Nine, Article G to include the following:

Article G. CJM Second Addition Planned Development District Number Two

10-9G-1: Legal Description: BLOCK 2, BLOCK 3, BLOCK 7, BLOCK 8 AND BLOCK 9 OF CJM SECOND ADDITION, AND PORTIONS OF MICHAEL AVENUE, LIVESAY LANE AND JAMAICA STREET IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

10-9G-2: Purpose This area is intended to provide residential with accessory opportunities and provide for densities, which reflect both the cost and best utilization of the real property located within this district.

10-9G-3: Scope of Regulations: The regulations in this ordinance or set forth elsewhere in Title 10, Zoning Regulations, when referred to in this title, are the district regulations of the CJM Second Addition Planned Development District Number Two.

A. Permitted Uses:

Single Family Dwellings
Storage Buildings
Accessory Buildings

B. Conditional Uses:
Home Occupations

C. Maximum Building Height: No principal building shall exceed two and one half (2 1/2) stories or thirty-five (35') in height and no accessory building shall exceed twenty-three (23') feet in height.

D. Minimum Lot and Width: The minimum lot area shall be at least twenty-five thousand (25,000) square feet and minimum lot width of one hundred feet (100').

E. Minimum Yard Requirements: (Setbacks)
   1. Front Yard: Thirty feet (30')
   2. Back Yard: Thirty feet (30')
   3. Side Yard: Eight feet (8')
   4. Side Yard on a corner lot: Twenty feet (20')
   5. Lot Coverage shall be no less than 45%.

F. Other Regulations:
   1. Municipal Water service will be available by the developer
   2. Municipal sewer service will not be available by the developer
   3. Roads/streets will be installed to standards to comply with rural road classification. The roads/streets will be paved once fifty percent (50%) of the lots are developed and costs are to be assessed to the property owners
   4. Building permits will not be issued until water utilities, roads/streets, drainage are installed to the lot and comply with the standards set forth by the City of Mitchell.
   5. No person shall keep any horse, cow, goat or sheep or erect or maintain any building or enclosure. No person shall allow any ducks, geese, chickens or other domestic fowl to run at large, nor shall any person keep enclosed or housed any domestic fowl.

Section 4. The City Finance Officer shall publish notice of this ordinance, and the same shall be effective 20 days after the completed publication thereof, unless the referendum shall be invoked as provided by law.

Passed and approved ____________ day of ____________.

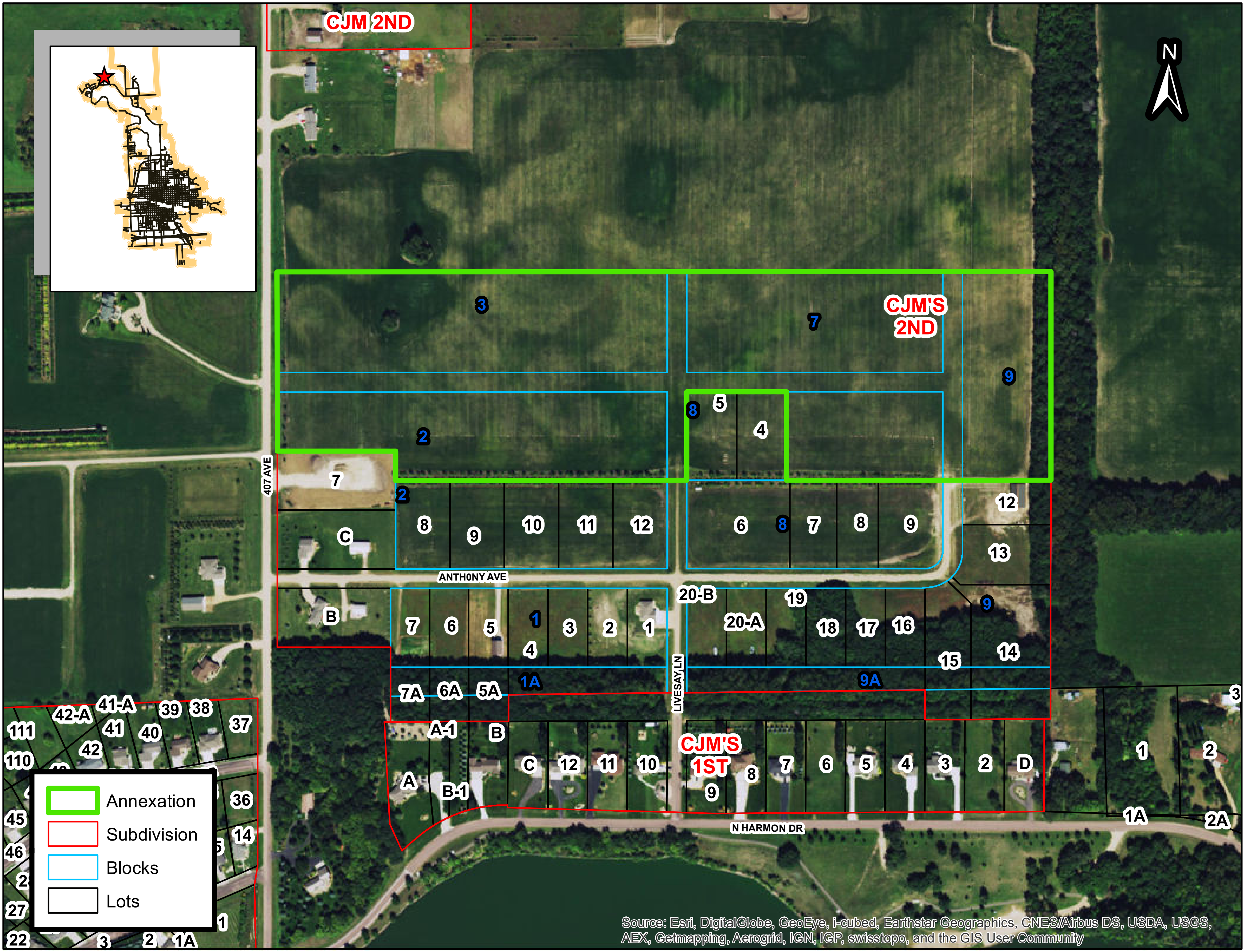
____

MAYOR

ATTEST:

FINANCE OFFICER

FIRST READING
SECOND READING
ADOPTION



CJM 2ND
CJM'S 2ND
CJM'S 1ST
N
407 AVE
ANTHONY AVE
LIVESAY LN
N HARMON DR
Annexation
Subdivision
Blocks
Lots
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

NOTICE OF HEARING

To: The Planning Commission, City Council, Mitchell South Dakota, and to the general public:

ORDINANCE NO.

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Section 4. The City Finance Officer shall publish notice of this ordinance, and the same shall be effective 20 days after the completed publication thereof, unless the referendum shall be invoked as provided by law.

Passed and approved _____________ day of ____________.

____

MAYOR

ATTEST:

FINANCE OFFICER

FIRST READING
SECOND READING
ADOPTION

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on May 8, 2017 at 12:00 P.M and City Council will hold first reading of the rezoning on May 15, 2017 and second reading and adoption June 5, 2017 at 6:30 P.M. All meetings will be at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated this the 21st day of April, 2017, Mitchell, South Dakota.

Michelle Bathke

FINANCE OFFICER

Publish three times: April 27, May 4, and May 24, 2017

At the approximate cost of:

WILLARD & JOANN PAYNE
1414 N LANGDON ST
MITCHELL SD 57301

MATTHEW & DARCHELLE BODE
24929 407TH AVE
MITCHELL SD 57301

DWAYNE NYDAM
24930 407TH AVE
MITCHELL SD 57301

DUANE WAGNER
2740 ANTHONY AVE
MITCHELL SD 57301

TERRY & CHAD FOX
203 W 2ND AVE #5
MITCHELL SD 57301

JUSTIN CLARK
PO BOX 823
MITCHELL SD 57301

BRANDON & BRENDA PUETZ
413 E 12TH AVE
MITCHELL SD 57301

VANLAECKEN PROPERTIES
900 W SPRUCE
MITCHELL SD 57301

DAVID & ASHLEY BRUA
2500 ANTHONY AVE
MITCHELL SD 57301

DUSTY & TOMI JEAN KUSSER
6020 JAMAICA ST
MITCHELL SD 57301

CASEY KIDS GROUP PARTNERSHIP
8508 E 35TH PL
DENVER CO 80238

JOSEPH & JULIE WALTER
JORDAN LEIGHTON
23942 424TH AVE
HOWARD SD 57349

TAX INCREMENT FINANCING

2-6-1: INTRODUCTION; DEFINITIONS:

A. Introduction: In 1978, the South Dakota legislature approved the use of tax increment financing (TIF) by municipalities to help finance redevelopment projects. Tax increment financing is a method of funding public investments in an area by capturing, for a time, all of the increased tax revenue that results when public investment stimulates private investment. TIF is one of the few economic development and community redevelopment tools currently available to municipalities in South Dakota. However, as with any technique, TIF should be used according to carefully specified criteria. These criteria will assure that projects help fulfill the city's objectives for economic development and redevelopment and avoid unnecessary subsidies. This chapter outlines criteria and procedures for evaluating proposals for the use of TIF. These criteria should be considered guidelines only and do not guarantee approval of a request for tax increment financing. (Ord. 2170, 8-1-2005; amd. Ord. 2402, 4-16-2012)

B. Definitions:

DEPARTMENT OF REVENUE AND REGULATION: The South Dakota department of revenue and regulation.

GOVERNING BODY: The board of trustees, the board of commissioners, the board of county commissioners, or the common council of a municipality.

GRANT: The transfer for a governmental purpose of money or property to a transferee that is not a related party to or an agent of the municipality.

MUNICIPALITY: Any incorporated city or town in this state and, for purposes of this chapter only, any county in this state.

PLANNING COMMISSION: A planning commission created under South Dakota Codified Laws chapter 11-6 or a municipal planning committee of a governing body of a municipality which has no planning commission or, if the municipality is a county having no planning commission or planning committee, its board of county commissioners.

PROJECT PLAN: The properly approved plan for the development or redevelopment of a tax incremental district including all properly approved amendments thereto.

TAX INCREMENT VALUATION: The total value of the tax incremental district minus the tax incremental base pursuant to South Dakota Codified Laws section 11-9-19.

TAX INCREMENTAL DISTRICT: A contiguous geographic area within a municipality defined and created by resolution of the governing body.
TAXABLE PROPERTY: All real and personal taxable property located in a tax incremental district. (Ord. 2402, 4-16-2012)

2-6-2: PURPOSE; USES:

A. The city of Mitchell recognizes the following purposes for the use of tax increment financing:

1. To encourage the redevelopment of deteriorated, or otherwise blighted real property in Mitchell through the investment of public funds;

2. To stimulate economic development in the community by assisting projects that promote the long term economic vitality of the community;

3. To stimulate increased private investment in areas that would have otherwise remained undeveloped or underdeveloped and which will, in the long term, provide a significant source of additional tax revenues to all taxing entities; or

4. To stimulate the construction of safe and affordable housing units for low and moderate income residents of the community and expand the general housing stock in the community. (Ord. 2170, 8-1-2005)

B. Tax increment financing may be used for the following purposes in Mitchell:

1. Capital costs, including the actual costs of construction or reconstruction of public works or improvements, buildings, structures, and permanent fixtures;

2. The clearing and grading of land;

3. The acquisition of equipment;

4. Financing costs;

5. Real property assembly costs;

6. Professional services;

7. Imputed administrative costs;

8. Organizational costs, including the costs of conducting environmental impact and other studies and the costs of informing the public of the creation of tax incremental districts and the implementation of project plans;

9. Other payments found to be necessary or convenient to the creation of the tax incremental district or implementation of the project plan;

10. Relocation costs;

11. Payments and grants made, at the discretion of the governing body, which are found to be necessary or convenient to the creation of tax incremental districts, the implementation of project plans, or to stimulate and develop the general economic welfare and prosperity of the state. (Ord. 2402, 4-16-2012)

2-6-3: PROJECT SELECTION:

A. TIF Project Review Committee: Each project seeking to use TIF must submit a complete application to the city planner which will be forwarded to the TIF project review committee for evaluation. The TIF project review committee will make recommendations on the use of TIF to the planning commission and city council. The project review committee consists of the following members: finance director or his/her representative; planning director or his/her representative; city attorney or his/her representative; MADC president or his/her representative; two (2) planning commission members appointed by the mayor; two (2) city council members appointed by the mayor; and, one representative of the Mitchell school district appointed by the superintendent. A majority of the project review committee members present at the meeting where the TIF proposal is evaluated must concur for a project to receive a positive recommendation. All recommendations of the project review committee will be transmitted to the planning commission for a recommendation and on to the city council for a final decision. (Ord. 2170, 8-1-2005)

B. Application Requirements: An application for the use of TIF must include the following information, and the TIF project review committee may waive any required information:

1. A detailed project description;

2. A proposal for a development financing plan, including sources of funds and loan terms unless the city is going to procure financing for the project through its bonding process;

3. A proforma, if appropriate, indicating projected costs and revenues;

4. If required, a statement and demonstration that the project would not proceed without the use of TIF;

5. Evidence that the project meets evaluation criteria;

6. Preliminary plans for the project;

7. A development schedule;

8. If applicable, a list of public improvements which will be constructed along with the project;

9. Corporation or partnership papers if applicable;

10. An audited financial statement of the corporation, partnership, or individual for the most recent five (5) calendar year(s) or the life of the company if appropriate;

11. A copy of the proposed wage scale, employee benefits package, and full and part time employment levels unless waived by the tax increment financing project review committee or, in the case of an affordable housing project, a copy of the applicable federal housing grant program; and

12. Other information that may be required by the project review committee. All applications for TIF must be submitted to the city planner. The TIF project committee will schedule a meeting, at which the applicant will present his/her project, within two (2) weeks of submission. (Ord. 2402, 4-16-2012)

C. Criteria For Evaluation: Projects applying for assistance through TIF must qualify by meeting certain criteria. Some criteria are mandatory and must be met in order for the committee to consider the project for assistance. Others are discretionary, and enable the committee to determine the benefits of the project. The project application must demonstrate how the project meets the required criteria. (Ord. 2170, 8-1-2005)

D. Mandatory Criteria: In order to be considered for TIF, a project must meet each of the following three (3) criteria:

1. The project must be located within a proposed district in which a minimum of twenty five percent (25%) of the area of the district is determined to be "blighted" or not less than fifty percent (50%), by area, of the real property within the district will stimulate and develop the general economic welfare and prosperity of the state through the promotion and advancement of industrial, commercial, manufacturing, agricultural, or natural resources; and the improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the district. It is not necessary to identify the specific parcels meeting the criteria.

   For the purposes of TIF, a "blighted area" is defined as:

a. An area in which the structures, buildings, or improvements are conductive to ill health, the transmission of disease, infant mortality, juvenile delinquency, or crime, and which is detrimental to the public health, safety, morals, or welfare; or

b. An area that substantially impairs or arrests the sound growth of the municipality, retards the provision of adequate housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare as a result of substandard, unsafe or deteriorating development; or

c. An open area which because of the need for infill development and cost effective use of existing utilities and services, obsolete platting, diversity of ownership, deterioration of structures or site improvements, or otherwise is determined to be blighted, substantially impairs or arrests the sound growth of the community.

2. The project must comply with the adopted comprehensive plan and all other appropriate plans and regulations.

3. The use of TIF for the project will not result in the net loss of preexisting tax revenues to the city and other taxing jurisdictions.

4. In addition, a project must meet two (2) of the following six (6) criteria:

a. The project must demonstrate that it is not economically feasible without the use of TIF. In addition, if the project has site alternatives, the proposal must demonstrate that it would not occur in Mitchell without TIF.

b. The project will eliminate actual or potential hazard to the public. Hazards may include condemned or unsafe buildings, sites, or structures.

c. The project will not provide direct or indirect assistance to retail or service businesses competing with existing businesses in the Mitchell trade area.

d. The project will bring new or expanded employment opportunities as demonstrated by proposed wage scales, employee benefits and mixture of full and part time employees.

e. The project will result in additional redevelopment in the tax incremental district.

f. The project will result in the construction of "affordable housing units" defined as housing where the occupant is paying no more than thirty percent (30%) of gross income for housing costs including utilities and complies with the following requirements:

(1) Affordable housing projects must target residents at or below eighty percent (80%) of median income with rents at thirty percent (30%) of the tenant's income or the fair market rent (FMR) for the section 8 program, whichever is greater. A minimum of fifty one percent (51%) of the dwelling units of the proposed development shall be occupied by households meeting this income guideline;

(2) Affordable housing is required to remain affordable as defined above for ten (10) years. If affordability is less than ten (10) years, repayment of prorata share of increment benefit will be due and payable to the city. (Ord. 2402, 4-16-2012)

E. Discretionary Criteria: In addition, the project should meet several of the following criteria. The project will be evaluated relative to the criteria outlined below. The extent to which a project meets these criteria will be used in evaluation of the project including the length of time a district may run.

1. The project will generate at least one full time job for each ten thousand dollars ($10,000.00) in principal value of the TIF; or would create a minimum of fifty (50) new jobs.

2. All TIF proceeds are used for the construction of public improvements.

3. The project involves the rehabilitation of a building listed on or eligible for listing on the national register of historic places.

4. The project will directly benefit low and moderate income people, as defined by the U.S. department of housing and urban development as applied to the community development block grant program. A project will meet this criterion if at least fifty one percent (51%) of the jobs created will be held by or available to low and moderate income people.

5. The building or site that is to be redeveloped itself displays conditions of blight as established by the provisions of South Dakota Codified Laws 11-9.

6. The project involves the start up of an entirely new business or business operation within the city of Mitchell.

7. The project involves the expansion of an existing business located within the city of Mitchell.

8. The project site has displayed a recent pattern of declining real property assessments, as measured by the Davison County director of equalization.

9. The project costs are limited to those specific costs associated with a site that exceed the typical or average construction costs (i.e., excessive fill, relocation costs, additional foundation requirements associated with unusual soil conditions, extension of sewer or water mains, on site or off site vehicular circulation improvements, etc.).

10. The developer agrees to waive the five (5) year tax abatement. (Ord. 2170, 8-1-2005)

2-6-4: APPROVAL PROCESS:

If after reviewing the application the project review committee recommends approval of the TIF assistance the following approval process shall be initiated:

A. Preparation Of A Project Plan: A project plan shall be prepared and must comply with the requirements of South Dakota Codified Laws 11-9-13. A resolution will also be prepared defining the proposed tax incremental district. (Ord. 2402, 4-16-2012)

B. Approval Of The Project Plan: The resolution creating the tax incremental district and project plan is then submitted to the planning commission for its recommendation. Following planning commission review and recommendation, the resolution and project plan is then submitted to the common council for its approval.

C. Approval Of The Development Agreement: Following approval of the resolution creating the tax incremental district and the project plan, the city and the developer will negotiate a development agreement. The agreement sets forth the mutual responsibilities of both parties. The development agreement is reviewed by the common council who must authorize the mayor and finance officer to sign the agreement.

If the TIF project review committee does not recommend approval of the TIF assistance the applicant may appeal that decision to the planning commission and city council. Upon approval by the city council, city staff shall prepare the resolution creating the district and the project plan and the proposal shall be reviewed as outlined in subsections B and C of this section. (Ord. 2170, 8-1-2005)

2-6-5: GENERAL RULES:

All approved projects must comply with the following general rules:

A. TIF shall not be used for the construction of residential structures.

B. Any TIF assisted rehabilitation within a national historic district must be carried out according to the secretary of the interior's standards for rehabilitation. Plans must be complete and must receive the approval of the TIF project review committee prior to the release of funds. (Ord. 2278, 5-5-2008)

C. The city is responsible for acquiring all necessary financing. The city assumes no responsibility for the repayment of any loan or bond beyond the tax allocations outlined in the project plan.

D. Any plan previously approved by the committee pursuant to section 2-6-1 et seq., of this chapter and approved by the city council, which plan is subsequently amended, but does not provide for any increase in the bonded indebtedness, but needs to be amended in any other particulars, does not need to be reconsidered by the TIF committee. (Ord. 2324, 1-19-2010)

Tax Incremental District
Number 23
City of Mitchell, SD

Economic Development Project Plan
In conjunction with

Prepared by Dougherty & Company LLC
May 2017

Table of Contents

Introduction

Tax Increment Financing (TIF) is an incentive utilized by local governments to attract private development and investment. New investment equals new jobs, more customers, and in turn, more investment opportunity. The incentive can also help attract and retain existing businesses and workers that might otherwise find more attractive options elsewhere. The jobs and additional investment, both private and public, mean more money for the community. Tax Increment Financing helps to overcome costs that often prevent redevelopment and private investment from occurring in the community. As a result, the TIF area itself improves and property values increase.

Specifically, money for improvements and other incentives comes from the growth in property tax revenues — the tax increment. A tax increment is the difference between the amount of property tax revenue generated from property within the TIF district before TIF district designation and the amount of property tax revenue generated from property within the TIF district after TIF designation. Property taxes collected on properties included in the TIF at the time of its designation continue to be distributed to the city, school district, county and all other taxing districts in the same manner as if the TIF district did not exist. Only property taxes collected as a result of the incremental increase in the value of these properties after formation of the TIF district are available for use by the counties or cities to fund projects costs in the TIF district.

In addition to increasing property valuation, creating a Tax Increment District for the benefit of economic development can mean retaining and creating more jobs. Today's business climate allows corporations the flexibility to call any state in the union their home. It is up to local communities to attract and retain companies to their communities. Using Tax Increment Financing is one of the most powerful economic development that helps accomplish job creation.

A local government, per South Dakota Codified Law, Chapter 11-9, can designate a specific area within its boundaries as a redevelopment area appropriate for a TIF district and prepare a plan for development. TIF projects must be recommended for approval by the County or City Planning Commission and the County or City Commission/Council.

Purpose & General Definitions as used in this Plan

The property upon which this Tax Incremental District (TID) is proposed to be implemented is located within Davison County, South Dakota, and specifically located within the city limits of the City of Mitchell.

As such, the creation of City of Mitchell TIF # 23 shall be conditioned upon the creation of the District by resolution, and the establishment of the TID boundaries and approval of the TID Project plan by the City of Mitchell Planning and Zoning Commission along with the City Council.

The purpose of this Plan, to be implemented by the City of Mitchell, South Dakota is to satisfy the requirements for a Tax Increment District Number #23 as specified in SDCL Chapter 11-9. The principal purpose of the Plan is to define eligible property and to define a Tax Increment Plan for funding eligible activities in an eligible area of the City. The Plan will describe the boundary, estimated costs, feasibility and fiscal impact of the District.

This Plan was prepared for adoption by the City Council in recognition that the area requires a coordinated, cooperative strategy, with financing possibilities, to promote economic development and accomplish the City's development objectives for improving the continued viability by promoting economic development within the City

The driving interest in the establishment of this Plan is to offer tax increment financing as a tool to stimulate and leverage private sector development and redevelopment, and to promote economic development throughout the District.

Development in the area is anticipated to occur starting in June of 2017 with the potential for tax increment financing to provide the impetus and means to undertake this development at faster pace than might occur otherwise, but more importantly to ensure that the expansion of Vantage Point occurs in Mitchell South Dakota, and not another state.

The following terms found in this Plan are defined as the following:

"Base" or "Tax Incremental Base" means the aggregate assessed value of all taxable property located within a Tax Incremental District on the date the district is created, as determined by SDCL § 11-9-20.

"Blighted or Economic Development" SDCL § 11-9-8.

(1) Not less than twenty-five percent, by area, of the real property within the district is a blighted area or not less than fifty percent, by area, of the real property within the district will stimulate and develop the general economic welfare and prosperity of the state through the promotion and advancement of industrial, commercial, manufacturing, agricultural, or natural resources; and

(2) The improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the district.

"City Council" means the City of Mitchell, South Dakota

"Calendar Year" means the starting date of January 1 to an ending date of December 31st.

"Department of Revenue" means the South Dakota Department of Revenue.

"Developer" means Mitchell Area Development Corporation, South Dakota non-profit corporation formed in accordance with SDCL 9-27-37 and Vantage Point, LLC a South Dakota limited liability company.

"Developer's Agreement" means the agreement between Developer and City of Mitchell concerning this Tax Incremental District.

"District" means the Tax Incremental District.

"Economic Development" means all powers expressly granted and reasonably inferred pursuant to SDCL § 9-54.

"Fiscal year" means that fiscal year for City of Mitchell.

"Generally Applicable Taxes" shall have the same meaning as set forth in 26 CFR § 1.141-4(e).

"Governing body" means the Mitchell City Council, South Dakota.

"Grant" means the transfer for a governmental purpose of money or property to a transferee that is not a related party to or an agent of the municipality;

"Infrastructure Improvements" means a street, road, sidewalk, parking facility, pedestrian mall, alley, bridge, sewer, sewage treatment plant, property designed to reduce, eliminate, or prevent the spread of identified soil or groundwater contamination, drainage system, waterway, waterline, water storage facility, rail line, utility line or pipeline, or other similar or related structure or improvement, together with necessary easements for the structure or improvement, for the benefit of or for the protection of the health, welfare, or safety of the public generally.

"Planning Commission" means the Mitchell City Planning Commission South Dakota

"Plan" means this Project Plan.

"Project Costs" means any expenditure or monetary obligations by City of Mitchell, whether made, estimated to be made, incurred or estimated to be incurred, which are listed as Project Costs herein will include any costs incidental thereto but diminished by any income, special assessments, or other revenues, other than tax increments, received, or reasonably expected to be received, by City of Mitchell in connection with the implementation of this Plan.

"Project Plan" means a properly approved Plan for the development or redevelopment of a tax incremental district including all properly approved amendments thereto as recommended pursuant to SDCL § 11-9-13.

"Public Works" means the Infrastructure Improvements, the acquisition by purchase or condemnation of real and personal property within the Tax Incremental District and the sale, lease, or other disposition of such property to private individuals, partnerships, corporations, or other entities at a price less than the cost of such acquisition which benefit or further the health, safety, welfare and economic development of the County and Project Costs.

"Taxable Property" means all real taxable property located in a Tax Incremental District.

"Tax Incremental District" means a contiguous geographic area within a County defined and created by resolution of the governing body and named City of Mitchell Tax Incremental District #23.

"Tax Increment Valuation" is the total value of the Tax Incremental District minus the tax incremental base pursuant to § 11-9-19.

"Tax Increment Law" means South Dakota Codified Laws Chapter 11-9.

Creation of City of Mitchell, South Dakota TID #23

Representatives of the Developer have approached officials with City of Mitchell regarding the possibility of creating a Tax Incremental Financing District ("TID") to assist in the Project Costs within the Plan on land located within City of Mitchell, South Dakota. As presented by the Developer, the TID will consist of one phase, as follows:

Design and construction of improvements with associated ingress, egress, project costs and infrastructure for an approximate 25,000 square foot addition to Vantage Point's current headquarters.

Timing and weather permitting Developer intends to begin construction in the summer of 2017 with a completion date by April of 2018.

Property within Tax Increment District #23

The real property to be located within the Tax Increment District is within City of Mitchell, described as follows:

It is also listed on the County Assessors print out as:

Legal 1: LOT 1 & E143' of LOT 2 IN BLK 10 &
Legal 2: LOT 1 IN BLK 2 FULLERTON PROPERTIES, 1ST ADDITION
CITY OF MITCHELL, DAVISON CO, SD

It should be noted that TIF # 23 overlays TIF # 9, with the exception of city owned property that was included in TIF # 9's boundary.

Per SDCL 11-9-6 Districts with overlapping boundaries permitted. Subject to any agreement with bondholders, a tax incremental district may be created which overlaps one or more existing districts.

Taxable Value of City of Mitchell

State law requires that tax increment districts cannot exceed ten percent of the taxable value of City of Mitchell for payable 2017. This value for City of Mitchell is approximately $818,530,660. The base value of the taxable property for inclusion into this Tax Incremental District #23, as per the Director of Equalizations records is $2,763,930.

11-9-7. Maximum percentage of taxable property in municipality permitted in districts. In order to implement the provisions of this chapter, the resolution required by § 11-9-5 shall contain a finding that the aggregate assessed value of the taxable property in the district plus the **tax incremental base of all other existing districts does not exceed ten percent** of the total assessed value of taxable property in the municipality.

Total base value of active TIF Districts in City of Mitchell, South Dakota is as follows:

TIF #	Certified Base Value State of South Dakota Dept of Revenue City of Mitchell
5	$180,050
7	$265,415
8	$6,002,565
9	$50,400
10	$6,995,035
11	$207,565
13	$0
14	$37,850
15	$629,700
16	$5,005,495
17	$12,810,800
18	$2,204,600
19	$13,370
20	$151,890
21	$142,235
22	$1,229,145
23	$3,004,275
Total Base Value(s)	**$38,930,390**

The total value of all active TIF districts in City of Mitchell is less than ten (10) percent of total taxable value in the City. Using the estimates provided, with TID #23 included, the total Tax Increment Districts combined is 4.93% when compared to the 2016 Taxable Valuation.

Kind, Number, Location and Detailed Costs of Proposed Public Works and Improvements. SDCL § 11-9-13(1).

In order to implement the provisions of SDCL Chapter 11-9, the following are Project Costs and expenditures made or estimated to be made and the monetary obligations incurred or estimated to be incurred. The Project Costs include capital costs, financing costs, real property assembly costs, professional fee costs, imputed administration costs, relocation costs, organizational costs, discretionary costs and grants, plus any costs incidental thereto.

The City is working to develop an economic and competitive base to benefit the City and the State of South Dakota as a whole. All Project Costs are found to be necessary and convenient to the creation of the Tax Incremental District and its implementation. The project constitutes economic development which is a proper public purpose of the City. The City exercises the powers expressly stated in and reasonably inferred by SDCL §11-9-15 and Chapter 9-54. The City shall enter into all contracts in accordance with South Dakota law.

A combination of private investment and tax increment financing will assist progress toward the overall objectives of Mitchell Area Development Corporation. The Vantage Point expansion is part of the overall global mission of MADC. Specifically addressed will be the following:

- To recruit new business(s)to the City of Mitchel
- To retain and expand new business(s) within the City of Mitchell
- To address and remedy conditions in the area that impair or arrest the sound growth of City of Mitchell;
- To develop, redevelop and rehabilitate the area in a manner which is compatible with and complementary to unique circumstances in the area;
- To effectively utilize undeveloped and underdeveloped land;
- To ultimately contribute to increased revenues for all taxing entities;
- To improve areas that are likely to significantly enhance the value of substantially all property in the district.

Costs of Public Works or Improvements

In accordance with SDCL § 11-9-14 the following is the kind, number, location and dollar amount of estimated Project Costs, costs of public works and improvements.

I. The following are listed as estimated costs of the Project.

Kind of Project	Location[1]	Amount	Reference[2]
Capital Costs (Street, Water & Sewer) (cleaning & grading of land & associated costs)[2]	District		11-9-15(1)
Financing Costs	District		11-9-15(2)
Real Property Assembly	District		11-9-15(3)
Professional Fees	District		11-9-15(4)
Administrative Costs	District		11-9-15(5)
Relocation Costs	District		11-9-15(6)
Organizational Costs	District		11-9-15(7)
Discretionary Costs and Grants	District	$655,000	11-9-15(8)
Eligible Project Costs		**$655,000**	

[1]District shall mean the Tax Increment District.

[2]SDCL §11-9-15 (1) Capital costs, including the actual costs of the construction of public works or improvements, buildings, structures, and permanent fixtures; the demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and permanent fixtures; the acquisition of equipment; the clearing and grading of land; and the amount of interest payable on tax incremental bonds or notes issued pursuant to this chapter until such time as positive tax increments to be received from the district, as estimated by the Project Plan, are sufficient to pay the principal of and interest on the tax incremental bonds or notes when due;

(2) Financing costs, including all interest paid to holders of evidences of indebtedness issued to pay for Project Costs, any premium paid over the principal amount thereof because of the redemption of such obligations prior to maturity and a reserve for the payment of principal of and interest on such obligations in an amount determined by the governing body to be reasonably required for the marketability of such obligations;

(3) Real property assembly costs, including the actual cost of the acquisition by a municipality of real or personal property within a tax incremental district less any proceeds to be received by the municipality from the sale, lease, or other disposition of such property pursuant to a Project Plan;

(4) Professional service costs, including those costs incurred for architectural, planning, engineering, and legal advice and services;

(5) Imputed administrative costs, including reasonable charges for the time spent by municipal employees in connection with the implementation of a Project Plan;

(6) Relocation costs;

(7) Organizational costs, including the costs of conducting environmental impact and other studies and the costs of informing the public of the creation of tax incremental districts and the implementation of project plans; and

(8) Payments and grants made, at the discretion of the governing body, which are found to be necessary or convenient to the creation of tax incremental districts or the implementation of project plans.

All of the above are estimates of the costs involved in the project, and the actual total may be greater or smaller. An itemized listing of the estimated costs is set forth on Schedule 1. Because the cost estimates are only estimated costs, the total authorized TID costs of $655,000 is the controlling value with respect to authorized TID Project Costs, rather than the particular line item amounts contained in the above Chart and Schedule 1. The line item categories proposed are for guidance only, and actual costs will be determined upon completion of the improvements. The above total represents eligible Project Costs. Only such amounts as are feasible will be allowed by the City or by monetary obligation.

* Costs incurred may be allocated and may be completed in any order.

Expenditures Exceeding Estimated Cost

Any expenditures which in sum would exceed the total amount of the TID amount of $655,000 will require an amendment of this Plan. All amendments would be undertaken pursuant to SDCL §11-9-23.

When the expenditures within the Plan are increased in excess of the total above, the Department of Revenue will be required to reset the base, in accordance with SDCL §11-9-23.

If the Project Costs are not provided for in the original plan, the governing body would be required to amend the plan which requires the South Dakota Department of Revenue to re-determine the tax increment base when additional Project Costs are added to a plan. SDCL §11-9-23.

Developer's Agreement

The City of Mitchell will enter into a Developer's Agreement with the following as the guidelines for the Agreement

Financing Terms:

- Amount – the total amount of the TIF will not exceed $655,000
- Interest Rate – there will be no interest rate associated with this TIF
- Length – The TIF will not exceed 16 calendar years from the date of creation.
- Expiration. The TIF will expire at the end of 16 years or when the $655,000 has been paid out, whichever comes first. Should there be a balance on the TIF note at the end of year 16, the TIF will still expire.

Legal Terms

- Should the State of SD not classify the TIF as economic development, the TIF will not be finalized and will cease to exist.
- The company will waive their right to the discretionary tax abatement
- Should Vantage Point TIF 23 be created, revenue from this TIF will be dedicated to payment of the existing TIF (9) debt service for Vantage Point should TIF #9 have a shortfall.

Developer Terms

- MADC will act as the Developer and all TIF proceeds will flow to MADC.
  - MADC will be responsible to pass on the increment to Vantage Point.
- MADC will enter into an MADC will enter into an Exclusive Development Agreement with Vantage Point which shall include among other things the number of new jobs to be created and the time frame of which they will be required to hire new employees.
  - Should Vantage Point fail to meet its requirements set forth within the Exclusive Development Agreement MADC shall inform the City of the same and the City may terminate or withhold payments to MADC as a result of such breach by Vantage Point
- The City of Mitchell reserves the right to charge an annual administration expense. This fee will be used to offset any future expenses that may occur due to reporting. The amount will not exceed $5,000 in a calendar year.
- MADC will certify the costs to the City for reimbursement

Detailed List of Estimated Project Costs

Attached as Schedule 1 is a detailed list of estimated Project Costs as per SDCL § 11-9-13(3). No expenditure for Project Costs is provided for more than five years after the District is created.

Feasibility Study

An economic feasibility study per SDCL § 11-9-13(2) is attached as Schedule 2.

Economic Development Study

Not less than 50% of the area within the proposed district will stimulate and develop the general economic welfare and prosperity of the state through commercial, manufacturing and agricultural development as evidenced by the Economic Development Study attached as Schedule 3.

Fiscal Impact Statement

Attached is Schedule 4 a Fiscal Impact Statement showing the impact of the Tax Increment District, until and after the bonds are repaid, upon all entities levying property taxes in the district. Required as per SDCL § 11-9-13(4).

Method of Financing, Timing of Costs and Monetary Obligations

The payment of Project Costs is anticipated to be made by the City to Developer from the special fund of the Tax Incremental District. SDCL § 11-9-13(5). Pursuant to the Developer's Agreement, the City will pay to the Developer all available tax increment funds it receives from the District.

Maximum Amount of Tax Incremental Revenue

The maximum amount of tax incremental revenue bonds or monetary obligations to be paid through Tax Increment District #23 shall be the amount sufficient to reimburse the City for the payments made for Project Costs and pay all tax increment bonds or monetary obligations in an amount not to exceed $655,000 principal and interest or such lesser amount as may be feasible with the estimated revenue generated by the Tax Increment District. The final terms and conditions will be set forth in the Developer's Agreement

Duration of Tax Incremental Plan

The duration of the Plan will extend to the number of years it will take for the reimbursement of the City, the extinguishment of bonds and the monetary obligation except that the Plan duration **shall not exceed 16 calendar years** of revenue from the date of creation of the District.

Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

The site will generate taxes to the local jurisdictions at or above the assessed value of the Base. All taxing districts shall receive that base which will be the value set for 2017 taxes payable in 2018. The tax increment will be available to the taxing jurisdictions at or before twenty (16) years after the creation of the District. Schedule 5 details the tax capture implications to each of the local taxing jurisdictions. After the repayment of the bonds and monetary obligations, taxing entities will receive their proportionate share of tax dollars for the base value and the tax incremental values.

Conditions Map, Improvements Map, Zoning Change Map

The Conditions map, SDCL § 11-9-16(1), is included as Attachment 2.

The Improvements map, SDCL § 11-9-16(2), is included as Attachment 3.

The Zoning Change Map, SDCL § 11-9-16(3), is included as Attachment 4.

Changes to the City of Mitchell Comprehensive/Master Plan/ Map, Building Codes & County Ordinances per SDCL § 11-9-16(4)

No changes to City ordinances nor the City Master Plan are required.

List of Estimated Non-Project Costs

The following is a list of the non-Project Costs per SDCL § 11-9-16(5). All costs are listed as taxable value; actual non-project costs will exceed the following amounts.

Item	Amount
Economic Development TIF	$0
TOTAL	$0

Statement of Displacement and Relocation Plan

No residents or families will be displaced by the Project. SDCL § 11-9-16(6)

Performance Bond, Surety Bond or other Guaranty

As security for its fulfillment of the agreement with the governing body, a purchaser or lessee of redevelopment property may furnish a performance bond, with such surety and in such form and amount as the governing body may approve or make such other guaranty as the governing body may deem necessary in the public interest. This additional security may be provided for in a Developer's Agreement.

List of Schedules

List of Attachments

Attachment 1 - Descriptions of Real Property

Attachment 2 - Conditions map, SDCL § 11-9-16(1)

Attachment 3- Improvements map, SDCL § 11-9-16(2)

Attachment 4 - Zoning Change Map SDCL § 11-9-16(3)

Schedule 1 – "Detail of Project Costs"

Kind of Project	Number of Projects	Location[4]	Amount	Reference[5]
Capital Costs (Street, Water & Sewer) (cleaning & grading of land & associated costs)		District		11-9-15(1)
Financing Costs		District		11-9-15(2)
Real Property Assembly		District		11-9-15(3)
Professional Fees		District		11-9-15(4)
Administrative Costs		District		11-9-15(5)
Relocation Costs		District		11-9-15(6)
Organizational Costs		District		11-9-15(7)
Discretionary Costs and Grants	1	District	$655,000	11-9-15(8)
Eligible Project			$655,000	

(1) Capital costs, including the actual costs of the construction of public works or improvements, buildings, structures, and permanent fixtures; the demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and permanent fixtures; the acquisition of equipment; the clearing and grading of land; and the amount of interest payable on tax incremental bonds or notes issued pursuant to this chapter until such time as positive tax increments to be received from the district, as estimated by the Project Plan, are sufficient to pay the principal of and interest on the tax incremental bonds or notes when due;
(2) Financing costs, including all interest paid to holders of evidences of indebtedness issued to pay for Project Costs, any premium paid over the principal amount thereof because of the redemption of such obligations prior to maturity and a reserve for the payment of principal of and interest on such obligations in an amount determined by the governing body to be reasonably required for the marketability of such obligations;
(3) Real property assembly costs, including the actual cost of the acquisition by a municipality of real or personal property within a tax incremental district less any proceeds to be received by the municipality from the sale, lease, or other disposition of such property pursuant to a Project Plan;
(4) Professional service costs, including those costs incurred for architectural, planning, engineering, and legal advice and services;
(5) Imputed administrative costs, including reasonable charges for the time spent by municipal employees in connection with the implementation of a Project Plan;
(6) Relocation costs;
(7) Organizational costs, including the costs of conducting environmental impact and other studies and the costs of informing the public of the creation of tax incremental districts and the implementation of project plans; and
(8) Payments and grants made, at the discretion of the governing body, which are found to be necessary or convenient to the creation of tax incremental districts or the implementation of project plans.

Estimates TID Eligible of Project Costs Requested

The City of Mitchell has determined that this will be an economic development Tax Increment District, thus the eligible cost will be in the form of a grant that will not exceed $655,000. This is a permitted use under SDCL 11-9-15.

11-9-15. Specific items included in project costs. Project costs include:

(1) Capital costs, including the actual costs of the construction of public works or improvements, buildings, structures, and permanent fixtures; the demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and permanent fixtures; the acquisition of equipment; the clearing and grading of land; and the amount of interest payable on tax incremental bonds issued pursuant to this chapter until such time as positive tax increments to be received from the district, as estimated by the project plan, are sufficient to pay the principal of and interest on the tax incremental bonds when due;

(2) Financing costs, including all interest paid to holders of evidences of indebtedness issued to pay for project costs, any premium paid over the principal amount thereof because of the redemption of such obligations prior to maturity and a reserve for the payment of principal of and interest on such obligations in an amount determined by the governing body to be reasonably required for the marketability of such obligations;

(3) Real property assembly costs, including the actual cost of the acquisition by a municipality of real or personal property within a tax incremental district less any proceeds to be received by the municipality from the sale, lease, or other disposition of such property pursuant to a project plan;

(4) Professional service costs, including those costs incurred for architectural, planning, engineering, and legal advice and services;

(5) Imputed administrative costs, including reasonable charges for the time spent by municipal employees in connection with the implementation of a project plan;

(6) Relocation costs;

(7) Organizational costs, including the costs of conducting environmental impact and other studies and the costs of informing the public of the creation of tax incremental districts and the implementation of project plans; and

(8) Payments and grants made, at the discretion of the governing body, which are found to be necessary or convenient to the creation of tax incremental districts, the implementation of project plans, or to stimulate and develop the general economic welfare and prosperity of the state.

Schedule 2 – "Economic Feasibility Study"

MADC and Vantage Point have approached the City of Mitchell regarding the possibility of creating a Tax Incremental Financing District to assist with help in offsetting the costs associated with constructing a 25,000 sq. ft addition to Vantage Point's current headquarters.

Vantage Point is a leading telecommunications engineering and consulting company. The company is focused on customer service, driven by advanced technology, and employee owned. Progressive thinking makes Vantage Point well-known and respected in the industry.

The company is headquartered in Mitchell, South Dakota with additional offices in North Carolina and multiple remote employees across the country. The company currently has 179 highly paid employees, 109 of which call South Dakota their home in a 30,000-square foot facility in Mitchell. Vantage Point is an employee owned company

In 2016, Vantage Point served 480 clients in 37 states as well as several international clients. The company is growing and needs new talented employees, and is considering locations for an office expansion to accommodate this growth. Mitchell is one location being considered for this expansion. Vantage Point offers high paying professional, technical and staff support job opportunities. The vast majority of the services offered by the company are for clients located outside the State of South Dakota.

Expansion Project

The notes below summarize a potential expansion of the Vantage Point office facility in Mitchell.

Office Space Expansion	25,000 square feet
Capital Investment	$2.5 million
New Employees (Over 5 years / 2017-2022)	40
Employee Pay & Benefits	$50,000 - $100,000

The City has been asked to create a Tax Increment District to help offset the expansion associated with project. This feasibility study provides that the Project Costs can be financed through tax increment financing under South Dakota Tax Incremental District Law (South Dakota Codified Laws Chapter 11-9). Tax increment financing is an indispensable selffinancing tool used throughout the United States to help local governments successfully develop and redevelop areas and encourage economic development.

In tax increment financing, the current real property tax assessed value of all properties in a designated project area ("tax increment financing district") is established as the "base value." As development in the tax increment financing district increases the assessed values of the redeveloped properties, a portion of the additional tax revenue generated by the increase in assessed value over the base value is set aside and committed by the City to the reimbursement of approved project costs.

Tax increment financing is permitted only in connection with a "Project Plan" duly adopted by the City. The property is currently taxable at $2,763,930. The improvements to be made to the property are estimated to add $2,200,000 to the assessed valuation. The estimated increment resulting from the improvements would be approximately $48,000 in new taxes once fully developed Since only positive tax increment will be applied, the proposed project is feasible.

All of the project costs are found to be necessary and convenient to the creation of the Tax Incremental District and the implementation of the project.

For purposes of this Project Plan, the Developer is projecting that construction of a 25,000 square foot facility will be fully constructed by April 2018. It is anticipated that Developer will procure financing to fund the TID improvements by way of a loan. The City at no time shall ever be responsible for any loan the Developer secures. The City's role is to simple act as a conduit for the revenue and pass on all positive increment to the Developer, of which, will never exceed $655,000 in total payments, or 16 years, whichever comes first.

A portion of the development within the District could qualify for the discretionary tax abatement. However, the Project Plan has been prepared anticipating that all development will "not" elect to utilize the "real property" tax discretionary formula.

It is assumed that all obligations incurred would be adequately secured as to allow the payment of principal and interest when due, whether by means of a taxable bond or loan. The actual repayment schedule may change, but all principal and interest shall be paid within the life of the TID. Utilizing the information regarding expected increment valuation and tax generation, it is possible to estimate an expected revenue stream that can be utilized to retire debt that will be created as a result of implementing the Project Plan.

For purposes of this Project Plan, it is anticipated no increment generated by City TID #23 will be available until calendar year 2019 and thereafter. The calculation of the estimated tax increment valuation and tax generated for City of Mitchell TID #23 is presented in the table below.

TID Tax Revenue Estimates Available for City of Mitchell TID #23

City of Mitchell

Tax Increment District #23

Revenue Assumptions / Feasibility Study

Full and True Value $ 3,004,275.00 Levies are based on payable 2017

Construction Year	Valuation Year	Revenue Year	Valuation Increment	Total School Levy "Other"	County Mill Rate	City of Mitchell	Sub Dist Levy	Total Mill Rate*	Total Revenue Increment	Total Increment for Debt Service	Cumulative Amt Paid Out
2017	2018	2019	$ 1,100,000.00	12.14	3.905	5.85	0.063	21.958	$ 24,153.80	$ 24,153.80	$ 24,153.80
2018	2019	2020	$ 1,100,000.00	12.14	3.905	5.85	0.063	21.958	$ 24,153.80	$ 48,307.60	$ 72,461.40
2019	2020	2021		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 120,769.00
2020	2021	2022		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 169,076.60
2021	2022	2023		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 217,384.20
2022	2023	2024		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 265,691.80
2023	2024	2025		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 313,999.40
2024	2025	2026		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 362,307.00
2025	2026	2027		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 410,614.60
2026	2027	2028		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 458,922.20
2027	2028	2029		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 507,229.80
2028	2029	2030		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 555,537.40
2029	2030	2031		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 603,845.00
2030	2031	2032		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 652,152.60
2031	2032	2033		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 700,460.20
2032	2033	2034		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 748,767.80
2033	2034	2035		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 797,075.40
Assumptions									$	**797,075.40**	

In Year 1 it is assumed the facility will be 50% assessed
In Year 2 the facility will be completed

Although the TIF is feasible for 16 years, the projections show the last payment will be APPROXIMATELY in 2032

Once $655,000 is paid out from the TIF or the 16 years are completed - The TIF will automatically expire

** Assumes Mill Levies remain constant for the duration of the TIF*

Note: These numbers are for projection purposes only and do not reflect what the actual number(s) may be. The projection numbers are based on assumptions provided by the developer.

Schedule 3 – "Economic Development Study"

SECTION 1- INTRODUCTION

The City has been approached concerning the creation of a tax increment district located within City limits. In order to determine whether a tax increment district (TID) may be created, the governing body must make a finding that not less than 50%, by area, of the real property within the district will stimulate and develop the general economic welfare and prosperity of the State through the promotion and advancement of industrial, commercial, manufacturing, agricultural and natural resources, and the improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the district.

SECTION 2 - STUDY AREA BOUNDARY

The Study area is described as the area depicted on the map attached to this Study (Attachments 1 and 2).

SECTION 3 - ESTABLISHING ECONOMIC DEVELOPMENT

South Dakota law describes economic development as activity that stimulates and develops the general economic welfare and prosperity of the state through the promotion and advancement of industrial, commercial, manufacturing, agricultural, or natural resources. The area making up the boundaries of proposed City of Mitchell TID #23 consists of a 30,000 square foot office space that is Vantage Point's headquarters as well as undeveloped adjoining land to the North of Vantage Point

SECTION 4 – FINDING THAT THE IMPROVEMENTS TO THE AREA ARE LIKELY TO ENHANCE SIGNIFICANTLY THE VALUE OF SUBSTANTIALLY ALL OF THE OTHER REAL PROPERTY IN THE DISTRICT

It is specifically found that once the improvements set forth within City of Mitchell TID #23 Project Plan are commenced the improvements enhance significantly the value of substantially all of the other real property in the District.

SECTION 5 – CONDITIONS WITHIN THE STUDY AREA; LAND USE AND PLANNING LAND USE, PLANNING AND COMPREHENSIVE PLAN

The City of Mitchell Comprehensive Plan is consistent with the proposed use of the District.

SECTION 6 – FINDINGS WITHIN THE STUDY AREA ANALYSIS

In accordance with state law, it is found that not less than fifty percent (50%) by area of the real property within the District will stimulate and develop the general economic welfare and prosperity of the State of South Dakota through the promotion and advancement of industrial, commercial, manufacturing, agricultural, and natural resources, and it is found that the improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the District in accord with SDCL 11-9-8(1) and (2).

The Study area currently consists of a 30,000 square foot office space that is Vantage Point's headquarters as well as undeveloped adjoining land to the North of Vantage Point. The Developer is proposing to build a 25,000 square foot expansion on the undeveloped land that will lead to job creation. The construction expenditures are expected to exceed $2,500,000.

In accordance with State Law, the following addresses specific characteristics of economic development are found within the Study Area with corresponding portions of 11-9-8 and 11-9-11:

The investment of more than $2,500,000 in the study area will stimulate and develop the general economic welfare and prosperity of the state through the promotion and advancement of commerce during the construction period. More than fifty percent, by area, of the real property within the District will stimulate and develop the general economic welfare and prosperity of the state through the promotion and advancement of commerce. The development will cause more employment and generate additional economic activity through retail commerce and development.

TID TAX REVENUE ESTIMATES

City of Mitchell

Tax Increment District #23

Revenue Assumptions / Feasibility Study

Full and True Value $ 3,004,275.00 — Levies are based on payable 2017

Construction Year	Valuation Year	Revenue Year	Valuation Increment	Total School Levy "Other"	County Mill Rate	City of Mitchell	Sub Dist Levy	Total Mill Rate*	Total Revenue Increment	Total Increment for Debt Service	Cumulative Amt Paid Out
2017	2018	2019	$ 1,100,000.00	12.14	3.905	5.85	0.063	21.958	$ 24,153.80	$ 24,153.80	$ 24,153.80
2018	2019	2020	$ 1,100,000.00	12.14	3.905	5.85	0.063	21.958	$ 24,153.80	$ 48,307.60	$ 72,461.40
2019	2020	2021		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 120,769.00
2020	2021	2022		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 169,076.60
2021	2022	2023		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 217,384.20
2022	2023	2024		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 265,691.80
2023	2024	2025		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 313,999.40
2024	2025	2026		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 362,307.00
2025	2026	2027		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 410,614.60
2026	2027	2028		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 458,922.20
2027	2028	2029		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 507,229.80
2028	2029	2030		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 555,537.40
2029	2030	2031		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 603,845.00
2030	2031	2032		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 652,152.60
2031	2032	2033		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 700,460.20
2032	2033	2034		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 748,767.80
2033	2034	2035		12.14	3.905	5.85	0.063	21.958	$ -	$ 48,307.60	$ 797,075.40
Assumptions									$	**797,075.40**	

In Year 1 it is assumed the facility will be 50% assessed

In Year 2 the facility will be completed

Although the TIF is feasible for 16 years, the projections show the last payment will be APPROXIMATELY in 2032

Once $655,000 is paid out from the TIF or the 16 years are completed - The TIF will automatically expire

** Assumes Mill Levies remain constant for the duration of the TIF*

Note: These numbers are for projection purposes only and do not reflect what the actual number(s) may be. The projection numbers are based on assumptions provided by the developer.

Schedule 4 – "Fiscal Impact Statement"

Fiscal Impact Statement City of Mitchell- Tax Increment District #23

INTRODUCTION

The fiscal impact statement is intended to provide a succinct analysis of the estimated impact of the Tax Increment District to the public pursuant to SDCL § 11-9-13(4). It is not intended to rival the level of detail required by a detailed financial analysis. A fiscal impact statement shows the impact of the Tax Increment District, both until and after the bonds or obligations are repaid, upon all entities levying taxes upon property in the District.

DEFINITIONS

"Assumptions" means factors or definitions used in the fiscal analysis. Assumptions may include facts and figures identified by the District and educated guesses that are sometimes necessary when not all of the information is available. Assumptions are often used to extrapolate an estimate. Assumptions may include an estimate of tax levies of each taxing entity, the school aid formula contribution, the value of the real property, etc.
"Base Revenues" means the taxes collected on the base value.
"Fiscal Impact" means the increase or decrease in revenues and generally refers to an impact to revenues caused by the district.
"Revenue" means ad valorem taxes.
"Tax Increment District" means City of Mitchell, Tax Increment District Number 9.
"Taxing Districts" means all political subdivisions of the state which have ad valorem taxing power over property within the boundaries of the Tax Increment District.
"Tax Increment Revenues" means all revenues above the Base Revenues.

ASSUMPTIONS

1. The property will have improvements which at completion will be valued for taxable purposes at $3,004,275
2. The average tax levy of all taxing districts will be $21.958 per thousand dollars of taxable valuation.
3. Tax increment will start to be collected in 2019 and end prior to 2034.
4. The discretionary formula will be waived by Developer.

FISCAL IMPACT

The total fiscal impact upon the taxing entities during the term of the Tax Increment District is as follows:

Valuation Assumptions	Base Full / True Value	Increase	Positive Increment
Land / Existing Improvements	$ 3,004,275	$ 0.00	$ 0.00
Additional Improvements	$0	$2,500,000	$2,200,000
Total Positive Increment	$ 0.00	$	$2,200,000

Schedule 5 – "Estimated Captured Taxable Values"

For purposes of this Project Plan, Developer assumes that **Developer will elect not to use the real property tax discretionary formula** currently utilized in City of Mitchell, South Dakota, pertaining to payment of real property taxes (i.e., 20% Year 1; 40% Year 2; 60% Year 3; 80% Year 4; and 100% Year 5.

It is further assumed, for purposes of this Plan, that a 25,000 sq. ft. office expansion will be completed by April 2018. It is anticipated that when fully developed, the improvements are estimated to be assessed in the approximate amount of $2,200,000*, which will generate $48,000 in annual real property taxes.

* Actual valuation shall depend upon the value determined by the Davison County Director of Equalization when assessed, with the application of dollars-per-thousand from local taxes. All tax increment revenues shall be from Generally Applicable Taxes attributable to the improvements to be constructed in the TID. The potential for total increment collections are estimated to be at the maximum range of $655,000 covering a span of captured tax years not to exceed 16. Collection is anticipated to begin in 2019, and the schedule carries out the tax captured 16 years from the date of Plan adoption.

The following dollars-per-thousand rates are the current taxing rates of the local taxing jurisdictions:

2016 Property Tax Rate

2016 Payable in 2017	**$ per $1,000 assessed**
Davison County	$ 3.905
City of Mitchell	$ 5.85
Sub Dist	$ 0.063
School District	$ 12.140
Total Tax Levy	**$ 21.958**

Utilizing the information regarding expected increment valuation and tax generation, it is possible to generate an expected revenue stream that can be utilized to retire debt that will be created as a result of implementing the Project Plan.

TID TAX REVENUE ESTIMATES

City of Mitchell

Tax Increment District #23

Revenue Assumptions / Feasibility Study

Full and True Value $ 3,004,275.00 — Levies are based on payable 2017

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Note: These numbers are for projection purposes only and do not reflect what the actual number(s) may be. The projection numbers are based on assumptions provided by the developer.

Attachment 1

Descriptions of Real Property:

It is also listed on the County Assessors print out as:

Legal 1:	LOT 1 & E143' of LOT 2 IN BLK 10 &
Legal 2:	LOT 1 IN BLK 2 FULLERTON PROPERTIES
	CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

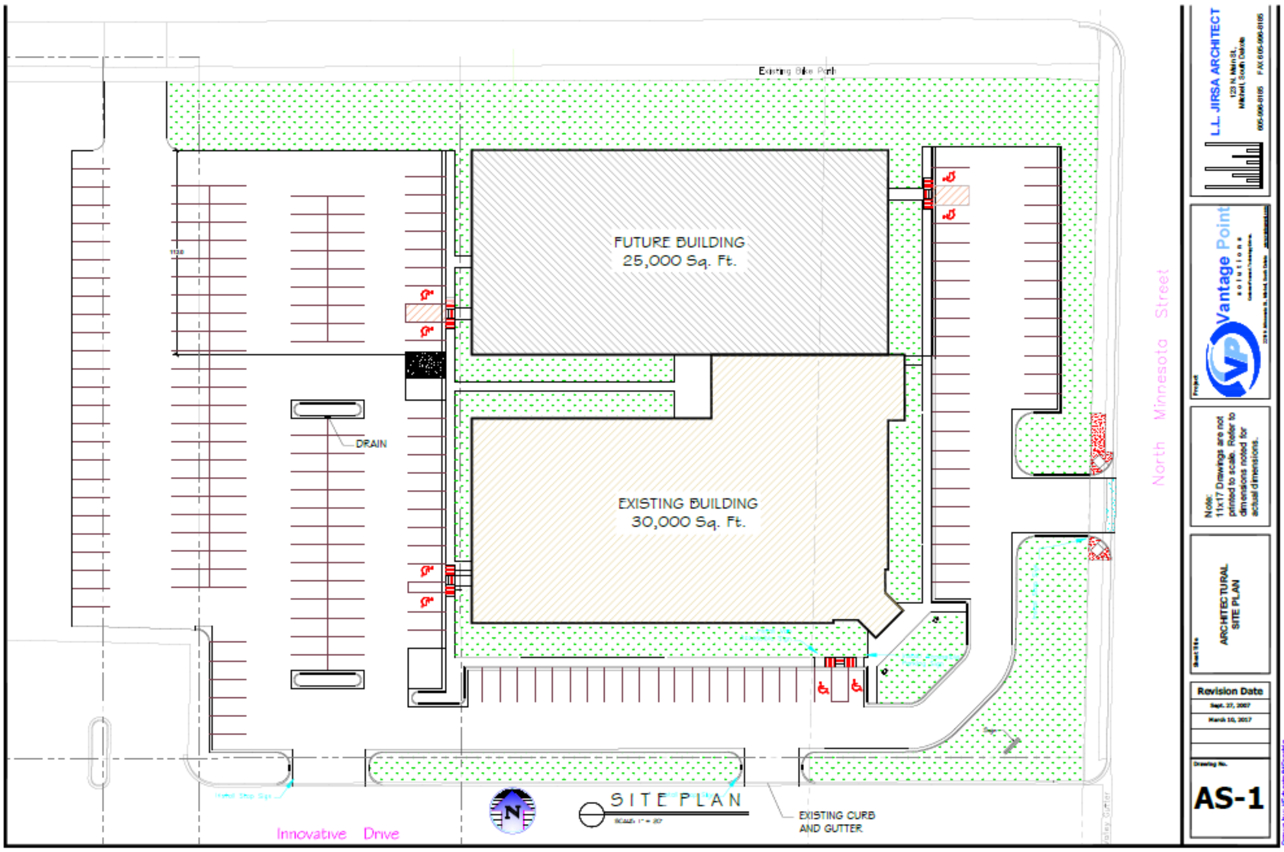
Attachment 2

Conditions picture for City of Mitchell Tax Incremental District #23, SDCL § 11-9-16(1)

The following is a picture showing the current conditions of the proposed location of TIF #23

Attachment 3

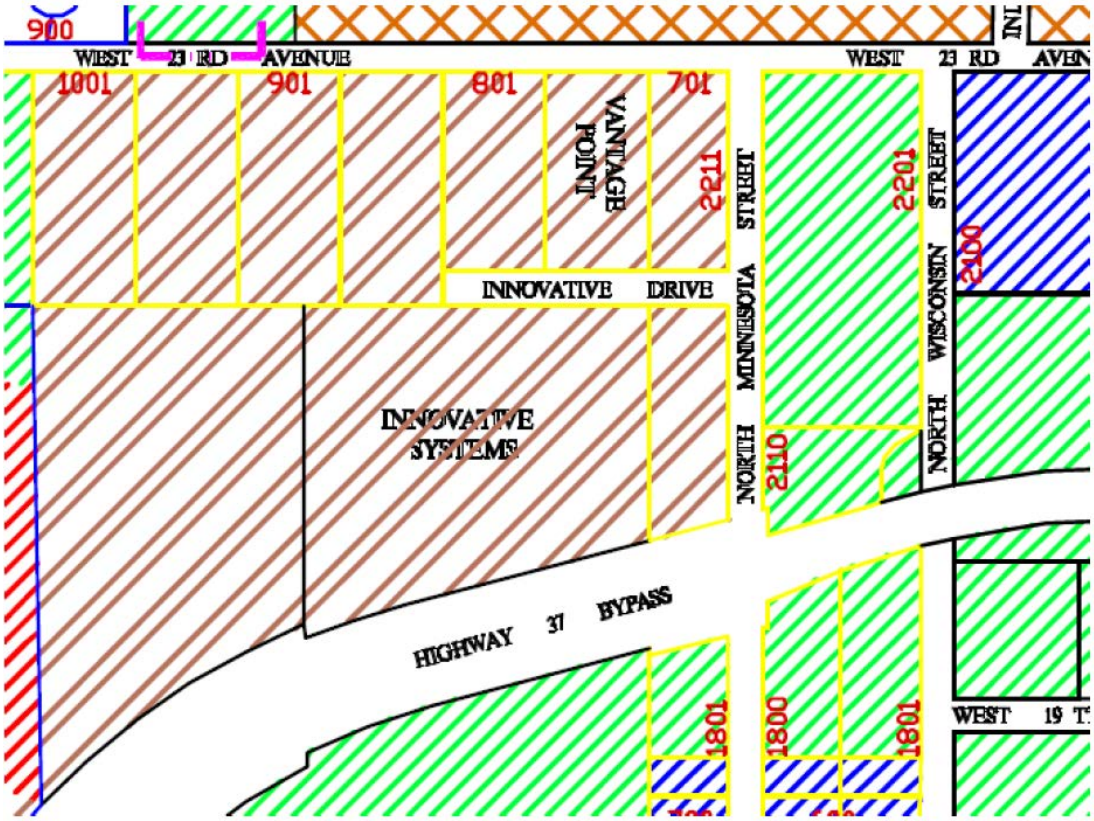
Improvements map for City of Mitchell Tax Incremental District #23, SDCL § 11-9-16(2).



Attachment 4

Zoning Change Map for City of Mitchell Tax Incremental District #23, SDCL § 11-9-16(3).

- No proposed changes



City of Mitchell | **City Administrator**
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8143
CityOfMitchell.org

TO: Planning & Zoning Board Members
CC: Mayor Jerry Toomey & Mitchell City Council Members

FROM: Stephanie Ellwein, City Administrator
RE: TIF Overview

On May 2nd the Mitchell TIF Committee met and considered a request for a TIF in the City of Mitchell. During that meeting, the committee requested that I provide an overview/update of the current TIFs in the City of Mitchell. We have been working on reviewing all of the TIFs for potential cost savings. Any changes due to that review (that is still ongoing) is noted on the chart below. The chart shows a summary of the current TIFs within the City of Mitchell, remaining indebtedness, estimated payoffs, as well as the growth in assessed value within the City as a result of the TIFs.

TIF #	Description	Year Issued	Remaining Indebtedness-12/31/16	Estimated Payoff	Equalized Base Value	2017 Equalized Value	Increment
5	Iverson	2005	$64,017.51	**2017**	$165,640	$2,678,705	$2,513,065
7	Commerce Street	2005	$1,322,419.71	2025	$244,185	$5,388,705	$5,144,520
8	Highland Conference Center **refinanced in 2016. TIF will pay off one year earlier and saved $367,190.16 in interest.**	2007	$1,522,027.94	*2026 Could be 2025	$5,522,360	$10,352,415	$4,830,055
9	Vantage Point- **currently refinancing. Will change pay off date to 2025 and save approximately $120,000 in interest**	2007	$468,773.15	2027 *Could be 2025	$46,365	$2,763,930	$2,717,565
10	MADC Business Park	2008	$536,967.90	**2019**	$6,435,435	$12,581,985	$6,146,550
13	MTI	2010	$236,670.74	2030	$0	$3,719,515	$3,719,515
14	Pepsi/WisPak	2010	$436,581.51	2030	$34,820	$2,423,070	$2,388,250
15	ProBuild	2011	$61,960.43	**2018**	$579,335	$3,767,690	$3,188,355
16	Innovative Systems (tied to TIF 7)	2011	$1,522,300	2031	$4,605,055	$7,106,435	$2,501,380
17	Woods Addition	2012	$769,000	2032	$11,604,140	$17,558,555	$5,772,610
18	Starlite Estates	2012	$1,421,000	2032	$2,028,235	$7,680,805	$5,652,570
19	Antach-Mitchell Housing Authority	2013	$300,000	2033	$12,300	$1,111,615	$1,099,315
20	Morris	2013	$200,000	2033	$139,735	$671,940	$532,205
21	Hohn Enterprises	2015	$320,000	2035	$142,235		
22	Klockworks Kustom Cycles **Only $19,000 has been spent due to waiting to see if increment develops	2016	$1,634,531	2036	$1,229,145		
Total:	*Totals don't include equalized base value or increment for 21 or 22*		**$13,696,249.89**		**$32,788,985**	**$77,805,365**	**$46,205,955**

CITY OF MITCHELL
TAX INCREMENTAL FINANCING PROJECT REVIEW COMMITTEE
MINUTES, MAY 2, 2017

NOT APPROVED

Chairman Smith called the meeting to order at 1:00 pm in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

Members Present: Council Members Smith & Tronnes, Planning Commissioners Larson & Everson, School Board Member Olson, City Attorney Johnson, City Planner Putnam, MADC Director Hisel.

Member Absent: Finance Officer Bathke

Others Present: Mayor Toomey, Stephanie Ellwein, Don Petersen, Tim McGannon, and Evan Hendershot

Approval of Agenda: Motion by Larson, seconded by Tronnes to approve the agenda. All members present voting aye, motion carried.

Approval of Minutes: Motion by Hisel, seconded by Larson to approve the minutes of the March 22, 2016 meeting. All members present voting aye, motion carried.

Action to consider recommending a Tax Incremental Project Plan: Review and recommendation of Tax Incremental #23, City of Mitchell, SD, Economic Development Plan, in conjunction with Mitchell Area Development Corporation and Vantage Point.

Stephanie Ellwein, City Administrator, provided an overview of the submitted project plan. She mentioned this is a product of the city working together with MADC for a project involving the expansion of Vantage Point. The plan indicates the potential of 40 new jobs over a five-year period and the construction of a 25,000 square foot addition. This TIF District proposal is different from other city TIF projects, because there will be no interest, it will not exceed 16 years, and the city is not financing this TID (details are on pages 10 & 11). She also mentioned state laws in regards to TIF districts classifications has changed. The initial consultation with the state indicate this project will comply as an "Economic Development" project, which is a requirement of the statute. However, if the state does not classify it as such, the TIF district will not be finalized. The developer is waiving the discretionary formula. Don Petersen, attorney for MADC, and Ellwein stated "Eligible Project Costs" per state statute consist of 'grant' as reference in (8), page 10 of the project plan. They both indicated there will be an employee agreement that guarantees the number of employees to be hired and the consequences for noncompliance.

Tronnes asked Hisel about Mitchell's workforce issues. Hisel indicated that we are having difficulty with the professional careers, however this project may assist in recruiting engineering and accounting positions that may be lost to other areas. Smith asked about the accounting and controls of the funds. Hisel and Ellwein stated that MADC and the city will monitor the cash flow and internal controls. McGannon asked if the project must be bid, the answer was no, since the project is a 'grant'. Larson asked for a summary of the status of existing TIF Districts. Ellwein indicated she will provide one for the planning commission.

Petersen gave his opinion on aspects of the proposed plan it is possible compliance with the requirements of City of Mitchell Ordinance 2-6-3. He indicated the plan complies 2-6- 3B 1 thru 7 and 11 have been provided, 8 is not applicable, he is requesting the committee waive 9 and 10. He feels the plan complies with Items 1, 2 and 3 listed in 2-6-3 D Mandatory Criteria: In regards to 2-6-3D 4, Petersen contends the plan complies with two of the six criteria, specifically a., c., and d. Petersen also suggested the plan complies with 2-6-3E Discretionary Criteria; 7., 9., and 10.

The committee considered Petersen's opinion. Motion by Olson, seconded by Tronnes to concur with the determinations by Petersen and recommend the plan be approved by the City Planning Commission. Members voting aye, Smith, Tronnes, Putnam, Johnson, Olson, Larson, Abstaining Hisel and Everson. Motion carried.

Chairman Smith adjourned the meeting at 1:40 pm.

______________________________ __________

Chairman Date

Minutes prepared by Neil Putnam