CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
SEPTEMBER 13, 2021 @ 12:00P.M. (NOON)

1. **Call To Order:**

2. **Roll Call:**

3. **Declaration Of Conflicts Of Interests**

4. **Approve Agenda:**

5. **Approval Of Previous Minutes: 8-23-21**

   Documents:

   PLANNING COMMISSION UNSIGNED MINUTES 8-23-21.PDF

6. **Approval Of Previous Minutes: 8-26-21**

   Documents:

   PLANNING COMMISSION UNSIGNED MINUTES 8-26-21.PDF

7. **Schedule Next Meeting: September 27, 2021 @ 12:00 P.M.**

8. **Variance: Boyd Reimnitz-719 S Edmonds**

   Boyd Reimnitz applied for a front-yard variance of 7 feet vs 25 feet as required for construction of an attached garage at 719 S Edmunds St and the application was tabled at the July 26th Planning Commission meeting. Boyd Reimnitz has changed his application to a front-yard variance of 19 feet vs 25 feet for a front entry addition, legally described as Lots 5 & 6 Block 9 Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

   Documents:

   REIMNITZ-APPLICATION REVISED.PDF
   REIMNITZ-GIS.PDF
   REIMNITZ-NOTICE OF HEARING.PDF
   REIMNITZ-NEIGHBORS.PDF
   REIMNITZ-LETTERS FROM NEIGHBORS-ORIGINAL.PDF

9. **Variance: Faith Missionary Church-1025 E 6th Ave**

   Faith Missionary Church has applied for a variance of the following:

   1. *West side yard setback of 0' vs 3' on Lot 3 & E 33' of Lot 4 in Block 3 of Gleesons Addition.*
   2. *East side yard setback of 0' vs 3' on Lot 4 except the E 33' & Lot 5 in Block 3 of Gleesons Addition.*
   3. *Rear yard setback of 20' vs 25' on both above parcels.*

All for an addition of a 38' x 57' crossing parcels lines located at 1025 E 6th St legally described as Lot 4 except the E 33' & Lot 5 in Block 3 of Gleesons Addition, City of Mitchell, Davison County South Dakota and Lot 3 & E 33' of Lot 4 in Block 3 of Gleesons Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

Documents:

FAITH MISSIONARY CHURCH-APPLICATION.PDF
FAITH MISSIONARY CHURCH-GIS.PDF
FAITH MISSIONARY CHURCH-PLANS.PDF
FAITH MISSIONARY CHURCH-DEED.PDF
FAITH MISSIONARY CHURCH-NEIGHBORS.PDF
FAITH MISSIONARY CHURCH-NOTICE OF HEARING.PDF
FAITH MISSIONARY CHURCH-LETTERS FROM NEIGHBORS.PDF

10. Conditional Use Permit: Brooke Hartman-317 E 4th Ave

Brooke Hartman has applied for a conditional use permit to operate a family residential daycare center in her home at 317 E 4th Ave, legally described as Lot 2 Block 27 Original Mitchell, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

Documents:

HARTMAN-APPLICATION.PDF
HARTMAN-GIS.PDF
HARTMAN-NOTICE OF HEARING.PDF
HARTMAN-NEIGHBORS.PDF
HARTMAN-LETTER FROM NEIGHBOR-SLABA.PDF

11. Variance: Stacy Nettinga-204 W 11th Ave

Stacy Nettinga has applied for a rear-yard variance of 0 feet vs 3 feet as required for construction of a garage addition at 204 W 11th Ave, legally described as Lot 11, Block 29 of Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

Documents:

NETTINGA-APPLICATION.PDF
NETTINGA-GIS.PDF
NETTINGA-PLAN.PDF
NETTINGA-NOTICE OF HEARING.PDF
NETTINGA-NEIGHBORS.PDF
NETTINGA-LETTER FROM NEIGHBOR-OLSON.PDF

12. Variance: George Morgan-414 N Davison

George Morgan has applied for a side-yard variance of 0 feet vs 3 feet as required for enclosing an existing non-conforming carport at 414 N Davison St, legally described as Lot 6A & W ½ of Lot 5A, Block 30 of Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

Documents:

MORGAN-APPLICATION.PDF
MORGAN-GIS.PDF
MORGAN-PHOTOS.PDF
MORGAN-EASEMENT AGREEMENT.PDF
MORGAN-NOTICE OF HEARING.PDF
MORGAN-NEIGHBORS.PDF
MORGAN-LETTER FROM NEIGHBORS-MORGAN.PDF

13. **Rezoning: Jack Earl D/B/A Oh My Carpet, 715 S Rowley St**

Jack Earl D/B/A Oh My Carpet is requesting the following property legally described as E 71′ of Lot 5 & Lot 6, Block 18 of Van Eps 1st Addition in the SE ¼ of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota from R3 Medium Residential District to HB Highway Oriented Business District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME. (715 S Rowley St). For the purpose of moving his business to that location.

Documents:

EARL-APPLICATION.PDF
EARL-GIS.PDF
EARL-NEIGHBORS.PDF
EARL-NOTICE OF HEARING.PDF

14. **Plat: Plat Of Lot 3 Of Mirky's Addition, An Addition In The S 1/2 Of The SE 1/4 Of Section 11, T 102 N, R 60 W Of The 5th P.M., Davison County South Dakota.**

Documents:

BRUNER-PLAT.PDF
BRUNER-GIS.PDF

15. **Plan Approval-Budget Inn-1518 W Havens**

Budget Inn is proposing to change their flat roof to a pitched roof due to damages from a storm earlier this summer. The business is located at 1518 W Havens and is zoned Highway Business.

Documents:

BUDGET INN-GIS.PDF
BUDGET INN-ROOF PHOTOS.PDF

16. **Plat: Plat Of Lot 2, Block 1 Of Westwood First Addition, A Subdivision Of The SW 1/4 Of Section 16, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota.**

Documents:

CJM CONSULTING-PLAT.PDF
CJM CONSULTING-GIS.PDF

17. **Plan Approval-215 Market Place-215 N Lawler St**

Lynda Price is proposing to remodel the interior of the old BPI building located at 215 N

Lawler St, it is zone Central Business.

Documents:

215 MARKET PLACE-GIS.PDF
215 MARKET PLACE-PLANS.PDF

18. **Hearing And Action On Establishing The Boundaries And Approval Of The Project Plan For Tax Increment Financing District #26**

    Documents:

    TIF 26-PROJECT PLAN.PDF

19. **Other Business:**

20. **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.**

21. **Adjournment:**

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

CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
August 23, 2021

NOT APPROVED

1. City Planner Jenniges called the August 23, 2021 City Planning Commission Meeting to order at 12:00 P.M. noon in the Council Chambers, City Hall, 612 N Main Street.

2. Roll Call-quorum is met, simple majority vote required for all items.
   Present: Larson (telephonically), Genzlinger, Jirsa, Osterloo, Penney, Sonne, Doescher.
   Absent: Molumby.
   Staff Present: Jenniges, Schroeder, J. Johnson,, T. Johnson, Sandoval, Hegg, London, Ellwein, Mayor Everson.

3. Declare conflicts of interest-Genzlinger, Osterloo and Jirsa all have a conflict with item #10 on the agenda.

4. Approval of amended agenda: Motion by Larson, seconded by Genzlinger, to approve the amended agenda removing item #10 from the agenda for lack of quorum. Roll call vote: Larson – aye, Molumby – absent, Jirsa –aye, Osterloo – aye, Genzlinger – aye, Sonne – aye, Penney– aye. 6 aye, 0 nay, 1 absent, motion carried.

5. Approval of proposed Minutes: Motion by Osterloo, seconded by Jirsa, to approve the minutes of the August 9, 2021 Planning Commission meeting. Roll call vote: Larson – aye, Molumby – absent, Jirsa –aye, Osterloo – aye, Genzlinger – aye, Sonne – aye, Penney– aye. 6 aye, 0 nay, 1 absent, motion carried.

6. Schedule next meeting: Motion by Genzlinger, seconded by Penney, to schedule the next meeting for September 13, 2021. Roll call vote: Larson – aye, Molumby – absent, Jirsa – aye, Osterloo – aye, Genzlinger – aye, Sonne – aye, Penney– aye. 6 aye, 0 nay, 1 absent, motion carried.

7. Variance: John & Lisa Mentele have applied for a front yard variance of 21' vs 25' as required for construction of a house addition at 1206 W Hanson Ave, legally described as Lot 9 of Wester Heights Addition in the W 1/2 of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The applicant was present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with one response in favor and one opposed to the variance, both responses were handed out at the meeting. Lisa Mentele handed out a packet of pictures that she went over showing the location and views with the 10' addition. She stated she has not been able to get a contractor over to her place until the variance is approved. Without the variance a 7' addition could be built but would not allow her to recess the front door like she would like. She asked for a few feet more just in case the contractor needed the extra room to build the addition and have an overhang on the front. Osterloo questioned if an addition could be done on the back and the applicant stated there is

already a deck built back there and it would be to costly to tear out and build new, also it would not help with protecting the front entry way from the weather conditions.

Motion by Jirsa, seconded by Genzlinger,to recommend the Board of Adjustment approve the variance request. Roll call vote: Larson – nay, Molumby – absent, Jirsa –aye , Osterloo – nay, Genzlinger – aye, Sonne – aye, Penney– aye. 4 aye, 2 nay, 1 absent, motion carried.

8. Variance: Faith Missionary Church has applied for a variance for the following:

   A. West side yard setback of 0' vs 3' on Lot 3 & E 33' of Lot 4 in Block 3 of Gleesons Addition.
   B. East side yard setback of 0' vs 3' on Lot 4 except the E 33' & Lot 5 in Block 3 of Gleesons Addition.
   C. Rear yard setback of 20' vs 25' on both above parcels.

   All for an addition of a 38' x 57' building crossing parcel lines located at 1025 E 6th Ave, legally described as Lot 4 except the E 33' & Lot 5 in Block 3 of Gleesons Addition in the NE ¼ of Section 22, T 103 N, R 60 W of the 5th P.M., city of Mitchell, Davison County South Dakota and Lot 3 & E 33' of Lot 4 in Block 3 of Gleesons Addition in the NE ¼ of Section 22, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The applicant was not present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with three responses received, one for and two against. After discussion with Mitchell Telecom their concerns have been dropped, there is no line going where the construction will be. Discussion included the parking concerns brought up in one of the letters and also that the addition is going across property lines with different owners on the deeds.

   Motion by Genzlinger, seconded by Osterloo,to table the variance until more information can be brought forward from the applicant about the concerns. Roll call vote: Larson – aye, Molumby – absent, Jirsa –aye, Osterloo – aye, Genzlinger – aye, Sonne – aye, Penney– aye. 6 aye, 0 nay, 1 absent, motion carried.

9. Conditional Use: Timaysha Enfield has applied for a conditional use permit to operate a family residential childcare center in her home at 1318 W Ash Ave, legally described as Lots 7 & 8 Block 6 of Potters Addition in the SW 1/4 of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The applicant was not present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with one response in favor and two opposed to the CUP. Fire Marshall Sandoval has not completed an inspection. However, Sandoval did state the applicant used to have a daycare at another address and had no issues before. Jack Nessan spoke neither for or against just reiterated the letter he submitted.

   Motion by Genzlinger, seconded by Penney,to recommend the Board of Adjustment approve Conditional Use Permit with three conditions; 1) the permit is non-transferable, 2) if the business ceases to operate for six months, then a new application would be

required, 3) pass a fire inspection. Roll call vote: Larson – aye, Molumby – absent, Jirsa –aye, Osterloo – aye, Genzlinger – aye, Sonne – aye, Penney– aye. 6 aye, 0 nay, 1 absent, motion carried.

10. Plan Approval: Cat's Meow is proposing to add an addition onto their business located at 701 S Sanborn Blvd. The property is currently zoned Highway business. The applicant was present to answer questions. Linda Christianson stated no one comes to the location for adoptions, they take the kittens to the home. There are four parking spots behind the business as well as in front of the building even with the addition. The addition will help provide separate rooms for litters. They have had no complaints about odor like was the original concern when they took over the building.

    Motion by Osterloo, seconded by Genzlinger,to approve the plan. Roll call vote: Larson – nay, Molumby – absent, Jirsa –aye, Osterloo – aye, Genzlinger – aye, Sonne – aye, Penney– aye. 5 aye, 1 nay, 1 absent, motion carried.

11. Discussion item only: 701 N Main-The owners were not present to answer questions but discussion focused around parking requirements for the new proposed building there. They would like to have the least amount of on-site parking as possible to be able to utilize they space for seating and viewing of the Corn Palace. They have not contacted an architect yet because they wanted to get an overall feel of the board for what might be approved for a variance in parking spaces. The board gave an overall understanding that they will work with the owners for a new business, especially with the close public parking lots.

12. Other Business-None.

13. Public Comment-None.

14. City Planner Jenniges adjourned the meeting at 12:53 P.M.

_____ _____

Jay Larson
Planning Commission Chairperson

CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
August 26, 2021

NOT APPROVED

1. Chairperson Larson called the August 26, 2021 City Planning Commission Meeting to order at 12:00 P.M. noon in the Council Chambers, City Hall, 612 N Main Street.

2. Roll Call-quorum is met, simple majority vote required for all items.
   Present: Molumby (telephonically), Genzlinger, Jirsa, Osterloo, Penney (telephonically), Sonne, Doescher.
   Absent: Genzlinger.
   Staff Present: Jenniges, Schroeder, J. Johnson, Sandoval, London.

3. Declare conflicts of interest-Jirsa and Osterloo for item #5.

4. Approval of proposed agenda: Motion by Sonne, seconded by Molumby, to approve the proposed agenda. Roll call vote: Larson – aye, Molumby – aye, Jirsa –aye, Osterloo – aye, Genzlinger – absent, Sonne – aye, Penney– aye. 6 aye, 0 nay, 1 absent, motion carried.

5. Plan Approval: MADC and John Adamo are proposing to remodel 223 N Main St, the building formally known as the Crafty Fox. The property is currently zoned Central Business. This was discussed at the last meeting but no action was taken. The applicant was not present to answer questions but Larry Jirsa was there to represent his client John Adamo. He stated there will be 28 apartment units on floors 2-4 and the first floor will be a restaurant or retail. The basement is not being used besides for mechanical. It is a historic building and they will try to leave as much of the historical features as possible. There will be a new elevator and stairwell.

   Motion by Sonne, seconded by Molumby,to approve the plan. Roll call vote: Larson – aye, Molumby – aye, Jirsa –abstain, Osterloo – abstain, Genzlinger – absent, Sonne – aye , Penney– aye. 4 aye, 0 nay, 1 absent, 2 abstain motion carried.

6. Other Business-None.

7. Public Comment-None.

8. Chairperson Larson adjourned the meeting at 12:11 P.M.

_____ _____

Jay Larson
Planning Commission Chairperson

City of Mitchell
SOUTH DAKOTA

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

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

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 or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ **Rezoning** *$150 application due with the application.*

- Applicant is request to rezone property from_____ District to _____District.

☒ **Variance** *$100 application due with the application.*

- Description of Variance Requested: Variance of 7' in lu of 25' setback for an attached garage addition of 19' wide x 22' deep.

** Changed to 19' vs 25 for entry addition on August 4, 2021

☐ **Conditional Use Permit** *$100 application due with the application.*

- Description of Conditional Use: _____

This Application is for the following described real property:

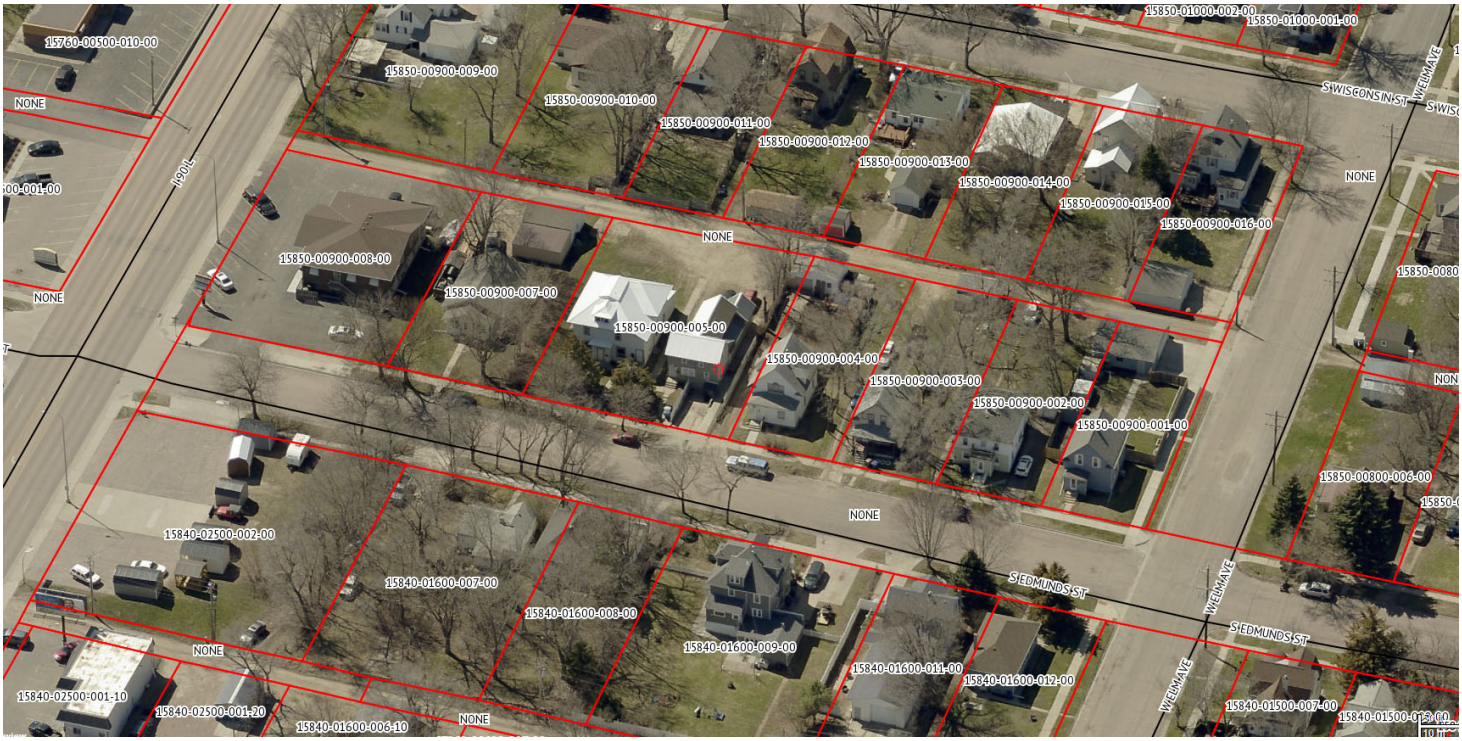
- Legal Description: Lots 5 & 6 Block 9 nVan Eps 2nd Addition City of Mitchell, South Dakota.

- Property Address: 719 S Edmonds

Dated this 6th **day of** July, 2021.

Applicant

Owner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15850-00900-002-00
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15850-00800-006-00
15840-02500-002-00
15840-01600-007-00
15840-01600-008-00
15840-01600-009-00
15840-01600-011-00
15840-01600-012-00
15840-02500-001-10
15840-02500-001-20
15840-01600-006-10
15840-01500-007-00
NONE
S WISCONSIN ST
W ELM AVE
S EDMUNDS ST

710
711
712
715
718
719
721
722
725
726
716
720
S EDMUNDS ST

NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that Boyd Reimnitz applied for a front-yard variance of 7 feet vs 25 feet as required for construction of an attached garage at 719 S Edmunds St and the application was tabled at the July 26th Planning Commission meeting. Boyd Reimnitz has changed his application to a front-yard variance of 19 feet vs 25 feet for a front entry addition, legally described as Lots 5 & 6 Block 9 Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on September 13, 2021, 12:00 P.M. (Noon) and the Board of Adjustment on September 20, 2021 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 27th day of August, 2021.

Michelle Bathke

FINANCE OFFICER

Publish once: 1st September, 2021
Approximate Cost:

Boyd Reimnitz
817 N Sanborn BLVD
Mitchell, SD 57301

Good ‘nuf Construction
1331 W Birch Ave
Mitchell, SD 57301

Ray & Evelyn Buckley
718 S Wisconsin St
Mitchell, SD 57301

Paula Lehrman
722 S Wisconsin St
Mitchell, SD 57301

Darrel Hohn
600 E 7th Ave
Mitchell, SD 57301

Stephanie Sundermann
734 S Wisconsin St
Mitchell, SD 57301

Todd Holden
419 N Edmunds St
Mitchell, SD 57301

Wade Greenwood
25851 W Enemy Creek Lp
Mitchell, SD 57301

April Steffes
725 S Edmunds St
Mitchell, SD 57301

Clarke Companies LLC
47035 250th St
Baltic, SD 57003

Matthew May
407 S Edmunds St
Mitchell, SD 57301

Timothy & Linda Christensen
34 W Harmon Dr
Mitchell, SD 57301

R & M Rentals LLC
723 E 7th Ave
Mitchell, SD 57301

Gregory & Lora Hildebrandt
920 E 13th Ave
Mitchell, SD 57301

Gold Key Properties LLC
1660 E 8th Ave
Mitchell, SD 57301

City of Mitchell | Mayor's Office
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8420 | Fax: 605-995-8054
CityOfMitchell.org

Mitchell
Outside expectations

July 14, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Boyd Reimnitz has applied for a front-yard variance of 7 feet vs 25 feet as required for construction of an attached garage at 719 S Edmunds St, legally described as Lots 5 & 6 Block 9 Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, July 26, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, August 2, 2021 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We _____ Gold Key Properties LLC
OWNER

416
~~417~~ W Havens
ADDRESS

_____ APPROVE

__X__ DISAPPROVE

No response will indicate approval.

COMMENTS:

I do not believe a 7 ft. front yard setback is appropriate for a garage for several reasons. The average length of a vehicle is between 14-15 feet, with many makes/models even longer. I believe that small of setback will create a potential safety issue when the driver is backing out of the garage. There would be a limited view to check for individuals walking, running, or biking along the sidewalk/street and coming upon the driveway, which could result in an accident. Also, a 7 ft. variance would not allow a vehicle to be parked on the driveway in front of the garage without obstructing the sidewalk. I believe allowing this variance would set an undesirable precedent for the city.

I would support a reasonable variance request, but given the circumstances, I believe this request is too excessive. In viewing this property, it appears there is ample room in the back for a detached garage; perhaps that should be considered in lieu of an attached garage on the front.

Thank you.

City of Mitchell | Mayor's Office
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8420 | Fax: 605-995-8054
CityOfMitchell.org

Mitchell
Outside expectations

July 14, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Boyd Reimnitz has applied for a front-yard variance of 7 feet vs 25 feet as required for construction of an attached garage at 719 S Edmunds St, legally described as Lots 5 & 6 Block 9 Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, July 26, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, August 2, 2021 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Greg Hildebrandt
OWNER

_____
ADDRESS

_____ APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS:

City of Mitchell
SOUTH DAKOTA

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

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

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 or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ **Rezoning** *$150 application due with the application.*

- Applicant is request to rezone property from_____ District to _____District.

☒ **Variance** *$100 application due with the application.*

- Description of Variance Requested: Rear yard setback on both properties of 20' vs 25', West side yard setback of 0' vs 3' on Lot 3 + E33' of Lot 4 Blk 3, and 0' vs 3' on east side yard setback of Lot 4 except the E 33' + Lot 5 of Blk 5 for an addition of 38' x 57' crossing parcel lines.

☐ **Conditional Use Permit** *$100 application due with the application.*

- Description of Conditional Use: _____

This Application is for the following described real property:

- Legal Description: Lot 4 except the E 33' and Lot 5 in Blk 3 of Gleesons Addn in the NE 1/4 of Section 22, T103 N, R60 W of 5th P.M., City of Mitchell, Davison County, South Dakota and Lot 3 + E33' of Lot 4 Blk 3 of Gleesons Addn in the NE 1/4 of Section 22, T103 N, R60 W of 5th P.M., City of Mitchell, Davison County, South Dakota
- Property Address: 1025 E 6th Ave, Mitchell SD 57301

Dated this 4th **day of** August, 2021.

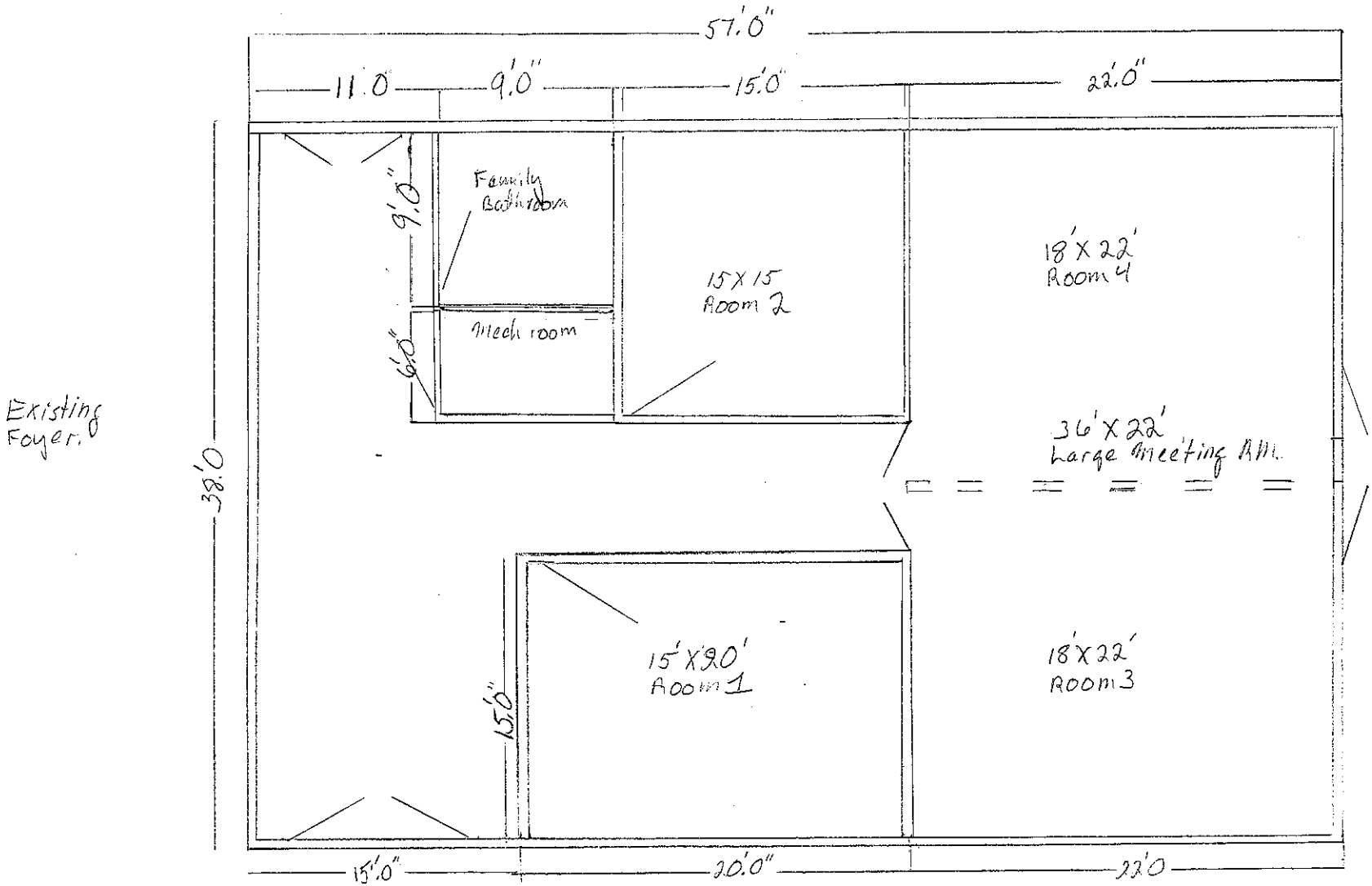
Applicant

Faith Home + School and Faith Missonary Assn

Owner

N GAMBLE ST
1000
1006
1024
1026
1030
1034
1100
1104
E 6TH AVE
1015
1019
1009
1025
1031
1004
1008
1012
1016
1020
1024
1030
1034
1038
N KITTRIDGE ST
E 5TH AVE

Faith Missionary Church



2,166. Sq Ft.

This Document Prepared By:
Skyler Mickelson, Esq.
MorganTheeler LLP
P.O. Box 1025, 1718 North Sanborn Blvd.
Mitchell, SD 57301
(605) 996-5588

WARRANTY DEED

The Faith Home and School, a South Dakota nonprofit corporation, also known as Faith Home and School, Grantor, of Davison County, State of South Dakota, for and in consideration of One Dollar and other good and valuable consideration, GRANTS, CONVEYS AND WARRANTS to Faith Missionary Association, a South Dakota nonprofit corporation, Grantee, of 1009 East Sixth Avenue, Mitchell, South Dakota 57301, the following described real estate in the County of Davison in the State of South Dakota:

> Lot Four (4) except the East Thirty-three Feet (E.33') thereof, and Lot Five (5), Block Three (3), Gleeson's Addition to the City of Mitchell, Davison County, South Dakota, subject to easements, reservations and restrictions of record.

EXEMPT FROM TRANSFER FEE: SDCL 43-4-22(18)

Dated this 7th day of September, 2021.

THE FAITH HOME AND SCHOOL

By Paul Williams
Paul Williams, Chairman/President

ATTEST:

By Cheryl Rothfuss
Cheryl Rothfuss, Secretary

STATE OF SOUTH DAKOTA
SS
COUNTY OF DAVISON

On this the 7th day of September, 2021, before me, the undersigned officer, personally appeared Paul Williams and Cheryl Rothfuss, who acknowledged themselves to be the Chairman/President and Secretary, respectively, of The Faith Home and School, a South Dakota nonprofit corporation, also known as Faith Home and School, and that they as such Chairman/President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as Chairman/President and Secretary, respectively.

In Witness Whereof I hereunto set my hand and official seal.

Connie Warnke
Notary Public

My Commission Expires: 6-15-25

Connie R. Warnke
NOTARY PUBLIC
SOUTH DAKOTA
SEAL

Faith Missionary Assoc Inc
% Earl Adair
PO Box 24
Martin, SD 57551

Faith Home & School
1009 E 6th Ave
Mitchell, SD 57301

Avera Queen of Peace
525 N Foster St
Mitchell, SD 57301

Faith Home & School
1000 E 6th Ave
Mitchell, SD 57301

Fred Kobold Jr
25477 403rd Ave
Mitchell, SD 57301

Lyle & Lois Howard
%Lindell Howard
1030 E 6th Ave
Mitchell, SD 57301

ATV Holdings LLC
1691 N Main St
Mitchell, SD 57301

Brenda McPeek
1008 E 5th Ave
Mitchell, SD 57301

Raymond & Cheryl Rothfuss
1415 Firesteel Dr
Mitchell, SD 57301

Howard & Kathy Hight
1016 E 5th Ave
Mitchell, SD 57301

Lorenzo Jr. & Jennifer Haddon
1020 E 5th Ave
Mitchell, SD 57301

Robby & Rose Moore
1030 E 5th Ave
Mitchell, SD 57301

Duane Schulz
41504 254th St
Fulton, SD 57340

Mitchell Area Properties LLC
1218 E 1st Ave
Mitchell, SD 57301

NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that Faith Missionary Church has applied for a variance of the following:

1. West side yard setback of 0' vs 3' on Lot 3 & E 33' of Lot 4 in Block 3 of Gleesons Addition.
2. East side yard setback of 0' vs 3' on Lot 4 except the E 33' & Lot 5 in Block 3 of Gleesons Addition.
3. Rear yard setback of 20' vs 25' on both above parcels.

All for an addition of a 38' x 57' crossing parcels lines located at 1025 E 6th St legally described as Lot 4 except the E 33' & Lot 5 in Block 3 of Gleesons Addition in the NE ¼ of Section 22, T 103 N, R 60 W of the 5th P.M., city of Mitchell, Davison County South Dakota and Lot 3 & E 33' of Lot 4 in Block 3 of Gleesons Addition in the NE ¼ of Section 22, T 103 N, R 50 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on August 23, 2021, 12:00 P.M. (Noon) and the Board of Adjustment on September 7, 2021 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 6th day of August, 2021.

Michelle Bathke

FINANCE OFFICER

Publish once: 11th day of August, 2021
Approximate Cost:

City of Mitchell | Mayor's Office
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8420 | Fax: 605-995-8054
CityOfMitchell.org

Mitchell
SOUTH DAKOTA
Outside expectations

August 11, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Faith Missionary Church has applied for a variance of the following:

1. West side yard setback of 0' vs 3' on Lot 3 & E 33' of Lot 4 in Block 3 of Gleesons Addition.
2. East side yard setback of 0' vs 3' on Lot 4 except the E 33' & Lot 5 in Block 3 of Gleesons Addition.
3. Rear yard setback of 20' vs 25' on both above parcels.

All for an addition of a 38' x 57' crossing parcels lines located at 1025 E 6th St legally described as Lot 4 except the E 33' & Lot 5 in Block 3 of Gleesons Addition in the NE ¼ of Section 22, T 103 N, R 60 W of the 5th P.M., city of Mitchell, Davison County South Dakota and Lot 3 & E 33' of Lot 4 in Block 3 of Gleesons Addition in the NE ¼ of Section 22, T 103 N, R 50 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, August 23, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, September 7, 2021 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Avera Queen of Peace Hospital
OWNER

525 N Foster St
ADDRESS

X APPROVE

____ DISAPPROVE

No response will indicate approval.

COMMENTS:

Regional President

Outside expectations

City of Mitchell | Mayor's Office
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8420 | Fax: 605-995-8054
CityOfMitchell.org

Mitchell
Outside expectations

August 11, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Faith Missionary Church has applied for a variance of the following:

1. West side yard setback of 0' vs 3' on Lot 3 & E 33' of Lot 4 in Block 3 of Gleesons Addition.
2. East side yard setback of 0' vs 3' on Lot 4 except the E 33' & Lot 5 in Block 3 of Gleesons Addition.
3. Rear yard setback of 20' vs 25' on both above parcels.

All for an addition of a 38' x 57' crossing parcels lines located at 1025 E 6th St legally described as Lot 4 except the E 33' & Lot 5 in Block 3 of Gleesons Addition in the NE ¼ of Section 22, T 103 N, R 60 W of the 5th P.M., city of Mitchell, Davison County South Dakota and Lot 3 & E 33' of Lot 4 in Block 3 of Gleesons Addition in the NE ¼ of Section 22, T 103 N, R 50 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, August 23, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, September 7, 2021 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Mitchell Telecom
OWNER

1891 N Main St Mitchell
ADDRESS

____ APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS: Existing fiber network facilities will be impacted by this variance.

Outside expectations

City of Mitchell | Mayor's Office
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8420 | Fax: 605-995-8054
CityOfMitchell.org

Mitchell
SOUTH DAKOTA
Outside expectations

August 11, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Faith Missionary Church has applied for a variance of the following:

1. West side yard setback of 0' vs 3' on Lot 3 & E 33' of Lot 4 in Block 3 of Gleesons Addition.
2. East side yard setback of 0' vs 3' on Lot 4 except the E 33' & Lot 5 in Block 3 of Gleesons Addition.
3. Rear yard setback of 20' vs 25' on both above parcels.

All for an addition of a 38' x 57' crossing parcels lines located at 1025 E 6th St legally described as Lot 4 except the E 33' & Lot 5 in Block 3 of Gleesons Addition in the NE ¼ of Section 22, T 103 N, R 60 W of the 5th P.M., city of Mitchell, Davison County South Dakota and Lot 3 & E 33' of Lot 4 in Block 3 of Gleesons Addition in the NE ¼ of Section 22, T 103 N, R 50 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, August 23, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, September 7, 2021 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Duane Schulz
OWNER

1034 E5
ADDRESS

_____ APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS: The alley between E 5th + E 6th in the 1000 Block is very congested at Church events so therefore I disapprove.

City of Mitchell

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

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

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 or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ **Rezoning** *$150 application due with the application.*

- Applicant is request to rezone property from_____ District to _____District.

☐ **Variance** *$100 application due with the application.*

- Description of Variance Requested: _____

☐ **Conditional Use Permit** *$100 application due with the application.*

- Description of Conditional Use: In home dayCare

This Application is for the following described real property:

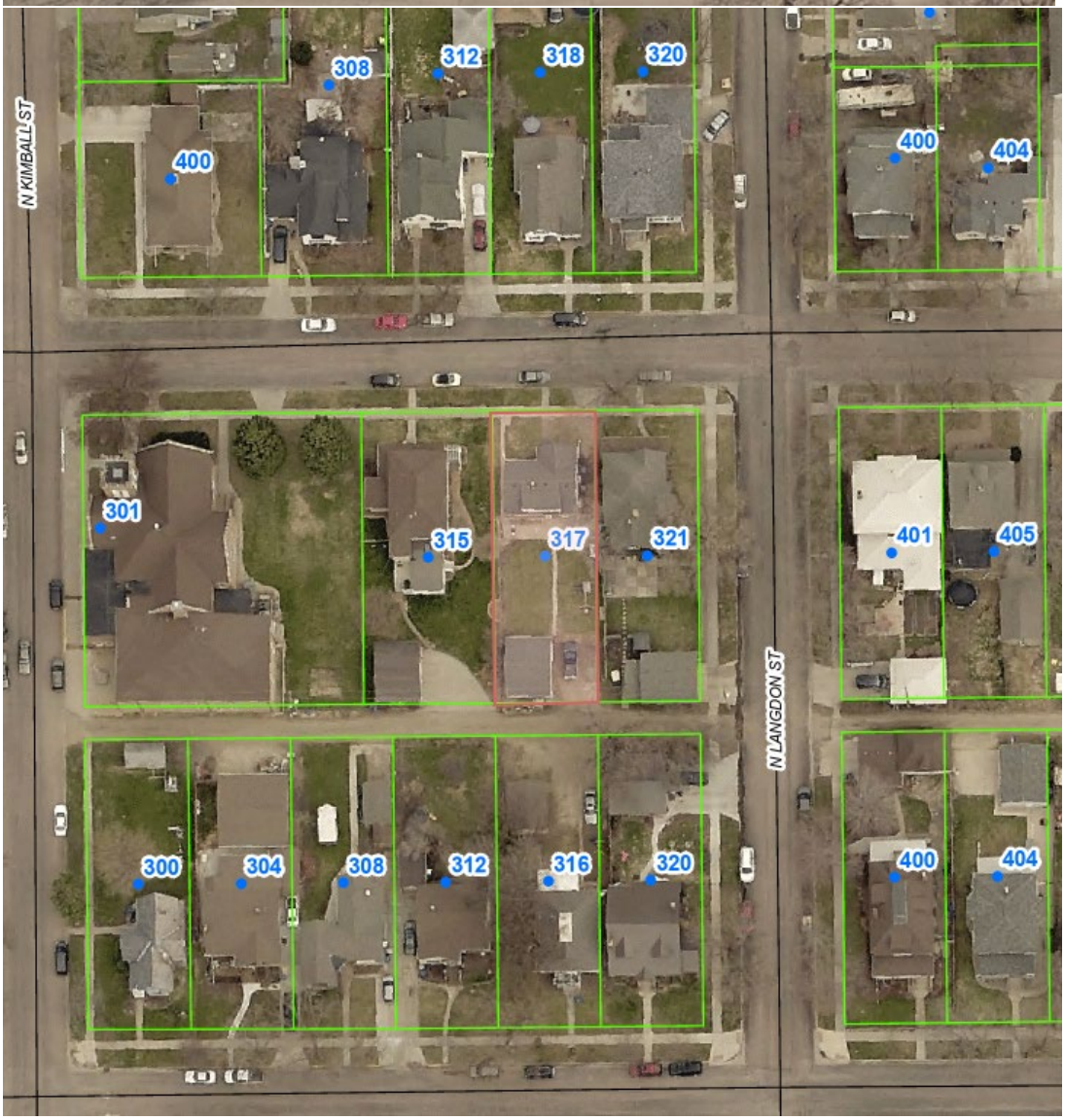
- Legal Description: Lot 2 Blk 27 original Mitchell- NE + SE (21)

- Property Address: 317 E 4th Ave

Dated this 9th **day of** August, 2021.

Brooke Hartman
Applicant

Owner


N KIMBALL ST
N LANGDON ST
400
308
312
318
320
400
404
301
315
317
321
401
405
300
304
308
312
316
320
400
404

NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that Brooke Hartman has applied for a conditional use permit to operate a family residential daycare center in her home at 317 E 4th Ave, legally described as Lot 2 Block 27 Original Mitchell in the NE and SE ¼ of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on September 13, 2021, 12:00 P.M. (Noon) and the Board of Adjustment on September 20, 2021 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 27th day of August, 2021.

Michelle Bathke

FINANCE OFFICER

Publish once: 1st day of September, 2021
Approximate Cost:

Brooke & Andrew Hartman
317 E 4th Ave
Mitchell, SD 57301

Tom Schoemaker
410 N Kimball St
Mitchell, SD 57301

Alta Wilson
400 N Kimball St
Mitchell, SD 57301

Desiree Mcintyre
Tyler Layh
308 E 4th Ave
Mitchell, SD 57301

Timothy & Robyn Bindert
312 E 4th Ave
Mitchell, SD 57301

Randall & Evie Dewitt
318 e 4th Ave
Mitchell, SD 57301

Carl & Sarah Beckstorm
320 E 4th Ave
Mitchell, SD 57301

Boyd Reimnitz
817 N Sanborn BLVD
Mitchell, SD 57301

David Baltzer
28268 409th Ave
Tripp, SD 57363

Rick Brinker
400 E 4th Ave
Mitchell, SD 57301

Buttercup LLC
417 E Switch Grass Trail
Brandon, SD 57005

Congregational Church
301 E 4th Ave
Mitchell, SD 57301

Bryan & Diane Slaba
315 E 4th Ave
Mitchell, SD 57301

Frederick & Elaine Joramo
PO Box 26
Mitchell, SD 57301

Derek & Rebecca Driedger
401 E 4th Ave
Mitchell, SD 57301

Scott & Connie Fergen
405 E 4th Ave
Mitchell, SD 57301

Jessie & Shelly Colwell
304 E 3rd Ave
Mitchell, SD 57301

Determan Family LLC
40780 258th St
Mitchell, SD 57301

Peggy Vanoverschelde
Larry Koster
2341 W 23rd Ave
Mitchell, SD 57301

Reid Makenzi
316 E 3rd Ave
Mitchell, SD 57301

Kevin & Rebecca Genzlinger
320 E 3rd Ave
Mitchell, SD 57301

David & Maxine Tronnes
400 E 3rd Ave
Mitchell, SD 57301

Paul & Pamela Pawlak
404 E 3rd Ave
Mitchell, SD 57301

City of Mitchell | Mayor's Office
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8420 | Fax: 605-995-8054
CityOfMitchell.org

Mitchell
SOUTH DAKOTA
Outside expectations

September 1, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Brooke Hartman has applied for a conditional use permit to operate a family residential daycare center in her home at 317 E 4th Ave, legally described as Lot 2 Block 27 Original Mitchell in the NE and SE ¼ of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, September 13, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, September 23, 2021 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Bryan and Dione Slabsa
OWNER

315 E. 4th Mitchell SD
ADDRESS

✓ APPROVE

_____ DISAPPROVE

No response will indicate approval.

COMMENTS:

City of Mitchell
SOUTH DAKOTA

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

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

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 or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ **Rezoning** *$150 application due with the application.*

- Applicant is request to rezone property from_____ District to _____District.

☒ **Variance** *$100 application due with the application.*

- Description of Variance Requested: Zero backyard set-back

☐ **Conditional Use Permit** *$100 application due with the application.*

- Description of Conditional Use: _____

This Application is for the following described real property:

- Legal Description: Capital Addition - SE (16), Lot 11 Block 29
- Property Address: 204 W 11th Ave

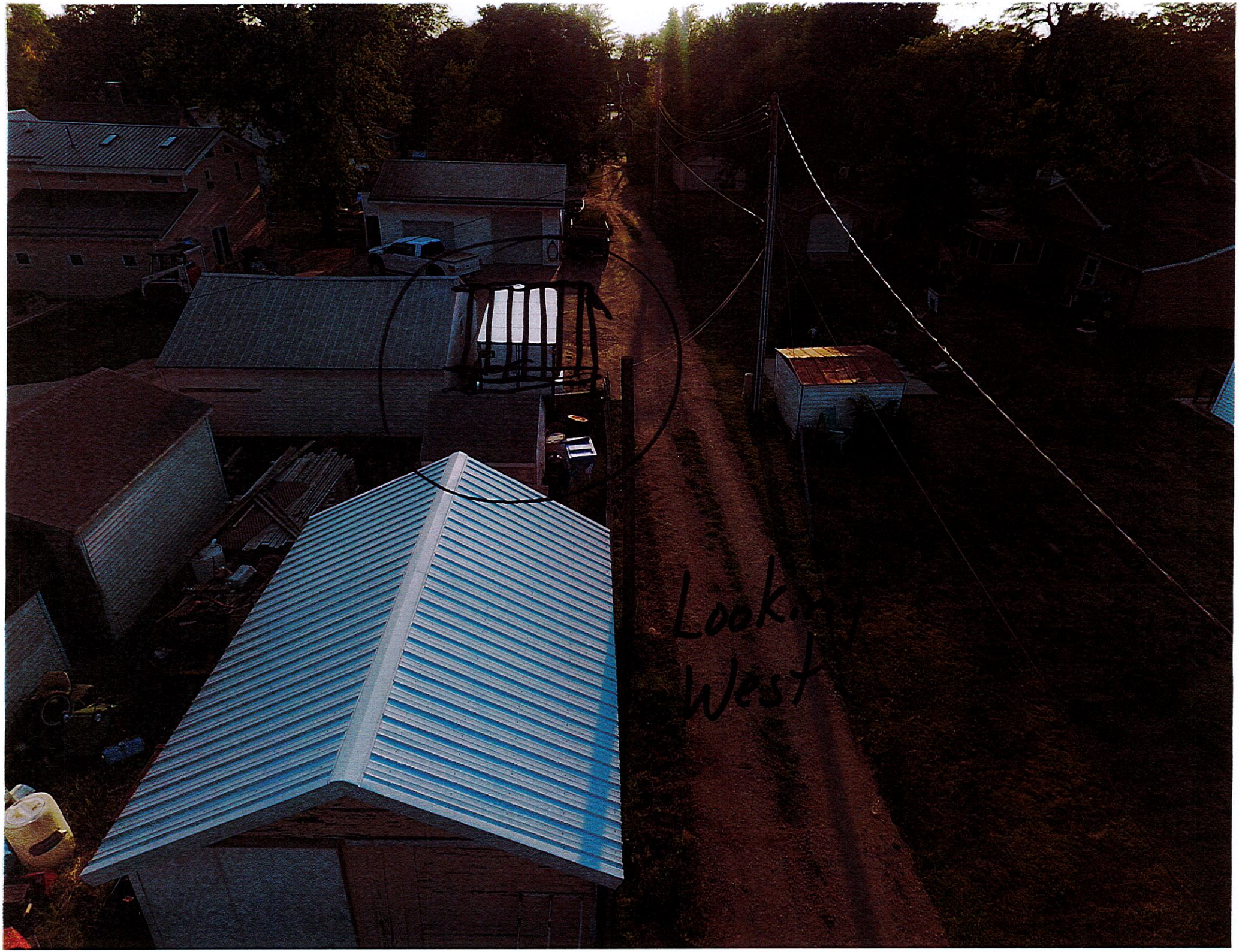
Dated this 16th **day of** August, 2021.

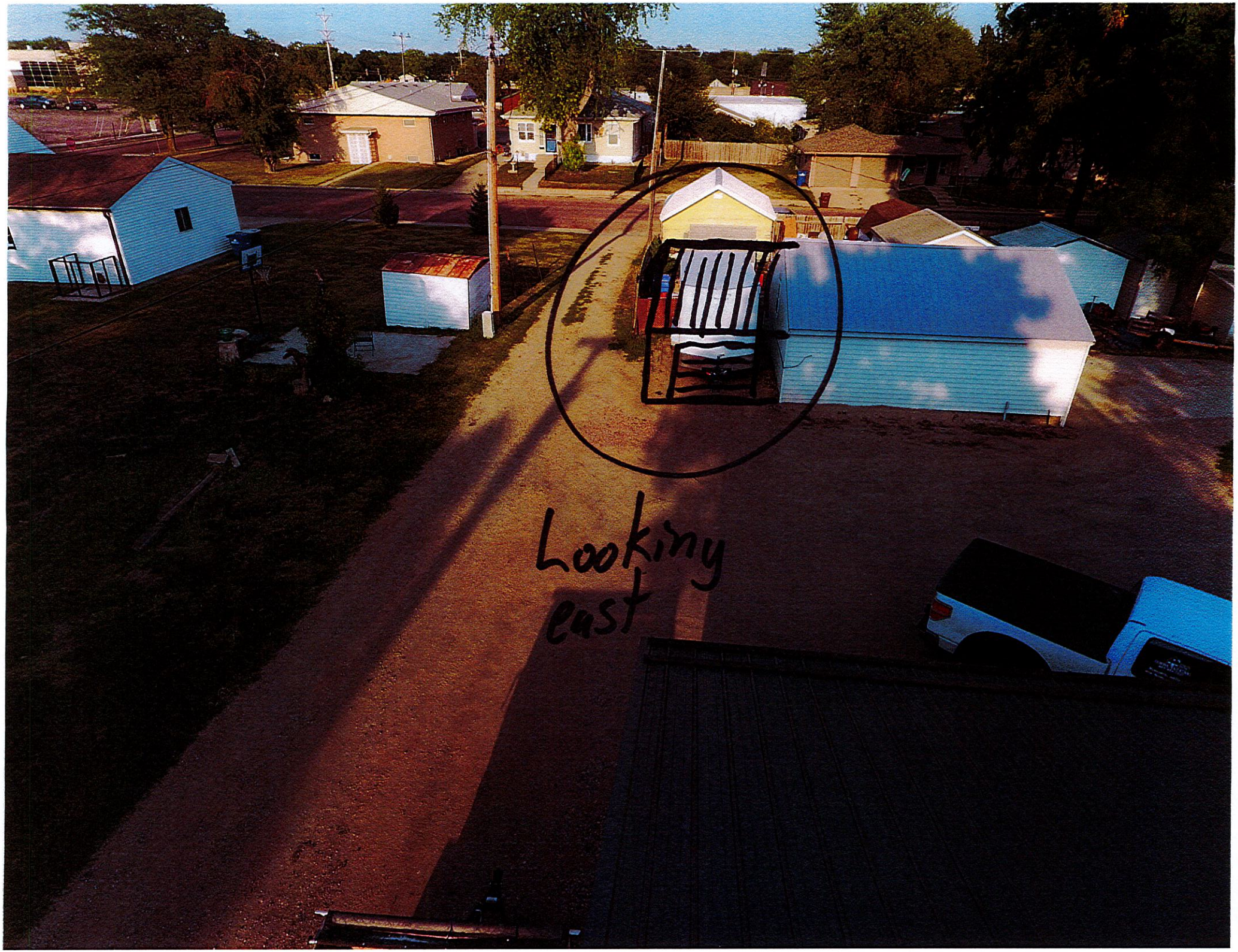
Stacy Nettinga
Applicant

Owner

214
212
204
200
W 11TH AVE
N ROWLEY ST

overhead


Looking
West


Looking
east

NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that Stacy Nettinga has applied for a rear-yard variance of 0 feet vs 3 feet as required for construction of a garage addition at 204 W 11th Ave, legally described as Lot 11, Block 29 of Capital Addition in the SE ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on September 13, 2021, 12:00 P.M. (Noon) and the Board of Adjustment on September 20, 2021 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 27th day of August, 2021.

Michelle Bathke

FINANCE OFFICER

Publish once: 1st day of September, 2021
Approximate Cost:

Stacy & Lori Nettinga
212 W 11th Ave
Mitchell, SD 57301

Thad & Melinda Olson
219 W 12th Ave
Mitchell, SD 57301

Allen & Mary Palquist
209 W 12th Ave
Mitchell, SD 57301

Gretchen Munger
201 W 12th Ave
Mitchell, SD 57301

Drew Boyden
2212 E 1st Ave
Mitchell, SD 57301

Jason & Abby Bates
1112 N Rowley St
Mitchell, SD 57301

Jo Anna Calhoon
216 W 11th Ave
Mitchell, SD 57301

Steven & Kent Liddeke
1301 N Capital St
Mitchell, SD 57301

Glen & Barbara Maag
200 W 11th Ave
Mitchell, SD 57301

Rhonda Hoffman
120 W 11th Ave
Mitchell, SD 57301

Rodney & Mary Titze
116 W 11th Ave
Mitchell, SD 57301

Andrew & Lyndsay Tipton
217 W 11th Ave
Mitchell, SD 57301

Jayme Gill
215 W 11th Ave
Mitchell, SD 57301

Melinda Harmelink
211 W 11th Ave
Mitchell, SD 57301

Lloyd & Jane Morrison
24877 413th Ave
Mitchell, SD 57301

Jeffery Goudy
201 W11th Ave
Mitchell, SD 57301

Richard & Kimberly Swank
Gary Shafer (WD)
1023 n Main St
Mitchell, SD 57301

Casey Plooster
1016 N Rowley St
Mitchell, SD 57301

Johnson Investment Co
1300 N Kimball St
Mitchell, SD 57301

City of Mitchell | Mayor's Office
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8420 | Fax: 605-995-8054
CityOfMitchell.org

Mitchell
SOUTH DAKOTA
Outside expectations

September 1, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Stacy Nettinga has applied for a rear-yard variance of 0 feet vs 3 feet as required for construction of a garage addition at 204 W 11th Ave, legally described as Lot 11, Block 29 of Capital Addition in the SE ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, September 13, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, September 20, 2021 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Thad + Melinda Olson
OWNER

219 W 12th Ave
ADDRESS

✓ APPROVE

_____ DISAPPROVE

No response will indicate approval.

COMMENTS:

City of Mitchell

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

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

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 or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ **Rezoning** *$150 application due with the application.*

- Applicant is request to rezone property from_____ District to _____District.

☒ **Variance** *$100 application due with the application.*

- Description of Variance Requested: side yard setback of 0' vs 3'

☐ **Conditional Use Permit** *$100 application due with the application.*

- Description of Conditional Use: _____

This Application is for the following described real property:

- Legal Description: Lot 6A & W½ of Lot 5A Block 30 of Cooley & Guernsey Addition in the W½ of Section 22 T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota
- Property Address: 414 N Davison St. Mitchell SD 57301

Dated this 23 **day of** August, 2021.

_____

Applicant

George Morgan

Owner

421
415
413
N DAVISON ST
501
509
511
414

Filed for Record - Davison County SD
Filed On 08/20/2021 4:30 PM 3 pg
Document# A212953
Book MR81 Page 419 Fee $30.00
Debra A Young, Davison County Register of Deeds
By BN EASE

This Document Prepared By:
Cole Morgan
1408 N. Sanborn Blvd.
Mitchell SD 57301
605-990-3700
cole@dailey-law.com

EASEMENT AGREEMENT

AGREEMENT made this 20th day of August, 2021, between Jonathon F. Doble, a single person, hereinafter referred to as Doble, and George E. Morgan and Sherry D. Morgan, husband and wife, hereinafter referred to as Morgans, WITNESSETH:

WHEREAS, Doble is the owner of real property described as follows, to-wit:

Lot Six (6) and the West Half (W1/2) of Lot Five (5), Block Eleven (11), C.S. Burr's Addition to the City of Mitchell, Davison County, South Dakota; and

WHEREAS, Morgans are the owners of real property describe as follows, to-wit:

Lot Six A (6A) and the West Half (W1/2) of Lot Five A (5A), Block Thirty (30), Cooley & Guernsey's Addition to the Town, now City, or Mitchell, Davison County, South Dakota; and

WHEREAS, it was previously determined that a concrete driveway and a carport belonging to the Morgans encroaches on approximately the South Six and Three-Quarters Feet (S. 6 ¾') onto the property of Doble and the Morgans require the use of a part of Doble's property for the use of their driveway and carport which they desire to enclose into a garage; and

WHEREAS, an Easement Agreement was signed on March 29, 1996, granting Morgans and Morgans' heirs, personal representatives, successors in interest and assigns an easement on, over and across the said approximately the South Six and Three-Quarters Feet (S. 6 ¾') of Doble's property for the purpose of permitting the location thereon of the concrete driveway and carport and for the purpose of ingress and egress and for permitting access for necessary repairs and maintenance of the driveway and carport.

WHEREAS, Doble is willing to grant Morgans' and Morgans' heirs, personal representatives, successors in interest and assigns an easement on, over and across the said approximately the South Six and Three-Quarters Feet (S. 6 ¾') of his property for the purpose of permitting Morgans to construct a garage by enclosing the carport and

construct a garage upon the property and for the necessary repairs and maintenance of the driveway and garage.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. For One Dollar and other good and valuable consideration, receipt of which is hereby acknowledged by Doble, Doble hereby grants and conveys to Morgans and to Morgan's heirs, personal representatives, successors in interest and assigns an easement on, over and across approximately the South Six and Three-Quarters Feet (S. 6 3/4') of Lot Six (6) and the West Half (W1/2) of Lot Five (5), Block Eleven (11), C.S. Burr's Addition to the City of Mitchell, Davison County, South Dakota, for the purpose of permitting the location thereon of the concrete driveway and constructing a garage out of the existing carport and for the purpose of permitting ingress and egress access for necessary repairs and maintenance to the concrete driveway and garage.

2. The parties agree that the concrete driveway shall not be permitted to further encroach upon the property of Doble and that if at any time the concrete driveway is moved so as to no longer encroach upon the property of Doble this Agreement shall be deemed terminated and of no effect.

3. The parties further agree that should the garage be removed, it shall not be replaced, nor shall any other structure be constructed upon the property of the Morgans which shall in any way encroach upon the property of Doble.

4. The easement as herein set forth is to and shall run with the land and shall be for the benefit and use of the Morgans and for their heirs, personal representatives, successor in interest and assigns.

IN WITNESS HEREOF, the parties hereunto set their hands the day and date first above written.

8/20/21
Jonathon F. Doble

George E. Morgan
George E. Morgan

Sherry D. Morgan
Sherry D. Morgan

STATE OF SOUTH DAKOTA
SS
COUNTY OF DAVISON

On this the 20th day of August, 2021, before me, the undersigned officer, personally appeared Jonathon F. Doble, single person, known to me, or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS HEREOF I hereunto set my hand and seal.

Notary Public
My commission expires: 9/15/2026

(SEAL)

COLE R. MORGAN
NOTARY PUBLIC
SOUTH DAKOTA

STATE OF SOUTH DAKOTA
SS
COUNTY OF DAVISON

On this the 20th day of August, 2021, before me, the undersigned officer, personally appeared George E. Morgan and Sherry D. Morgan, husband and wife, known to me, or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS HEREOF I hereunto set my hand and seal.

Notary Public
My commission expires: 9/15/2026

(SEAL)

COLE R. MORGAN
NOTARY PUBLIC
SOUTH DAKOTA

NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that George Morgan has applied for a side-yard variance of 0 feet vs 3 feet as required for enclosing an existing non-conforming carport at 414 N Davison St, legally described as Lot 6A & W ½ of Lot 5A, Block 30 of Cooley & Guernsey Addition in the W ½ of Section 22, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on September 13, 2021, 12:00 P.M. (Noon) and the Board of Adjustment on September 20, 2021 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 27th day of August, 2021.

Michelle Bathke

FINANCE OFFICER

Publish once: 1st day of September, 2021
Approximate Cost:

George & Sherry Morgan
940 N Harmon Dr
Mitchell, SD 57301

Cathedral Square Partners
1019 Jones St
Sioux City, IA 51105

First Presbyterian Church
500 E 5th Ave
Mitchell, SD 57301

Mark Buck
415 E 5th Ave
Mitchell, SD 57301

Dave Robinson
417 E 5th Ave
Mitchell, SD 57301

Paul & Shayla Ebsen
45971 253rd St
Hartford, SD 57033

Jordan Hanson
Emily Nicolaisen-Hanson
712 W Birch Ave
Mitchell, SD 57301

Jonathon Doble
501 E 5th Ave
Mitchell, SD 57301

Russell & Jeannette Rook
509 E 5th Ave
Mitchell, SD 57301

Patti Zimmerman
511 E 5th Ave
Mitchell, SD 57301

Karen Larson
515 E 5th Ave
Mitchell, SD 57301

Donald & Evelyn Reynen
604 E 5th Ave
Mitchell, SD 57301

Connie Talaga
412 E 4th Ave
Mitchell, SD 57301

Todd & Patricia Magnuson
413 N Davison St
Mitchell, SD 57301

Thomas & Rene Berg
416E 4th Ave
Mitchell, SD 57301

Sandra Neugebauer
420 E 4th Ave
Mitchell, SD 57301

Rieside Properties LLC
PO BOX 127
Mitchell, SD 57301

Vince & Marsha Redder
504 E 4th Ave
Mitchell, SD 57301

Jaun Suarez
510 E 4th Ave
Mitchell, SD 57301

Barbara Schlaffman
512E 4th Ave
Mitchell, SD 57301

Jonathan & Renee Haskell
516E 4th Ave
Mitchell, SD 57301

City of Mitchell | Mayor's Office
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8420 | Fax: 605-995-8054
CityOfMitchell.org

Mitchell
SOUTH DAKOTA
Outside expectations

September 1, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that George Morgan has applied for a side-yard variance of 0 feet vs 3 feet as required for enclosing an existing non-conforming carport at 414 N Davison St, legally described as Lot 6A & W ½ of Lot 5A, Block 30 of Cooley & Guernsey Addition in the W ½ of Section 22, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, September 13, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, September 20, 2021 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

George Morgan
Sherry Morgan

I/We George & Sherry Morgan
OWNERS

940 N. Harmon Dr., Mitchell
ADDRESS

✓ APPROVE

____ DISAPPROVE

No response will indicate approval.

COMMENTS:

City of Mitchell

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

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

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 or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☒ **Rezoning** *$150 application due with the application.*

- Applicant is request to rezone property from R3 District to HB District.

☐ **Variance** *$100 application due with the application.*

- Description of Variance Requested: _____

☐ **Conditional Use Permit** *$100 application due with the application.*

- Description of Conditional Use: _____

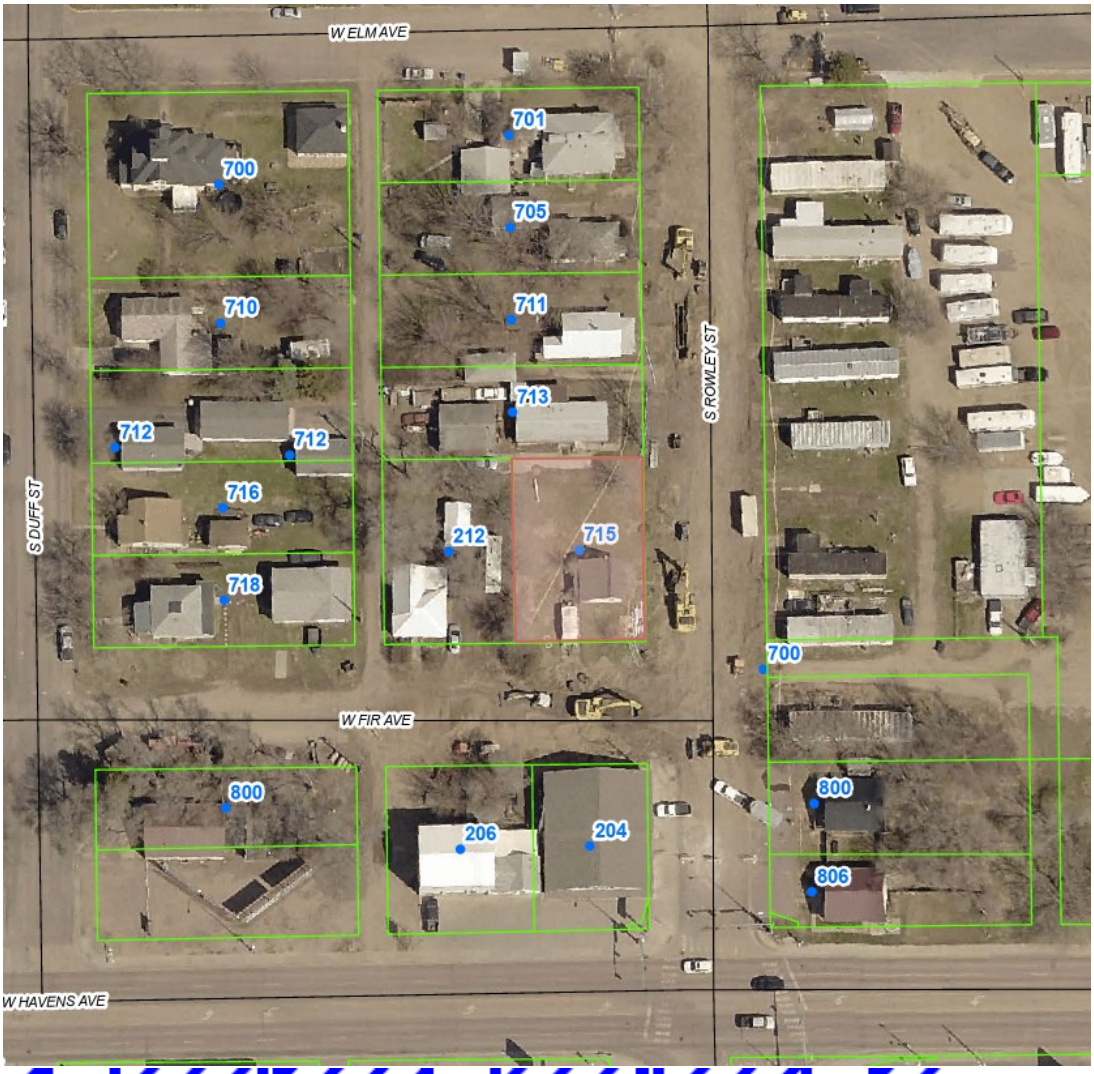
This Application is for the following described real property:

- Legal Description: E71' of Lot 5 & Lot 6 of Block 18 of Van Eps 1st Addition in the SE 1/4 of Section 21 & SW 1/4 of Section 22, T103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota
- Property Address: 715 S Rowley St

Dated this 24 **day of** August, 2021.

Oh my Carpet / Jack Earl
Applicant

R+M Rentals LLC
Owner


W ELM AVE
S DUFF ST
S ROWLEY ST
W FIR AVE
W HAVENS AVE
700
710
712
712
716
718
701
705
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204
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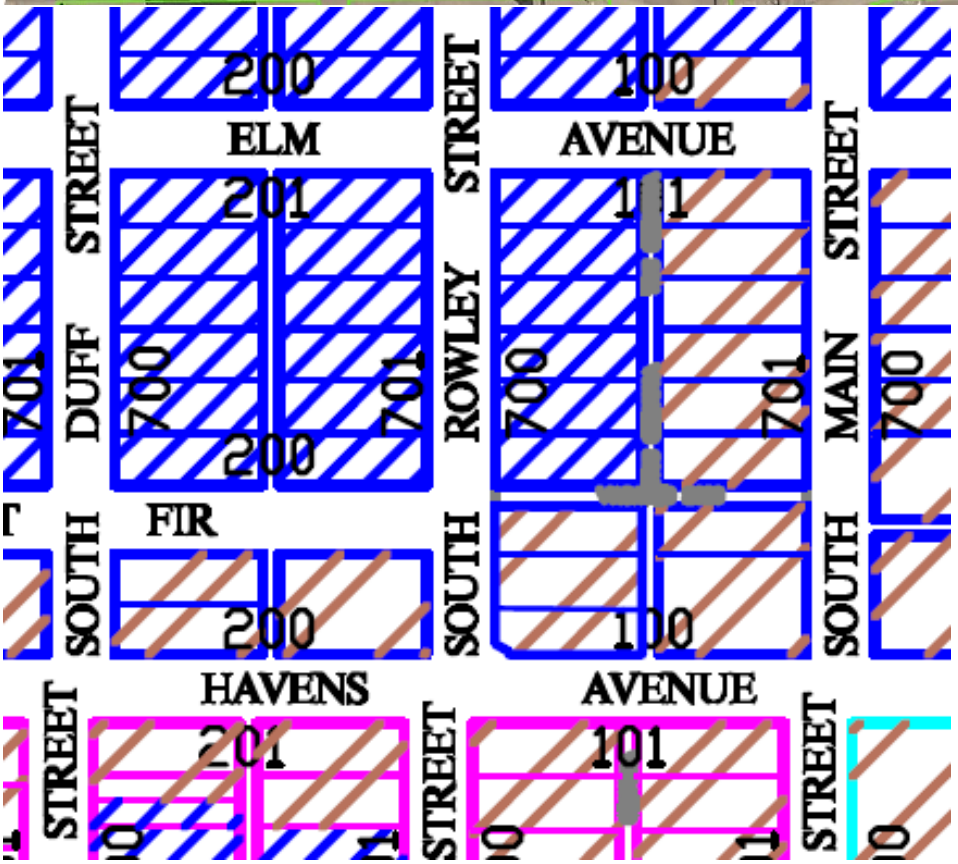
806


200
ELM
STREET
201
DUFF
700
701
200
FIR
SOUTH
200
HAVENS
STREET
201
100
AVENUE
STREET
ROWLEY
111
700
701
100
AVENUE
STREET
MAIN
700
SOUTH
101
STREET

OH MY CARPET
Jack Earl
712 Ninde St
Mitchell, SD 57301

R & M Rentals LLC
723 E 7th Ave
Mitchell, SD 57301

Mathias & Betty Korzan
700 S Duff St
Mitchell, SD 57301

Karlene Whitaker
710 S Duff St
Mitchell, SD 57301

CJG Properties LLC
909 N Main St
Mitchell, SD 57301

Rick Stas
716 S Duff St
Mitchell, SD 57301

Clarke Companies LLC
47035 250th St
Baltic, SD 57003

Harvey Wall
27363 431st Ave
Freeman, SD 57029

TLC Properties Inc
3839 Sturgis Rd
Rapid City, SD 57702

Body Reinmitz
817 N Sanborn BLVD
Mitchell, SD 57301

Marlyce Knock
%Carmen Landhuis
6501 W 54th St
Sioux Falls, SD 57106

Allen & Doris Brunsen
41000 259th St
Mitchell, SD 57301

Elite Development LLC
3889 Lincoln Ave SW
Huron, SD 57350

Gregory & Marjorie Tilberg
40526 254th St
Mitchell, SD 57301

Robert & Jane Ball
40376 253rd St
Mitchell, SD 57301

Miller & Holmes Inc
2311 O'Neil Rd
Hudson, WI 54016

NOTICE OF HEARING

TO: Mitchell City Planning Commission, 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 September 13, 2021 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Monday, September 20, 2021 at 6:00 p.m. and 2nd Reading and Adoption on Monday, October 4, 2021 at 6:00 p.m. all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; E 71' of Lot 5 & Lot 6, Block 18 of Van Eps 1st Addition in the SE ¼ of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota from R3 Medium Residential District to HB Highway Oriented Business District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

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

Section 1: THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS E 71' of Lot 5 & Lot 6, Block 18 of Van Eps 1st Addition in the SE ¼ of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota from R3 Medium Residential District to HB Highway Oriented Business District AND THE OFFICIAL ZONING MAP 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 _____, 2021.

_____

MAYOR

ATTEST:

_____

FINANCE OFFICER

{SEAL}

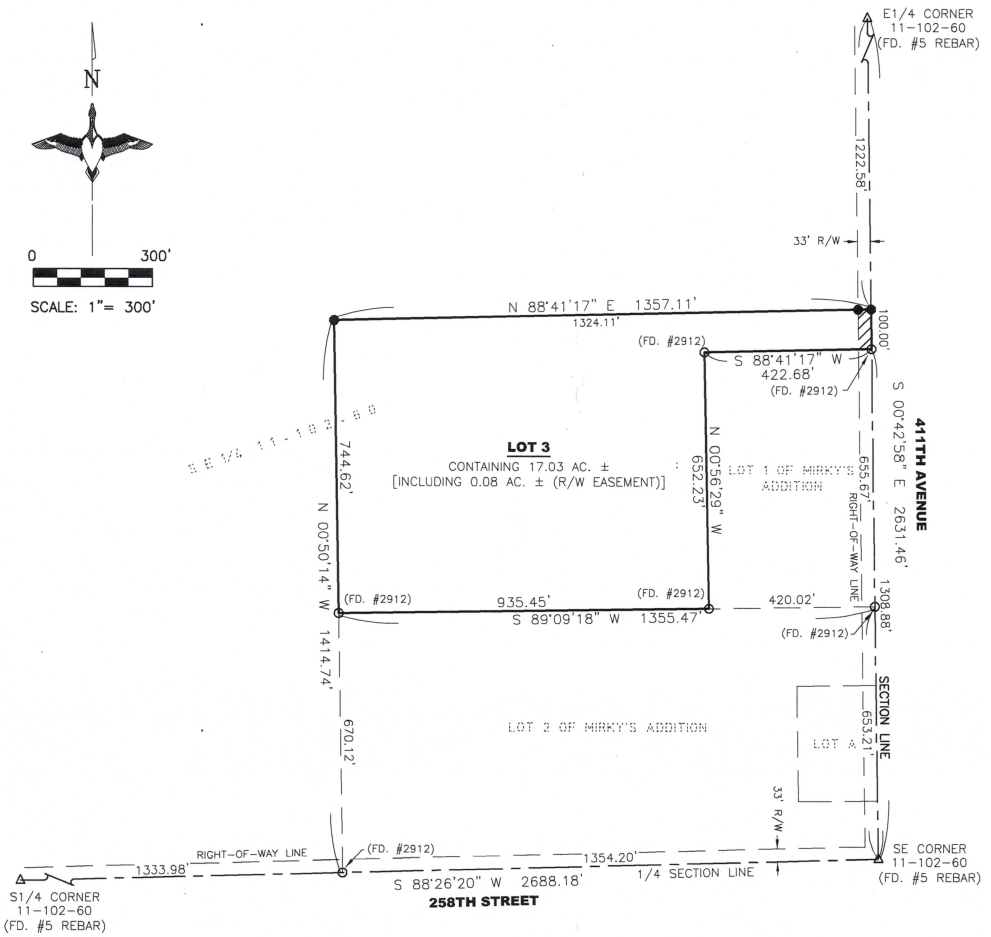
FIRST READING: September 20, 2021
SECOND READING: October 4, 2021
ADOPTION: October 4, 2021

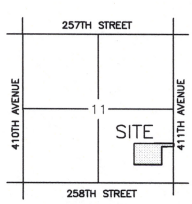
Published three times: September 1, 8 and 22, 2021

Approximate Costs:

PLAT OF LOT 3 OF MIRKY'S ADDITION

AN ADDITION IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISION COUNTY, SOUTH DAKOTA.





AREA MAP N.T.S.
SECTION 11, T102N, R60W
5TH P.M.

LEGEND:

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

NOTES:

BASIS OF BEARINGS IS UTM-14

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

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

PREPARED BY:

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

#21-561 JEB

PLAT OF LOT 3 OF MIRKY'S ADDITION

AN ADDITION IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISION COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Jeffery C. Schievelbein, of Midwest Land Surveying, a Registered Land Surveyor in the State of South Dakota, do hereby state that I did, on or before this date, survey the Southeast Quarter of Section 11, Township 102 North, Range 60 West of the 5th Principal Meridian, Davison County, South Dakota, and platted the same into Lot 3 of Mirky's Addition, an Addition in the Southeast Quarter of Section 11, Township 102 North, Range 60 West of the 5th Principal Meridian, Davison County, South Dakota, as shown on the foregoing PLAT.

The same shall be known and described as LOT 3 OF MIRKY'S ADDITION, AN ADDITION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this _____ day of _____, 20____.

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

_____
Jeffery C. Schievelbein, Registered Land Surveyor No. 10141

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

KNOW ALL MEN BY THESE PRESENTS That we, the undersigned, hereby certify that we are the absolute and unqualified owners of all the land included in the within and foregoing plat; the plat is a parcel of ground located in the Southeast Quarter of Section 11, Township 102 North, Range 60 West of the 5th Principal Meridian,; Davison County, South Dakota; that the plat has been made at our request and under our direction for the proposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 3 OF MIRKY'S ADDITION, AN ADDITION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said LOT 3 OF MIRKY'S ADDITION, AN ADDITION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists 411th Avenue right of way on the East side and 258th Street right of way on the South side. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same. Additionally the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that waste water drainage shall be connected to a municipal system.

Dated this _____ Day of _____, 20 ___.

_____
Britt Bruner

State of _____

County of _____

On this the _____ day of _____, 20____, before me, the undersigned officer, personally appeared Britt Bruner, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

_____
Notary Public – State of _____
My Commission Expires:

Dated this _____ Day of _____, 20 ___.

_____
Gregory Burner

State of _____

County of _____

On this the _____ day of _____, 20____, before me, the undersigned officer, personally appeared Gregory Burner, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

_____
Notary Public – State of _____
My Commission Expires:

Dated this _____ Day of _____, 20 ___.

_____
Janice Johnson

State of _____

County of _____

On this the _____ day of _____, 20____, before me, the undersigned officer, personally appeared Janice Johnson, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

_____
Notary Public – State of _____
My Commission Expires:

PREPARED BY:

Midwest Land Surveying, Inc.

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

#21-561 JEB

PLAT OF LOT 3 OF MIRKY'S ADDITION

AN ADDITION IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISION COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 3 OF MIRKY'S ADDITION, AN ADDITION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeffery C. Schievelbein, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota;

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 3 OF MIRKY'S ADDITION, AN ADDITION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeffery C. Schievelbein, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

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

_____
Chairman/Vice Chairman of the City of Mitchell
Planning Commission

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 20_____; and whereas, it appears from an examination of the plat of LOT 3 OF MIRKY'S ADDITION, AN ADDITION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeffery C. Schievelbein, a duly licensed land surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the master plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

Therefore, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 3 OF MIRKY'S ADDITION, AN ADDITION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeffery C. Schievelbein, a land surveyor, be and the same is hereby approved and the description set forth herein and the accompanying surveyor's certificate shall prevail.

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

By:_____
Finance Officer

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT 3 OF MIRKY'S ADDITION, AN ADDITION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeffery C. Schievelbein, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

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

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOT 3 OF MIRKY'S ADDITION, AN ADDITION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeffery C. Schievelbein, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

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

COUNTY PLANNING COMMISSION --- BY: _____

RESOLUTION OF APPROVAL

WHEREAS, it appears that the owners thereof have caused a plat to be made of the following real property: LOT 3 OF MIRKY'S ADDITION, AN ADDITION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA and have submitted such plat to the County Commission of Davison County, South Dakota for approval. Now therefore be it resolved, that such plat has been executed according to the law and same is hereby approved. The County Auditor is hereby authorized and directed to endorse on such a plat a copy of this resolution and certify the same.

I,_____ County Auditor/Deputy Auditor of Davison County, South Dakota, do hereby certify that the within and foregoing is a true copy of the resolution passed by the Board of County Commissioners of Davison County, South Dakota, on this _____ day of _____, 20____.

_____
COUNTY AUDITOR/DEPUTY AUDITOR

_____
CHAIRMAN/VICE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the Plat of LOT 3 OF MIRKY'S ADDITION, AN ADDITION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA,, has been received by me and is filed in this office.

Dated this _____ day of _____, 20_____.

_____
Director of Equalization/Deputy Director of Equalization of Davison County, South Dakota

AUDITOR'S CERTIFICATE

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

_____
Auditor/Deputy Auditor of Davison County Date

CERTIFICATE OF COUNTY TREASURER

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

_____
Treasurer/Deputy Treasurer of Davison County Date

CERTIFICATE OF ROAD AUTHORITY

The existing access to Lot 3 of Mirky's Addition is approved. Any change in the existing access shall require additional approval.

Dated this _____ day of _____, 20_____.

_____
Township / County Highway Representative

REGISTER OF DEEDS

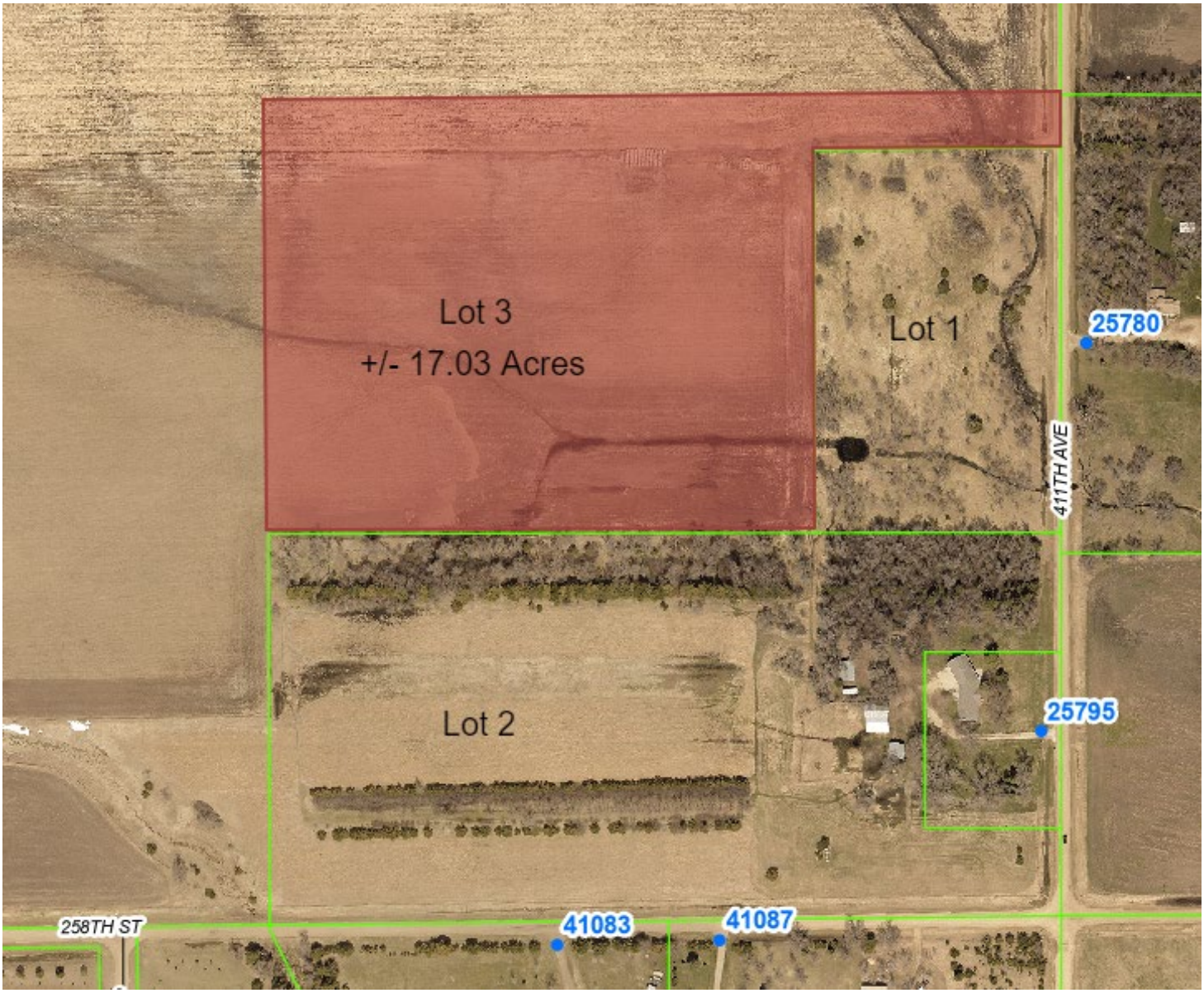
Filed for record this _____ day of _____, 20 _____, at

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

and recorded on Microfilm Number _____

By: _____
REGISTER OF DEEDS, DAVISON COUNTY DEPUTY

#21-561 JEB


Lot 3
+/- 17.03 Acres
Lot 1
25780
411TH AVE
Lot 2
25795
258TH ST
41083
41087

W ELM AVE
1525
1523
1521
1519
151
1518
1522
1510
W HAVENS AVE

MOTEL

MOTEL

1 Inch = 200 Feet

LEGEND

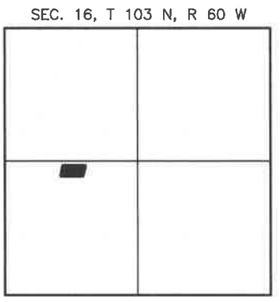
- ● = FOUND IRON MONUMENT
- ○ = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- □ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- ■ = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER PJR-6702
- WM = WITNESS MONUMENT

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

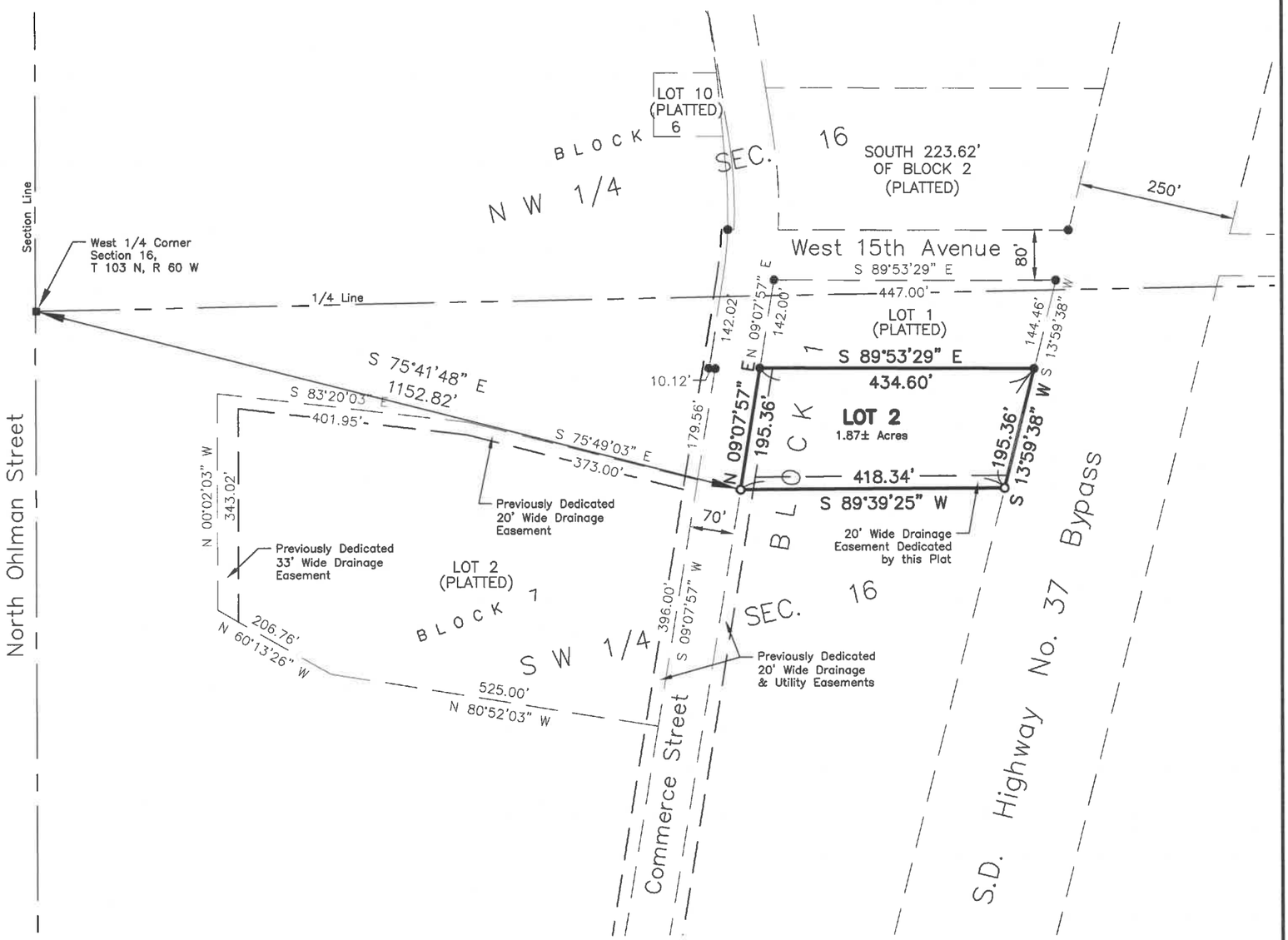
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE, STATE PLANE - NORTH AMERICAN DATUM 1983 - GEOID 12B. GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.

SEC. 16, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 2, BLOCK 1 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to August 3, 2021, survey those parcels of land described as follows: LOT 2, BLOCK 1 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this _____ day of _____, 2021.

Registered Land Surveyor #SD6702

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

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

A PLAT OF LOT 2, BLOCK 1 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 2, BLOCK 1 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 2, Block 1 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Commerce Street. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture 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.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2021.

_____
Charles J. Mauszycki, Jr., Vice President of CJM Consulting, Inc.,
a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2021, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

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

_____
Notary Public, South Dakota
My Commission Expires:_____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 2, BLOCK 1 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 2, BLOCK 1 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned does 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 _____, 2021.

_____
Chairperson/Vice Chairperson of the City of Mitchell
Planning Commission

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

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

A PLAT OF LOT 2, BLOCK 1 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2021; and

WHEREAS, it appears from an examination of the plat of LOT 2, BLOCK 1 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 2, BLOCK 1 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2021.

_____
Finance Officer/Deputy Finance Officer of the City of Mitchell

CERTIFICATE OF COUNTY TREASURER

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

_____ _____
Treasurer/Deputy Treasurer of Davison County Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOT 2, BLOCK 1 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

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

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

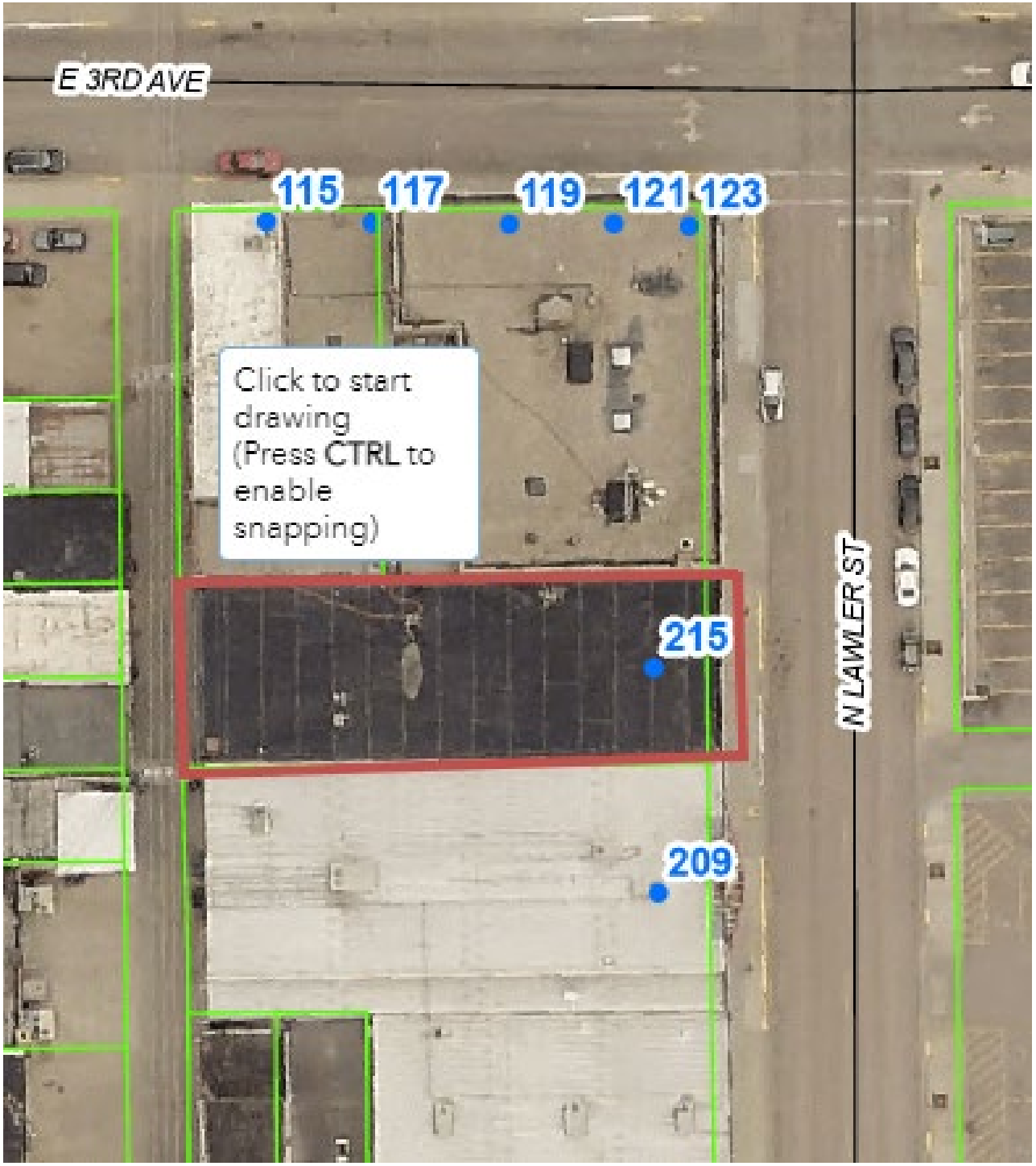
FILED for record this _____ day of _____, 2021, at _____, and recorded in Book _____ of Plats on Page _____ therein.

_____ By_____
Register of Deeds, Davison County Deputy

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

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

1308
W 15TH AVE
Lot 1
1301
Lot 2
+/- 1.87 Acres
COMMERCE ST
1321
N SD HWY 37
N SD HWY 37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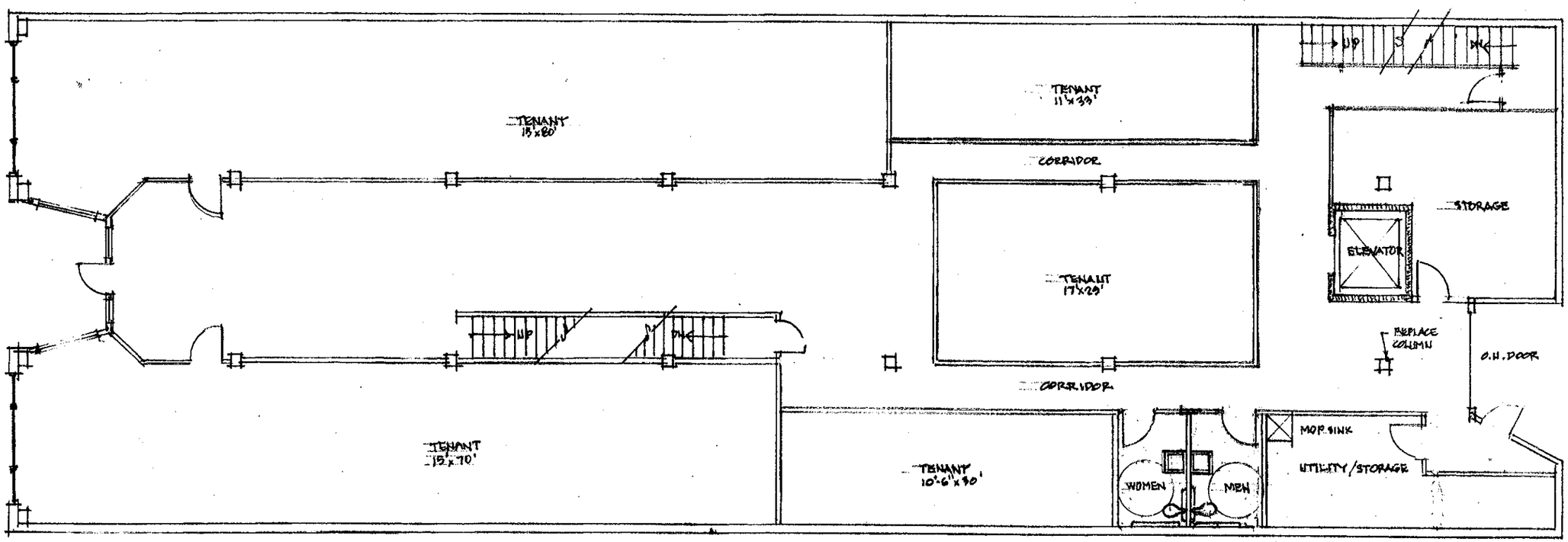
115
117
119
121
123
Click to start drawing (Press CTRL to enable snapping)
215
209
N LAWLER ST

Bagell



1ST FLOOR PLAN

3/32" = 1'-0"

TOTAL TENANT LEASABLE SF - 3,421

OCCUPANCY CLASSIFICATION - B, M @ 1ST FL
S, B @ BASEMENT
M, A, B @ 2ND FLOOR

TYPE VB CONSTRUCTION
FULLY SPRINKLERED

L.L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-996-8185
ljirsa@mitchelltelecom.net

PROJECT NAME
215 MARKET PLACE
215 N. LAWLER
MITCHELL, SD

REVISIONS

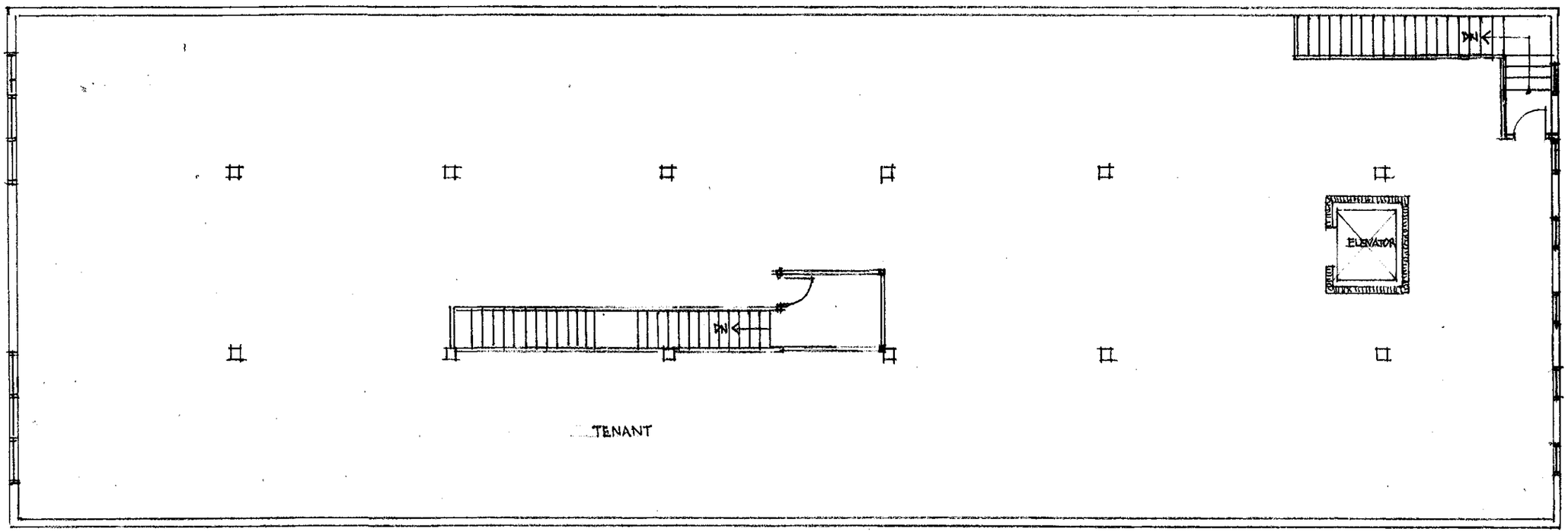
NO	DATE	DESC.

PROJECT NO.

DATE
SEPT. 7, 2021

SHEET TITLE
1ST FLOOR PLAN

SHEET NO.
A-1



2ND FLOOR PLAN

3/32" = 1'-0"

TOTAL TENANT LEASABLE SF - 6,220

L.L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-996-8185
ljirsa@mitchell.midcom.net

PROJECT NAME
215 MARKET PLACE
215 N. LAWLER
MITCHELL, SD

REVISIONS

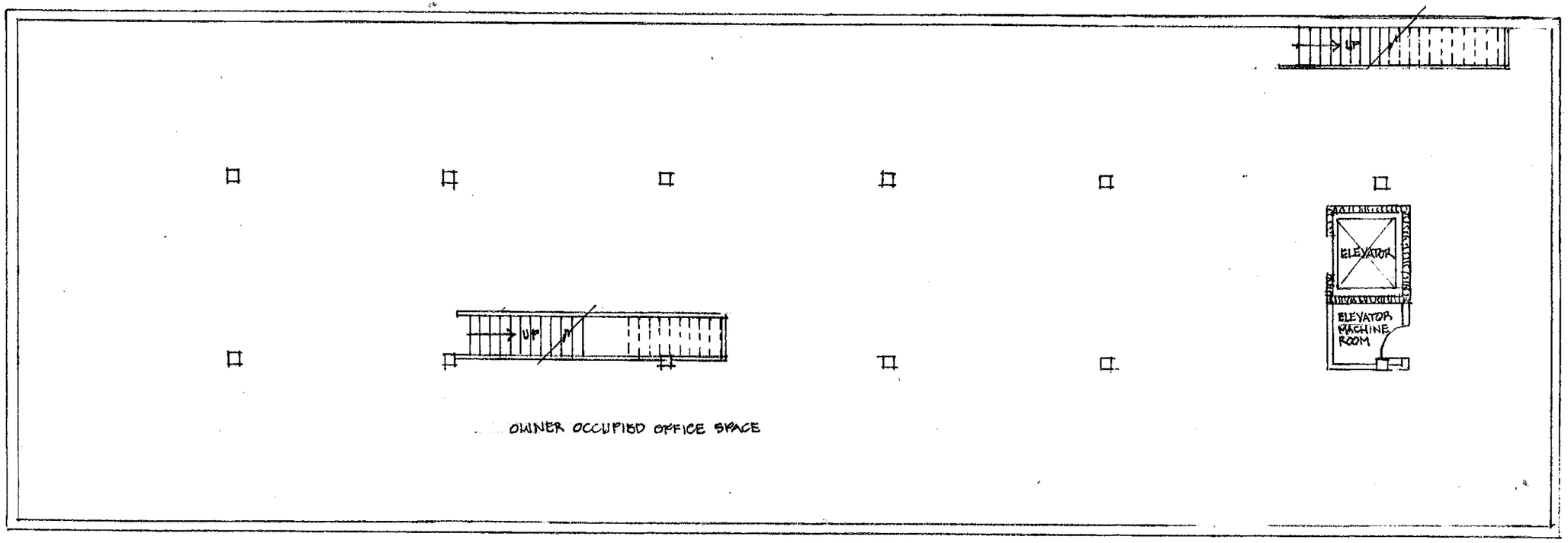
NO.	DATE	DESC.

PROJECT NO.

DATE
SEPT. 7, 2021

SHEET TITLE
2ND FLOOR PLAN

SHEET NO.
A-2



BASEMENT PLAN
3/32" = 1'-0"

L. L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-996-8185
lljirsa@mitchell.telecom.net

PROJECT NAME
215 MARKET PLACE
215 N. LAWLER
MITCHELL, SD

REVISIONS

NO.	DATE	DESC.

PROJECT NO.

DATE
SEPT. 7, 2021

SHEET TITLE
BASEMENT PLAN

SHEET NO.
A-3

Tax Incremental District

Number 26

City of Mitchell, SD

Economic Development Project Plan

In conjunction with

MITCHELL AREA DEVELOPMENT CORPORATION, Developer

and

JOHN ADAMO

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Introduction

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

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

In addition to increasing property valuation, creating a Tax Increment District for the benefit of economic development can mean revitalizing downtown/core business districts of cities in South Dakota that have deteriorated over time, causing businesses to leave the downtown area and relocate, sometimes in other communities, leading to a “blighted” downtown core business area. It is up to local communities to attempt to revitalize and bring downtown districts back to “life” by maintaining historic downtown buildings, providing remodeled and attractive housing options in the downtown business area and new retail businesses. Using Tax Increment Financing is one of the most powerful economic development that helps accomplish revitalizing “blighted” areas which, in turn, creates jobs and economic development, to include additional sales tax for cities local communities and the State of South Dakota.

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

Purpose & General Definitions as used in this Plan

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

As such, the creation of City of Mitchell TIF #26 shall be conditioned upon the creation of the District by resolution, and the establishment of the TID boundaries and approval of the TID Project plan by the City of Mitchell Planning and Zoning Commission along with the City Council.

The purpose of this Plan, to be implemented by the City of Mitchell, South Dakota is to satisfy the requirements for a Tax Increment District Number #26 as specified in SDCL Chapter 11-9. The principal purpose of the Plan is to define eligible property and to define a Tax Increment Plan for funding eligible activities in an eligible area of the City. The Plan will describe the boundary, estimated costs, feasibility and fiscal impact of the District.

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

The driving interest in the establishment of this Plan is to offer tax increment financing as a tool to stimulate and leverage private sector development and redevelopment, and to promote economic development throughout the District. The project will not proceed and is not economically feasible but for the use of Tax Incremental Financing.

Development in the area is anticipated to occur starting in the fall of 2021, with the potential for tax increment financing to provide the impetus and means to undertake this development at faster pace than might occur otherwise, but more importantly to ensure that the City's Downtown Business District has an anchor to continue the revitalization of its Downtown Core Business District.

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

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

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

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

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

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

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

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

"Developer" collectively means Mitchell Area Development Corporation, South Dakota non-profit corporation formed in accordance with SDCL 9-27-37, and John Adamo.

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

"District" means the Tax Incremental District.

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

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

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

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

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

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

"MADC" means the Mitchell Area Development Corporation, a South Dakota nonprofit corporation found in accordance with SDCL§ 9-27-37.

"Plan" means this Project Plan.

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

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

"Project Plan" means a properly approved Plan for the development or redevelopment of a tax incremental district including all properly approved amendments thereto as recommended pursuant to SDCL§ 11-9-1 3.

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

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

"Tax Incremental District" means a contiguous geographic area within a County defined and created by resolution of the governing body and named City of Mitchell Tax Incremental District #26.

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

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

Creation of City of Mitchell, South Dakota TID #26

Representatives of MADC and John Adamo, the party interested in purchasing the Western Building and the lots located to the north of the Western Building, have approached officials with City of Mitchell regarding the possibility of creating a Tax Incremental Financing District ("TID") to assist in the Project Costs within the Plan on land which is – or will be prior to TID #26 creation – located within City of Mitchell, South Dakota. As presented by the Developer, the TID will consist of one phase, as follows:

Reconstruct and remodel a designated historic building consisting of four floors and a basement, located at 223 North Main Street, Mitchell, South Dakota, known as the "Western Building". The project will include a total remodel, following plans designed by an architect to comply with and retain the historic attributes of the structure. The first floor shall be remodeled/reconstructed to be utilized as either a restaurant or as commercial/retail space or a combination of the two. Floors 2 through 4 will be reconstructed as 28 one-bedroom apartments. There are also bare lots located at 301, 305, 307 and 309 North Main Street included in the TIF boundaries which will be developed into a parking area which may include garages to serve residents and customers of the Western Building with space available to be developed into a commercial/retail building. It is anticipated that the Western Building renovation shall be completed by summer 2022, with the parking lot and garages completed shortly thereafter. The second commercial/retail building is estimated to be completed within the next two years. John Adamo has indicated that the project will not proceed and is not economically feasible but for the use of Tax Incremental Financing for the Project. Although the Western Building will partially consist of residential apartment units, TIF funds will not be utilized toward the residential apartment units but only used toward remodeling/ reconstructing the commercial portions of the Project, abating nuisances, preservation of the historical aspects of the Western Building and construction of common areas of the Project. A partial listing of the projects to be funded by TIF proceeds is set forth on the Exhibit attached to Schedule 2 of the Project Plan.

Timing and weather permitting Developer intends to begin remodel/construction on the Western Building and the parking and garages in the fall of 2021 with a completion date by early summer 2022.

Property within Tax Increment District #26

The real property to be located within the Tax Increment District consists of separate parcels described as follows:

223, 301, 305, 307 and 309 North Main Street, Mitchell, South Dakota, together with the following public rights-of-way and alleys:

- The alleyways directly west of and abutting the below described Lots in Blocks 3 and 8; and

- The 3rd Avenue right-of-way from its intersection with the east side of Rowley Street to its intersection with the west side of Lawler Street, including all sidewalks and alleys situated therein; and

- The Main Street right-of-way from its intersection with the north side of 2nd Avenue to its intersection with the south side of 4th Avenue, including all sidewalks situated therein.

The lots above are also listed on the County Assessor's printout as:

Legal 1: The South 20' of Lot 6 and all of Lots 7, 8, 9, 10, 11 & 12, all in Block 3, Original Town (now City) of Mitchell, Davison County, South Dakota; and

Legal 2: Lots 1 & 2, Block 8, Original Town (now City) of Mitchell, Davison County, South Dakota.

A map of the TIF boundary area is as follows:

PROPOSED TIF BOUNDARIES
(Locations approximated below in green highlighted area)

Taxable Value of City of Mitchell

State law requires that tax increment districts cannot exceed ten percent of the taxable value of City of Mitchell for payable 2020. This value for City of Mitchell is approximately $972,276,515. The base value of the taxable property for inclusion into this Tax Incremental District #26, as per the Director of Equalization's records is $45,070.

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

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

TIF #	Certified Base Value State of South Dakota Department of Revenue City of Mitchell
7	$265,415
8	$6,002,565
9	$50,400
11	$207,565
14	$37,850
15	$629,700
16	$5,005,495
18	$2,204,600
19	$13,370
20	$151,890
21	$142,235
23	$3,004,275
24	$612,635
26	$45,070
Total Base Value(s)	$18,373,065

The total value of all active TIF districts in City of Mitchell is less than ten (10) percent of total taxable value in the City. Using the estimates provided, with TID #26 included, the total Tax Increment Districts combined is 1.89% when compared to the 2020 Taxable Valuation.

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

In order to implement the provisions of SDCL Chapter 11-9, the following are Project Costs and expenditures made or estimated to be made and the monetary obligations incurred or estimated to be incurred. The Project Costs may, in any TIF, include capital costs, financing

costs, real property assembly costs, professional fee costs, imputed administration costs, relocation costs, organizational costs, discretionary costs and grants, plus any costs incidental thereto.

The City is working to develop an economic and competitive base to benefit the City and the State of South Dakota as a whole. All Project Costs are found to be necessary and convenient to the creation of the Tax Incremental District and its implementation. The project constitutes economic development which is a proper public purpose of the City. The City exercises the powers expressly stated in and reasonably inferred by SDCL §11 -9-1 5 and Chapter 9-54. The City shall enter into all contracts in accordance with South Dakota law.

A combination of private investment and tax increment financing will assist progress toward the overall objectives of MADC. The Western Building area remodel is part of the overall global mission of MADC which includes:

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

Costs of Public Works or Improvements

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

The following are listed as estimated costs of the Project.

Kind of Project	Location[1]	Amount	Reference[2]
Capital Costs (Street, Water & Sewer) (Cleaning & grading of land & associated costs)	District		11-9-15(1)
Financing Costs	District		11-9-15(2)
Real Property Assembly	District		11-9-15(3)
Professional Fees	District		11-9-15(4)
Administrative Costs	District		11-9-15(5)
Relocation Costs	District		11-9-15(6)
Organizational Costs	District		11-9-15(7)
Discretionary Costs and Grants	District	$1,200,000	11-9-15(8)
Eligible Project Costs		$1,200,000	

[1] District shall mean the Tax Increment District.
[2] SDCL §11 -9-15

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

All of the above are estimates of the costs involved in the project, and the actual total may be greater or smaller. An itemized listing of the estimated costs is set forth on Schedule 1. Because the cost estimates are only estimated costs, the total authorized TID costs of $1,200,000 is the controlling value with respect to authorized TID Project Costs, rather than the particular line item amounts contained in the above Chart and Schedule 1. The line item categories proposed are for guidance only, and actual costs will be determined upon completion of the improvements.
The above total represents eligible Project Costs. Only such amounts as are feasible will be allowed by the City or by monetary obligation. Developer reserves the right to be reimbursed for any expenses and advances made by the Developer for the TIF project from TIF funds, so long as the total amount of funds advanced for the TIF District do not exceed $1,200,000.

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

Expenditures Exceeding Estimated Cost

Any expenditures which in sum would exceed the total amount of the TID amount of $1,200,000 will require an amendment of this Plan. All amendments would be undertaken pursuant to SDCL §11-9-23.

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

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

Developer's Agreement

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

Financing Terms:

- Amount. The total amount of the TIF will not exceed $1,200,000.
- Interest Rate. There may be no interest rate associated with this TIF.
- Length. The TIF will not exceed 20 calendar years from the year of creation.
- Expiration. The TIF will expire at the end of 20 years or when the $1,200,000 has been paid out in tax payment to the Developer from the taxes generated within the District, whichever comes first. Should there be a balance on the TIF note at the end of year 20, the TIF will still expire.

Legal Terms:

- Should the State of South Dakota not classify the TIF as economic development, the TIF will not be finalized and will cease to exist.
- Any owners of real property located within the TIF District will waive their right to the discretionary tax abatement.

Conditions of the Developer Agreement relating to Constitutional Debt:

The exclusive funding mechanism for this TID will be a grant pass-through of positive tax increment from the TID receipted into the TIF Fund. It is specifically a condition of the proposed Developer's Agreement that the City's obligation to pay is limited to the proceeds of the positive tax increment from the TID receipted into the TIF Fund. The City shall have no obligation to commit any City funds from any other source into the TIF Fund other than the positive tax increment from the TID receipted into the TIF Fund. It is also to be specifically agreed that the City has made no representation that the proceeds from the TIF Fund shall be sufficient to retire any indebtedness incurred by Developer. The parties further acknowledge that SDCL 11-9-25 limits the duration of allocation of the positive tax increment payments and the fund created by the TID to 20 years from the year of creation. As such, it is further understood that the amount of $1,200,000 will be the maximum amount the City will ever pass on acting as a conduit for TIF #26 for eligible project costs, including any and all interest which may apply.

All TIF revenue will be passed onto the Developer as a grant until the full amount has been paid or 20 years from the year of creation, whichever happens first. The payment of tax increment funds under this Agreement is a grant under SDCL Chapter 11-9 (the "Grant"). The Grant is a personal property right vested with the Developer on the effective date of the Developer Agreement. The City will grant this amount to the Developer and thus not have to account for any assets on the City's financial statement. The Developer will be responsible for obtaining their financing and the City will not be liable for any Developer debt.

Upon completion of the construction of project involving eligible project costs, the Developer shall certify to the City's Finance Officer the eligible project costs in sufficient detail to determine that payment of grant funds is solely for eligible project costs. The Developer shall provide contractor/supplier invoices or other supporting documentation upon request of the Finance Officer. Upon certification and verification of eligible project costs, the City shall pass-through all available tax increment fund revenues not to exceed $1,200,000 in a manner consistent with this section.

Given that the exclusive funding mechanism for this TID is the grant pass-through of positive tax increment from the TIF Fund, that no tax increment bonds will be

issued in relation to this TID, and that the City shall have no obligation to commit other City funds, the City's obligation hereunder shall not in any way be construed to be a debt of the City in contravention of any applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness by the City, nor shall anything contained herein constitute a pledge of the general credit, tax revenues, funds or moneys of the City. In recognition that the City cannot appropriate funds that no have accrued, the City's exclusive obligation shall be to budget and appropriate the positive tax increment from the TID receipted into the TIF Fund on an annual basis during the City's then current fiscal year, as may be required. Notwithstanding anything to the contrary contained in the proposed Agreement, the City hereby acknowledges and agrees that the obligations of the City under this Agreement are a material inducement for Developer to incur various development and construct improvements upon the TID property and the failure to pay tax increment to Developer will be financial detrimental to future improvements on said property.

If at any time during the term of this Agreement, the governing body of the City shall fail or refuse to approve or authorize the funds due hereunder, and if the TID is eligible to be terminated pursuant to SDCL 11-9-46, then the Agreement shall terminate upon the end of the fiscal year for which funds were approved or authorized, without penalty to the City.

Developer Terms:

- MADC will act as the Developer and all TIF proceeds will flow to MADC.
- MADC will be responsible to pass on the increment to the ultimate recipient of the funds, John Adamo.
- MADC will enter into an Exclusive Development Agreement with John Adamo which shall include, among other things, the extent of the renovation/reconstruction of the Western Building and the time frame in which to complete the project, as well as an agreement that the amounts advanced to John Adamo by MADC shall be equal to the lesser of $600,000 or the actual costs of the project. The balance of TIF proceeds, if any, shall be utilized to reimburse MADC/City for costs each has incurred in connection with the project.
- Should John Adamo fail to meet its requirements set forth within the Exclusive Development Agreement, MADC shall inform the City of the same and the City may terminate or withhold payments to MADC as a result of such breach by John Adamo.
- MADC will certify the costs to the City for reimbursement.
- The City of Mitchell reserves the right to charge an annual administration expense. This fee will be used to offset any future expenses that may occur due to reporting. The amount will not exceed $5,000.00 in a calendar year.
- The Developer agrees to waive the discretionary formula for all construction within the TIF.

Detailed List of Estimated Project Costs

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

Feasibility Study

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

Economic Development Study

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

Fiscal Impact Statement

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

Method of Financing, Timing of Costs and Monetary Obligations

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

Maximum Amount of Tax Incremental Revenue

The maximum amount of tax incremental revenue bonds or monetary obligations to be paid through Tax Increment District #26 shall be the amount sufficient to reimburse the City for the payments made for Project Costs and pay all tax increment bonds or monetary obligations in an amount not to exceed $1,200,000 principal and interest or such lesser amount as may be feasible with the estimated revenue generated by the Tax Increment District. The final terms and conditions will be set forth in the Developer's Agreement

Duration of Tax Incremental Plan

The duration of the Plan will extend to the number of years it will take for the reimbursement of the City, the extinguishment of bonds and the monetary obligation except that the Plan duration **shall not exceed 20 calendar years** of revenue from the date of creation of the District.

Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

The site will generate taxes to the local jurisdictions at or above the assessed value of the Base. All taxing districts shall receive that base which will be the value set for 2021 taxes payable in 2022. The tax increment will be available to the taxing jurisdictions at or before twenty (20) years after the creation of the District. Schedule 5 details the tax capture implications to each of the local taxing jurisdictions. After the repayment of the bonds and monetary obligations, taxing entities will receive their proportionate share of tax dollars for the base value and the tax incremental values.

Conditions Map, Improvements Map, Zoning Change Map

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

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

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

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

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

List of Estimated Non-Project Costs

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

Item	Amount
Economic Development TIF	$2,800,000
TOTAL	$2,800,000

Statement of Displacement and Relocation Plan

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

Performance Bond Surety Bond or other Guaranty

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

List of Schedules

SCHEDULE 1 - Estimated Project Cost

SCHEDULE 2 - Economic Feasibility Study

SCHEDULE 3 - Economic Development Study

SCHEDULE 4 - Fiscal Impact Statement

SCHEDULE 5 - Estimated Captured Taxable Values

List of Attachments

Attachment 1 - Descriptions of Real Property

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

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

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

Schedule 1 – "Detail of Project Costs"

Kind of Project	Number of Projects	Location[1] 1 above	Amount	Reference[2]
Capital Costs (Street, Water & Sewer) (Cleaning & grading of land & associated costs)		District		11-9-15(1)
Financing Costs		District		11-9-15(2)
Real Property Assembly		District		11-9-15(3)
Professional Fees		District		11-9-15(4)
Administrative Costs		District		11-9-15(5)
Relocation Costs		District		11-9-15(6)
Organizational Costs		District		11-9-15(7)
Discretionary Costs and Grants	1	District	$1,200,000	11-9-15(8)
Eligible Project Costs			$1,200,000	

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

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

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

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

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

6) Relocation costs;

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

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

Estimates TID Eligible of Project Costs Requested

The City of Mitchell has determined that this will be an economic development Tax Increment District, thus the eligible cost will be in the form of a grant that will not exceed $1,200,000. This is a permitted use under SDCL 11-9-15.

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

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

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

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

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

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

6) Relocation costs;

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

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

Schedule 2 - "Economic Feasibility Study"

MADC and John Adamo have approached the City of Mitchell regarding the possibility of creating a Tax Incremental Financing District to assist with help in offsetting the costs associated with the restructure/remodel of the Western Building and the development of bare lots located in the Central Business District of the City.

The Western Building is a designated Historic Building located in the City's core downtown business district, at the corner of 3rd and Main Streets. The five bare lots located to the north of the Western Building once contained retail buildings which have had to be demolished and removed due to structural and other issues leaving the buildings to be declared nuisance properties and leaving an open, undeveloped space covering approximately three-quarters of the block on Main Street between 3rd and 4th Avenues which is located in the center of the City's downtown business district. The Western Building, while having a unique exterior design, has fallen into disrepair to the extent that it is considered a nuisance property. The first floor of the building has been unoccupied for two years, and the upper three floors have been empty for over ten years. The Western Building contained lead base paint dust and asbestos, had roof problems and exterior windows in need of repair/replacement. If not remodeled, the above issues will require the Western Building to be demolished as a "nuisance property."

Renovation/Reconstruction Project

The renovation/reconstruction project of the Western Building is estimated to be in the approximate amount of $1,700,000 to $1,800,000; however, Developer is using the amount of $1,500,000 as an approximate full and true assessment value as a "conservative estimate." The construction of a parking lot and garages on a portion of the bare lots are estimated to be in the approximate amount of $250,000 for the parking lot and $550,000 for the garages, for a total amount of $800,000. A future retail/commercial space consisting of between 3,000 and 6,000 square feet is estimated to be at a cost of up to $1,500,000, based upon the size of the building constructed.

The City has been asked to create a Tax Increment District to help offset the nuisance removal, renovation/remodel and construction costs associated with Project. A partial list of the work to be undertaken on the Western Building as part of the historic preservation requirements is attached to this Schedule as an Exhibit. This feasibility study provides that the Project Costs can be financed through tax increment financing under South Dakota Tax Incremental District Law (South Dakota Codified Laws Chapter 11-9). Tax increment financing is an indispensable self-financing tool used throughout the United States to help local governments successfully develop and redevelop areas and encourage economic development.

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

Tax increment financing is permitted only in connection with a "Project Plan" duly adopted by the City. The property is currently taxable at $45,070. The improvements to be made to the property are estimated to add approximately $3,880,000 to the full and true tax valuation and approximately $3,499,000 to the tax assessed valuation. The estimated increment resulting

from the improvements would be approximately $73,854 in new taxes once fully developed. Since only positive tax increment will be applied, the proposed project is feasible.

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

For purposes of this Project Plan, the Developer is projecting that the remodel of the Western Building will be fully completed by summer 2022, with the parking area and possible garages to follow shortly thereafter. The possible additional retail building is expected to be constructed sometime within the next two to three years. It is anticipated that the Developer will procure financing to fund the TID improvements by way of a loan or through Developer-advanced funds. The City at no time shall ever be responsible for any loan the Developer secures. The City's role is to simply act as a conduit for the tax revenue and pass on all positive increment to the Developer, of which, will never exceed $1,200,000 in total payments, or 20 years, whichever comes first.

A portion of the development within the District could qualify for the discretionary tax abatement. However, City of Mitchell TIF regulations require a developer to waive the “real property” discretionary formula as a condition of approving a TIF. Developer and John Adamo are aware of this request.

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

For purposes of this Project Plan, it is anticipated no increment generated by City TID #26 will be available until calendar year 2023 and thereafter. The calculation of the estimated tax increment valuation and tax generated for City of Mitchell TID #26 is presented in the tables below.

EXHIBIT

Historic Preservation Requirements

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Historic Property Name Western Building NPS Project Number

Property Address 223 N. Main St., Mitchell, SD

5. Detailed Description of Rehabilitation Work. Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number 01 **Feature** Elevator **Date of Feature** 1906

Describe existing feature and its condition

Nonfunctional.
Contains a very small platform.
Hoistway structure on roof is leaning.
Shaft is a framed structure made of wood.

Photo Numbers 001, 002, 003, 004, 005 Drawing Numbers EBP-1, EFP-1, EFP-3, ERP-1

Describe work to feature

1. Remove existing elevator system and connecting wall to adjacent restroom.
2. Replace with a larger elevator so a gurney can fit inside the cab and a 3500 lb load capacity.
3. Change entry from corridor to entry from lobby off corridor.
4. Use existing restrooms as new elevator lobbies but retain walls and doorways to corridor.
5. Rooftop hoistway structure to be removed and replaced.

Number 02 **Feature** Restrooms **Date of Feature** 1906

Describe existing feature and its condition

Ceramic mosaic tile flooring.
Mounted plumbing fixtures.
Exposed pipes.
Wooden stalls in poor condition.

Photo Numbers 003, 006, 007, 008, 009 Drawing Numbers EFP-2, EFP-3, EFP-4,

Describe work to feature

1. Remove all plumbing fixtures and piping and replace existing restrooms with new elevator lobby.

Number 03 **Feature** Stairs **Date of Feature** 1906

Describe existing feature and its condition

Main staircase from 1st floor to 4th floor.
Accessed by 1st floor hallway on south edge of building.
Concrete steps and landings with wood railing.
Landings are positioned in middle of some windows.
Handrail is attached to surrounding walls.

Photo Numbers 010, 011 Drawing Numbers EFP-2, EFP-3

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HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Historic Property Name Western Building NPS Project Number

Property Address 223 N. Main St., Mitchell, SD

Describe work to feature

1. Keep and refinish stairs and railings to match original appearance.
2. Clean existing flooring at stair treads and landings.
3. Overlay with new flooring finish.

Number 04 **Feature** Boiler **Date of Feature** 1906

Describe existing feature and its condition

Nonfunctional.

Photo Numbers 012 Drawing Numbers EBP-1

Describe work to feature

1. Remove boiler and equipment leading to it, which includes the chimney running through each floor to the roof.
2. Replace with new heating and cooling system.

Number 05 **Feature** Chimney **Date of Feature** 1906

Describe existing feature and its condition

Unused due to the boiler being nonfunctional.
Brick structure with wood lath and plaster.
Rises from the basement to the roof.

Photo Numbers 012, 013, 041 Drawing Numbers EBP-1, EFP-3, EFP-4

Describe work to feature

1. Remove all plaster and brick that forms the existing chimney.
2. Replace with new staircase running from lobby to 4th floor.

Number 06 **Feature** Columns **Date of Feature** 1906

Describe existing feature and its condition

Basement: Stacked stoned with mortar infill.
Lobby: 6" diameter steel columns coated in white paint.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Historic Property Name Western Building NPS Project Number

Property Address 223 N. Main St., Mitchell, SD

Photo Numbers 014, 015, 016, 017 Drawing Numbers EBP-1, EFP-1

Describe work to feature

1. Box out columns for new plumbing lines to travel through.

Number 07 **Feature** 1st Floor Mezzanine **Date of Feature** 1906

Describe existing feature and its condition

South half supported by one 6"x6" wood column and exposed wood decking.
North half supported by wall and 6"x6" wood posts.
Stair splits the two halves and is accessed from 1st floor lobby area.
Wood railing occupies east edge of mezzanine.

Photo Numbers 018, 019, 020 Drawing Numbers EFP-1

Describe work to feature

1. Remove half of mezzanine and relocate staircase. The south half of mezzanine will be retained for future office space.
2. Replace north half of mezzanine with new staircase in northwest corner to run from lobby to 4th floor.

Number 08 **Feature** Hallway Skylights **Date of Feature** 1906

Describe existing feature and its condition

Tin Ceiling.
Cracks and missing paint around window trim and mullions.
Broken glass squares in few places.

Photo Numbers 043, 044 Drawing Numbers EFP-1

Describe work to feature

1. Restore wood trim around skylights and paint white to match existing appearance.
2. Repair glass in skylights or replace broken to retain original appearance.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
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Historic Property Name Western Building NPS Project Number

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Number 09 **Feature** 4th Floor Ceiling **Date of Feature** 1906

Describe existing feature and its condition

Tin tile.
Good condition but missing paint in few places.

Photo Numbers 021 Drawing Numbers EFP-4

Describe work to feature

1. Clean and repair any missing white paint.

Number 10 **Feature** 2nd-4th Floor Ceilings **Date of Feature** 1906

Describe existing feature and its condition

Wood lath with plaster infill and coating.
Missing plaster and paint in few places.

Photo Numbers 022, 023, 026, 031, 053 Drawing Numbers EFP-2, EFP-3, EFP-4

Describe work to feature

1. Repair wood lath and mortar infill where needed to match existing appearance.
2. Repair plaster coating where missing and repaint.

Number 11 **Feature** Lighting Fixtures **Date of Feature** 1906

Describe existing feature and its condition

Most fixtures are in good condition and others are broken and in need of replacement.

Photo Numbers 023 Drawing Numbers EFP-3

Describe work to feature

1. Keep lighting fixtures unless nonfunctional.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
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2. Clean fixtures in functional condition.

Number 12 Feature 4th Floor Raised Floor Date of Feature 1906

Describe existing feature and its condition

Asbestos tile.
Good condition.
Houses electrical equipment.
Blocks existing radiator below window.

Photo Numbers 032, 033 Drawing Numbers EFP-4

Describe work to feature

1. Remove floor.
2. Remove equipment on raised floor.
3. Remove plywood infills of exterior wall windows and restore windows to original condition.

Number 13 Feature Ceramic Mosaic Tile Flooring Date of Feature 1906

Describe existing feature and its condition

Cracks in few places with a few missing tiles.
Good condition.

Photo Numbers 026, 028, 029, 031 Drawing Numbers EFP-2, EFP-3

Describe work to feature

1. Keep and repair to retain original appearance.

Number 14 Feature Asbestos Tile Date of Feature NA

Describe existing feature and its condition

Poor condition.
missing in many places.

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Historic Property Name Western Building NPS Project Number

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Photo Numbers 025 Drawing Numbers EFP-2

Describe work to feature

1. Remove and expose original maple wood flooring.
2. Refinish wood to original stain.

Number 15 **Feature** Sheet Vinyl Flooring **Date of Feature** NA

Describe existing feature and its condition

Poor Condition.
Missing in many places.

Photo Numbers 027 Drawing Numbers EFP-3

Describe work to feature

1. Remove and expose original maple wood flooring.
2. Refinish wood to original stain.

Number 16 **Feature** Corridor Doors **Date of Feature** 1906

Describe existing feature and its condition

Great condition.
Few transom windows painted over.

Photo Numbers 026, 031, 035 Drawing Numbers EFP-2, EFP-3

Describe work to feature

1. Keep and refinish wood while retaining original look and feel.
2. Keep transoms and retouch painted room numbers.
3. Corridor doors not being utilized as apartment entry doors will be retained but infilled on the inside between door trim. Transoms will remain to allow natural light to penetrate the corridor.

Number 17 **Feature** Room Doors **Date of Feature** 1906

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Describe existing feature and its condition

Great condition.

Photo Numbers 036, 037, 038 Drawing Numbers EFP-2, EFP-3, EFP-4

Describe work to feature

1. Some doorways from room to room will be infilled with plaster while retaining and refinishing the existing frames.

Number 18 **Feature** Partition Walls **Date of Feature** NA

Describe existing feature and its condition

Wood with glass infills.
Missing or broken in some places, but overall good condition.

Photo Numbers 037, 038, 040, 041, 045 Drawing Numbers EFP-2, EFP-3, EFP-4

Describe work to feature

1. Remove walls where damaged.
2. Glass will be salvaged if wall is to be removed.

Number 19 **Feature** Interior Walls **Date of Feature** 1906

Describe existing feature and its condition

Good condition.
Exposed brick and wood lath from missing plaster in few places.

Photo Numbers 022, 026, 031 Drawing Numbers EFP-2, EFP-3, EFP-4

Describe work to feature

1. Repair all wood, patch all plaster, and repaint to match original appearance.
2. Where new use requires finishes, such as kitchens and restrooms, the interior wall

HISTORIC PRESERVATION CERTIFICATION APPLICATION
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finish will be appropriate to the function.

Number 20	Feature Exterior Walls	Date of Feature 1906, 1960, 2010

Describe existing feature and its condition

Existing exterior walls consist of historic stone on the 1st floor and brick on the 2nd through 4th floors.
Wood lath occupies the internal face of brick.
The wood is coated in plaster and painted.

Photo Numbers 039, 055, 056, 057 Drawing Numbers EFP-1, EFP-4

Describe work to feature

1. Repair all wood and brick layers, patch with plaster coating, and repaint.
2. Remove and plaster/wood and reinstall in same location, allowing material to be reused.

Number 21	Feature Windows	Date of Feature 1906

Describe existing feature and its condition

Many windows are boarded but the frames are in good condition.
Re-glaze, repair, replace, and seal needed.

Photo Numbers 043, 044, 045, 054, 058, 059, 060 Drawing Numbers EFP-2, EFP-3, EFP-4

Describe work to feature

1. Wood boards to be removed of each boarded window.
2. Scrape paint from windows where needed.
3. Repair all glazing and replace with similar glass and configuration where needed.
4. Where retaining existing window frames is not practical, replace with new wood window assemblies that retain the character of original windows.
5. Infill windows by new staircase with brick.
6. Provide seals, weatherstrips, and sealant to provide modern thermal and weather-tight construction.

Number 22	Feature Ladder and Roof Hatch	Date of Feature 1906

Describe existing feature and its condition

Wood ladder and roof hatch as access to the roof.

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Historic Property Name Western Building NPS Project Number

Property Address 223 N. Main St., Mitchell, SD

Photo Numbers 052, 053 Drawing Numbers EFP-4

Describe work to feature

1. Roof hatch to remain but ladder to be replaced with a pull down stair.

Number 23	Feature Plumbing Fixtures	Date of Feature 1906

Describe existing feature and its condition

Nonfunctional.

Photo Numbers 006, 007, 008, 009, 041, 048, 049, 050 Drawing Numbers EFP-2, EFP-3, EFP-4

Describe work to feature

1. Remove all plumbing fixtures and cap lines.
2. Replace with new plumbing lines running through all floors.
3. Whole building to be fully sprinkled.

Number 24	Feature Electrical Equipment	Date of Feature 1906

Describe existing feature and its condition

Nonfunctional and poor condition.

Photo Numbers 046, 047, 050 Drawing Numbers EBP-1, EFP-2

Describe work to feature

1. Remove all electrical equipment in basement.
2. Remove exposed lines in rooms.
3. Reconnect new electrical to usable existing light fixtures.

Number 25	Feature Cast Iron Radiators	Date of Feature 1906

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Historic Property Name Western Building NPS Project Number

Property Address 223 N. Main St., Mitchell, SD

Describe existing feature and its condition

Good condition.
Steam radiators.
Located in multiple rooms by different walls.

Photo Numbers 050, 051, 059 Drawing Numbers EFP-2, EFP-3

Describe work to feature

1. Radiators to remain even if not in condition to be reused as supplemental heat source.

TID TAX REVENUE ESTIMATES AVAILABLE
FOR CITY OF MITCHELL TID #26

WESTERN BUILDING

Revenue Assumptions / Feasibility Study

Full and True Value	$ 1,500,000.00			Levies are based on 2020 payable 2021							
Construction Year	Valuation Year	Revenue Year	Valuation Increment	Total School Levy "Other"	County Mill Rate	City of Mitchell	Sub Dist Levy	Total Mill Rate*	Total Revenue Increment	Total Increment for Debt Service	Cumulative Amt Paid Out
2021	2022	2023	$ 1,381,500.00	11.279	4.039	5.723	0.061	21.102	$ 7,288.10	$ 7,288.10	$ 7,288.10
2022	2023	2024		11.279	4.039	5.723	0.061	21.102	$ 7,288.10	$ 29,152.41	$ 36,440.52
2023	2024	2025		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 65,592.93
2024	2025	2026		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 94,745.34
2025	2026	2027		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 123,897.76
2026	2027	2028		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 153,050.17
2027	2028	2029		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 182,202.58
2028	2029	2030		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 211,354.99
2029	2030	2031		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 240,507.41
2030	2031	2032		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 269,659.82
2031	2032	2033		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 298,812.23
2032	2033	2034		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 327,964.65
2033	2034	2035		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 357,117.06
2034	2035	2036		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 386,269.47
2035	2036	2037		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 415,421.89
2036	2037	2038		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 444,574.30
2037	2038	2039		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 473,726.71
2038	2039	2040		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 502,879.12
2039	2040	2041		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 532,031.54
2040	-	-		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 561,183.95
									$	561,183.95	

Assumptions:

In Year 1 it is assumed the facility will be assessed at 25%.

Once $1,200,000 is paid out from the TIF or the 20 years are completed – The TIF will automatically expire.

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

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

TID TAX REVENUE ESTIMATES AVAILABLE
FOR CITY OF MITCHELL TID #26

SECOND RETAIL/COMMERCIAL BUILDING

Revenue Assumptions / Feasibility Study

Full and True Value	$ 1,500,000.00			Levies are based on 2020 payable 2021							
Construction Year	Valuation Year	Revenue Year	Valuation Increment	Total School Levy "Other"	County Mill Rate	City of Mitchell	Sub Dist Levy	Total Mill Rate*	Total Revenue Increment	Total Increment for Debt Service	Cumulative Amt Paid Out
2021	2022	2023	$ 1,381,500.00	11.279	4.039	5.723	0.061	21.102	$ 7,288.10	$ 7,288.10	$ 7,288.10
2022	2023	2024		11.279	4.039	5.723	0.061	21.102	$ 7,288.10	$ 29,152.41	$ 36,440.52
2023	2024	2025		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 65,592.93
2024	2025	2026		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 94,745.34
2025	2026	2027		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 123,897.76
2026	2027	2028		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 153,050.17
2027	2028	2029		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 182,202.58
2028	2029	2030		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 211,354.99
2029	2030	2031		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 240,507.41
2030	2031	2032		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 269,659.82
2031	2032	2033		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 298,812.23
2032	2033	2034		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 327,964.65
2033	2034	2035		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 357,117.06
2034	2035	2036		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 386,269.47
2035	2036	2037		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 415,421.89
2036	2037	2038		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 444,574.30
2037	2038	2039		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 473,726.71
2038	2039	2040		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 502,879.12
2039	2040	2041		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 532,031.54
2040	-	-		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 561,183.95
									$	561,183.95	

Assumptions:

Building completed by 2024.

Once $1,200,000 is paid out from the TIF or the 20 years are completed – The TIF will automatically expire.

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

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

TID TAX REVENUE ESTIMATES AVAILABLE
FOR CITY OF MITCHELL TID #26

PARKING LOT/GARAGES

Revenue Assumptions / Feasibility Study

Full and True Value	$ 800,000.00											Levies are based on 2020 payable 2021	
Construction Year	Valuation Year	Revenue Year	Valuation Increment	Total School Levy "Other"	County Mill Rate	City of Mitchell	Sub Dist Levy	Total Mill Rate*	Total Revenue Increment	Total Increment for Debt Service	Cumulative Amt Paid Out
2021	2022	2023	$ 736,800.00	11.279	4.039	5.723	0.061	21.102	$ -		
2022	2023	2024		11.279	4.039	5.723	0.061	21.102	$ 15,547.95	$ 15,547.95	$ 15,547.95
2023	2024	2025		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 31,095.91
2024	2025	2026		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 46,643.86
2025	2026	2027		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 62,191.81
2026	2027	2028		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 77,739.77
2027	2028	2029		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 93,287.72
2028	2029	2030		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 108,835.68
2029	2030	2031		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 124,383.63
2030	2031	2032		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 139,931.58
2031	2032	2033		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 155,479.54
2032	2033	2034		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 171,027.49
2033	2034	2035		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 186,575.44
2034	2035	2036		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 202,123.40
2035	2036	2037		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 217,671.35
2036	2037	2038		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 233,219.30
2037	2038	2039		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 248,767.26
2038	2039	2040		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 264,315.21
2039	2040	2041		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 279,863.16
2040	-	-		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 295,411.12
									$	295,411.12	

Assumptions:

Once $1,200,000 is paid out from the TIF or the 20 years are completed – The TIF will automatically expire.

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

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

Schedule 3 - "Economic Development Study"

SECTION 1 - INTRODUCTION

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

SECTION 2 - STUDY AREA BOUNDARY

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

SECTION 3 - ESTABLISHING ECONOMIC DEVELOPMENT

South Dakota law describes economic development as activity that stimulates and develops the general economic welfare and prosperity of the state through the promotion and advancement of industrial, commercial, manufacturing, agricultural, or natural resources. The area making up the boundaries of proposed City of Mitchell TID #26 currently consists of an empty, deteriorating four-story historic building that has sat totally empty for over two years and has been determined a nuisance property. The lots to the north of the Western Building all contained buildings that were either determined nuisance properties and/or had to be demolished along with the nuisance properties, leaving three-quarters of a block open in the City's core business district.

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

It is specifically found that once the improvements set forth within City of Mitchell TID #26 Project Plan are commenced the improvements enhance significantly the value of substantially all of the other real property in the District and will help the entire City core business district continue to develop, adding sales tax dollars to the City and to the State of South Dakota.

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

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

SECTION 6 - FINDINGS WITHIN THE STUDY AREA ANALYSIS

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

The study area currently consists of an empty four-story historic building that has been declared a nuisance property and has been totally empty for over two years, with its upper levels having been empty in excess of ten years. The Developer is proposing to renovate and bring back to life the Western Building with a restaurant and possible retail on the first floor and 28 apartment units on floors 2 through 4. Developer will also develop the bare lots to the north of the Western Building into parking for tenants and patrons of the Western Building, with possible garages and the potential for a new retail space building. The construction expenditures are expected to exceed $4,000,000.

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

The investment of more than $4,000,000 in the study area will stimulate and develop the general economic welfare and prosperity of the state through the promotion and advancement of commerce during the construction period. More than fifty percent, by area, of the real property within the District will stimulate and develop the general economic welfare and prosperity of the state through the promotion and advancement of commerce. The development will cause more employment, will clear a “blighted” area in the City’s core downtown area as well as fill in open areas, which impair grounds in the core business district of the City. The completion of the project will generate additional economic activity through retail commerce and development.

TID TAX REVENUE ESTIMATES AVAILABLE
FOR CITY OF MITCHELL TID #26

WESTERN BUILDING

Revenue Assumptions / Feasibility Study

Full and True Value	$ 1,500,000.00			Levies are based on 2020 payable 2021							
Construction Year	Valuation Year	Revenue Year	Valuation Increment	Total School Levy "Other"	County Mill Rate	City of Mitchell	Sub Dist Levy	Total Mill Rate*	Total Revenue Increment	Total Increment for Debt Service	Cumulative Amt Paid Out
2021	2022	2023	$ 1,381,500.00	11.279	4.039	5.723	0.061	21.102	$ 7,288.10	$ 7,288.10	$ 7,288.10
2022	2023	2024		11.279	4.039	5.723	0.061	21.102	$ 7,288.10	$ 29,152.41	$ 36,440.52
2023	2024	2025		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 65,592.93
2024	2025	2026		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 94,745.34
2025	2026	2027		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 123,897.76
2026	2027	2028		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 153,050.17
2027	2028	2029		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 182,202.58
2028	2029	2030		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 211,354.99
2029	2030	2031		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 240,507.41
2030	2031	2032		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 269,659.82
2031	2032	2033		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 298,812.23
2032	2033	2034		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 327,964.65
2033	2034	2035		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 357,117.06
2034	2035	2036		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 386,269.47
2035	2036	2037		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 415,421.89
2036	2037	2038		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 444,574.30
2037	2038	2039		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 473,726.71
2038	2039	2040		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 502,879.12
2039	2040	2041		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 532,031.54
2040	-	-		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 561,183.95
									$	561,183.95	

Assumptions:

In Year 1 it is assumed the facility will be assessed at 25%.

Once $1,200,000 is paid out from the TIF or the 20 years are completed – The TIF will automatically expire.

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

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

TID TAX REVENUE ESTIMATES AVAILABLE
FOR CITY OF MITCHELL TID #26

SECOND RETAIL/COMMERCIAL BUILDING

Revenue Assumptions / Feasibility Study

Full and True Value	$ 1,500,000.00			Levies are based on 2020 payable 2021							
Construction Year	Valuation Year	Revenue Year	Valuation Increment	Total School Levy "Other"	County Mill Rate	City of Mitchell	Sub Dist Levy	Total Mill Rate*	Total Revenue Increment	Total Increment for Debt Service	Cumulative Amt Paid Out
2021	2022	2023	$ 1,381,500.00	11.279	4.039	5.723	0.061	21.102	$ 7,288.10	$ 7,288.10	$ 7,288.10
2022	2023	2024		11.279	4.039	5.723	0.061	21.102	$ 7,288.10	$ 29,152.41	$ 36,440.52
2023	2024	2025		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 65,592.93
2024	2025	2026		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 94,745.34
2025	2026	2027		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 123,897.76
2026	2027	2028		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 153,050.17
2027	2028	2029		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 182,202.58
2028	2029	2030		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 211,354.99
2029	2030	2031		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 240,507.41
2030	2031	2032		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 269,659.82
2031	2032	2033		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 298,812.23
2032	2033	2034		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 327,964.65
2033	2034	2035		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 357,117.06
2034	2035	2036		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 386,269.47
2035	2036	2037		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 415,421.89
2036	2037	2038		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 444,574.30
2037	2038	2039		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 473,726.71
2038	2039	2040		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 502,879.12
2039	2040	2041		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 532,031.54
2040	-	-		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 561,183.95
									$	561,183.95	

Assumptions:

Building completed by 2024.

Once $1,200,000 is paid out from the TIF or the 20 years are completed – The TIF will automatically expire.

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

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

TID TAX REVENUE ESTIMATES AVAILABLE
FOR CITY OF MITCHELL TID #26

PARKING LOT/GARAGES

Revenue Assumptions / Feasibility Study

Full and True Value	$ 800,000.00											Levies are based on 2020 payable 2021	
Construction Year	Valuation Year	Revenue Year	Valuation Increment	Total School Levy "Other"	County Mill Rate	City of Mitchell	Sub Dist Levy	Total Mill Rate*	Total Revenue Increment	Total Increment for Debt Service	Cumulative Amt Paid Out
2021	2022	2023	$ 736,800.00	11.279	4.039	5.723	0.061	21.102	$ -		
2022	2023	2024		11.279	4.039	5.723	0.061	21.102	$ 15,547.95	$ 15,547.95	$ 15,547.95
2023	2024	2025		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 31,095.91
2024	2025	2026		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 46,643.86
2025	2026	2027		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 62,191.81
2026	2027	2028		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 77,739.77
2027	2028	2029		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 93,287.72
2028	2029	2030		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 108,835.68
2029	2030	2031		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 124,383.63
2030	2031	2032		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 139,931.58
2031	2032	2033		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 155,479.54
2032	2033	2034		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 171,027.49
2033	2034	2035		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 186,575.44
2034	2035	2036		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 202,123.40
2035	2036	2037		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 217,671.35
2036	2037	2038		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 233,219.30
2037	2038	2039		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 248,767.26
2038	2039	2040		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 264,315.21
2039	2040	2041		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 279,863.16
2040	-	-		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 295,411.12
									$	295,411.12	

Assumptions:

Once $1,200,000 is paid out from the TIF or the 20 years are completed – The TIF will automatically expire.

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

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

Schedule 4 - "Fiscal Impact Statement"

Fiscal Impact Statement City of Mitchell- Tax Increment District #26

INTRODUCTION

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

DEFINITIONS

"Assumptions" means factors or definitions used in the fiscal analysis. Assumptions may include facts and figures identified by the District and educated guesses that are sometimes necessary when not all of the information is available. Assumptions are often used to extrapolate an estimate. Assumptions may include an estimate of tax levies of each taxing entity, the school aid formula contribution, the value of the real property, etc.

"Base Revenues" means the taxes collected on the base value.

"Fiscal Impact" means the increase or decrease in revenues and generally refers to an impact to revenues caused by the district.

"Revenue" means ad valorem taxes.

"Tax Increment District" means City of Mitchell, Tax Increment District Number 26.

"Taxing Districts" means all political subdivisions of the state which have ad valorem taxing power over property within the boundaries of the Tax Increment District.

"Tax Increment Revenues" means all revenues above the Base Revenues.

ASSUMPTIONS

(1) The property will have improvements which at completion will be valued for taxable purposes at $3,499,550.
(2) The average tax levy of all taxing districts will be $21.102 per thousand dollars of taxable valuation.
(3) Tax increment will start to be collected in 2023 and end prior to 2041.
(4) The discretionary formula will be waived by Developer.

FISCAL IMPACT

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

Valuation Assumptions	Base Full/True Value	Increase	Positive Increment
Land/Existing Improvements	$45,070	0	0
Additional Improvements	$0	$3,499,800	$3,499,800
Total Positive Increment	$0	$3,499,800	$3,499,800

Schedule 5 - "Estimated Captured Taxable Values"

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

It is further assumed, for purposes of this Plan, that the remodel of the Western Building will be completed by summer 2022, the parking area and garages soon thereafter, and the second retail building in 2024. It is anticipated that when fully developed, the improvements are estimated to be assessed in the approximate amount of $3,499,800, which will generate $73,854 in annual real property taxes.

*Actual valuation shall depend upon the value determined by the Davison County Director of Equalization when assessed, with the application of dollars-per-thousand from local taxes. All tax increment revenues shall be from Generally Applicable Taxes attributable to the improvements to be constructed in the TID. The potential for total increment collections are estimated to be at the maximum range of $1,352,185 covering a span of captured tax years not to exceed 20. Collection is anticipated to begin in 2023, and the schedule carries out the tax captured 20 years from the date of Plan adoption.

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

2020 Property Tax Rate	
2020 Payable in 201`	**$ per $1,000 assessed**
Davison County	$ 4.039
City of Mitchell	$ 5.723
JR Water	$ 0.061
School District	$11.279
Total Tax Levy	**$21.102**

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

TID TAX REVENUE ESTIMATES AVAILABLE
FOR CITY OF MITCHELL TID #26

WESTERN BUILDING

Revenue Assumptions / Feasibility Study

Full and True Value	$ 1,500,000.00											Levies are based on 2020 payable 2021	
Construction Year	Valuation Year	Revenue Year	Valuation Increment	Total School Levy "Other"	County Mill Rate	City of Mitchell	Sub Dist Levy	Total Mill Rate*	Total Revenue Increment	Total Increment for Debt Service	Cumulative Amt Paid Out
2021	2022	2023	$ 1,381,500.00	11.279	4.039	5.723	0.061	21.102	$ 7,288.10	$ 7,288.10	$ 7,288.10
2022	2023	2024		11.279	4.039	5.723	0.061	21.102	$ 7,288.10	$ 29,152.41	$ 36,440.52
2023	2024	2025		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 65,592.93
2024	2025	2026		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 94,745.34
2025	2026	2027		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 123,897.76
2026	2027	2028		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 153,050.17
2027	2028	2029		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 182,202.58
2028	2029	2030		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 211,354.99
2029	2030	2031		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 240,507.41
2030	2031	2032		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 269,659.82
2031	2032	2033		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 298,812.23
2032	2033	2034		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 327,964.65
2033	2034	2035		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 357,117.06
2034	2035	2036		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 386,269.47
2035	2036	2037		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 415,421.89
2036	2037	2038		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 444,574.30
2037	2038	2039		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 473,726.71
2038	2039	2040		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 502,879.12
2039	2040	2041		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 532,031.54
2040	-	-		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 561,183.95
									$	561,183.95	

Assumptions:

In Year 1 it is assumed the facility will be assessed at 25%.

Once $1,200,000 is paid out from the TIF or the 20 years are completed – The TIF will automatically expire.

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

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

TID TAX REVENUE ESTIMATES AVAILABLE
FOR CITY OF MITCHELL TID #26

SECOND RETAIL/COMMERCIAL BUILDING

Revenue Assumptions / Feasibility Study

Full and True Value	$ 1,500,000.00											Levies are based on 2020 payable 2021	
Construction Year	Valuation Year	Revenue Year	Valuation Increment	Total School Levy "Other"	County Mill Rate	City of Mitchell	Sub Dist Levy	Total Mill Rate*	Total Revenue Increment	Total Increment for Debt Service	Cumulative Amt Paid Out
2021	2022	2023	$ 1,381,500.00	11.279	4.039	5.723	0.061	21.102	$ 7,288.10	$ 7,288.10	$ 7,288.10
2022	2023	2024		11.279	4.039	5.723	0.061	21.102	$ 7,288.10	$ 29,152.41	$ 36,440.52
2023	2024	2025		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 65,592.93
2024	2025	2026		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 94,745.34
2025	2026	2027		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 123,897.76
2026	2027	2028		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 153,050.17
2027	2028	2029		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 182,202.58
2028	2029	2030		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 211,354.99
2029	2030	2031		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 240,507.41
2030	2031	2032		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 269,659.82
2031	2032	2033		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 298,812.23
2032	2033	2034		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 327,964.65
2033	2034	2035		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 357,117.06
2034	2035	2036		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 386,269.47
2035	2036	2037		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 415,421.89
2036	2037	2038		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 444,574.30
2037	2038	2039		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 473,726.71
2038	2039	2040		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 502,879.12
2039	2040	2041		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 532,031.54
2040	-	-		11.279	4.039	5.723	0.061	21.102		$ 29,152.41	$ 561,183.95
									$	561,183.95	

Assumptions:

Building completed by 2024.

Once $1,200,000 is paid out from the TIF or the 20 years are completed – The TIF will automatically expire.

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

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

TID TAX REVENUE ESTIMATES AVAILABLE
FOR CITY OF MITCHELL TID #26

PARKING LOT/GARAGES

Revenue Assumptions / Feasibility Study

Full and True Value	$ 800,000.00

Levies are based on 2020 payable 2021

Construction Year	Valuation Year	Revenue Year	Valuation Increment	Total School Levy "Other"	County Mill Rate	City of Mitchell	Sub Dist Levy	Total Mill Rate*	Total Revenue Increment	Total Increment for Debt Service	Cumulative Amt Paid Out
2021	2022	2023	$ 736,800.00	11.279	4.039	5.723	0.061	21.102	$ -		
2022	2023	2024		11.279	4.039	5.723	0.061	21.102	$ 15,547.95	$ 15,547.95	$ 15,547.95
2023	2024	2025		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 31,095.91
2024	2025	2026		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 46,643.86
2025	2026	2027		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 62,191.81
2026	2027	2028		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 77,739.77
2027	2028	2029		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 93,287.72
2028	2029	2030		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 108,835.68
2029	2030	2031		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 124,383.63
2030	2031	2032		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 139,931.58
2031	2032	2033		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 155,479.54
2032	2033	2034		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 171,027.49
2033	2034	2035		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 186,575.44
2034	2035	2036		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 202,123.40
2035	2036	2037		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 217,671.35
2036	2037	2038		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 233,219.30
2037	2038	2039		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 248,767.26
2038	2039	2040		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 264,315.21
2039	2040	2041		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 279,863.16
2040	-	-		11.279	4.039	5.723	0.061	21.102		$ 15,547.95	$ 295,411.12
									$	295,411.12	

Assumptions:

Once $1,200,000 is paid out from the TIF or the 20 years are completed – The TIF will automatically expire.

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

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

Attachment 1

Descriptions of Real Property:

The real property to be located within the Tax Increment District consists of the following parcels described as follows:

223, 301, 305, 307 and 309 North Main Street, Mitchell, South Dakota, together with the following public rights-of-way and alleys:

- The alleyways directly west of and abutting the below described Lots in Blocks 3 and 8; and
- The 3rd Avenue right-of-way from its intersection with the east side of Rowley Street to its intersection with the west side of Lawler Street, including all sidewalks and alleys situated therein; and
- The Main Street right-of-way from its intersection with the north side of 2nd Avenue to its intersection with the south side of 4th Avenue, including all sidewalks situated therein.

The lots above are also listed on the County Assessor's printout as:

Legal 1: The South 20' of Lot 6 and all of Lots 7, 8, 9, 10, 11 & 12, all in Block 3, Original Town (now City) of Mitchell, Davison County, South Dakota; and

Legal 2: Lots 1 & 2, Block 8, Original Town (now City) of Mitchell, Davison County, South Dakota.

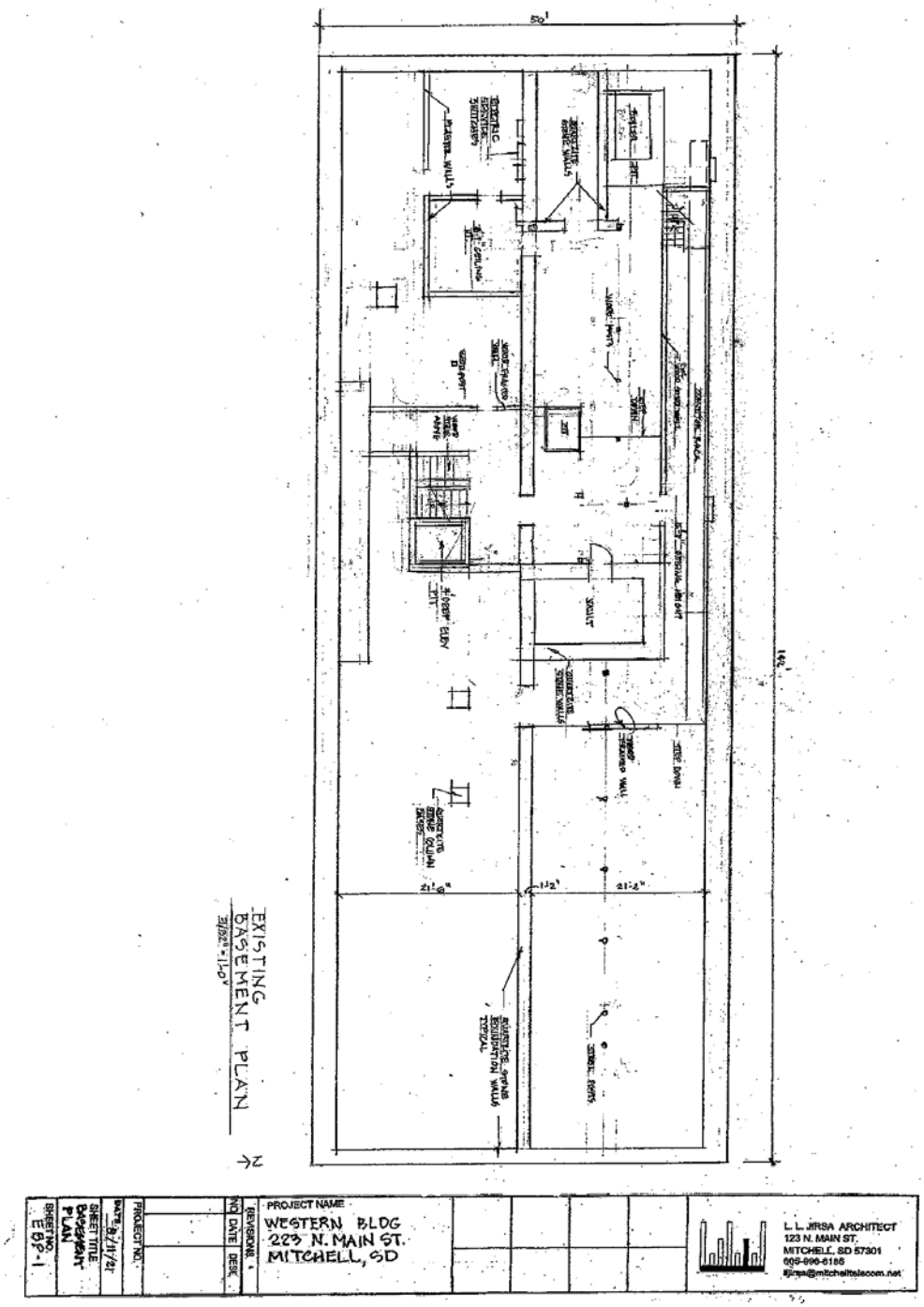
Attachment 2

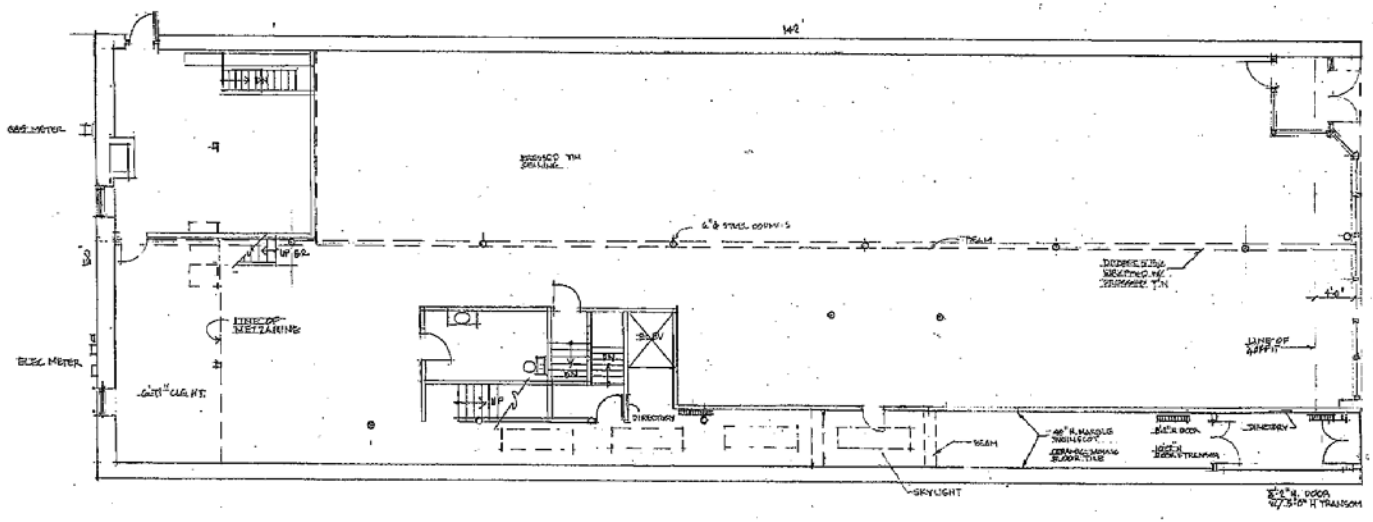
Conditions picture for City of Mitchell Tax Incremental District #26, SDCL § 11-9-16(1)

The following are pictures showing the current conditions of the proposed location of TIF #26:

Attachment 3

Improvements map for City of Mitchell Tax Incremental District #26, SDCL § 11 -9-16(2).





EXISTING
1ST FLOOR PLAN
3/32" = 1'-0"

L. L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-996-9165
ljirsa@mitchelltelecom.net

PROJECT NAME
WESTERN BLDG
223 N. MAIN ST.
MITCHELL, SD

REVISIONS

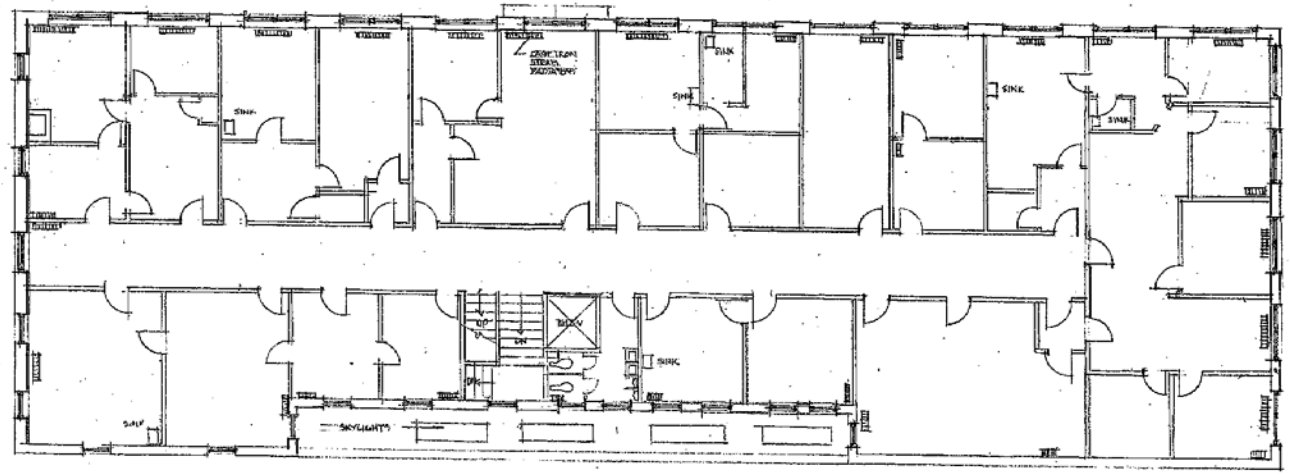
NO.	DATE	DESC.

PROJECT NO.

DATE 7/20/21

SHEET TITLE
1ST FLOOR PLAN

SHEET NO.
EPP-1



EXISTING
2ND FLOOR PLAN
3/32" = 1'-0"

N

L. L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-995-9163
jjirsa@mitchellsdcoms.net

PROJECT NAME
WESTERN BLDG
229 N. MAIN ST.
MITCHELL, SD

REVISIONS

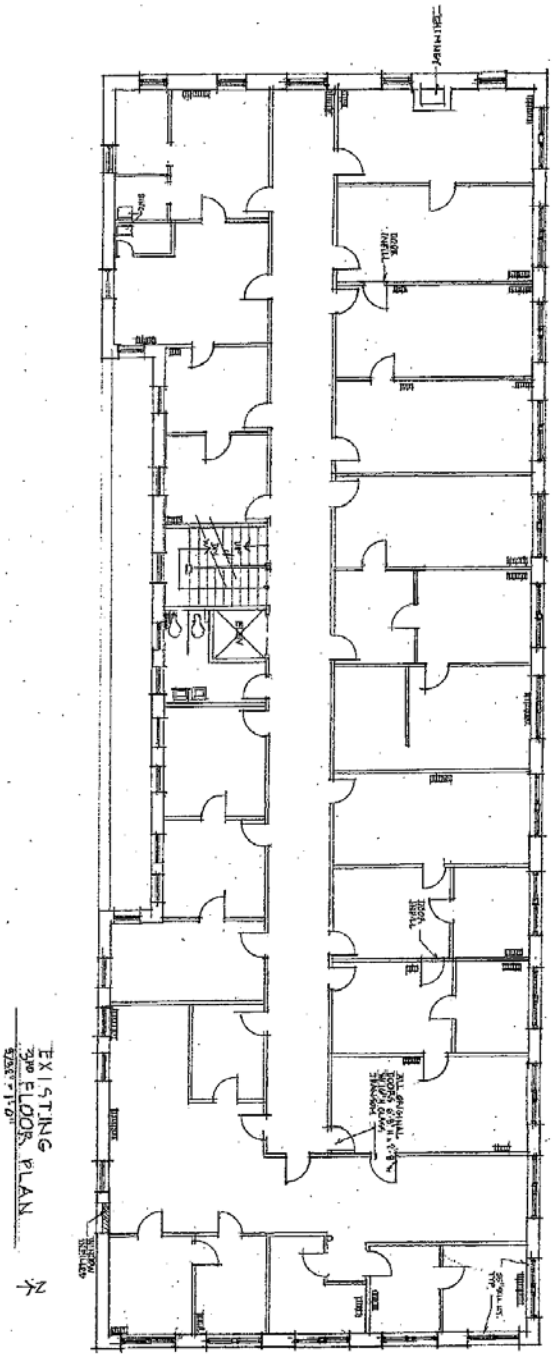
NO	DATE	DESC

PROJECT NO.

DATE 7/30/21

SHEET TITLE
2ND FLOOR PLAN

SHEET NO.
EFP-2



PROJECT NAME
WESTERN BLDG
223 N. MAIN ST.
MITCHELL, SD

REVISIONS

NO	DATE	DESC
1	6/4/21	

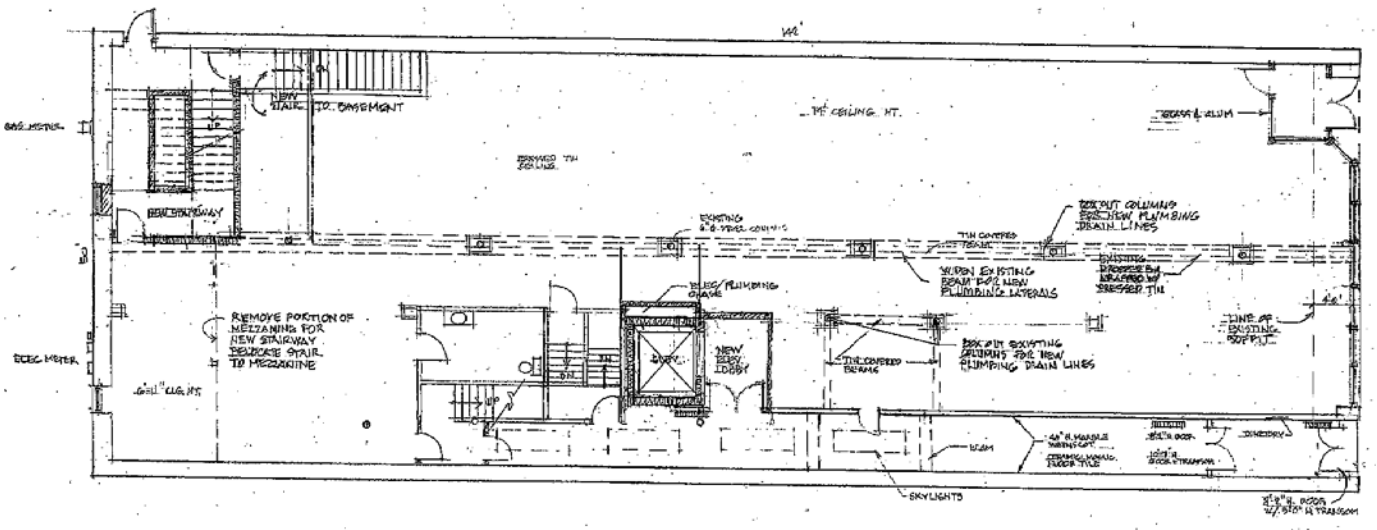
PROJECT NO.

DATE 7/16/21

SHEET TITLE
3RD FLOOR PLAN

SHEET NO.
EFP-3

L. L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-996-8185
ljirsa@mitchelltelecom.net



1ST FLOOR PLAN
3/32" = 1'-0"

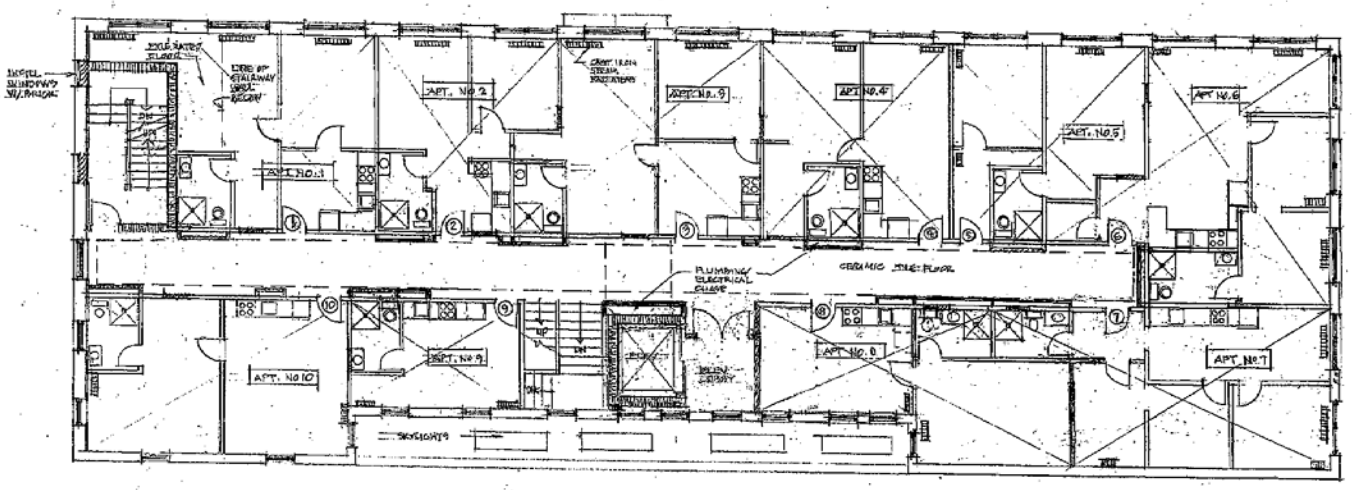
L.L. JESSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-996-6163
ljessa@mitchelltelecom.net

PROJECT NAME
WESTERN BLDG
229 N. MAIN ST.
MITCHELL, SD

REVISIONS

NO	DATE	DESC

PROJECT NO.
DATE 7/30/21
SHEET TITLE 1ST FLOOR
SHEET NO. A-1



2ND FLOOR PLAN

3/32" = 1'-0"

10 APT UNITS

N

L. L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-996-9135
ljirsa@mitchellsbyacom.net

PROJECT NAME
WESTERN BLDG
229 N. MAIN ST.
MITCHELL, SD

REVISIONS

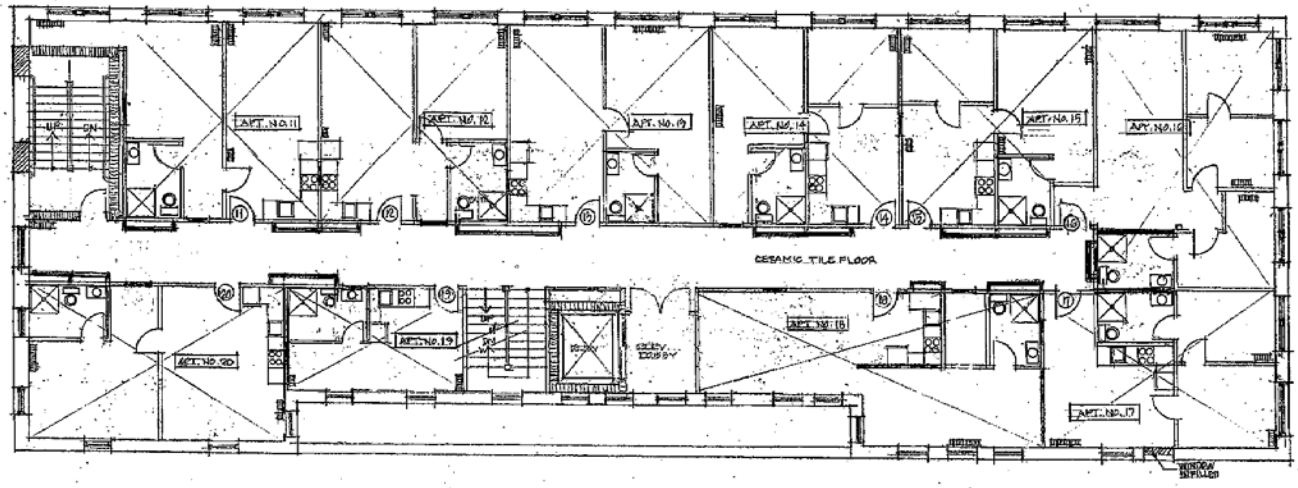
NO	DATE	DESC
1	6/10/21	

PROJECT NO.

DATE 7/30/21

SHEET TITLE
2ND FLOOR

SHEET NO.
A-2



3RD FLOOR PLAN

1/8" = 1'-0"

10 APT UNITS

N

L.L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-990-8165
djirsa@midcontinent.net

PROJECT NAME
WESTERN BLDG
223 N. MAIN ST.
MITCHELL, SD

REVISIONS

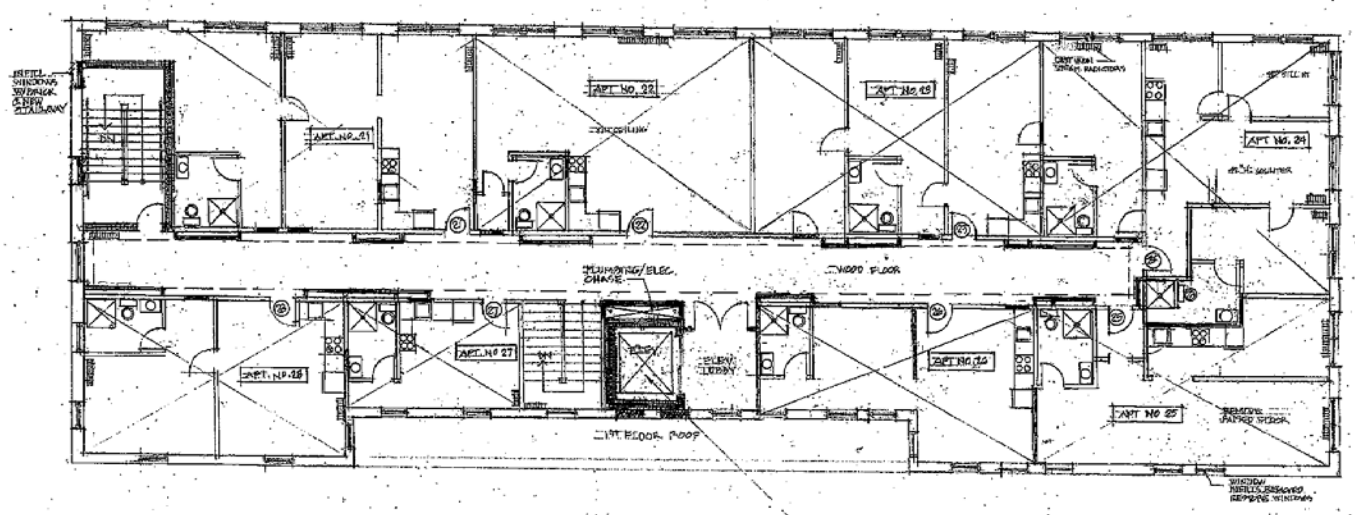
NO	DATE	DESC
1	8/10/21	

PROJECT NO.

DATE 7/30/21

SHEET TITLE
3RD FLOOR

SHEET NO. A3



4TH FLOOR PLAN

8 APT UNITS

N

L.L. URSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-998-8165

PROJECT NAME
WESTERN BLDG
229 N. MAIN ST.
MITCHELL, SD

REVISIONS

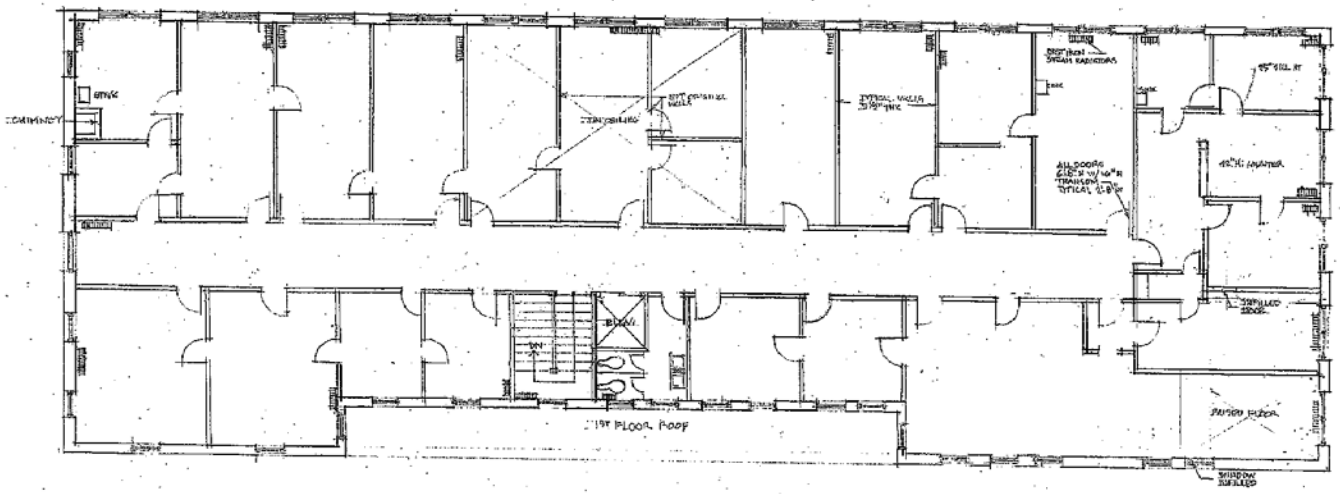
NO	DATE	DESC
1	6/10/21	

PROJECT NO.

DATE 7/30/21

SHEET TITLE
4TH FLOOR

SHEET NO. A-4



EXISTING
4TH FLOOR PLAN
3/32" = 1'-0"

N

L. L. JIRGA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-996-8185
ljirga@mitchelltelecom.net

PROJECT NAME
WESTERN BLDG
229 N. MAIN ST.
MITCHELL, SD

REVISIONS

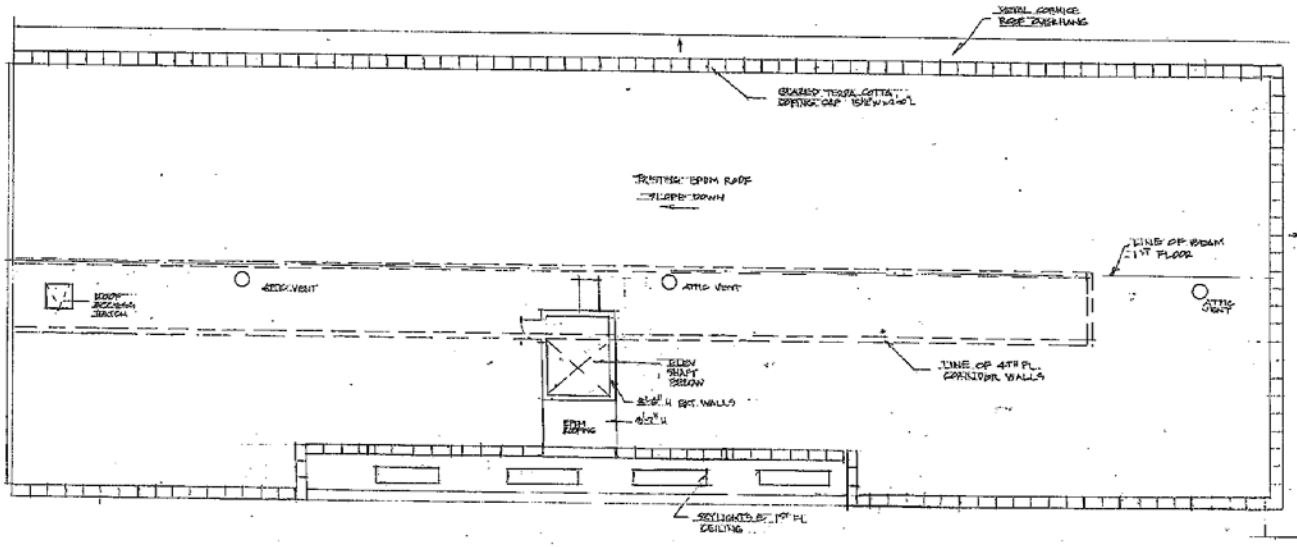
NO	DATE	DESC

PROJECT NO.

DATE 7/30/21

SHEET TITLE
4TH FLOOR PLAN

SHEET NO.
EFP-4



EXISTING
ROOF PLAN
3/32" = 1'-0"

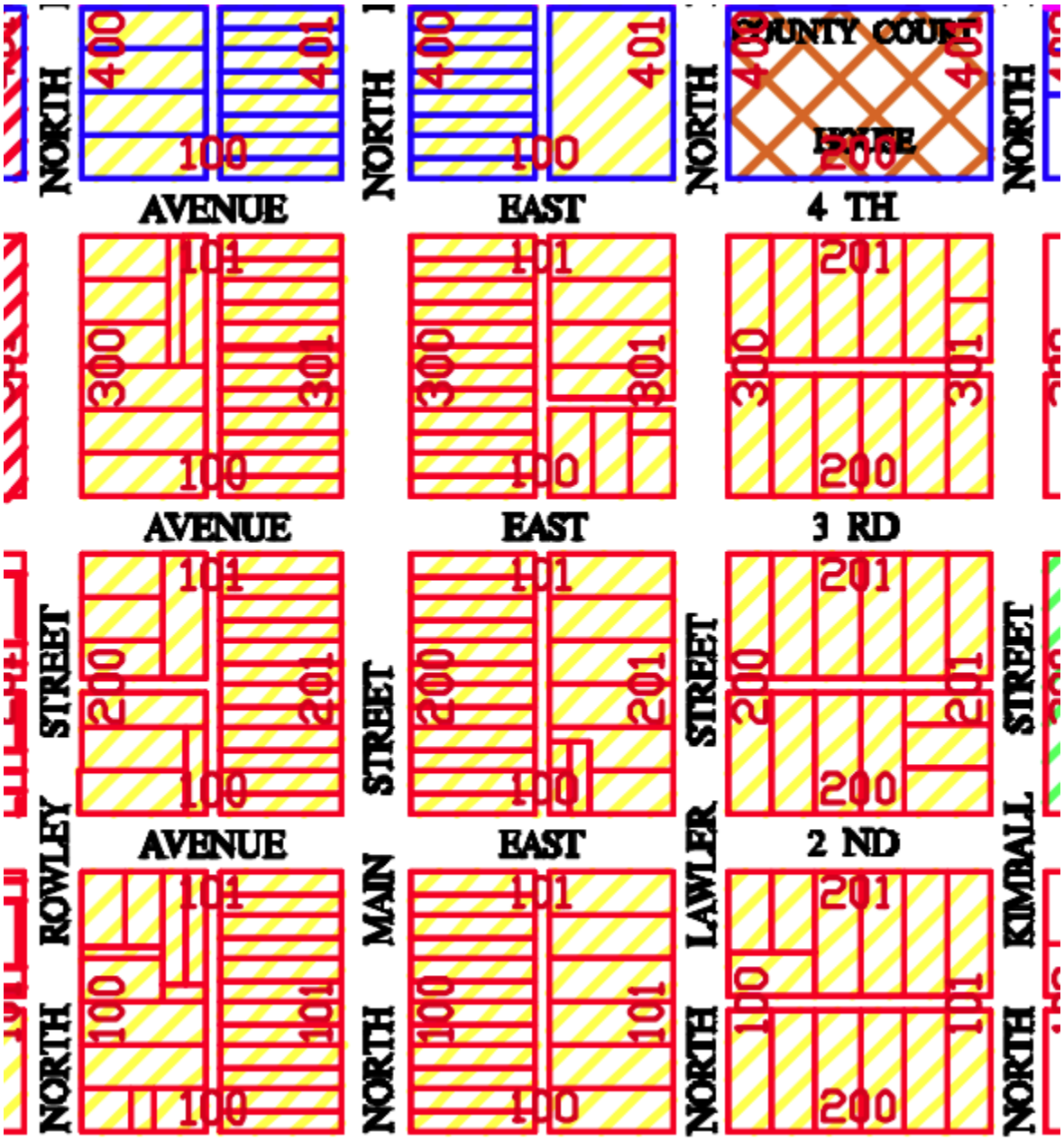
L.L. JIRGA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-995-8155
jjirga@sdsmt.edu/jircon.net

PROJECT NAME:
WESTERN BLDG
223 N. MAIN ST.
MITCHELL, SD

REVISIONS		
NO.	DATE	DESC.

PROJECT NO.
DATE 8/7/21
SHEET TITLE
ROOF PLAN
SHEET NO.
ERP-1

Attachment 4

Zoning Change Map for City of Mitchell Tax Incremental District #26, SDCL § 11-9-16(3).

- No proposed changes