CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
APRIL 27, 2020, 12:00 PM (NOON)

1. **Instructions For Alternative Participation Methods For City Planning Commission Meetings**

   Documents:

   PLANNINGCOMMMEETINGINSTRUCTIONS.PDF

2. **CALL TO ORDER:**

3. **ROLL CALL:**

4. **Declaration Of Conflicts Of Interests**

5. **APPROVE AGENDA:**

6. **Approval Of Minutes: April 13, 2020**

   Documents:

   PLANNINGCOMMINUTES4132020.PDF

7. **Schedule Next Meeting: May 11, 2020**

8. **Hearing And Action On Establishing The Boundaries And Approval Of The Project Plan For Tax Increment Financing District #25**

   Documents:

   TIF 25 PROJECT PLAN 4-13-20.PDF
   LETTER OF ENDORSEMENT 2.PDF

9. **Review And Action On Plan: PATA BBQ, 808 Sanborn Blvd, Review Prior To May 1, 2020**

   Documents:

   PATAPLAN.PDF

10. **Plat: A Plat Of Lots 4 & 5 In Tract I, Wild Oak Golf Club Addition To The City Of Mitchell, Davison County, South Dakota**

    Documents:

    PLATLOTS45TRACTI.PDF
    AERIALL4AND5WILDOAK.PDF

11. **Hearing And Action: An Ordinance That Changes The Zoning District Classification Of The Real Property Legally Described As Lot 18A, Tract L Of Wild Oak Golf Club Addition, SE 1/4, Section 23, T 103 N, R 60 W, Davison County, South Dakota From CN Conservation District To R4 High Density Residential District**

    Documents:

APPPETERSONLOT18A.PDF
NOHLOT18A.PDF
3-PETERSON-GIS.PDF
PLATLOT18ATRACTL.PDF
LOT18ANEIGHBORS.PDF

12. **Hearing And Action: An Ordinance The Changes Zoning District Classification Of The Real Property Legally Described As N 600' Of W 250' Of IT 3 In Lot 3, NE 1/4 , Section 37, T 103 N, R 60 W, Platted Various, City Of Mitchell, Davison County, SD From HB Highway Oriented Business To I Industrial**

    Documents:

    APPBATHKEPROPERTY.PDF
    NOHBATHKEREZONING.PDF
    AERIALBATHKEPROPREZONE2020.PDF
    BATHKEREZONINGNEIGHBORS.PDF

13. **OTHER BUSINESS:**

14. **PUBLIC INPUT: If You Need To Address The City Planning Commission On An Item That Was Not On The Agenda, Excluding Personnel Items, Please Come Forward To The Podium And State Your Name And Your Concern. Presentations Are Limited To Three Minutes. Items Will Be Considered But No Action Will Be Taken At This Time.**

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 Meetings- Temporary Participation Methods due to COVID-19 in accordance with Governor Noem's Executive Order 20-14.

Livestream:

YouTube https://www.youtube.com/user/CityofMitchell

Facebook at @cityofmitchellsd

Television Broadcast:

Mitchell Telecom Channel 90

Midco Channel 7

Listen only mode through telephone conference:

Zoom meeting phone number: +1 312 626 6799 US

Meeting ID: 642-588-3500

Join URL: https://us02web.zoom.us/j/6425883500

Comment Methods

Please include your full name with your comments that are submitted.

Prior to the Meeting:

Mail to: City Hall Attn: Planning & Zoning, City Hall, 612 N Main St, Mitchell, SD 57301

Email City Planner Neil Putnam: nputnam@cityofmitchell.org

Leave a voicemail at 605 995-8433

During the Meeting:

Email City: tjohnson@cityofmitchell.org or kcroce@cityofmitchell.org

YouTube live chat during the meeting

Facebook live chat during the meeting

Text to: (605) 299-1182

Agenda Posting Dates: Agendas will be available on the City's website the Thursday prior to the meeting by 5:00 PM. You can find them at www.cityofmitchell.org/AgendaCenter

Public Participation for City Planning Commission Meetings

The City Planning Commission welcomes participation in all public meetings. However, in light of the current COVID-19 Pandemic, and in response to Governor Noem's Executive Order #2020-14; the public is asked to forward any comments for Planning and Zoning within the Public Works Department in City Hall prior to the meeting.

In addition, City staff will be monitoring the chat features on the livestream channels of the meeting and will answer questions if possible. However, if you would like your comments to be entered into the record you will need to state your full name and which agenda item you are commenting on as part of your comment.

If you do wish to attend the meeting in person, please enter through the Corn Palace Front Entrance.. You will be subject to a temperature check. If you wish to address the commissioners in person, please inform the attendant in the Corn Palace lobby. You will then be escorted in the council chambers at the appropriate time and you will be provided an opportunity to address the commission. The commissioners may ask you questions as well.

CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
APRIL 13, 2020

NOT APPROVED

Chairman Larson called the April 13, 2020 City Planning Commission Meeting to order at 12:00 pm (Noon) in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD

Members Present: Larson, Genzlinger, Osterloo, Vaux, Jirsa via telephone, Molumby via telephone and Allen.
Member Absent: Fergen

Declaration of Conflicts of Interests: none

Approval of Agenda: Motion by Osterloo, seconded by Vaux to approve the agenda as presented. Roll Call: Larson yes, Vaux yes, Molumby yes, Osterloo yes, Jirsa yes, Genzlinger yes, Fergen absent. Motion passes 6 yes 0 no 1 absent.

Approval of Minutes: Motion by Osterloo, seconded by Vaux to approve the minutes of the March 9, 2020 meeting. Roll Call: Molumby yes, Jirsa yes, Osterloo yes, Genzlinger yes, Larson yes, Vaux yes, Fergen absent. Motion passes 6 yes 0 no 1 absent.

Schedule Next Meeting: Motion by Molumby, seconded by Osterloo to schedule the next meeting for April 27, 2020. Osterloo yes, Jirsa yes, Molumby yes, Genzlinger yes, Larson yes, Vaux yes, Fergen absent. Motion passes 6 yes 0 no 1 absent.

A Plat of Lot 9 in the Replat of Tract E, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota. The plat appears to follow the master plan. Motion by Genzlinger, seconded by Osterloo to approve the plat. Roll Call: Genzlinger yes, Vaux yes, Larson yes, Osterloo yes, Jirsa yes, Molumby yes, Fergen absent. Motion passes 6 yes 0 no 1 absent.

A Plat of Lot 2, Block 1 of Woodland Heights First Addition, A Subdivision of Lot 2, Crane's Addition in the SE ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The plat appears to follow the master plan. Motion by Molumby, seconded by Jirsa to approve the plat. Roll Call: Genzlinger yes, Vaux yes, Larson yes, Osterloo yes, Jirsa yes, Molumby yes, Fergen absent. Motion passes 6 yes 0 no 1 absent.

A Plat of Lot A-1 and McCabe Street, A Subdivision of Lots A and H, Block 8, Sunnyside Addition to the City of Mitchell, Davison County, South Dakota. T. Johnson explained the purpose to install a public right-of-way (McCabe Street). Davison County will retain Lot A-1. Motion by Molumby, seconded by Osterloo to approve the plat. Roll Call: Jirsa yes, Molumby yes, Vaux yes, Genzlinger, Larson yes, Osterloo yes, Fergen absent. Motion passes 6 yes 0 no 1 absent.

A Plat of Lots 1, 2 and 3 of Donald & Lois Addition in the SW ¼ of Section 7, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota. The plat is NW of the Ethanol plat, outside the city's zoning jurisdiction, but within the 3 mile platting jurisdiction. Motion by Osterloo, seconded by Jirsa to approve the plat. Roll Call: Larson yes, Genzlinger yes, Vaux yes, Osterloo yes, Jirsa yes, Molumby yes, Fergen absent. Motion passes 6 yes 0 no 1 absent

A Plat of Lot 1 of Schroder Addition in the NE ¼ of Section 21, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota. This is north of the airport. It is outside the city's zoning jurisdiction, but within the 3-mile platting jurisdiction. Motion by Genzlinger, seconded by Vaux to approve. Roll Call: Vaux yes, Osterloo yes, Jirsa yes, Molumby yes, Larson yes, Genzlinger yes, Fergen absent. Motion carries 6 yes 0 no 1 absent.

A Plat of Lots 2 and 4, Block 9 of Westwood First Addition, A Subdivision of Block 4 of Westwood First Addition in the NW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. J. Schroeder, City Engineer, report that FEMA has been recently updating flood maps and they have initially identified the Westwood addition in the flood plain. The city has requested a detailed study of the area; however, it may be up to 3 years to complete. Staff wants to bring this to the planning commission's attention. Molumby requested that the developer be informed. Staff see no reason to deny the plats. Motion by Osterloo, seconded by Jirsa to approve the plat. Roll Call: Vaux yes, Genzlinger yes, Larson yes, Jirsa yes, Molumby yes, Osterloo yes Fergen absent. Motion passes 6 yes 0 no 1 absent.

A Plat of Lot 3, Block 9 of Westwood First Addition, A Subdivision of Block 4 of Westwood First Addition in the NW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Note the same comments in the above plat. Motion by Molumby, seconded by Jirsa to approve the plat. Roll Call: Larson yes, Osterloo yes, Genzlinger yes, Vaux yes, Jirsa yes, Molumby yes, Fergen absent. Motion carries 6 yes 0 no 1 absent.

Public Commentary: none

Chairman Larson adjourned the meeting at 12:25 pm.

____________________________ ____________________

TAX INCREMENTAL DISTRICT
NUMBER 25
CITY OF MITCHELL
TAX INCREMENTAL
PROJECT PLAN

Mitchell TIF District 25 Boundary Map

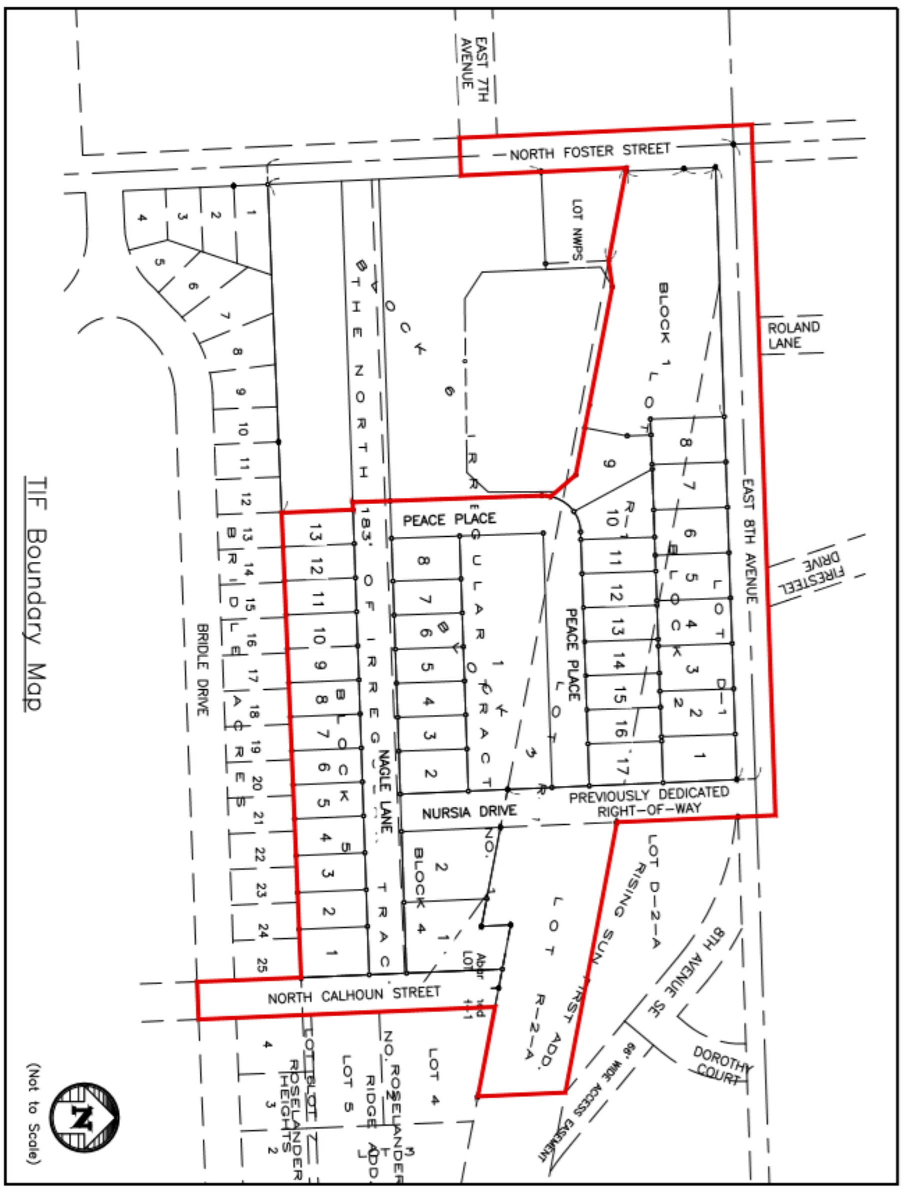


Table of Contents

INTRODUCTION AND PURPOSE

The purpose of this Plan, to be implemented by the City of Mitchell, Davison County, South Dakota, is to satisfy the requirements for a Tax Incremental District Plan Number 25, City of Mitchell, Davison County as specified in SDCL Chapter 11-9. There are 11 mandated requirements of the Plan, each to be addressed in this Plan. 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.

This Plan was prepared for adoption by the City Planning Commission and the City Council in recognition that the area requires a coordinated, cooperative strategy, with financing possibilities, to promote economic development through the construction of Affordable Housing through a single-family affordable housing residential development project to be known as Ridge View on Foster Development Project." The Ridge View on Foster Development Project shall consist of two (2) separate Phases, with only Phase 1 being included in TIF #25. It is anticipated that up to fifty-one (51) single-family homes will be built in the Phase of Ridge View on Foster Development included within this TIF. All houses built within the TIF District boundaries shall have an original selling price at or below the first-time homebuyer's purchase price limit being used by the South Dakota Housing Development Authority. In addition, within the TIF boundaries is an area designated as "Block 1" on the TIF Boundaries Map that will be developed as additional housing, but that does not yet have a Request for Proposals prepared. The intent of the TIF Project is to create new, affordable homeownership opportunities for those below the 115% of average income as determined by the South Dakota Housing Development Authority.

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 to provide Affordable Housing and to promote economic development throughout the TIF District and the City of Mitchell.

Development in the area is anticipated to occur in the near future, with the potential for tax increment financing to provide the impetus and means to undertake this development at a faster pace than might occur otherwise.

GENERAL DEFINITIONS AS USED IN THIS PLAN

The following terms found in this Plan have the following meanings:

"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" means property that meets any of the following criteria:

Any area, including slum area, in which the structures, buildings, or improvements, by reason of:

(1) dilapidation, age, or obsolescence;

(2) inadequate provisions for ventilation, light, air, sanitation, or open spaces;

(3) high density of population and overcrowding;

(4) the existence of conditions which endanger life or property by fire and other causes; or

(5) any combination of such factors;

are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and which is detrimental to the public health, safety, morals, or welfare, is a blighted area[1]; or

Any area which by reason of:

(1) the presence of a substantial number of substandard, slum, deteriorated, or deteriorating structures;

(2) predominance of defective or inadequate street layouts;

(3) faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

(4) unsanitary or unsafe conditions;

(5) deterioration of site or other improvements;

(6) diversity of ownership, tax, or special assessment delinquency exceeding the fair value of the land;

(7) defective or unusual conditions of title;

(8) the existence of conditions which endanger life or property by fire and other causes; or

(9) any combination of such factors;

substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use, is a blighted area [2]; or

Any area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of a municipality, is a blighted area.[3]

"City of Mitchell" means Mitchell, South Dakota.

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

"Developer" means Mitchell Area Development Corporation, a South Dakota development corporation.

"Developer's Agreement" means the agreement between Mitchell Area Development Corporation and the 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 of City of Mitchell.

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

[1] SDCL § 11-9-9
[2] SDCL § 11-9-10
[3] SDCL § 11-9-11

"Governing body" means City of Mitchell City Council.

"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.

"Municipality" means any incorporated city or county in this state.

"Planning Commission" means City of Mitchell Planning Commission.

"Plan" means this Project Plan.

"Project Costs" means any expenditure or monetary obligations by Developer, 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 Developer in connection with the implementation of this Plan.

"Project Plan" means 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 City 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 City and/or County defined and created by resolution of the governing body and named City of Mitchell Tax Incremental District #25.

"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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PROPERTY WITHIN THE TAX INCREMENT DISTRICT

The real property to be located within the Tax Increment District is located east of Foster Street and Avera Queen of Peace Hospital in Mitchell, South Dakota, and is described as follows:

(1) Lot D-1 in the Northwest Quarter (NW1/4) of Section Twenty-three (23), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., City of Mitchell, Davison County, South Dakota;

(2) Lot R-1 in the Northwest Quarter (NW1/4) of Section Twenty-three (23), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., City of Mitchell, Davison County, South Dakota;

(3) Irregular Tract No. 1, except Lot NWPS and except the West 599 Feet therein, but specifically included abandoned Lot H1 in the Northwest Quarter (NW1/4) of Section Twenty-three (23), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., City of Mitchell, Davison County, South Dakota;

(4) the North 183 Feet of Irregular Tract No. 2, except the West 599 Feet therein; all in the Northwest Quarter (NW1/4) of Section Twenty-three (23), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., City of Mitchell, Davison County, South Dakota;

(5) Lot R-2-A Rising Sun First Addition in the Northwest Quarter (NW1/4) of Section Twenty-three (23), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., City of Mitchell, Davison County, South Dakota; and City of Mitchell

(6) Foster Street right-of-way between its intersection with the north boundary of 8th Avenue and the south boundary of 7th Avenue;

(7) 8th Avenue right-of-way between its eastern intersection with Foster Street and the point of intersection with Lot D-2-A in the Northwest Quarter (NW1/4) of Section Twenty-three (23), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., City of Mitchell, Davison County, South Dakota;

(8) City of Mitchell North Calhoun Street right-of-way from the south right-of-way line of Bridle Drive to Lot R-2-A above described.

(9) Unnamed platted right-of-way bounded on the north by the south boundary of 8th Avenue street right-of-way, on the west by eastern boundaries of Lots D-1 and R-1 above described, on the south by the northern boundary of Irregular Tract No. 1 above described, and on the east by Lots R-2-A and D-2-A above described;

The area making up Tax Increment District #25 is shown on the Boundary Map attached to the following page.

CREATION OF CITY OF MITCHELL TID NUMBER 25

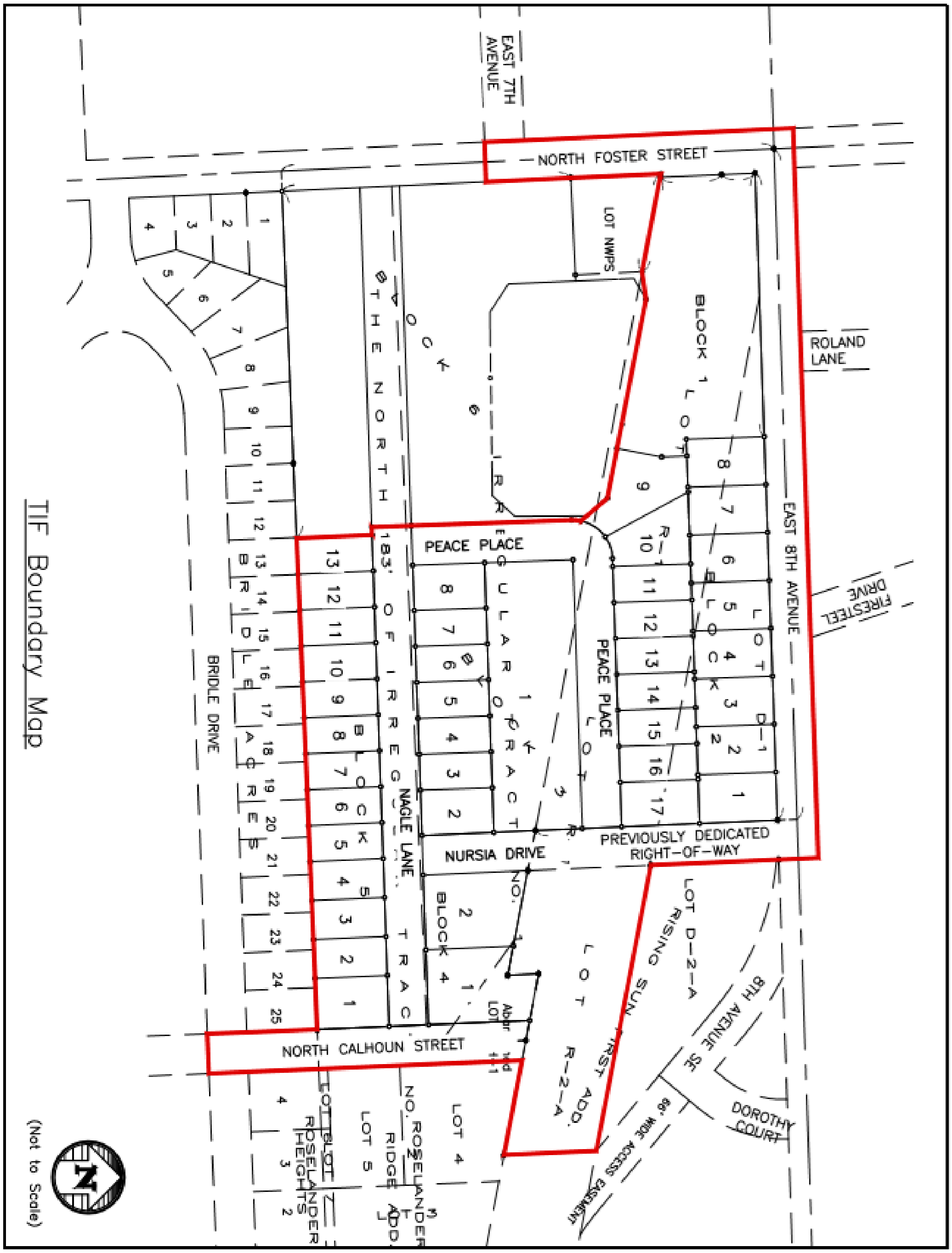
Mitchell Area Development Corporation desires to create a Tax Incremental Financing District (“TID”) to assist in the construction of public infrastructure and other TID eligible expenses on land located within the corporate limits of the City of Mitchell, Davison County, South Dakota. As presented by the Developer, the TID will consist of one phase as follows:

> Site preparation, street, curb and gutter, drainage and other TID eligible expenses for the Affordable Housing Project area proposed for the TID area.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Figure 1. TID 25 Boundary

Mitchell TIF District 25 Boundary Map



Listing Of Kind, Number, Location And Detailed Costs Of Proposed Public Works And Improvements[4]

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 by the Developer. The Project Costs may 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, diminished by any income, special assessments, or other revenues, other than tax increments, received, or reasonably expected to be received, by the City.

The City is working to develop an economic and competitive base to benefit the City and the state 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 an Affordable Housing Project and 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 Developer or its assignee 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 following additional objectives:

- To address and remedy conditions in the area that impair or arrest the sound growth of the City;
- To implement the Comprehensive Plan and its related element;
- To 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 improve pedestrian, bicycle, vehicular, and transit-related circulation and safety;
- To ultimately contribute to increased revenues for all taxing entities;
- To encourage the voluntary construction of buildings, improvements, and conditions;
- To watch for market and/or project opportunities to promote economic development, and when such opportunities exist, to take action within the financial, legal and political limits of the City to acquire land, pursue redevelopment, improvement and construction projects; and
- To improve areas that are likely to significantly enhance the value of substantially all property in the district.

Taxable Value of Mitchell

State law requires that tax increment districts cannot exceed ten percent of the taxable value of the City of Mitchell. This value for Mitchell is approximately $929,401,580. The base value of the taxable property for inclusion into this Tax Incremental District, as per the Director of Equalizations records is $7,185, as set forth on the following page:

[4] SDCL §11-9-16(1)

TIF 25 Base Valuations

Lot D-1; Lot R-1; Irregular Tract No. 1, except Lot NWPS and except the West 599 Feet therein, but specifically including abandoned Lot 1; the North 183 Feet of Irregular Tract No. 2, except the West 599 Feet therein, all in the Northwest Quarter (NW1/4) of Section Twenty-three (23), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Base Value: $2,510

Lot R-2-A, Rising Sun First Addition in the Northwest Quarter (NW1/4) of Section Twenty-three (23), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., Davison County, South Dakota.

Base Value: $4,675

TOTAL BASE VALUE: $7,185

The balance of the property within the TIF District boundaries is currently tax exempt.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Total base value of active TIF Districts in Mitchell is as follows:

Tax Increment District Number 7	$265,415
Tax Increment District Number 8	$6,002,565
Tax Increment District Number 9	$50,400
Tax Increment District Number 11	$207,565
Tax Increment District Number 14	$37,850
Tax Increment District Number 15	$629,700
Tax Increment District Number 16	$5,005,495
Tax Increment District Number 17	$12,810,800
Tax Increment District Number 18	$2,204,600
Tax Increment District Number 19	$13,370
Tax Increment District Number 20	$151,890
Tax Increment District Number 21	$142,235
Tax Increment District Number 22	$1,229,145
Tax Increment District Number 23	$3,004,275
Tax Increment District Number 24	$612,635
TOTAL	$32,367,940

The total value of all active TIF districts in Mitchell is less than 10% of total taxable value in the City (i.e., $929,401,580).

The proposed Tax Incremental District will promote economic growth and enhancements in City of Mitchell. It is anticipated that a majority of properties within the district will see increases in their property valuation as a result of improvements made possible through creation of the proposed Tax Incremental District.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

COSTS OF PUBLIC WORKS OR IMPROVEMENTS

In accordance with SDCL § 11-9-16 the following is the kind, number, location and dollar amount of estimated Project Costs, costs of public works and improvements:

Kind of Project Cost	Number of Projects	Location[5]	Amount	Reference[6]
Capital Costs		District	$0	11-9-14(1)
Financing Costs		District	$0	11-9-14(2)
Real Property Assembly		District	$0	11-9-14(3)
Professional Fees		District	$0	11-9-14(4)
Administrative Costs		District	$0	11-9-14(5)
Relocation Costs		District	$0	11-9-14(6)
Organizational Costs		District	$0	11-9-14(7)
Discretionary Costs and Grants		District	$4,117,208	11-9-14(8)
		Eligible Project Costs	$4,117,208	

*See Schedule 1 - list of TIF-Qualified project costs to be paid by Developer which qualify as project costs under 11-9-14(1) through (7).

All of the above are estimates of the costs involved in the Project. An itemized listing of the estimated costs for the

---

[5] District shall mean the Tax Increment District.

[6] SDCL §11-9-14

(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.

TIF is set forth in Schedule 1. Whether the Developer proceeds with the project depends upon whether sufficient tax increment funds are generated from the Affordable Housing Projects listed in this Project Plan. For purposes of this Project, we have projected the infrastructure construction to be commenced in 2020 and completed in 2021. To provide adequate tax increment to satisfy the lenders involved in the Project, such improvements shall occur, if at all, within the first five (5) years of the creation of the TID. The total authorized TID costs of $4,117,208, which include capitalized interest and interest expense, is the controlling value with respect to the authorized TID costs, rather than the particular line item amounts above and on Schedule 1.

The cost estimates and line item categories proposed are for guidance only, and actual costs will be determined upon completion of the eligible improvements in the Project. This plan does not take into account any additional increases in the real property taxes during the term of the TID. It is possible that such increases shall occur and will cause the TID to be paid off prior to the estimated time frame. Developer will secure financing to fund the Project Costs to complete and execute the provisions, terms and conditions of this Project Plan. The financing to be secured by Developer is anticipated to be in the form of a loan. Developer acknowledges that it will be responsible to pay any "shortfall" amounts in any note payment and therefore reserves the right to be reimbursed for any such payments made, and be reimbursed for any expenses/advances made by Developer for the TID from TID loan funds, so long as the total amount of funds advanced for the TID do not exceed the total TID amount of $4,117,208.

EXPENDITURES EXCEEDING ESTIMATED COST

Any expenditures which in sum would exceed the total amount stated above will require an amendment of this plan. All amendments are undertaken pursuant to SDCL §11-9-23.

FEASIBILITY STUDY[7]

An economic feasibility study is attached as Schedule 4. The project is only feasible if there is contribution from the City through the Tax Increment District.

ECONOMIC DEVELOPMENT STUDY

Not less than 50% of the area will stimulate and develop the general economic welfare and prosperity of the state through the promotion and advancement of industrial, commercial, and manufacturing by creating affordable housing for workforce, as indicated in the Economic Development Study attached as Schedule 5.

DETAILED LIST OF ESTIMATED PROJECT COSTS[8]

Attached as Schedule 1 is a detailed list of estimated Project Costs. No expenditure for Project Costs is provided for more than five years after the district is formed.

FISCAL IMPACT STATEMENT[9]

Attached as Schedule 3 is the Fiscal Impact Statement on other taxing districts found within the Tax Increment District, both until and after the loans are repaid.

[7] SDCL §11-9-16(2)
[8] SDCL §11-9-16(3)
[9] SDCL § 11-9-16(4)

METHOD OF FINANCING, TIMING OF COSTS AND MONETARY OBLIGATIONS[10]

Project Costs shall be paid by the proceeds of tax increment revenue. The City may reimburse for administrative costs from the tax increments at the end of the Plan after payment of all approved reimbursable costs.

MAXIMUM AMOUNT OF TAX INCREMENTAL REVENUE

The maximum amount of monetary obligations to be paid through Tax Increment Number 25 shall not to exceed $4,117,208 principal and interest, or such lesser amount as may be feasible with the estimated revenue generated by the Tax Increment District plus interest. In the alternative or in combination therewith, the City may issue one or more tax increment bond series or may enter into one or more development agreements whereby the tax increment revenues would be used in accordance with the terms and conditions of the development agreements (the “monetary obligation”).

DURATION OF TAX INCREMENTAL PLAN

The duration of the Plan will extend to the number of years it will take for the extinguishment of any bonds or monetary obligations; however, in no event may the positive tax increments be allocated longer than twenty (20) years after the calendar year of creation.

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 2020 taxes payable in 2021 and thereafter. The tax increment will be available to the taxing jurisdictions at or before 20 years after at the creation of the District. Schedule 2 details the tax capture implications to each of the local taxing jurisdictions. After the repayment of the bonds or monetary obligations, taxing entities will receive their proportionate share of tax dollars for the base value plus the tax incremental values.

CONDITIONS MAP[11], IMPROVEMENTS MAP[12], ZONING CHANGE SCHEDULE[13]

The conditions map is attached as Attachment 1. The Improvements map is attached as Attachment 2. The Zoning Change Schedule is attached as Attachment 3.

---

[10] SDCL § 11-9-13(5)
[11] SDCL § 11-9-16(1)
[12] SDCL § 11-9-16(2)
[13] SDCL § 11-9-16(3)

CHANGES TO THE CITY OF MITCHELL MASTER PLAN, MAP, BUILDING CODES AND CITY ORDINANCES[14]

The City has made or will make such changes in the master plan, map, building codes and City ordinances as indicated on Attachment 3.

LIST OF ESTIMATED NON-PROJECT COSTS[15]

The following is a list of the non-Project Costs. All costs are listed as taxable value, actual non-project costs will exceed the following amounts.

Item	Amount
Affordable Housing	$14,449,500*
Total Non-Project Cost	$14,449,500*

*The above estimates are the estimated tax-assessed values of the structure which have been determined by utilizing the "factor" number used by Davison County to arrive at tax-assessed value. The factor in effect at the time of drafting this Project Plan is .900. Therefore, estimated tax-assessed value of all construction is $14,449,500.

STATEMENT OF DISPLACEMENT AND RELOCATION PLAN[16]

No residents or families will be displaced by the Project. There are no families or persons residing on the premises. Therefore, no relocation Plan is needed.

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.

[14] SDCL §11-9-16(4)
[15] SDCL §11-9-16(5)
[16] SDCL §11-9-16(16)

LIST OF SCHEDULES

SCHEDULE 1 Detail of Project Costs
SCHEDULE 2 Estimated Captured Taxable Values
SCHEDULE 3 Fiscal Impact Statement
SCHEDULE 4 Economic Feasibility Study
SCHEDULE 5 Economic Development Study

ATTACHMENTS

Attachment 1. Map and Legal Description and existing uses and conditions

Attachment 2. Map of Real property/Improvement

Attachment 3. List of proposed changes in zoning ordinances

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SCHEDULE 1 – "DETAIL OF PROJECT COSTS"

Kind of Project Cost	Number of Projects	Location[17]	Amount	Reference[18]
Capital Costs		District	$0	11-9-14(1)
Financing Costs		District	$0	11-9-14(2)
Real Property Assembly		District	$0	11-9-14(3)
Professional Fees		District	$0	11-9-14(4)
Administrative Costs		District	$0	11-9-14(5)
Relocation Costs		District	$0	11-9-14(6)
Organizational Costs		District	$0	11-9-14(7)
Discretionary Costs and Grants	1	District	$4,117,208	11-9-14(8)
		Eligible Project Costs	$4,117,208	

[17] District shall mean the Tax Increment District.

[18] SDCL §11-9-14

(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.

TIF ELIGIBLE EXPENSES/RESPONSIBLE DEVELOPER

SDCL 11-9-15

Kind of Project	Cost Estimate
Infrastructure and Other Project Costs	$2,138,300
Capitalized interest	$310,758*
Professional Fees/Contingencies	[incorporated in Infrastructure Costs (above)]
Interest Expense	$1,221,650*
Reserve Fund	$446,500
TOTAL COSTS	$4,117,208

*Capitalized Interest and Interest Expense are based on total loan amounts of $2,584,800. In the event less funds are borrowed, Capitalized Interest and Interest Expense shall be in lesser amounts.

					Phase I							
Item	Description	Quantity	Unit Price	Total Cost	Water Quantity	Water	Sewer Quantity	Sewer	Storm Quantity	Storm Sewer	Street Quantity	Street
1	Mobilization	1 LS	$150,000.00	$150,000.00	16.8%	$25,200.00	33.1%	$49,650.00	6.5%	$9,750.00	43.600%	$65,400.00
2	Storm Sewer Manhole	3 EA	$3,500.00	$10,500.00		$0.00		$0.00	3.00	$10,500.00		$0.00
3	Storm Sewer Inlet	8 EA	$3,000.00	$24,000.00		$0.00		$0.00	8.00	$24,000.00		$0.00
4	18" RCP Storm Sewer Pipe	160 LF	$45.00	$7,200.00		$0.00		$0.00	160.00	$7,200.00		$0.00
5	24" RCP Storm Sewer Pipe	520 LF	$55.00	$28,600.00		$0.00		$0.00	520.00	$28,600.00		$0.00
6	24" RCP Flared End Section	1 EA	$1,100.00	$1,100.00		$0.00		$0.00	1.00	$1,100.00		$0.00
7	18" RCP Flared End Section	2 EA	$900.00	$1,800.00		$0.00		$0.00	2.00	$1,800.00		$0.00
8	Connect to Existing Storm Sewer	1 EA	$2,000.00	$2,000.00		$0.00		$0.00	1.00	$2,000.00		$0.00
9	Dissipation Structure	1 EA	$5,000.00	$5,000.00		$0.00		$0.00	1.00	$5,000.00		$0.00
10	6" Water Main	2,200 LF	$23.00	$50,600.00	2200.00	$50,600.00		$0.00		$0.00		$0.00
11	14" x 1" Service Saddle	6 EA	$600.00	$3,600.00	6.00	$3,600.00		$0.00		$0.00		$0.00
12	6"x1" Corp Stop w/ Service Saddle	67 EA	$350.00	$23,450.00	67.00	$23,450.00		$0.00		$0.00		$0.00
13	1" Curb Stop w/ Box	73 EA	$300.00	$21,900.00	73.00	$21,900.00		$0.00		$0.00		$0.00
14	1" Type K Copper	3,000 LF	$20.00	$60,000.00	3000.00	$60,000.00		$0.00		$0.00		$0.00
15	6" Gate Valve w/ Box	7 EA	$1,600.00	$11,200.00	7.00	$11,200.00		$0.00		$0.00		$0.00
16	6" x 6" MJ Water Main Tee	2 EA	$550.00	$1,100.00	2.00	$1,100.00		$0.00		$0.00		$0.00
17	Fire Hydrant Assembly	3 EA	$3,500.00	$10,500.00	3.00	$10,500.00		$0.00		$0.00		$0.00
18	14" x 6" Live Tap Tee	4 EA	$4,000.00	$16,000.00	4.00	$16,000.00		$0.00		$0.00		$0.00
19	10" x 6" Live Tap Tee	0 EA	$3,500.00	$0.00		$0.00		$0.00		$0.00		$0.00
20	Street Patch	170 SY	$100.00	$17,000.00	85.00	$8,500.00	85.00	$8,500.00		$0.00		$0.00
21	Sanitary Sewer Manhole	9 EA	$3,000.00	$27,000.00		$0.00	9.00	$27,000.00		$0.00		$0.00
22	8" PVC Sanitary Sewer Main	2,700 LF	$35.00	$94,500.00		$0.00	2700.00	$94,500.00		$0.00		$0.00
23	6" PVC Sanitary Sewer Main	0 LF	$28.00	$0.00		$0.00		$0.00		$0.00		$0.00
24	4" PVC Sanitary Sewer Service	3,000 LF	$25.00	$75,000.00		$0.00	3000.00	$75,000.00		$0.00		$0.00
25	8" x 4" Sanitary Sewer Wye	73 EA	$200.00	$14,600.00		$0.00	73.00	$14,600.00		$0.00		$0.00
26	8" x 6" Sanitary Sewer Wye	0 EA	$225.00	$0.00		$0.00		$0.00		$0.00		$0.00
27	Connect to Existing Sanitary Sewer System	1 EA	$2,000.00	$2,000.00		$0.00	1.00	$2,000.00		$0.00		$0.00
28	Sanitary Sewer Force Main	900 LF	$23.00	$20,700.00		$0.00	900.00	$20,700.00		$0.00		$0.00
29	Tracer Wire Box for Sanitary Sewer Service	73 EA	$200.00	$14,600.00		$0.00	73.00	$14,600.00		$0.00		$0.00
30	Sanitary Sewer Lift Station	1 LS	$150,000.00	$150,000.00		$0.00	1.00	$150,000.00		$0.00		$0.00
31	Remove Asphalt Surfacing	0 SY	$3.00	$0.00		$0.00		$0.00		$0.00		$0.00
32	Unclassified Excavation	6,000 CY	$5.00	$30,000.00		$0.00		$0.00		$0.00	6000.00	$30,000.00
33	Asphalt Surfacing - 3"	1,650 TN	$95.00	$156,750.00		$0.00		$0.00		$0.00	1650.00	$156,750.00
34	Gravel Base Course - 8"	4,900 TN	$16.00	$78,400.00		$0.00		$0.00		$0.00	4900.00	$78,400.00
35	Geotextile Fabric Separator	11,000 SY	$3.00	$33,000.00		$0.00		$0.00		$0.00	11000.00	$33,000.00
36	Concrete Curb and Gutter	5,000 LF	$17.00	$85,000.00		$0.00		$0.00		$0.00	5000.00	$85,000.00
37	Concrete Sidewalk	30,600 SF	$4.50	$137,700.00		$0.00		$0.00		$0.00	30600.00	$137,700.00
38	Concrete Fillet Section	150 SY	$90.00	$13,500.00		$0.00		$0.00		$0.00	150.00	$13,500.00
39	Concrete Valley Gutter	17 SY	$90.00	$1,530.00		$0.00		$0.00		$0.00	17.00	$1,530.00
40	Lot Grading	1 LS	$30,000.00	$30,000.00	16.8%	$5,040.00	33.1%	$9,930.00	6.5%	$1,950.00	44%	$13,080.00
41	Seed, Fertilize and Mulch Disturbed Area	16 AC	$1,200.00	$19,200.00	16.8%	$3,225.60	33.1%	$6,355.20	6.5%	$1,248.00	43.60%	$8,371.20
42	Erosion Control	1 LS	$15,000.00	$15,000.00	16.8%	$2,520.00	33.1%	$4,965.00	6.5%	$975.00	43.60%	$6,540.00
43	Traffic Control	1 LS	$5,000.00	$5,000.00	16.8%	$840.00	33.1%	$1,655.00	6.5%	$325.00	43.60%	$2,180.00
44	Incidental Construction	1 LS	$195,000.00	$195,000.00	16.8%	$32,760.00	33.1%	$64,545.00	6.5%	$12,675.00	43.60%	$85,020.00
			Subtotal	$1,644,030.00		$276,435.60		$544,000.20		$107,123.00		$716,471.20
			Contingencies (10%)	$163,970.00		$27,564.40		$54,299.80		$10,677.00		$71,428.80
			Construction Total	$1,808,000.00		$304,000.00		$598,300.00		$117,800.00		$787,900.00
4.1%			Design Engineering	$75,000.00		$12,600.00		$24,900.00		$4,900.00		$32,600.00
0.4%			Bidding and Contract Documents	$8,000.00		$1,400.00		$2,700.00		$600.00		$3,300.00
			Plat and Legal Survey	$12,300.00		$2,100.00		$4,100.00		$800.00		$5,300.00
9.7%			Construction Engineering	$175,000.00		$29,400.00		$58,000.00		$11,400.00		$76,200.00
3.3%			Administration and Legal	$60,000.00		$10,100.00		$19,900.00		$3,900.00		$26,100.00
			Total Project Cost	$2,138,300.00		$359,600.00		$707,900.00		$139,400.00		$931,400.00

NOTE: Cost not included in this estimate: Electrical, natural gas and communication utilities, street lighting, street signing, bike trail, park improvements, curb cutouts for driveway locations and driveway approaches. Within the "Pocket Neighborhood" cost are not included for sidewalks and parking areas.

SCHEDULE 2 – "ESTIMATED CAPTURED TAXABLE VALUES"

INCREMENT-ESTIMATED TAXES THAT WILL GO TO TAX INCREMENT FUND

Taxing Districts	Levy ($ per 1000)
Davison County	$4.002
Mitchell School District	$7.764
James River Water Development District	$0.061
City of Mitchell	$5.758
Total Tax Levy	$17.585

Conventional Homes

CONVENTIONAL HOMES (APPRAISED VALUE $265,000)						
TIF YEAR	YEAR ASSESSED	YEAR COLLECTED	TAX VALUATION	TAX AMOUNT	# OF HOMES	TOTAL TAXES
2020	2021	2022	$ -			$ -
2021	2022	2023	$ 238,500.00	$ 4,194.00	4	$ 16,776.00
2022	2023	2024	$ 238,500.00	$ 4,194.00	7	$ 29,358.00
2023	2024	2025	$ 238,500.00	$ 4,194.00	8	$ 33,552.00
2024	2025	2026	$ 238,500.00	$ 4,194.00	9	$ 37,746.00
2025	2026	2027	$ 238,500.00	$ 4,194.00	10	$ 41,940.00
2026	2027	2028	$ 238,500.00	$ 4,194.00	10	$ 41,940.00
2027	2028	2029	$ 238,500.00	$ 4,194.00	10	$ 41,940.00
2028	2029	2030	$ 238,500.00	$ 4,194.00	10	$ 41,940.00
2029	2030	2031	$ 238,500.00	$ 4,194.00	10	$ 41,940.00
2030	2031	2032	$ 238,500.00	$ 4,194.00	10	$ 41,940.00
2031	2032	2033	$ 238,500.00	$ 4,194.00	10	$ 41,940.00
2032	2033	2034	$ 238,500.00	$ 4,194.00	10	$ 41,940.00
2033	2034	2035	$ 238,500.00	$ 4,194.00	10	$ 41,940.00
2034	2035	2036	$ 238,500.00	$ 4,194.00	10	$ 41,940.00
2035	2036	2037	$ 238,500.00	$ 4,194.00	10	$ 41,940.00
2036	2037	2038	$ 238,500.00	$ 4,194.00	10	$ 41,940.00
2037	2038	2039	$ 238,500.00	$ 4,194.00	10	$ 41,940.00
2038	2039	2040	$ 238,500.00	$ 4,194.00	10	$ 41,940.00
					TOTAL:	**$ 704,592.00**

Attainable Homes #1

ATTAINABLE HOMES #1 (APPRAISED VALUE $245,000)						
TIF YEAR	YEAR ASSESSED	YEAR COLLECTED	TAX VALUATION	TAX AMOUNT	# OF HOMES	TOTAL TAXES
2020	2021	2022	$ -			$ -
2021	2022	2023	$ 220,500.00	$ 3,878.00	4	$ 15,512.00
2022	2023	2024	$ 220,500.00	$ 3,878.00	8	$ 31,024.00
2023	2024	2025	$ 220,500.00	$ 3,878.00	12	$ 46,536.00
2024	2025	2026	$ 220,500.00	$ 3,878.00	16	$ 62,048.00
2025	2026	2027	$ 220,500.00	$ 3,878.00	18	$ 69,804.00
2026	2027	2028	$ 220,500.00	$ 3,878.00	18	$ 69,804.00
2027	2028	2029	$ 220,500.00	$ 3,878.00	18	$ 69,804.00
2028	2029	2030	$ 220,500.00	$ 3,878.00	18	$ 69,804.00
2029	2030	2031	$ 220,500.00	$ 3,878.00	18	$ 69,804.00
2030	2031	2032	$ 220,500.00	$ 3,878.00	18	$ 69,804.00
2031	2032	2033	$ 220,500.00	$ 3,878.00	18	$ 69,804.00
2032	2033	2034	$ 220,500.00	$ 3,878.00	18	$ 69,804.00
2033	2034	2035	$ 220,500.00	$ 3,878.00	18	$ 69,804.00
2034	2035	2036	$ 220,500.00	$ 3,878.00	18	$ 69,804.00
2035	2036	2037	$ 220,500.00	$ 3,878.00	18	$ 69,804.00
2036	2037	2038	$ 220,500.00	$ 3,878.00	18	$ 69,804.00
2037	2038	2039	$ 220,500.00	$ 3,878.00	18	$ 69,804.00
2038	2039	2040	$ 220,500.00	$ 3,878.00	18	$ 69,804.00
					TOTAL:	**$ 1,132,376.00**

Attainable Homes #2

ATTAINABLE HOMES #2 (APPRAISED VALUE $235,000)						
TIF YEAR	YEAR ASSESSED	YEAR COLLECTED	TAX VALUATON	TAX AMOUNT	# OF HOMES	TOTAL TAXES
2020	2021	2022	$ -			$ -
2021	2022	2023	$ 211,500.00	$ 3,720.00	4	$ 14,880.00
2022	2023	2024	$ 211,500.00	$ 3,720.00	6	$ 22,320.00
2023	2024	2025	$ 211,500.00	$ 3,720.00	8	$ 29,760.00
2024	2025	2026	$ 211,500.00	$ 3,720.00	10	$ 37,200.00
2025	2026	2027	$ 211,500.00	$ 3,720.00	10	$ 37,200.00
2026	2027	2028	$ 211,500.00	$ 3,720.00	10	$ 37,200.00
2027	2028	2029	$ 211,500.00	$ 3,720.00	10	$ 37,200.00
2028	2029	2030	$ 211,500.00	$ 3,720.00	10	$ 37,200.00
2029	2030	2031	$ 211,500.00	$ 3,720.00	10	$ 37,200.00
2030	2031	2032	$ 211,500.00	$ 3,720.00	10	$ 37,200.00
2031	2032	2033	$ 211,500.00	$ 3,720.00	10	$ 37,200.00
2032	2033	2034	$ 211,500.00	$ 3,720.00	10	$ 37,200.00
2033	2034	2035	$ 211,500.00	$ 3,720.00	10	$ 37,200.00
2034	2035	2036	$ 211,500.00	$ 3,720.00	10	$ 37,200.00
2035	2036	2037	$ 211,500.00	$ 3,720.00	10	$ 37,200.00
2036	2037	2038	$ 211,500.00	$ 3,720.00	10	$ 37,200.00
2037	2038	2039	$ 211,500.00	$ 3,720.00	10	$ 37,200.00
2038	2039	2040	$ 211,500.00	$ 3,720.00	10	$ 37,200.00
					TOTAL:	**$ 624,960.00**

Townhomes
(*Note: numbers are per dwelling unit and not per structure*)

TOWNHOMES (APPRAISED VALUE $215,000)						
TIF YEAR	YEAR ASSESSED	YEAR COLLECTED	TAX VALUATION	TAX AMOUNT	# OF HOMES	TOTAL TAXES
2020	2021	2022	$ -			$ -
2021	2022	2023	$ 193,500.00	$ 3,403.00		$ -
2022	2023	2024	$ 193,500.00	$ 3,403.00	3	$ 10,209.00
2023	2024	2025	$ 193,500.00	$ 3,403.00	8	$ 27,224.00
2024	2025	2026	$ 193,500.00	$ 3,403.00	13	$ 44,239.00
2025	2026	2027	$ 193,500.00	$ 3,403.00	13	$ 44,239.00
2026	2027	2028	$ 193,500.00	$ 3,403.00	13	$ 44,239.00
2027	2028	2029	$ 193,500.00	$ 3,403.00	13	$ 44,239.00
2028	2029	2030	$ 193,500.00	$ 3,403.00	13	$ 44,239.00
2029	2030	2031	$ 193,500.00	$ 3,403.00	13	$ 44,239.00
2030	2031	2032	$ 193,500.00	$ 3,403.00	13	$ 44,239.00
2031	2032	2033	$ 193,500.00	$ 3,403.00	13	$ 44,239.00
2032	2033	2034	$ 193,500.00	$ 3,403.00	13	$ 44,239.00
2033	2034	2035	$ 193,500.00	$ 3,403.00	13	$ 44,239.00
2034	2035	2036	$ 193,500.00	$ 3,403.00	13	$ 44,239.00
2035	2036	2037	$ 193,500.00	$ 3,403.00	13	$ 44,239.00
2036	2037	2038	$ 193,500.00	$ 3,403.00	13	$ 44,239.00
2037	2038	2039	$ 193,500.00	$ 3,403.00	13	$ 44,239.00
2038	2039	2040	$ 193,500.00	$ 3,403.00	13	$ 44,239.00
					TOTAL:	**$ 701,018.00**

Block 1

BLOCK ONE (APPRAISED VALUE $4,200,000)						
TIF YEAR	YEAR ASSESSED	YEAR COLLECTED	TAX VALUATON	TAX AMOUNT	%	TOTAL TAXES
2020	2021	2022	$ -			$ -
2021	2022	2023	$ -			$ -
2022	2023	2024	$ 3,780,000.00	$ 66,672.00	33.33%	$ 22,157.00
2023	2024	2025	$ 3,780,000.00	$ 66,672.00	66.66%	$ 44,314.00
2024	2025	2026	$ 3,780,000.00	$ 66,672.00	100.00%	$ 66,672.00
2025	2026	2027	$ 3,780,000.00	$ 66,672.00	100.00%	$ 66,672.00
2026	2027	2028	$ 3,780,000.00	$ 66,672.00	100.00%	$ 66,672.00
2027	2028	2029	$ 3,780,000.00	$ 66,672.00	100.00%	$ 66,672.00
2028	2029	2030	$ 3,780,000.00	$ 66,672.00	100.00%	$ 66,672.00
2029	2030	2031	$ 3,780,000.00	$ 66,672.00	100.00%	$ 66,672.00
2030	2031	2032	$ 3,780,000.00	$ 66,672.00	100.00%	$ 66,672.00
2031	2032	2033	$ 3,780,000.00	$ 66,672.00	100.00%	$ 66,672.00
2032	2033	2034	$ 3,780,000.00	$ 66,672.00	100.00%	$ 66,672.00
2033	2034	2035	$ 3,780,000.00	$ 66,672.00	100.00%	$ 66,672.00
2034	2035	2036	$ 3,780,000.00	$ 66,672.00	100.00%	$ 66,672.00
2035	2036	2037	$ 3,780,000.00	$ 66,672.00	100.00%	$ 66,672.00
2036	2037	2038	$ 3,780,000.00	$ 66,672.00	100.00%	$ 66,672.00
2037	2038	2039	$ 3,780,000.00	$ 66,672.00	100.00%	$ 66,672.00
2038	2039	2040	$ 3,780,000.00	$ 66,672.00	100.00%	$ 66,672.00
					TOTAL:	**$ 1,066,551.00**

ESTIMATED TOTAL INCREMENT REALIZED FROM TIF: $4,229,497

Based upon the foregoing tables and for purposes of this Project Plan, the completion of the first Homes is contemplated to be in calendar year 2021.

There will be additional Homes built within the District 2022, 2023, 2024 and 2025, and possibly thereafter.

It is anticipated that the Developer will procure financing to fund the public infrastructure going into the TID improvements by way of two (2) separate loans, one in the amount of up to $684,860 from the Rural Electric Economic Development Cooperative (the "REED Loan") and one in the amount of up to $1,900,000 from Dakota Resources. Developer will borrow only enough funds necessary to complete the Project.

It is assumed that all obligations within the TID will be adequately secured as to allow the payment of principal and interest when due.

The following table is an illustration of two model amortization schedules—one for each loan. They are for illustrative purposes only. They provide for the drawdown of funds as indicated in the tables. An interest rate of 4% is utilized for the REED Loan and 3.7% for the Dakota Resources loan, both loans for maximum amounts of said loans. Only those amounts necessary to fund the construction shall be actually borrowed. The actual amortization schedules and interest rates will be set when Developer borrows funds.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
TO ACCOMMODATE TABLE]

Table 1

Dakota Resources Loan

Input Data	
Advance Date of Bond	7/1/2020
First Payment Date	6/1/2021
Bond Amount	1,900,000
Rate	3.70%
Maturity Date	12/31/2039
Repayment Frequency	Semi-Annual

Assumptions:

Payment Dates	Number Days Between Payments	Actual Interest Expense	Principal Balance	Capitalized Interest Amount	Principal Payment	Pmt Amt
07/01/20			1,900,000.00			
06/01/21	335	65,418.06	1,965,418.06	65,418.06	-	
12/01/21	183	36,966.24	2,002,384.29	36,966.24	-	
06/01/22	182	37,455.71	2,039,840.00	37,455.71	-	-
12/01/22	183	38,365.99	2,078,205.99	38,365.99	-	
06/01/23	182	38,874.00	2,099,745.75	21,539.76	-	17,334.24
12/01/23	183	39,492.72	2,121,904.23	22,158.48	-	17,334.24
06/01/24	183	39,909.48	2,119,526.22	-	2,378.01	42,287.49
12/01/24	183	39,864.76	2,117,103.49	-	2,422.73	42,287.49
06/01/25	182	39,601.60	2,090,045.73	-	27,057.76	66,659.36
12/01/25	183	39,310.28	2,062,696.65	-	27,349.08	66,659.36
06/01/26	182	38,583.89	2,010,248.95	-	52,447.70	91,031.59
12/01/26	183	37,809.43	1,957,026.80	-	53,222.16	91,031.59
06/01/27	182	36,607.27	1,898,210.86	-	58,815.94	95,423.21
12/01/27	183	35,702.18	1,838,489.83	-	59,721.03	95,423.21
06/01/28	183	34,578.93	1,777,645.54	-	60,844.28	95,423.21
12/01/28	183	33,434.55	1,715,656.88	-	61,988.66	95,423.21
06/01/29	182	32,092.32	1,652,325.98	-	63,330.90	95,423.21
12/01/29	183	31,077.50	1,587,980.27	-	64,345.71	95,423.21
06/01/30	182	29,704.05	1,522,261.11	-	65,719.16	95,423.21
12/01/30	183	28,631.19	1,455,469.09	-	66,792.02	95,423.21
06/01/31	182	27,225.36	1,387,271.24	-	68,197.85	95,423.21
12/01/31	183	26,092.26	1,317,940.29	-	69,330.95	95,423.21
06/01/32	183	24,788.26	1,247,305.33	-	70,634.95	95,423.21
12/01/32	183	23,459.73	1,175,341.85	-	71,963.48	95,423.21
06/01/33	182	21,985.42	1,101,904.06	-	73,437.79	95,423.21
12/01/33	183	20,724.98	1,027,205.83	-	74,698.23	95,423.21
06/01/34	182	19,214.46	950,997.07	-	76,208.76	95,423.21
12/01/34	183	17,886.67	873,460.53	-	77,536.54	95,423.21
06/01/35	182	16,338.56	794,375.88	-	79,084.65	95,423.21
12/01/35	183	14,940.89	713,893.56	-	80,482.33	95,423.21
06/01/36	183	13,427.15	631,897.49	-	81,996.06	95,423.21
12/01/36	183	11,884.94	548,359.22	-	83,538.27	95,423.21
06/01/37	182	10,257.36	463,193.37	-	85,165.85	95,423.21
12/01/37	183	8,711.90	376,482.05	-	86,711.32	95,423.21
06/01/38	182	7,042.31	288,101.15	-	88,380.91	95,423.21
12/01/38	183	5,418.70	198,096.64	-	90,004.51	95,423.21
06/01/39	182	3,705.51	106,378.93		91,717.70	95,423.21
12/01/39	183	2,000.81	12,956.53		93,422.40	95,423.21
06/01/40	182	242.36	-	-	12,956.53	95,423.21
12/01/40	183	-	-	-	-	-
				221,904.23	2,121,904.23	3,011,052.08

Table 2
REED Fund Loan

Input Data		Assumptions:
Advance Date of Bond	7/1/2020	
First Payment Date	6/1/2021	
Bond Amount	684,860	
Rate	4.00%	
Maturity Date	12/31/2039	
Repayment Frequency	Semi-Annual	

Payment Dates	Number Days Between Payments	Actual Interest Expense	Principal Balance	Capitalized Interest Amount	Principal Payment	Pmt Amt
07/01/20			684,860.00			
06/01/21	335	25,492.01	710,352.01	25,492.01	-	
12/01/21	183	14,443.82	724,795.84	14,443.82	-	
06/01/22	182	14,656.98	739,452.82	14,656.98	-	-
12/01/22	183	15,035.54	754,488.36	15,035.54	-	
06/01/23	182	15,257.43	763,496.03	9,007.67	-	6,249.76
12/01/23	183	15,524.42	772,770.69	9,274.66	-	6,249.76
06/01/24	183	15,713.00	773,237.18	466.49	-	15,246.51
12/01/24	183	15,722.49	773,713.16	475.98	-	15,246.51
06/01/25	182	15,646.20	765,325.72	-	8,387.45	24,033.65
12/01/25	183	15,561.62	756,853.69	-	8,472.02	24,033.65
06/01/26	182	15,305.26	739,338.05	-	17,515.65	32,820.91
12/01/26	183	15,033.21	721,550.34	-	17,787.71	32,820.91
06/01/27	182	14,591.35	701,737.40	-	19,812.94	34,404.29
12/01/27	183	14,268.66	681,601.78	-	20,135.63	34,404.29
06/01/28	183	13,859.24	661,056.73	-	20,545.05	34,404.29
12/01/28	183	13,441.49	640,093.93	-	20,962.80	34,404.29
06/01/29	182	12,944.12	618,633.76	-	21,460.17	34,404.29
12/01/29	183	12,578.89	596,808.36	-	21,825.40	34,404.29
06/01/30	182	12,068.79	574,472.86	-	22,335.50	34,404.29
12/01/30	183	11,680.95	551,749.52	-	22,723.34	34,404.29
06/01/31	182	11,157.60	528,502.84	-	23,246.69	34,404.29
12/01/31	183	10,746.22	504,844.77	-	23,658.06	34,404.29
06/01/32	183	10,265.18	480,705.66	-	24,139.11	34,404.29
12/01/32	183	9,774.35	456,075.72	-	24,629.94	34,404.29
06/01/33	182	9,222.86	430,894.30	-	25,181.42	34,404.29
12/01/33	183	8,761.52	405,251.53	-	25,642.77	34,404.29
06/01/34	182	8,195.09	379,042.33	-	26,209.20	34,404.29
12/01/34	183	7,707.19	352,345.24	-	26,697.09	34,404.29
06/01/35	182	7,125.20	325,066.15	-	27,279.08	34,404.29
12/01/35	183	6,609.68	297,271.54	-	27,794.61	34,404.29
06/01/36	183	6,044.52	268,911.78	-	28,359.77	34,404.29
12/01/36	183	5,467.87	239,975.36	-	28,936.41	34,404.29
06/01/37	182	4,852.84	210,423.91	-	29,551.45	34,404.29
12/01/37	183	4,278.62	180,298.24	-	30,125.67	34,404.29
06/01/38	182	3,646.03	149,539.99	-	30,758.26	34,404.29
12/01/38	183	3,040.65	118,176.34	-	31,363.64	34,404.29
06/01/39	182	2,389.79	86,161.85	-	32,014.50	34,404.29
12/01/39	183	1,751.96	53,509.51		32,652.33	34,404.29
06/01/40	182	1,082.08	20,187.30		33,322.21	34,404.29
12/01/40	183	410.48	(0.00)	-	20,187.30	20,597.78
				88,853.16	773,713.16	1,106,215.20

SCHEDULE 3 - "FISCAL IMPACT STATEMENT"

FISCAL IMPACT STATEMENT - TAX INCREMENT DISTRICT NUMBER 25

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 § 11-9-16(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 25.

"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 a minimum of $14,449,500.

2. The average tax levy of all taxing districts will be $17.585 per thousand dollars of taxable valuation (2019).

3. Tax increment will start to be collected in 2021 and end in or prior to 2040.

4. The discretionary formula will be waived by any property owner located within the TIF District who is receiving assistance by Developer.

5. Interest: The bond obligations will be capitalized.

FISCAL IMPACT:

The total fiscal impact upon the taxing entities during the term of the Tax Increment District will be an estimated $4,229,497. There will be no fiscal impact for the first year of the Tax Increment District.

SCHEDULE 4 – “ECONOMIC FEASIBILITY STUDY”

The City of Mitchell has been approached by Mitchell Area Development Corporation (“Developer”) concerning the creation of a tax increment district to be located within the City of Mitchell, Davison County, South Dakota. As proposed, Mitchell Area Development Corporation would act as the Developer of the Project. The Project which will consist of an Affordable Housing Project located on approximately 20.04 acres of land, located within the City of Mitchell. This land has not previously been developed.

The Developer has received a conditional gift of undeveloped real estate located within the City of Mitchell city limits from Avera Queen of Peace Hospital and Avera Health Systems, consisting of approximately 20.04 acres. The gift was conditioned upon the real estate being developed into a single-family home development consisting of up to 51 residential dwelling units in Phase 1 of the Project and also an area designated as “Block 1” that will also be developed into single-family homes as well in Phase 1. All homes built in Phase 1 of the Project shall be built as “single family affordable housing,” all having an original selling price at or below the first time home buyer’s purchase price limit being used by the South Dakota Housing Development Authority. The intent of the Project is to create new, affordable homeownership opportunities for those below the 115% average median income.

The Developer has indicated that the project is not feasible without the assistance of the Tax Increment District. This is a “but for” type of tax increment district financing. The project will not proceed “but for” the assistance from the City through the creation of a tax increment district for the project.

The City has made it clear that City funding for these public improvements must be supported by the tax revenues generated by the Project, and not by the general revenues of the City. The vehicle through which this can be accomplished is through tax increment financing under the South Dakota Tax Incremental District Law (South Dakota Codified Laws Chapter 11-9). Tax increment financing is an indispensable self-financing tools 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 City of Mitchell has guidelines for the use of tax increment financing within the City. While the guidelines are consistent with South Dakota Codified Law and the process is generally the same as provided for within statute, there are a few exceptions and instances where the City has taken the liberty to further define and interpret.

The estimated increment resulting from the improvements would be $4,229,497 as evidenced by Tables 1 through 5 on pages 16, 17 and 18.

SCHEDULE 5 – "ECONOMIC DEVELOPMENT STUDY"

SECTION 1- INTRODUCTION

The City has been approached concerning the creation of a tax increment district located within the City of Mitchell, Davison County, South Dakota. 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, Affordable Housing, 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. This Schedule will address Economic Development through the development of an Affordable Housing Project within the City of Mitchell city limits.

SECTION 2 - STUDY AREA BOUNDARY

The Study area is described as the area depicted on the map attached to this Project Plan as Attachment 2 and includes the legal descriptions set forth within this Project Plan.

SECTION 3 - ESTABLISHING AFFORDABLE HOUSING CRITERIA

Developer has received a conditional gift of undeveloped real estate from Avera Queen of Peace Hospital and Avera Health Systems (collectively referred to as "Owner"), consisting of approximately 20.04 acres. The gift was conditioned upon the real estate being developed into a single-family housing development divided into two Phases. Phase 1 will consist of up to 51 residential dwelling units, as well as an area labeled "Block 1," which will also consist of single-family dwellings as determined by the Developer. All homes built in Phase 1 of the Project shall be built to comply as "single-family affordable housing," all having an original selling price at or below the first time home buyer's purchase price limits being used by the South Dakota Housing Development Authority. The intent of the Project is to create new, attainable homeownership opportunities for those below the 115% average median income as determined by the South Dakota Housing Development Authority.

Developer shall "partner" with Shelter Community Housing Corporation ("Shelter"), which will act as the Manager of a portion of the building projects. Shelter is a 501(c)(3) nonprofit corporation with a mission of helping communities and economic development professionals meet the housing needs of their communities. In partnership with Developer, Shelter is utilizing a Request for Proposals (RFP) process to identify builders (Partner Builders) for the construction of up to 43 of the 51 single-family homes in Phase 1 and Block 1. Each of the lots to be developed in the Project will be vacant lots. Initial infrastructure construction will begin in 2020, as well as possible some single-family dwellings. Subsequent buildout in 2021, 2022, 2023, 2024 and 2025 will exist throughout the area designated as Phase 1 with all lots being managed by Shelter being subject to the RFP and development agreements between Shelter and the Partner Builders. Construction scheduled during 2021 and subsequent years will vary on the pace of home sales and community need. Partner Builders that submit shall propose to construct a given number of spec homes for those lots managed by Shelter during Phase 1 as a guaranteed minimum number of homes to be constructed in 2020, 2021, 2022, 2023, 2024 and 2025. All homes built within the TID boundaries must qualify as single-family affordable housing, all having an original selling price at or below the first time home buyer's purchase price limits being used by the South Dakota Housing Development Authority.

Each lot managed by Shelter will be subject to a $10,000 lot escrow fee to be paid by the Partner Builder prior to transfer of title to a Partner Builder. All lots in the possession of a Partner Builder shall have construction initiated within 12 months and completed with a certificate of occupancy within 18 months and comply with the RFP. If construction timeline is not achieved, the lot escrow fee shall be forfeited and title shall revert to Shelter.

Shelter will secure grant funds and below commercially available interest mortgage loan dollars to address the financial "gap" that will exist between the construction cost of the new homes and the lower anticipated homeowner affordability. When a Partner Builder undertakes the construction of a spec home, Shelter shall provide the subsidy grant funds and below market mortgage interest rate to allow the homeowner to purchase the home from the Partner Builder.

Marketing and sales of the home built on a lot managed by Shelter remain a requirement of the Partner Builder. A purchase contract may be entered into anytime including prior to construction beginning, but all homes must be built on spec without a requirement for the home buyer to retain construction financing. Once the home buyer is identified and determined to be eligible for the identified house plan based on their current household size in relationship to the subsidy requirement, Shelter will complete the homeowner subsidy bundling process. This process can take one to four months, depending on seasonal variations in grant availability.

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

The primary goal of the TID is to provide additional Affordable Housing by developing a project to be constructed upon real property located within the TID boundaries, to complete site preparation and public infrastructure necessary to serve the real property located within the TID boundaries to include, internal streets and drainage.

The TID area consists of a large, undeveloped tract (20.04 acres) within the corporate city limits of the City. The completion of the Affordable Housing development will allow for the creation of new jobs and the retention of existing jobs and develop not only the general economic welfare and prosperity of the City of Mitchell, but also of the State of South Dakota through promotion and advancement of commercial and industrial business. Developer will approve a set of covenants that Shelter will enter into with updated builders to assume that Affordable Housing guidelines are followed for all first-time sales of homes in the TID boundaries.

It is specifically found that once the improvements set forth within City TID #25 Project Plan are completed, this project will significantly enhance the value of substantially all of the other real property in the TID District. It is anticipated that the Project will provide additional development and employment opportunities in the Mitchell and Davison County area through providing Affordable Housing options in Mitchell, South Dakota.

Section 5 - Conditions within the Study Area; Land Use and Planning

Land Use and Planning

Comprehensive Plan

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

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 by increasing the number of Affordable Housing single family homes in Mitchell, Davison County area, as well as creating new employment opportunities and retaining existing jobs for the Mitchell area, 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).

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ATTACHMENT 1

CONDITIONS MAP

ATTACHMENT 2

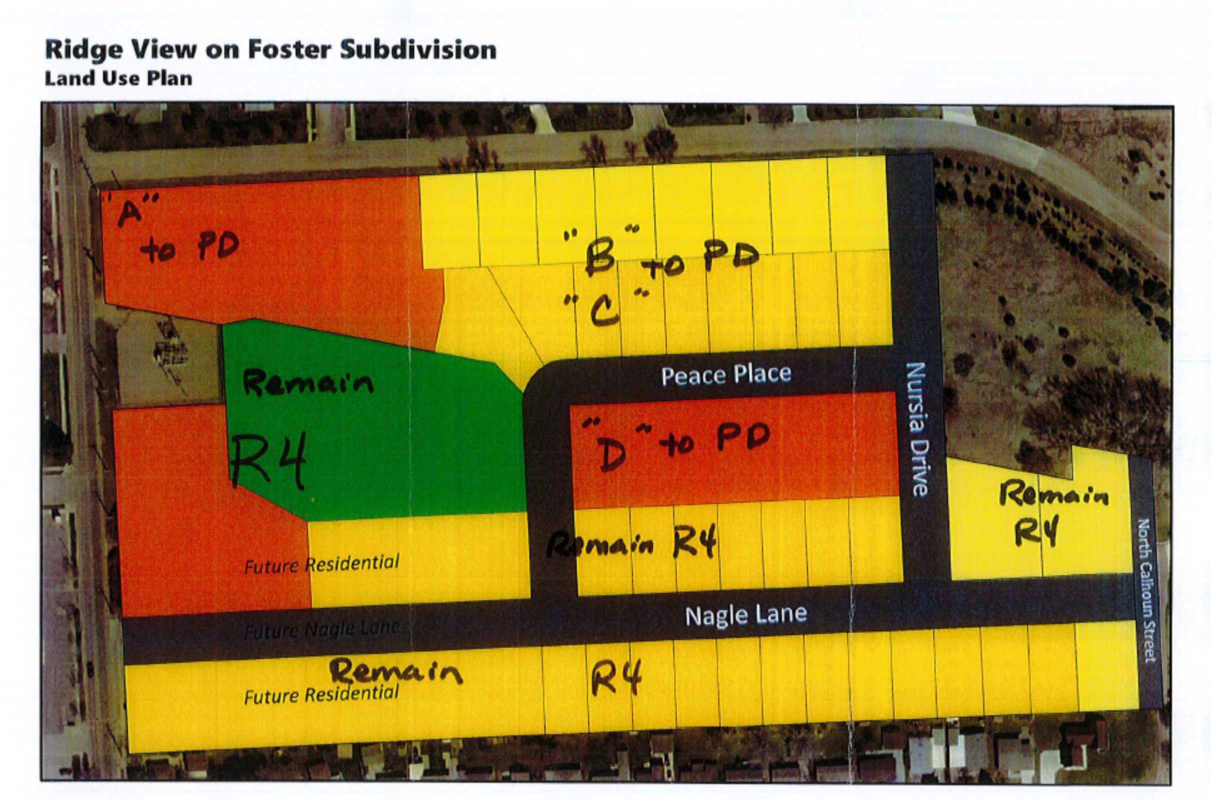
MAP OF REAL PROPERTY/IMPROVEMENTS

The real property to be located within the Tax Increment District is located east of Foster Street and Avera Queen of Peace Hospital in Mitchell, South Dakota, as legally described on page 4 of the project plan.

The image is only intended to show the areas with improvements, and does not reflect the actual TIF boundaries described in the project plan.

ATTACHMENT 3

LIST OF PROPOSED CHANGES IN ZONING ORDINANCES



Zoning changes were submitted and adopted by Ordinance #2020-02 on March 16, 2020 by the Mitchell City Council.

A portion of the area remains zoned R-4 and the areas marked as A, B, C, and D are now designated as Planned Development Unit District as set forth in Ordinance #2020-02 adopted by the Mitchell City Council.

This image is only intended to show the adopted zoning changes, and does not reflect the actual TIF boundaries described in the project plan.

April 20, 2020

Dear Mitchell City Council Members,

This letter is an endorsement of the Ridgeview on Foster obtainable housing development.

The mission of the Mitchell Area Chamber of Chamber is to provide leadership to unify community action that enhances the business environment and the quality of life of the Mitchell region.

Thanks to the generous gift of land from Avera Queen of Peace Hospital to the Mitchell Area Development Corporation, a new neighborhood development is planned to address the need for obtainable housing to support our community businesses whose employees need housing, as well as the individuals who wish to purchase homes.

A common barrier for our member businesses employees is housing. Not apartments and not low-income housing, but obtainable, attractive single-family homes. Mitchell is currently out of balance, only 54 percent of Mitchell residents own homes, compared to the national average of 64 percent homeownership, this means that we are more likely to lose our workforce to other towns because we have a more transient population. If housing was available, the likelihood of retaining employees would be greatly increased.

Ridgeview on Foster aligns with the Forward 2040 surveys which indicated that Mitchell residents, particularly those under 40, see the lack of housing as a negative factor for the future growth of the community. Locals have been vocal, demanding new retail, restaurants and quality of life amenities. National retailers and many chain restaurants will not consider a town with fewer than 20,000 residents. Growth is the solution.

It’s clear Ridgeview on Foster will benefit the city and the Mitchell business community.

Sincerely,
Mitchell Area Chamber of Commerce Board of Directors:

Lori Baye, Chair
Brad Zimmerman, Vice Chair
Matt Doerr, Treasurer
Becky Pitz, Past Chair
Charlie Bates

Corey Thelen
Austen Iverson
Brian Loken
Karissa Hart
Josh Moody

Michelle White-Abstain from voting
Jeff McCormick-Abstain from voting

Mitchell AREA CHAMBER OF COMMERCE

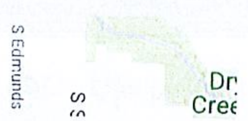
601 North Main Street • Mitchell, SD 57301 • Phone: 605-996-5567 • Fax: 605-996-8273
www.mitchellchamber.com • www.mitchellsd.com
Outside expectations

Google Maps Mitchell, South Dakota

Image capture: Oct 2015 © 2019 Google

Google

Street View - Oct 2015



Google Maps 301 W Fir Ave

Mitchell, South Dakota

Google

Street View - Sep 2016

Image capture: Sep 2016 © 2019 Google

S Edmunds

Dr
Cree

Google Maps 399 W Fir Ave

Mitchell, South Dakota

Google

Street View - Sep 2016

Image capture: Sep 2016 © 2019 Google

Google Maps 317 W Havens Ave

Image capture: May 2018

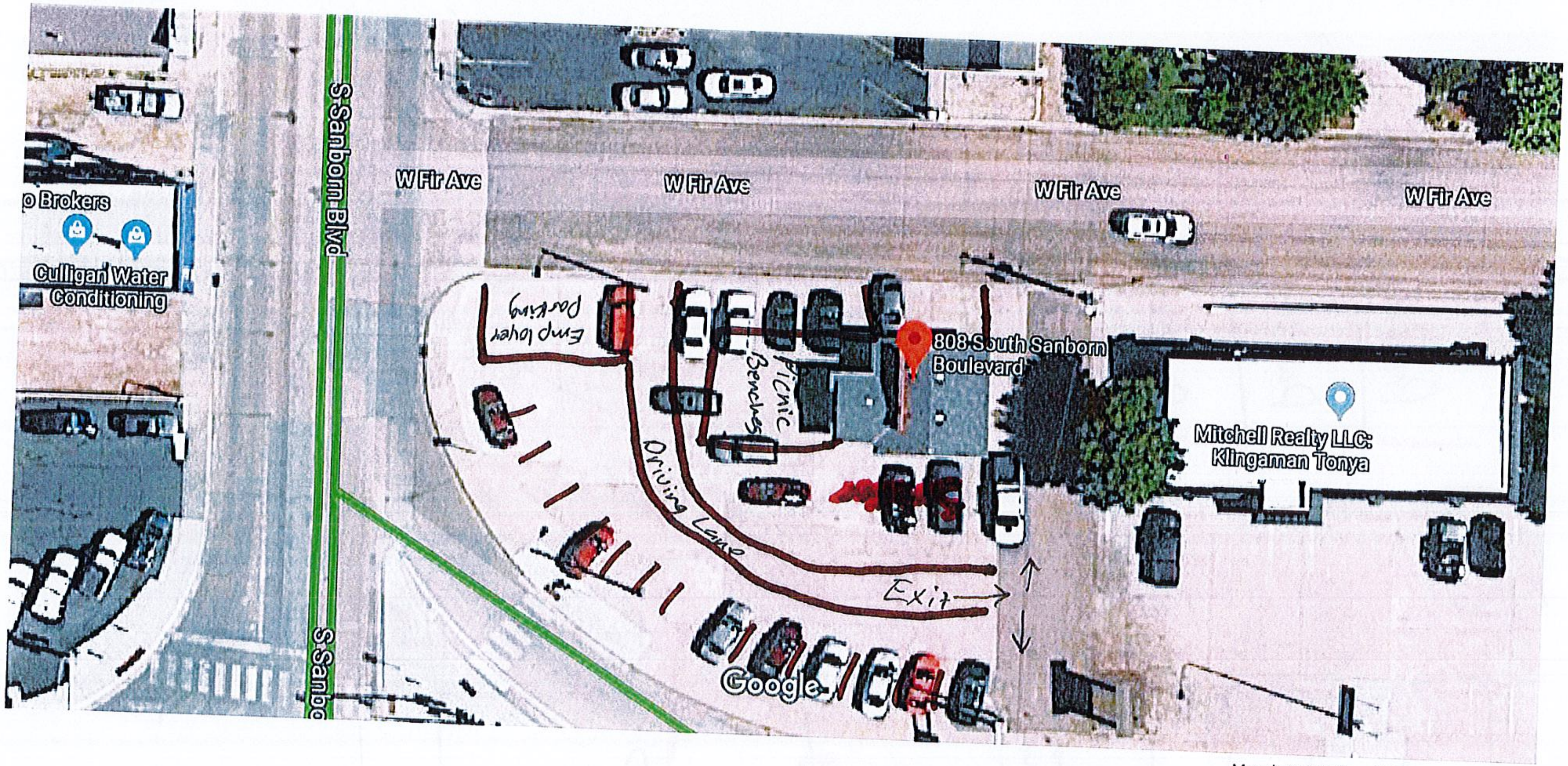
Mitchell, South Dakota

Google

Street View - May 2018

S Edmunds

Google Maps



Map data ©2019 20 ft

Live traffic Fast Slow

Hours of Operation

Wednesday – Saturday

Wedneday- 11am – 10pm

Thursday- 11am – 10pm

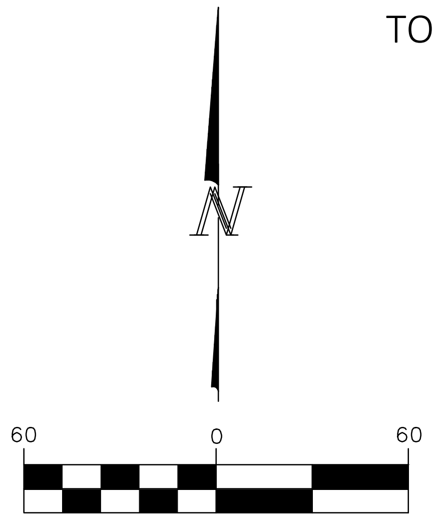
Friday- 11am – 2am

Saturday- 11am – 2am

Pata's BBQ & Wings

Put Sum South In Yo' Mouth

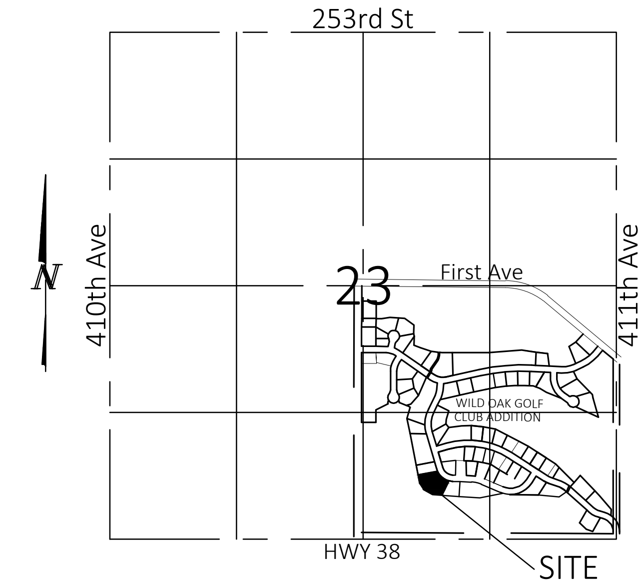
PLAT OF
LOTS 4 & 5 IN TRACT I, WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



○ = FOUND IRON PIN
● = SET CAPPED IRON PIN SD#8295
UE = UTILITY EASEMENT

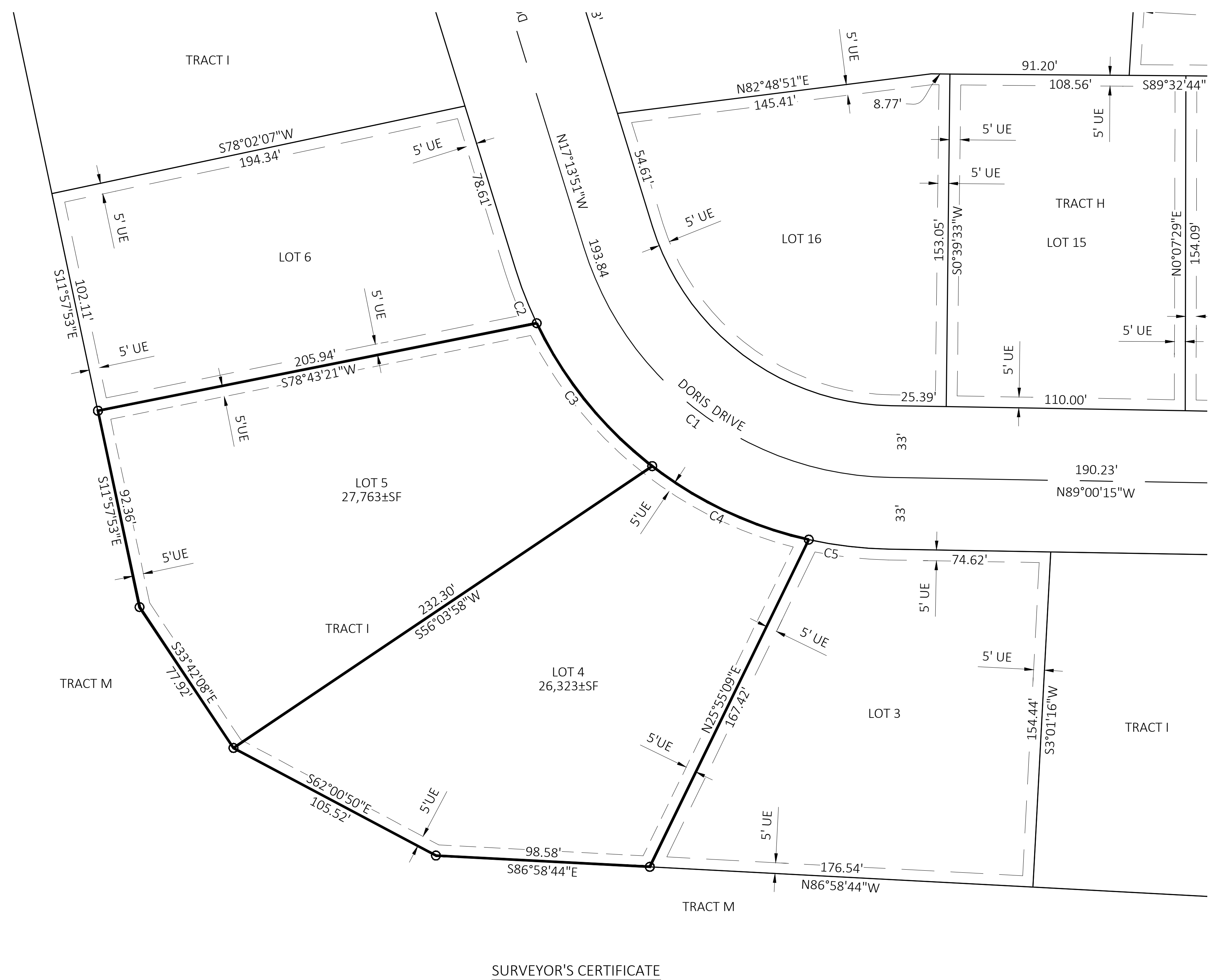
Curve Table

Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	187.90'	150.00'	71°46'24"	175.85'	S53°07'03"E
C2	26.68'	183.00'	8°21'17"	26.66'	S21°24'30"E
C3	85.33'	183.00'	26°43'03"	84.56'	S38°56'40"E
C4	80.25'	183.00'	25°07'34"	79.61'	S64°51'58"E
C5	36.97'	183.00'	11°34'29"	36.91'	S83°13'00"E



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 17, 2020, SURVEY A PORTION OF TRACT I, 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 LOTS 4 & 5 IN TRACT I, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 1.24 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 _____________________, 202____.

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

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

LOTS 4 & 5 IN TRACT I, 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 _______________________, 20_____.

____

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

STATE OF SOUTH DAKOTA

COUNTY OF _______________________

ON THIS ___________ DAY OF _______________________, 20_____, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED DAVID A. BACKLUND, WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED PARTNER OF FIRESTEEL LINKS LLC, OWNER, 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 _______________________, 20_____.

MY COMMISSION EXPIRES:_______________________, 20_____.

____

NOTARY PUBLIC

____________________ COUNTY, SOUTH DAKOTA

PLAT OF
LOTS 4 & 5 IN TRACT I,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 9 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 LOTS 4 & 5 IN TRACT I, 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 _______________________, 20_____.

____
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 _______________________, 20_____; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOTS 4 & 5 IN TRACT I, 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 LOTS 4 & 5 IN TRACT I, 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 _______________________, 20_____.

____
FINANCE OFFICER

COUNTY TREASURER'S CERTIFICATE

I, TREASURER/DEPUTY 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/DEPUTY 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.

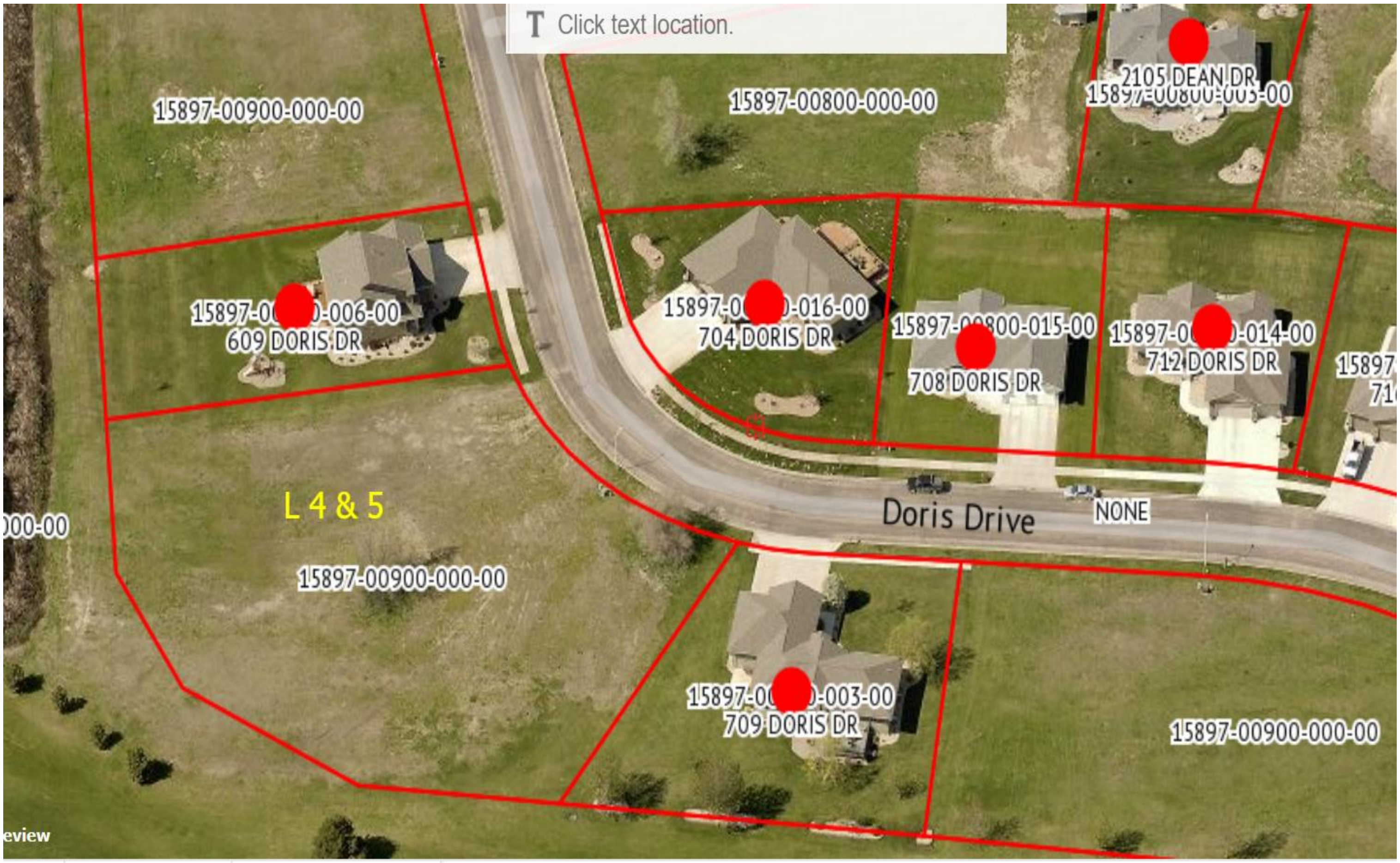
____
DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION, DAVISON COUNTY, SD

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, DAVISON COUNTY, SD



ue) ▾ Dates: Latest ▾ ‹ image 1 of 7 › 05/14/2019

APPLICATION FOR REZONING

TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL, THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant(s) and owner(s), Peterson Ronald W & Delores A Revocable Living Trust is hereby making an application for rezoning pursuant to the provisions of the City of Mitchell Zoning Code.

This Application is for the following described real property:

Lot 18A, Tract L of Wild Oak Golf Club Addition, SE ¼ Section 23, T 103 N, R 60 W, Davison County, South Dakota from Conservation District CN to High Density Residential District (R4) and the official zoning map is to be changed to reflect the same.

The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and City Council. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

Dated this 10th of April, 2020

Ron Peterson
APPLICANT

Ron Peterson
OWNER

NOTICE OF HEARING

TO: Mitchell City Planning Commission, Mitchell City Council, and the General Public:

The City Planning Commission has scheduled a public hearing and action on the following ordinance. The hearing will be Monday, April 27, 2020 at 12:00 pm, the City Council will consider 1st Reading of the Ordinance on Monday, May 4, 2020 at 6:00 pm and 2nd Reading and Adoption on Monday, May 18, 2020 at 6:00 pm, all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

NOTE: In response to the coronavirus, and pursuant to Executive Order 2020-14 issued by Governor Noem, the City of Mitchell will not be providing a physical location for public attendance and participation. The meeting will be livestreamed through the City's YouTube and Facebook channels as well as several other alternatives. For more information on these alternative attendance and participation options, please contact Neil Putnam, City Planner, nputnam@cityofmitchell.org or (605) 995-8433.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS;

Lot 18A, Tract L of Wild Oak Golf Club Addition, SE ¼ Section 23, T 103 N, R 60 W, Davison County, South Dakota from CN Conservation District to R4 High Density Residential District and the official zoning map is to be changed to reflect the same.

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

Section 1: That changes the zoning district classification of the real property legally described as;

Lot 18A, Tract L of Wild Oak Golf Club Addition, SE ¼ Section 23, T 103 N, R 60 W, Davison County, South Dakota from CN Conservation District to R4 High Density Residential District and the official zoning map is to be changed to reflect the same.

Section 2. 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 this the _________day of ____, 2020.

____

MAYOR

ATTEST:

____

FINANCE OFFICER

{SEAL}

FIRST READING: May 4, 2020
SECOND READING: May 18, 2020
ADOPTION: May 18, 2020

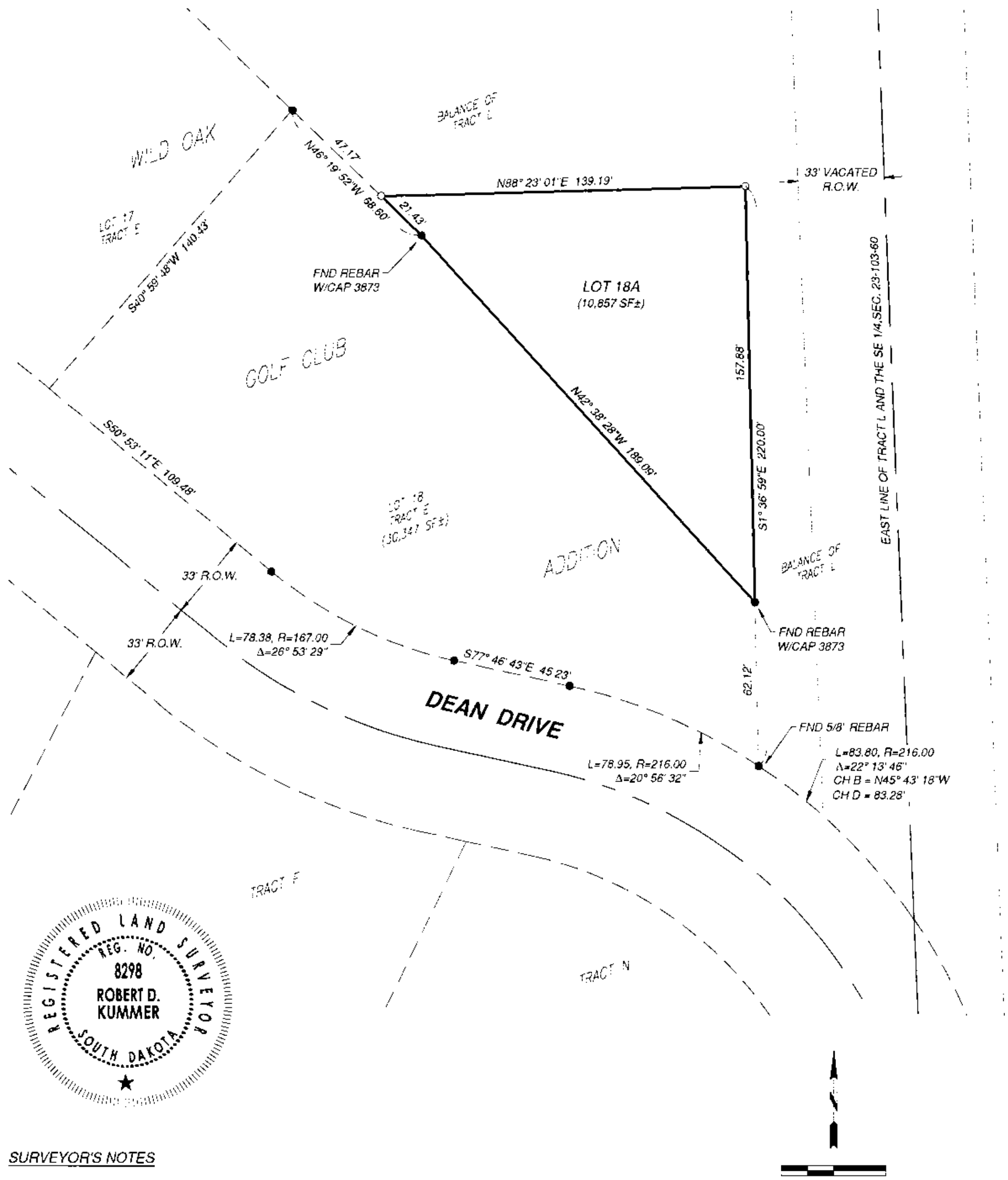
Published three times: April 16 & 23, 2020 and May 7, 2020

Approximate Costs:


GL Wild Oak LLC
Located in ETJ
Lot 18A
Lot 18
DEAN DR
23
MITCHELL
24
Ronald Peterson
Located in City Limits
purchasing 18A
after platted and
anexxed into city limits
SD HWY 38
26
25

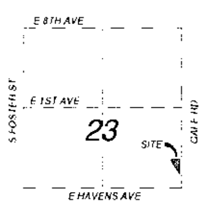
PLAT OF LOT 18A IN TRACT L OF WILD OAK GOLF CLUB ADDITION

IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA



SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON SOUTH DAKOTA STATE PLANE, SOUTH ZONE.
2. ALL DISTANCES ARE GROUND.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OF RECORD MAY EXIST AND ARE NOT SHOWN ON THIS PLAT.
4. THE PURPOSE OF THIS PLAT IS FOR THE REZONING, ANNEXATION AND THE CONVEYANCE OF LOT 18A IN TRACT L OF WILD OAK GOLF CLUB ADDITION TO THE OWNER OF LOT 18 IN TRACT E OF WILD OAK GOLF CLUB ADDITION ONLY. LOT 18A IN TRACT L IS NOT INTENDED TO BE A DEVELOPABLE LOT WITHOUT SAID CONVEYANCE.



VICINTIY MAP
NOT TO SCALE

LEGEND

PROPOSED PROPERTY LINE

EXISTING PROPERTY LINE

● FOUND SURVEY W/CAP 6972 UNLESS OTHERWISE NOTED

○ SET NO.5 REBAR W/CAP RLS NO. 8298

PREPARED BY:

infrAstructure design group, Inc.

520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

PLAT OF LOT 18A IN TRACT L OF WILD OAK GOLF CLUB ADDITION
IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 19227
DATE: 03/03/2020
DRAWN BY: RDK
CHECKED BY: RDK
SHEET NO: 1 OF 3

PLAT OF LOT 18A IN TRACT L OF WILD OAK GOLF CLUB ADDITION

IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUMMER, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID ON OR BEFORE MARCH 3, 2020, FOR THE PURPOSE OF PLATTING FOR CONVEYANCE, DID SURVEY THAT PORTION AS SHOWN OF TRACT L OF WILD OAK GOLF CLUB ADDITION IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **LOT 18A IN TRACT L OF WILD OAK GOLF CLUB ADDITION IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.**

DATED THIS ____ DAY OF ______________, 2020.

ROBERT D. KUMMER
REGISTERED LAND SURVEYOR NO. 8298

REGISTERED LAND SURVEYOR
REG. NO. 8298
ROBERT D. KUMMER
SOUTH DAKOTA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE 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, AND EROSION AND SEDIMENT CONTROL LAWS, ORDINANCES, AND REGULATIONS. 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 WATER 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 REGULATION 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.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND ALLEYS, AND 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. I/WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICE UNDER, ON, OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

DATED THIS ____ DAY OF ____________, 2020.

DAVID A. BACKLUND, PARTNER
GL WILD OAK, LLC, OWNER

STATE OF: SOUTH DAKOTA)
:SS
COUNTY OF: DAVISON)

ON THIS _____ DAY OF ___________, 2020, BEFORE ME, _____________, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, DAVID A. BACKLUND, WHO ACKNOWLEDGED HIMSELF TO BE ONE OF THE PARTNERS OF GL WILD OAK, LLC, A PARTNERSHIP, AND THAT HE, AS SUCH PARTNER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF PARTNERSHIP BY HIMSELF AS A PARTNER.

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

___________ DAY OF ______________________, 2020.

NOTARY PUBLIC, SOUTH DAKOTA

MY COMMISSION EXPIRES: ___________________

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF **LOT 18A IN TRACT L OF WILD OAK GOLF CLUB ADDITION IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF 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 18A IN TRACT L OF WILD OAK GOLF CLUB ADDITION IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., 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/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 ___________________, 2020.

CHAIRMAN/VICE 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 ____________________, 2020; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF **LOT 18A IN TRACT L OF WILD OAK GOLF CLUB ADDITION IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., 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 18A IN TRACT L OF WILD OAK GOLF CLUB ADDITION IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., 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/DEP. FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ___ DAY OF ____________, 2020.

FINANCE OFFICER/DEP. FINANCE OFFICER

CERTIFICATE OF ROAD AUTHORITY

THE LOCATIONS OF THE EXISTING APPROACHES ARE HEREBY APPROVED. ANY CHANGE IN THE LOCATIONS OF THE EXISTING APPROACHES SHALL REQUIRE ADDITIONAL APPROVAL.

BY: ______________ ______________ ______________
ROAD AUTHORITY TITLE DATE

PLAT OF LOT 18A IN TRACT L OF WILD OAK GOLF CLUB ADDITION

IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 103 NORTH,
RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, THE PLAT OF **LOT 18A IN TRACT L OF WILD OAK GOLF CLUB ADDITION IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, 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 AND FINDS AS A FACT THAT 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 **LOT 18A IN TRACT L OF WILD OAK GOLF CLUB ADDITION IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY ROBERT D. KUMMER, 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.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ___ DAY OF ____________________, 2020.

____
CHAIRMAN/VICE-CHAIRMAN OF DAVISON COUNTY PLANNING COMMISSION

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **LOT 18A IN TRACT L OF WILD OAK GOLF CLUB ADDITION IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., 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 ______________, 2020.

____
CHAIRPERSON/VICE CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS
DAVISON COUNTY, SOUTH DAKOTA

AUDITOR'S CERTIFICATE

I, ____________________________, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, AND THAT THE ABOVE RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA AT A REGULAR MEETING HELD ON ____________________, 2020, APPROVING THE ABOVE PLAT.

____
AUDITOR/DEPUTY AUDITOR, DAVISON COUNTY, SOUTH DAKOTA

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE (AND THE FOREGOING) PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.

DATED THIS ____ DAY OF ______________, 2020.

____
COUNTY TREASURER/DEPUTY TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I HEREBY CERTIFY THAT A COPY OF THE PLAT OF **LOT 18A IN TRACT L OF WILD OAK GOLF CLUB ADDITION IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HAS BEEN RECEIVED BY ME AND FILED IN MY OFFICE.

____
DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION
DAVISON COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

FILED FOR RECORD THIS ____ DAY OF _____________, 2020, AT ______

O'CLOCK __.M., AND RECORDED IN BOOK ______ OF PLATS ON PAGE ______.

____
REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS
DAVISON COUNTY, SOUTH DAKOTA

PREPARED BY:
infrastructure design group, inc.
520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

GL WILD OAK LLC
3800 W 53RD ST
SIOUX FALLS SD 57106

RONALD & DELORES PETERSON
1961 E HAVENS
MITCHELL SD 57301

FIRESTEEL LINKS LLC
2500 E 1ST AVE
MITCHELL SD 57301

DAVID & DOUGLAS BACKLUND
2601 E 1ST AVE
MITCHELL SD 57301

APPLICATION FOR REZONING

TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL, THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant(s) and owner(s), Bathke Properties LLC is hereby making an application for rezoning pursuant to the provisions of the City of Mitchell Zoning Code.

This Application is for the following described real property:

North 600 feet of West 250 feet of Irregular Tract 3 in Lot 3, NE ¼, Section 27, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from Highway Oriented Business District (HB) to Industrial District (I) and the official zoning map is to be changed to reflect the same.

The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and City Council. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

Dated this 10th of April, 2020

Jeff Bathke - Bathke Properties

APPLICANT

Jeff Bathke

OWNER

NOTICE OF HEARING

TO: Mitchell City Planning Commission, Mitchell City Council, and the General Public:

The City Planning Commission has scheduled a public hearing and action on the following ordinance. The hearing will be Monday, April 27, 2020 at 12:00 pm, the City Council will consider 1st Reading of the Ordinance on Monday, May 4, 2020 at 6:00 pm and 2nd Reading and Adoption on Monday, May 18, 2020 at 6:00 pm, all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

NOTE: In response to the coronavirus, and pursuant to Executive Order 2020-14 issued by Governor Noem, the City of Mitchell will not be providing a physical location for public attendance and participation. The meeting will be livestreamed through the City's YouTube and Facebook channels as well as several other alternatives. For more information on these alternative attendance and participation options, please contact Neil Putnam, City Planner, nputnam@cityofmitchell.org or (605) 995-8433.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS;

N 600 feet of W 250 feet of IT 3 in Lot 3, NE ¼ Section 27, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from HB Highway Oriented Business District to I Industrial District and the official zoning map is to be changed to reflect the same.

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

Section 1: That changes the zoning district classification of the real property legally described as;

N 600 feet of W 250 feet of IT 3 in Lot 3, NE ¼ Section 27, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from HB Highway Oriented Business District to I Industrial District and the official zoning map is to be changed to reflect the same.

Section 2. 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 this the ________day of ____, 2020.

____

MAYOR

ATTEST:

____

FINANCE OFFICER

{SEAL}

FIRST READING: May 4, 2020
SECOND READING: May 18, 2020
ADOPTION: May 18, 2020

Published three times: April 16 & 23, 2020 and May 7, 2020

Approximate Costs:

Auto (Oblique) ▾ | Dates: Latest ▾ | ‹ image 1 of 3 › | 05/14/2019

ROCKY & DIANE BRENDEN
1221 E HAVENS
MITCHELL SD 57301

BATHKE PROPERTIES LLC
3001 BILLS BEACH DR
MITCHELL SD 57301

FARMERS UNION INDUSTRIES LLC
220 PONDEROSA RD
REDWOOD FALLS MN 56283

NORTHWESTERN PUBLIC SERVICE
PO BOX 1350
HURON SSD 57350