City of Mitchell SOUTH DAKOTA

Planning Commission Agenda
City Council Chambers, City Hall, 612 N. Main Street
October 10, 2023

1. **12:00 PM Call to Order**
2. **Roll Call**
3. **Declaration Of Conflicts Of Interests**
4. **Approve Agenda**
5. **Approval of Previous Minutes: September 25, 2023**
6. **Schedule Next Meeting: October 23, 2023**
7. **Conditional Use Permit: Zion Lutheran Church**

   Zion Lutheran Church has applied for a Conditional Use Permit to operate Religious Institute (Church Fellowship Hall and Office Space); located at 601, 605 and 611 E 4th Ave (620 E 3rd Ave existing church address), legally described as Lots 5-7, Block 32, Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

8. **Variance Permit: Zion Lutheran Church**

   Zion Lutheran Church has applied for a Variance Permit for the following:

   1. Side yard setback along Burr St of 17.5' vs 20' to account for the point of the building overhang.
   2. Front yard setback along alley of 16.5' vs 25' to account for pedestrian drop-off roof and overhang.
   3. Off-street parking on-site of 0 vs 89 spaces. Standard parking and ADA parking is located on existing adjacent church property and additional parking is planned in the next phase of construction to the east of the subject property.

   This is located at 601, 605 and 611 E 4th Ave (620 E 3rd Ave existing church address), legally described as Lots 5-7, Block 32, Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

9. **Plan Approval: Bankwest, 1200 E Spruce St, zoned HB Highway Business**
10. **Plan Approval: Truck Armor, 2424 W Havens, zoned HB Highway Business**
11. **Plat: Lots 2-A, 2-B and 2-C, a subdivision of previously platted Lot 2, all in Block 8 of Westwood First Addition; as requested by Jensen Capital & Development LLC**
12. **Hearing and Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #31**

13. Other Business:

14. Public Input:

If you need to address the Board on an item that was not on the agenda, excluding personnel items, please come forward to the podium and state your name and your concern. Presentations are limited to three minutes. Items will be considered but no action will be taken at this time.

15. Adjourn

Individuals with disabilities who require special assistance to take part in this meeting may contact one of the following at City Hall (605) 995-8420 at least 24 hours prior to the meeting with requests for assistance: Human Resources Officer or the City Administrator.

Planning Commission Minutes
City Council Chambers, City Hall, 612 N. Main Street
September 25, 2023

1. Call to Order
Chairperson Larson called the September 23, 2023 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: Doescher, Larson, Osterloo, Schmitz (telephonically), Sonne.
Absent: Genzlinger, Jirsa, Penney
Staff Present: Dammann, Mayor Everson, Hegg, Jenniges.

3. Declaration Of Conflicts Of Interests
Sonne for item #8.

4. Approve Agenda
Motion by Osterloo, seconded by Sonne to approve the proposed agenda. Roll call vote: Genzlinger – absent, Jirsa – absent, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

5. Approval of Previous Minutes: September 11, 2023
Motion by Sonne, seconded by Osterloo to approve the proposed minutes of the September 11, 2023 Planning Commission meeting. Roll call vote: Genzlinger – absent, Jirsa – absent, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

6. Schedule Next Meeting: October 10, 2023
Motion by Osterloo, seconded by Sonne to set the date for the next Planning Commission meeting for October 10, 2023. Roll call vote: Genzlinger – absent, Jirsa – absent, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

7. Variance Permit: Dalton Warren & Mandy Stevens
Dalton Warren & Mandy Stevens have applied for a Variance Permit for a side yard setback of 0' vs 3' and a side corner yard setback of 9'-4" vs 20' to construct a 38' deep by 30' garage; located at 321 E 9th Ave, legally described as Lot 1, Block 16, D A Scotts 1st Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were 3 letters in favor that made the packet and 1 letter opposed that did not make the packet but was handed out at the meeting. The applicant was present to answer questions.

Hegg noted that with a 0' setback on the west side a fire wall would be required and no windows and doors can be on that side unless rated appropriately.

Osterloo stated he was not a fan of 0' setback but had no issues with the 9'-4" setback. Jenniges noted that because of the way it was noticed to the public they can't shift the project 3' to the east to accommodate that.

Dalton Warren said they have 5 daughters and need room for vehicles to park. There is a power pole on the south of their property that makes it difficult for a garage to face south.

Motion by Larson, seconded by Sonne to recommend approval of the variance. Roll call vote: Genzlinger – absent, Jirsa – absent, Larson – nay, Osterloo – nay, Penney – absent, Schmitz – nay, Sonne – nay. 0 aye, 4 nay, 3 absent; motion failed.

8. Rezone: NJM Properties LLC-land abutting 2400 and 2424 W Spruce owned by NJM Properties LLC.

NJM Properties LLC is requesting the following property legally described as; Lot 1 of R L Decker 1st Addition in the SE ¼ of Section 29, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; be changed from HB Highway Business District to UD Urban Development District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME (land abutting 2400 and 2424 W Spruce owned by NJM Properties LLC).

Due to lack of quorum, this agenda item was postponed, but Thomas Flint and Merl Beschen stated they had questions about drainage in the area and Jacob Sonne acknowledged he is working on the project and would be willing to discuss their concerns.

9. Variance Permit: Candice George

Lincoln Neugebauer on behalf of Candice George has applied for a Variance Permit for a rear yard setback of 19’ vs 25’ and side corner yard setback of 8’ vs 15’ to build an attached garage; located at 1203 N Sanborn Blvd, legally described as Lot 12, Block 26, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were four letters returned in favor of the variance. The applicant was present to answer questions.

Jennges said access to the Garage will still be from the north alley and no new access from Sanborn Blvd. He noted that if it were a detached garage the rear yard setback would only be 16'.

Lincoln Neugebauer stated they would like to build an attached garage to keep their vehicles from getting hailed on and out of the other elements. The only parking space they have is on the north side of the property. When Sanborn Blvd was completed, they put no parking in front of their place.

Schmitz attended the meeting in person at 12:18 P.M.

Sonne noted that a variance for side corner yard setback was approved in the area a few years ago.

Motion by Sonne, seconded by Osterloo to recommend approval of the variance. Roll call vote: Genzlinger – absent, Jirsa – absent, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

10. Conditional Use Permit: Jeffery & Mary Lanning

Jeffery & Mary Lanning have applied for a Conditional Use Permit to operate a Home Occupation-Yoga Studio; located at 76 S Harmon Dr, legally described as Lot 5, Block 4, Indianhead 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned RL Lake Residential District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There was one response in favor that did not make the packet but had no comments on it. The applicant was present to answer questions.

Jeff Lanning stated his wife is a certified yoga instructor and would like to hold some classes once in a while. At this time they are planning on it being a couple times a week for about 6 people and the session would last about a hour long. They have an oversized driveway that can accommodate the parking.

Motion by Schmitz, seconded by Sonne to recommend approval of the conditional use. All present voting aye; motion carried.

11. Plat: Tract A and Tract B, Big Dog subdivision; as requested by Big Dog Concrete LLC

Jenniges explained the applicant is dividing an existing plat. There are two owners for the property, so they are dividing the building down the middle wall. Each parcel has ingress/egress. This is zoned TWC, side yard setback is 0' so the plat is in compliance with the ordinance. The applicant was present to answer questions.

Schmitz questioned if there was a dividing wall, which was answered yes, and also questioned if that wall needed to be fire rated. Hegg noted that it's probably not because there was one owner before and now there are two separate owners. It was noted that the board is just approving the plat, building inspector will follow up on building code portion.

Motion by Osterloo, seconded by Schmitz to approve the plat. All present voting aye; motion carried.

12. Approval of Master Plan: Maui Farms Inc-Maui Farms Second Addition

Jenniges explained the master plan is outside the city limits but within the ETJ so the city has zoning jurisdiction. The applicant is copying the layout of the development to the south. If the plat is approved, the applicant will annex the land into city limits, enter into a developers agreement and rezone the property to the existing PUD to the south, which will come before the boards again. The applicant was present to answer questions.

Motion by Schmitz, seconded by Sonne to approve the master plan. Roll call vote: Genzlinger – absent, Jirsa – absent, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

13. Plat: Blocks 1 and 2 of Maui Farms Second Addition and a portion of Sam Street; as requested by Maui Farms Inc

Jenniges explained this goes along with item #12 on the agenda, this is the plat portion.

Motion by Osterloo, seconded by Schmitz to approve the plat. All present voting aye; motion carried.

14. Plat: Lot 22, Block 7 of Westwood First addition, and a portion of West 15th Avenue; as requested by CJM Consulting Inc

Jenniges explained the board will have a TIF in front of them at their next meeting and this plat is to help clean up the legal boundaries of the TIF. It also plats out 15th Ave, which is what the TIF will be used for. At this time there are no development plans for the new Lot 22 and any development will require a site plan and elevation certificate. The applicant was present to answer questions.

Motion by Sonne, seconded by Osterloo to approve the plat. All present voting aye; motion carried.

15. Other Business:

None.

16. Public Input:

None.

17. Adjourn

Chairperson Larson adjourned the meeting at 12:36 P.M.

____

Jay A. 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: __________

1. Variance in side yard setback along Burr St. from 20 feet to 17.5 feet to account for point of building overhang. 2. Variance in front yard setback along alley from 25 feet to 16.5 feet to account for pedestrian drop-off roof and overhang. 3. Variance in parking requirement to zero required parking spots on site. Standard parking and ADA parking is located on existing adjacent church property and additional parking is planned on the next phase of construction to the ease of the subject property.

☑ **Conditional Use Permit** *$150 application due with the application.*

- Description of Conditional Use: CHURCH FELLOWSHIP HALL AND OFFICE SPACE.

This Application is for the following described real property:

- Legal Description: __________

LOT 5-7 IN THE BLOCK 32 OF COOLEY & GUERNSEY ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA (21,358 SQFT +-)(.049 ACRESE+-)

- Property Address: __________

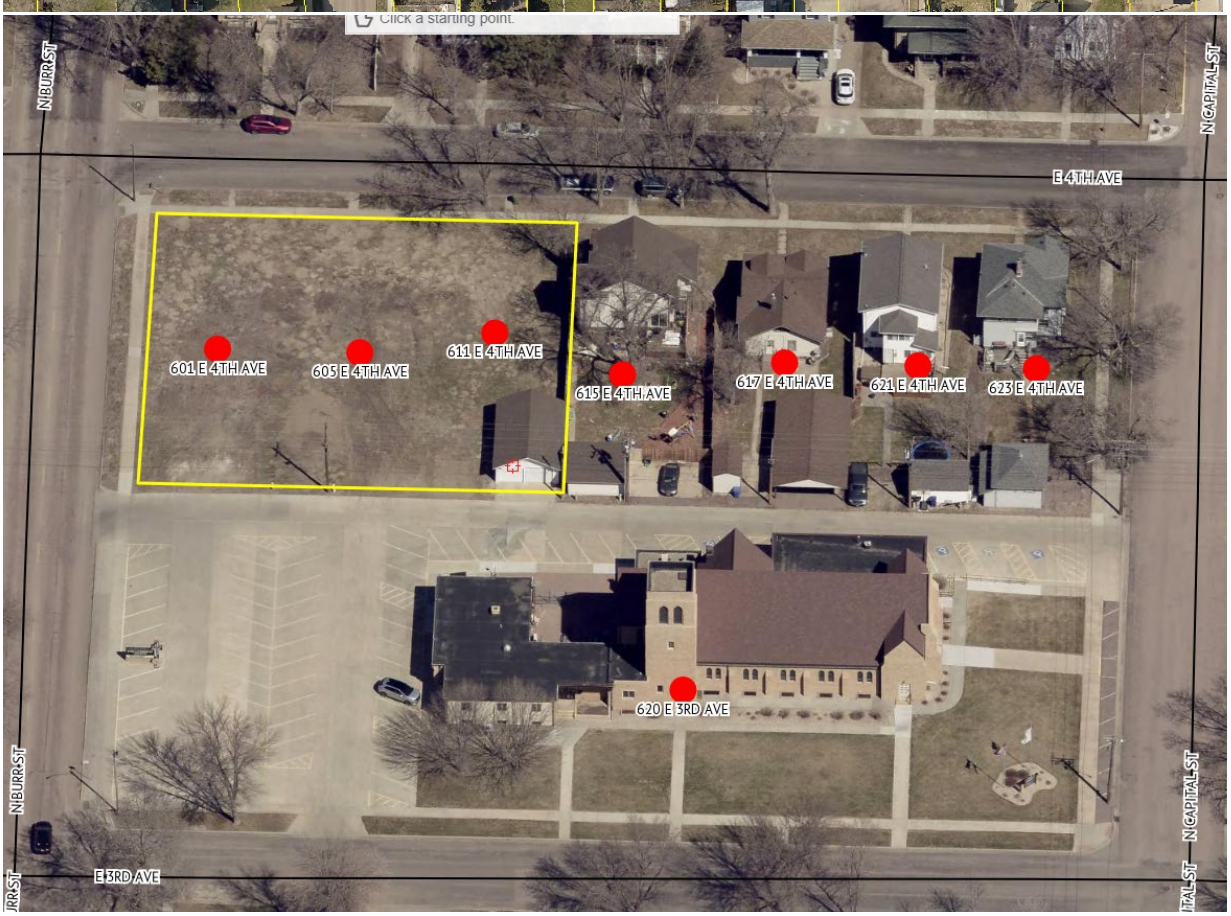
Dated this 10th **day of** September, 2023.

Eric Schramm

Applicant

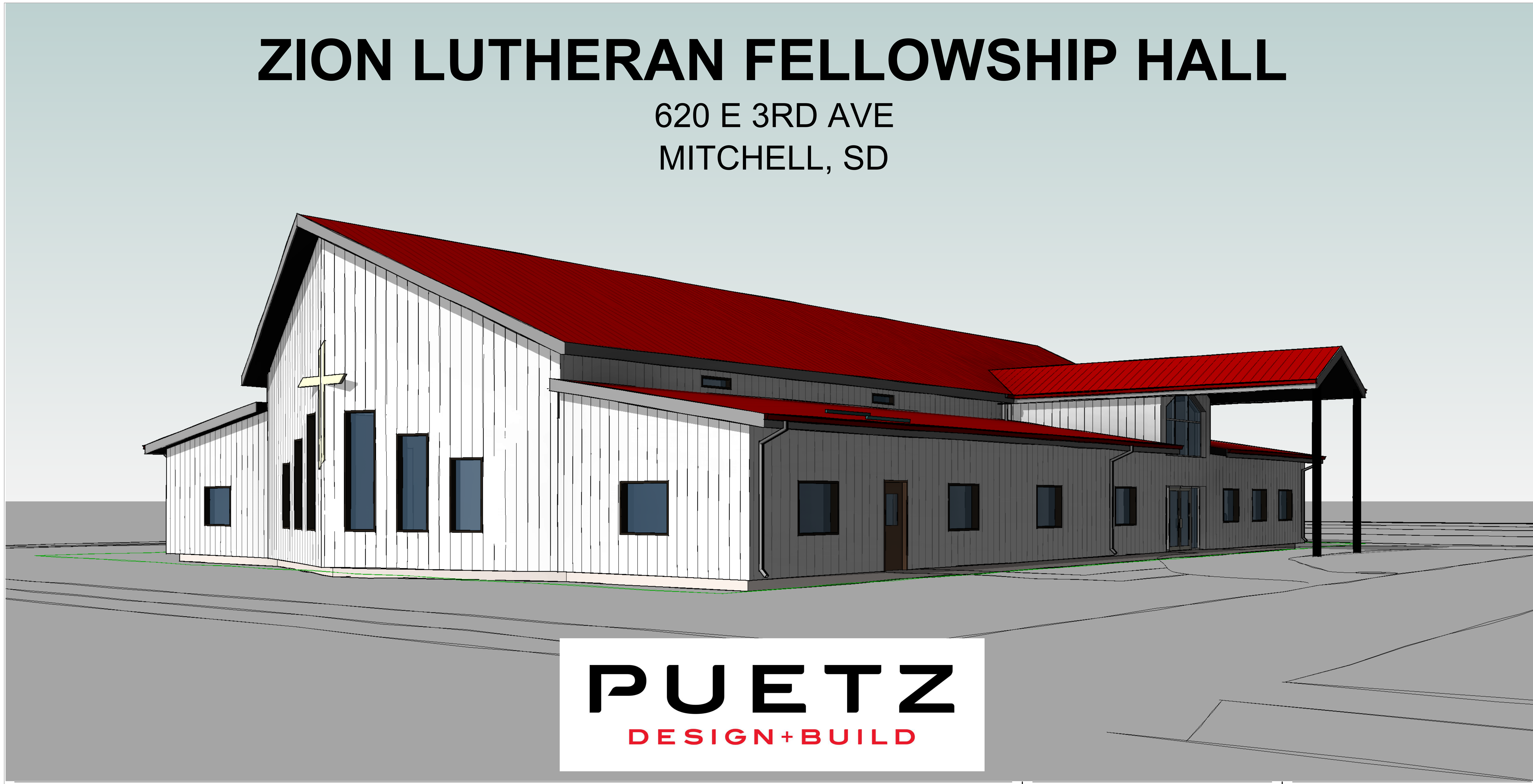
Zion Lutheran Church

Owner


Zion Lutheran Church
Conditional Use Permit
Religious Institution
412
510
512
516
522
600
608
612
618
620
624
700
708
712
505
509
515
521
615
617
621
623
701
705
709
713
502
508
510
516
522
620
700
708
714
N BURR ST
N CAPITAL ST
E 3RD AVE
515
519
521
523
601
605
609
613
617
621
701
705
709
715

Click a starting point.
N BURR ST
N CAPITAL ST
E 4TH AVE
601 E 4TH AVE
605 E 4TH AVE
611 E 4TH AVE
615 E 4TH AVE
617 E 4TH AVE
621 E 4TH AVE
623 E 4TH AVE
620 E 3RD AVE
E 3RD AVE

ZION LUTHERAN FELLOWSHIP HALL

620 E 3RD AVE
MITCHELL, SD



Notes

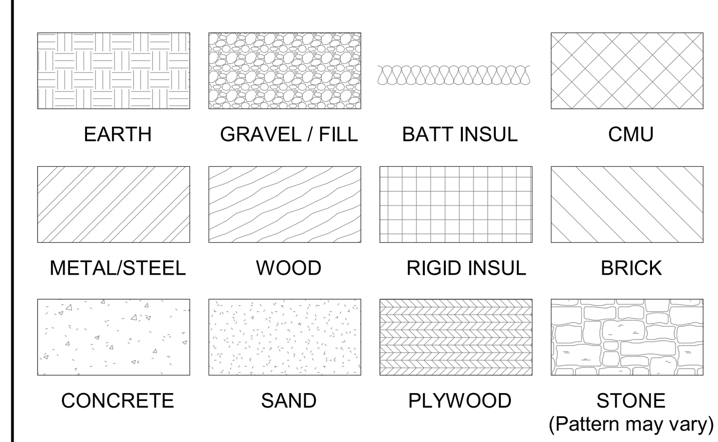
1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.
2. CONSTRUCTION LIMITS SHALL BE WITHIN PROPERTY LINES AS INDICATED ON THE DRAWINGS WITH THE FOLLOWING EXCEPTIONS:
   a. ALL DAMAGES DONE TO THE PROPERTY OUTSIDE THE CONSTRUCTION LIMITS SHALL BE REPAIRED TO ITS ORIGINAL CONDITION PRIOR TO DAMAGE BY THE CONTRACTOR(S) RESPONSIBLE FOR THE DAMAGE.
   b. ACCESS TO UTILITY LOCATIONS OUTSIDE THE CONSTRUCTION LIMITS ARE TO BE DETERMINED BY THE APPROPRIATE SUBCONTRACTOR.
3. CITY SIDEWALKS AND APPROACHES SHALL MEET ALL CITY SPECIFICATIONS AND REQUIREMENTS.
4. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY PATCHING, REPAIRING, ETC. THAT MAY OCCUR AS A RESULT OF THAT SUBCONTRACTOR'S WORK.
5. ANY DISCREPANCIES IN THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT/ENGINEER'S ATTENTION FOR CLARIFICATION.

Index of Drawings

Abbreviations

- A -	
&	AND
@	AT
A.B.	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
AC	ACOUSTICAL
ACFL	ACCESS FLOOR
ACT	ACOUSTICAL CEILING TILE
A.D.A.	AMERICAN'S WITH DISABILITIES ACT
ADDL	ADDITIONAL
ADJ	ADJACENT
ADMIN	ADMINISTRATION
A.F.F.	ABOVE FINISHED FLOOR
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR
A.P.	ACCESS PANEL
A.P.C.	ARCHITECTURAL PRECAST CONCRETE
APPD	APPROVED
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
AVG	AVERAGE
- B -	
BD	BOARD
BEL	BELOW
BEV	BEVEL
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCKING
BM	BEAM
B.O.	BOTTOM OF
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
B.S.	BOTH SIDES
BSMT	BASEMENT
B.T.U.	BRITISH THERMAL UNIT
BTWN	BETWEEN
B.U.R.	BUILT-UP ROOFING
- C -	
CAB	CABINET
CAP	CAPACITY
C.B.	CONCRETE BLOCK
CEM	CEMENT
CER	CERAMIC
C.F.	CUBIC FEET
C.G.	CORNER GUARD
C.G.S.	CENTER OF GRAVITY OF STRAND
CHAM	CHAMFER
CHAN	CHANNEL
CHBD	CHALK BOARD
C.I.P.	CAST-IN-PLACE
CIR	CIRCLE
CIRC	CIRCUMFERENCE
C.J.	CONTROL JOINT
CK	CAULK(ING)
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR(ANCE)
CMP	COMPRESS(ED)
CMU	CONCRETE MASONRY UNIT
C.O.	CLEANOUT
COEF	COEFFICIENT
COL	COLUMN
COMB	COMBINATION
COMP	COMPOSITE
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECT(ION)
CONST	CONSTRUCTION
CONTR	CONTRACT(OR)
CONT	CONTINU(E)(OUS)
CONV	CONVEY(OR)
COORD	COORDINAT(E)(ION)
CORR	CORRIDOR
CS	COUNTERSINK
CSMT	CASEMENT
C.T.	CERAMIC TILE
CTR	CENTER
C.W.	COLD WATER
C.Y.	CUBIC YARD
- D -	
D	DEEP, DEPTH
DB	DECIBLE
DBL	DOUBLE
DEG	DEGREE(S)
DEMO	DEMOLI(SH)(TION)
DEPR	DEPRESS(ED)
DEPT	DEPARTMENT
DET	DETAIL
DIA or Ø	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVIDE, DIVISION
D.L.	DEAD LOAD
DN	DOWN
DR	DOOR
D.S.	DOWNSPOUT
DWG	DRAWING
DWL	DOWEL
- E -	
E	EAST
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
E.J.	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOS(E)(URE)
ENG	ENGINEER
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
E.W.C.	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPAND, EXPANSION
EXT	EXTERIOR
- F -	
FAB	FABRICAT(E)(ION)
F.B.	FACE BRICK
F.D.	FLOOR DRAIN
FDN	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.E.	FINISH FLOOR ELEVATION
F.H.C.	FIRE HOSE CABINET
FIN	FINISH(ED)
FLASH	FLASHING
FLEX	FLEXIBLE
FLG	FLANGE
FLR	FLOOR
FLUOR	FLUORESCENT
F.O.	FACE OF
F.P.	FIRE PROTECTION
FR	FRAME(E)(ED)(ING)
F.R.P.	FIBER-REINFORCED PLASTIC
F.R.T.	FIRE RETARDANT TREATED
F.S.	FAR SIDE
FT	FOOT, FEET
FTG	FOOTING
FUR	FURR(ED)(ING)
FUT	FUTURE
F.V.C.	FIRE VALVE CABINET
- G -	
GA	GAUGE
GALV	GALVANIZE(D)
G.C.	GENERAL CONTRACTOR
GD	GRAD(E)(ING)
GKT	GASKET(ED)
GL	GLASS, GLAZING
G.M.U.	GLASS MASONRY UNIT
GR	GRAD(E)(ING)
G.W.B.	GYPSUM WALL BOARD
GYP BD	GYPSUM BOARD
GYP SHTG	GYPSUM BOARD SHEATHING
- H -	
H	HEIGHT
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HCP	HANDICAP(PED)
HD	HEAD
HDW	HARDWARE
HEX	HEXAGONAL
HM	HOLLOW METAL
HORIZ	HORIZONTAL
H.P.	HIGH POINT
HR	HOUR
H.S.	HEADED STUDS
HTG	HEATING
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
H.W.	HOT WATER
HWD	HARDWOOD
HYD	HYDRAULIC
- I -	
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
IN	INCH(ES)
INCL	INCLUD(E)(ING)
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
I.S.	INSIDE
ISO	POLYISOCYANURATE
- J -	
JAN	JANITOR
JST	JOIST
JT	JOINT
- K -	
KIT	KITCHEN
K.O.	KNOCK OUT
- L -	
L	LENGTH
LAB	LABORATORY
LAM	LAMINATE(D)
LAT	LATERAL
LAV	LAVATORY
LB(S)	POUND(S)
L.H.	LEFT HAND
LIB	LIBRARY
LIN	LINEAR
L.L.	LIVE LOAD
L.L.H.	LONG LEG HORIZONTAL
L.L.V.	LONG LEG VERTICAL
LOC	LOCAT(E)(ION)
L.P.	LOW POINT
LT(G)	LIGHT(ING)
LTL	LINTEL
LVR	LOUVER
- M -	
MAN	MANUAL
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
M.H.	MANHOLE
MIL	MILLIMETER
MIN	MINIMUM
MISC	MISCELLANEOUS
M.L.	MATCHLINE
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANCE
MTD	MOUNTED
MTL	METAL
MULL	MULLION
- N -	
N	NORTH
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NO or #	NUMBER
NOM	NOMINAL
N.S.	NEAR SIDE
N.T.S.	NOT TO SCALE
- O -	
OA	OVERALL
O.C.	ON CENTER(S)
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
OFF	OFFICE
O.H.	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
O.R.D.	OVERFLOW ROOF DRAIN
OZ	OUNCE(S)
- P -	
PAR	PARALLEL
PBD	PARTICLE BOARD
P.C.	PRECAST CONCRETE
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PL	PLATE
P.L.	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
P.L.F.	POUNDS PER LINEAR FOOT
PLWD	PLYWOOD
PNL	PANEL
PNT	POINT
POL	POLISH(ED)
POLY	POLYETHYLENE (PLASTIC)
PR	PAIR
PREFAB	PREFABRICATE(D)
PREFIN	PREFINISHED
PRELIM	PRELIMINARY
PREP	PREPAR(E)(ATION)
PRES	PRESSURE
PROJ	PROJECT(ION)
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	POST TENSIONED
PT	PAINT
P.T.D.	PAPER TOWER DISPENSER
PTN	PARTITION
P.T.R.	PAPER TOWEL RECEPTACLE
PVC	POLYVINYL CHLORIDE (PLASTIC)
- Q -	
Q.T.	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY
- R -	
R	RISER(S)
RAD	RADIUS
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
R.D.L.	ROOF DRAIN LEADER
RECP	RECEPTACLE
REF	REFER(ENCE)
REFL	REFLECT(ED)
REG	REGISTER, REGULATION
REINF	REINFORCE(ING)(MENT)
REM	REMOVE
REQD	REQUIRED
REV	REVIS(ED)(ION)
R.H.	RIGHT HAND
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
R.P.	RADIUS POINT
R.P.M.	REVOLUTIONS PER MINUTE
RR	RAILROAD
R.T.U.	ROOF TOP UNIT
R.W.C.	RAINWATER CONDUCTOR
- S -	
S	SOUTH
SAFB	SOUND ATTENUATION FIRE BLANKET
SAN	SANITARY
SCHED	SCHEDULE
S.D.	SOAP DISPENSER
SECT	SECTION
S.F.	SQUARE FOOT, FEET
SGL	SINGLE
SHT	SHEET
SHTG	SHEETING
S.I.	SQUARE INCH(ES)
SIM	SIMILAR
S.L.	SNOW LOAD
SLNT	SEALANT
S.N.D.	SANITARY NAPKIN DISPOSAL
S.N.V.	SANITARY NAPKIN VENDOR
S.O.G.	SLAB ON GRADE
SP	STANDPIPE
SPA	SPACE(S)
SPEC	SPECIFICATION(S)
S.P.R.	SINGLE PLY ROOFING
SQ	SQUARE
S.S.	STAINLESS STEEL
STA	STATION
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPEND(ED)
S.Y.	SQUARE YARD(S)
SYM	SYMMETRICAL
- T -	
T	TREAD
T & G	TONGUE AND GROOVE
T.B.E.	TOP OF BEAM ELEVATION
T.D.E.	TOP OF DECK ELEVATION
T.E.	TRASH ENCLOSURE
TEL	TELEPHONE
TEMP	TEMPORARY
TEMPR	TEMPERATURE
TERM	TERMINATE, TERMINAL
TERR	TERRAZZO
T.F.E.	TOP OF FOOTING ELEVATION
T.F.S.	TO FACE OF STUD
THK	THICK(NESS)
THRU	THROUGH
T.L.	TOTAL LOAD
T.O.S.	TOP OF STEEL
T.P.D.	TOILET PAPER DISPENSER
T.S.	TUBE STEEL
TV	TELEVISION
TYP	TYPICAL
- U -	
U.L.	UNDERWRITERS LABORATORIES
UNEXC	UNEXCAVATED
UNFIN	UNFINISH(ED)
U.N.O.	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
- V -	
VB	VINYL BASE
V.B.	VAPOR BARRIER
V.C.T.	VINYL COMPOSITE TILE
VERT	VERTICAL
VEST	VESTIBULE
V.T.	VINYL TILE
V.W.C.	VINYL WALL COVERING
- W -	
W	WEST, WIDTH
W/	WITH
W/O	WITHOUT
WD	WOOD
WDW	WINDOW
WHTR	WATER HEATER
W.P.	WORKING POINT
WP	WATERPROOFING
W.R.	WASTE RECEPTACLE
WRB	WEATHER RESISTIVE BARRIER
WT	WEIGHT
- Y -	
Y	YARD
YR	YEAR

Materials Symbols

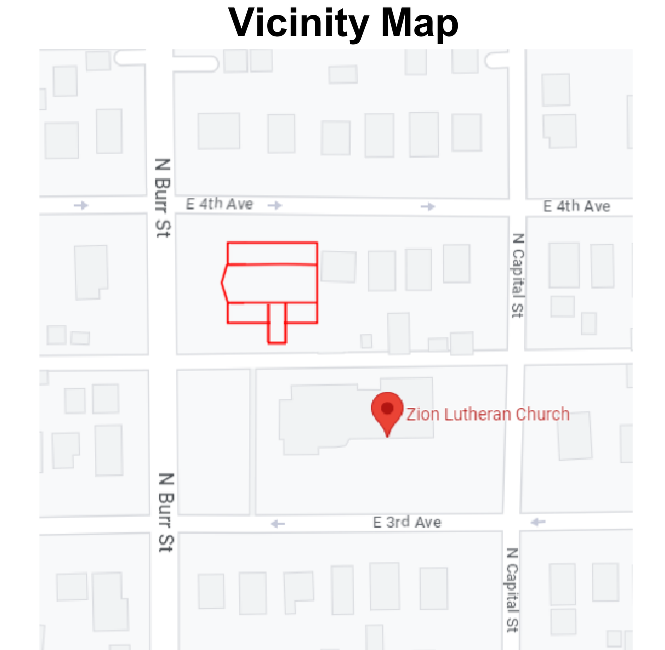


THIS IS A STANDARD LIST. NOT ALL MATERIALS MAY BE USED IN THIS PROJECT.

Detail Indication

1 / A5.1 SIM	DETAIL PLAN REFERENCE	101	DOOR TAG
		W1	WINDOW TAG
1 / A4.1 SIM	BUILDING SECTION PLAN REFERENCE	A - 1 (WALL TYPE, RATING)	WALL TAG
1	KEYNOTE		SPOT ELEVATION
Name 101	ROOM TAG	0	REFERENCE GRID
1i 1'-0" A.F.F.	CEILING TAG	0	EXISTING GRID
4 / 3 A3.1 1 / 2	INTERIOR ELEVATION	1/A3.0	EXTERIOR ELEVATION

Vicinity Map



Project Directory

	Address	Phone
DESIGN ARCHITECT		.
Puetz Design + Build	800 N Kimball Mitchell, SD	(605) 996-2276
MECHANICAL CONTRACTOR		.
Tessier's	218 E 1st Ave Mitchell, SD	(605) 996-7543
PLUMBING CONTRACTOR		.
Mettler Sichmeller Engineering	801 Railroad Ave SE Aberdeen, SD	(605) 225-4344
ELECTRICAL CONTRACTOR		.
Muth Electric, Inc	1717 N Sanborn Blvd Mitchell, SD	(605) 996-3983
CIVIL ENGINEER		.
Infrastructure	116 W 69th St Unit 200, Sioux Falls, SD	(605) 271-5527
FIRE PROTECTION		.
Total Fire Protection, Inc.	1004 7th Ave N Brandon, SD	(605) 582-2400

DIGITAL USERS:
CLICK HERE FOR FLOOR PLAN

ZION LUTHERAN
FELLOWSHIP HALL
MITCHELL, SD

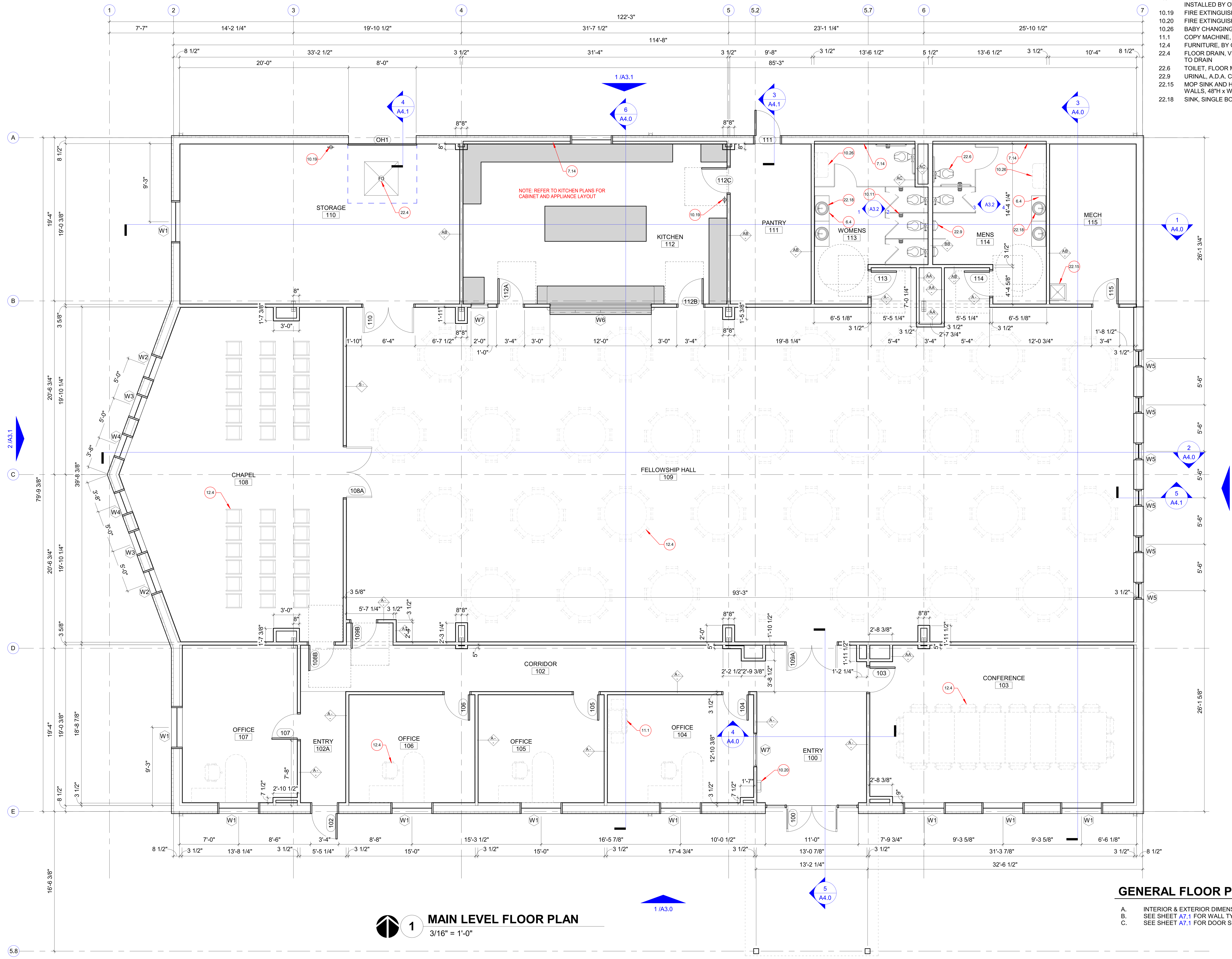
Revision Schedule

No.	Description	Date

99%
REVIEW

Drawn By: xx
Checked By: xx
Date: 09/1/2023

TS



1 MAIN LEVEL FLOOR PLAN
3/16" = 1'-0"

PLAN NOTES

6.4	SINK APRON, PLAM, A.D.A. COMPLIANT
7.14	2x4 FRAMING INSET INTO PEMB FRAME WITH 5/8" MOISTURE RESISTANT BOARD
10.11	TOILET PAPER DISPENSER, SURFACE MOUNTED, PROVIDED AND INSTALLED BY OWNER
10.19	FIRE EXTINGUISHER, SURFACE MOUNTED
10.20	FIRE EXTINGUISHER CABINET, SEMI-RECESSED
10.26	BABY CHANGING STATION, PROVIDED AND INSTALLED BY OWNER
11.1	COPY MACHINE, BY OWNER
12.4	FURNITURE, BY OWNER
22.4	FLOOR DRAIN, VERIFY SIZE & LOCATION WITH MECH, SLOPE FLOOR TO DRAIN
22.6	TOILET, FLOOR MOUNTED, A.D.A. COMPLIANT, SEE MECH
22.9	URINAL, A.D.A. COMPLIANT, SEE MECH
22.15	MOP SINK AND HOLDER W/ F.R.P. BOARD ON BACK AND SIDE WALLS, 48"H x WIDTH OF SINK, SEE MECH
22.18	SINK, SINGLE BOWL, DROP-IN, SEE MECH

GENERAL FLOOR PLAN NOTES

A. INTERIOR & EXTERIOR DIMENSIONS ARE TO FACE OF STUD, U.N.O.
B. SEE SHEET A7.1 FOR WALL TYPE LEGEND
C. SEE SHEET A7.1 FOR DOOR SCHEDULE

PUETZ DESIGN+BUILD

99% REVIEW
09/1/2023

ZION LUTHERAN FELLOWSHIP HALL
620 E 3RD AVE
MITCHELL, SD

MAIN LEVEL FLOOR PLAN

Revision Schedule

No.	Description	Date

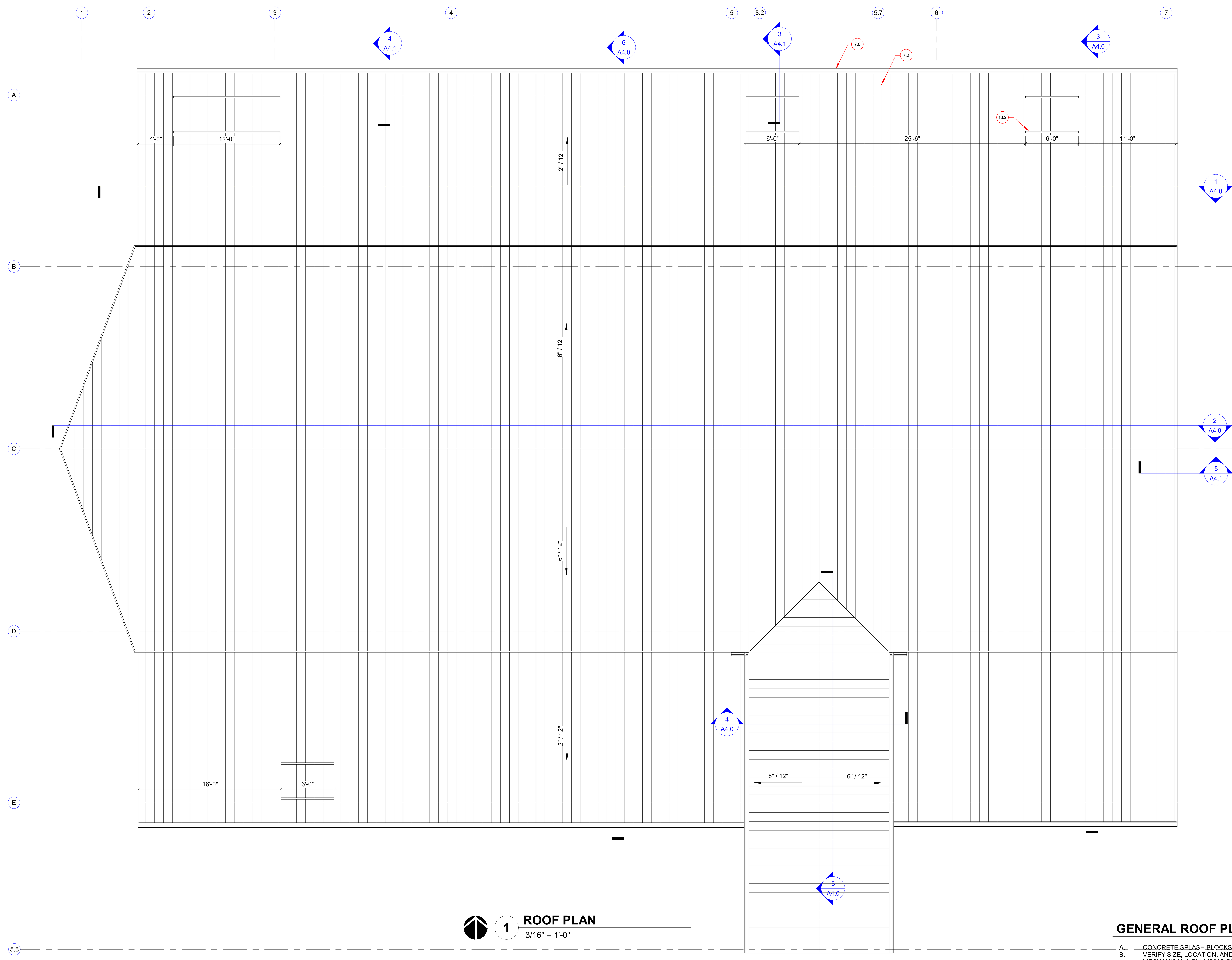
Drawn By: xx
Checked By: xx
Date: 09/1/2023

A2.0

9/1/2023 4:45:09 PM

PLAN NOTES

7.3 STANDING SEAM METAL ROOF, BY METAL BUILDING MFR
7.8 GUTTER, PREFIN METAL, SEAMLESS
13.2 SNOW GUARD, BY METAL BUILDING CONTRACTOR



1 ROOF PLAN
3/16" = 1'-0"

GENERAL ROOF PLAN NOTES

A. CONCRETE SPLASH BLOCKS AT EACH DOWNSPOUT LOCATION
B. VERIFY SIZE, LOCATION, AND NUMBER OF ROOF PENETRATIONS WITH MECHANICAL & PLUMBING PLANS

DIGITAL USERS:
CLICK HERE FOR FLOOR PLAN

PUETZ
DESIGN+BUILD

99% REVIEW
09/1/2023

ZION LUTHERAN FELLOWSHIP HALL
620 E 3RD AVE
MITCHELL, SD

ROOF PLAN

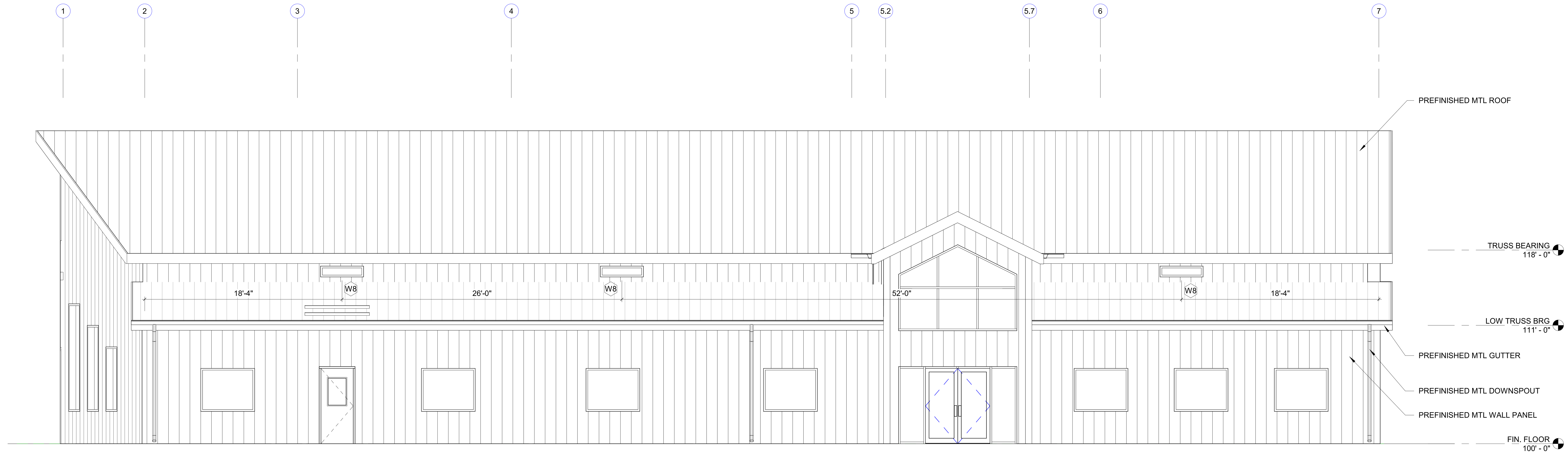
Revision Schedule

No.	Description	Date

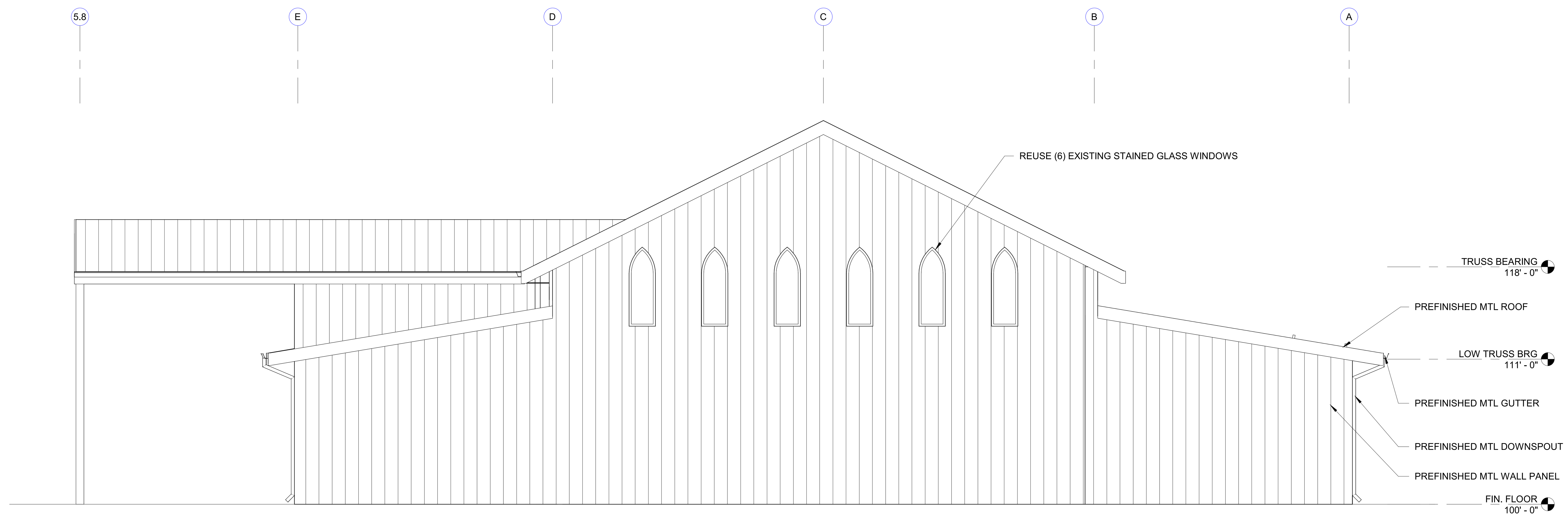
Drawn By: xx
Checked By: xx
Date: 09/1/2023

A2.3

9/1/2023 4:45:09 PM



1 **SOUTH ELEVATION**
3/16" = 1'-0"



2 **EAST ELEVATION**
3/16" = 1'-0"

DIGITAL USERS:
CLICK HERE FOR FLOOR PLAN

PUETZ DESIGN+BUILD

99% REVIEW
09/1/2023

ZION LUTHERAN FELLOWSHIP HALL
620 E 3RD AVE
MITCHELL, SD

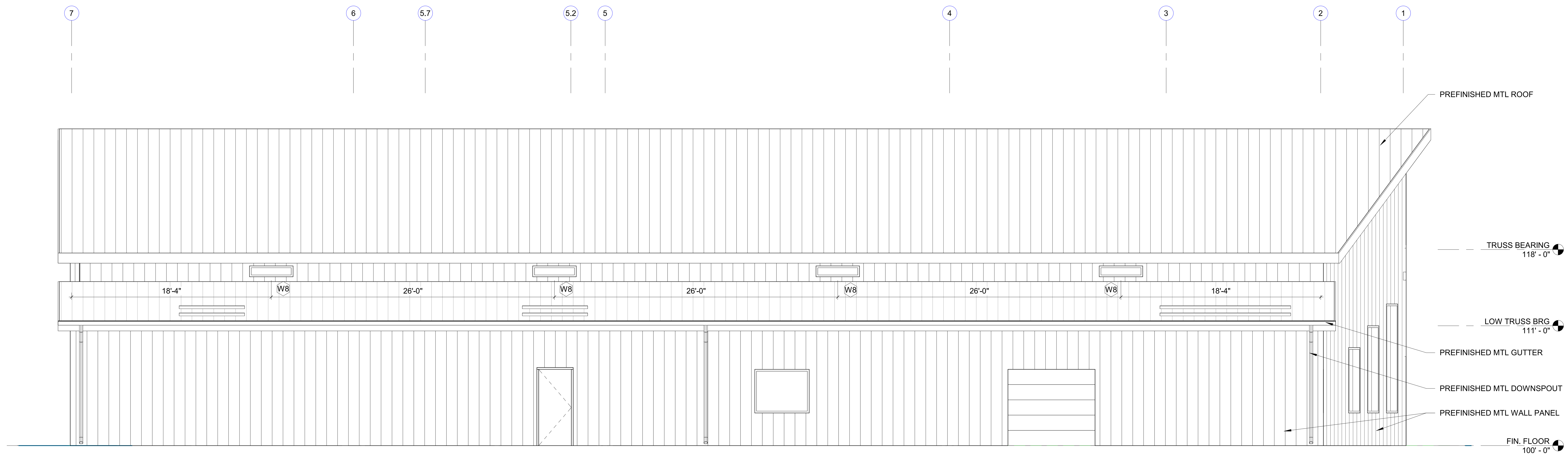
EXTERIOR ELEVATIONS

Revision Schedule

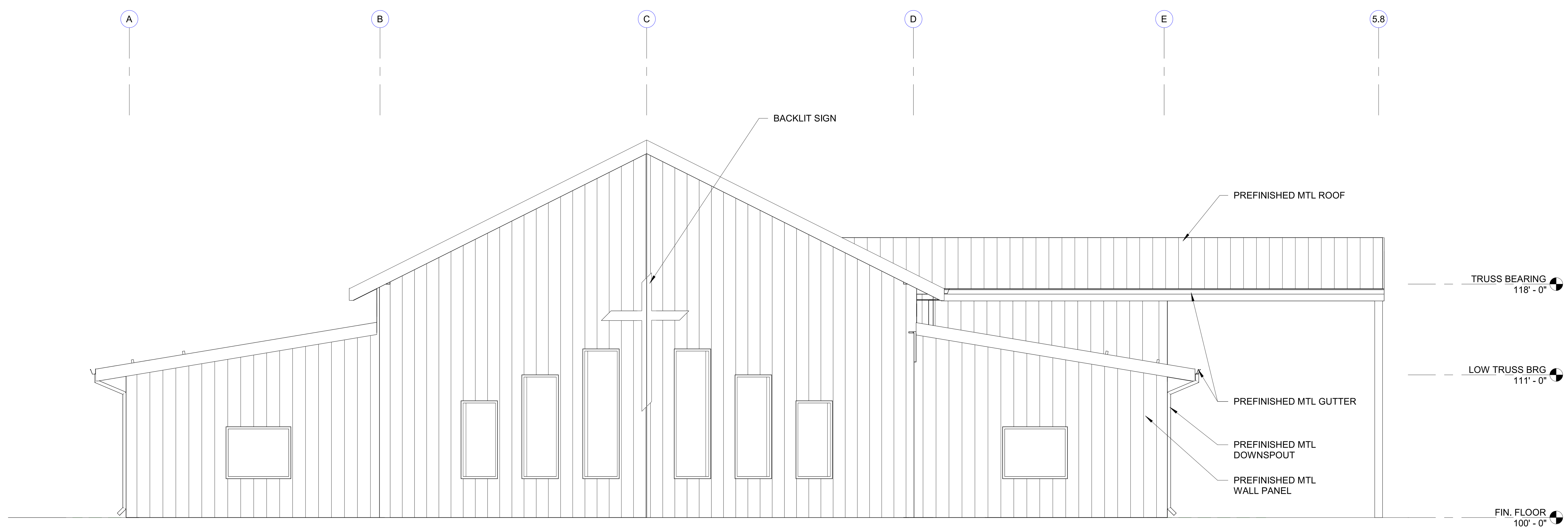
No.	Description	Date

Drawn By: xx
Checked By: xx
Date: 09/1/2023

A3.0



1 NORTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

DIGITAL USERS:
CLICK HERE FOR FLOOR PLAN

PUETZ DESIGN+BUILD

99% REVIEW
09/1/2023

ZION LUTHERAN FELLOWSHIP HALL
620 E 3RD AVE
MITCHELL, SD

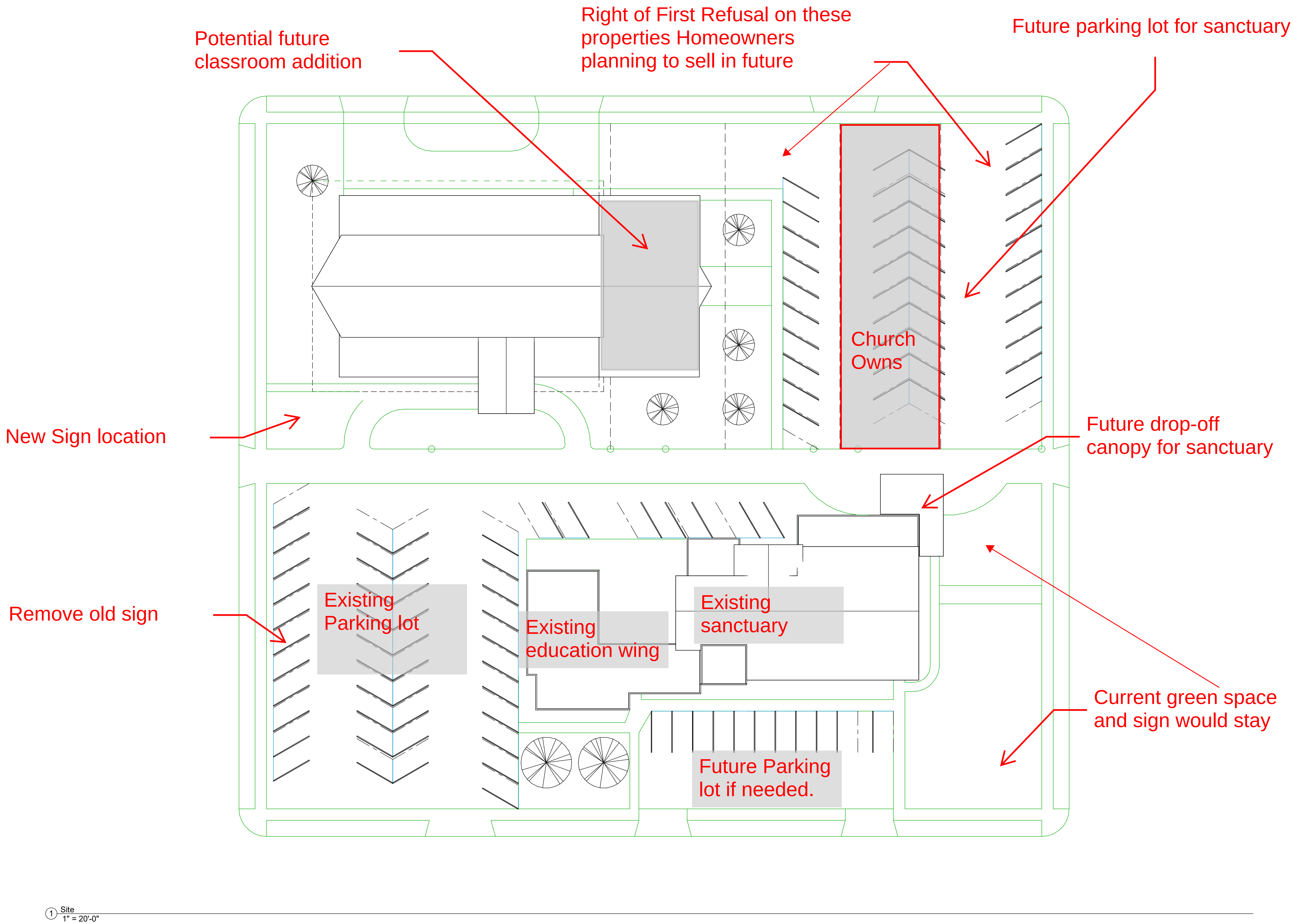
EXTERIOR ELEVATIONS

Revision Schedule

No.	Description	Date

Drawn By: xx
Checked By: xx
Date: 09/1/2023

A3.1


Potential future
classroom addition
Right of First Refusal on these
properties Homeowners
planning to sell in future
Future parking lot for sanctuary
Church
Owns
New Sign location
Future drop-off
canopy for sanctuary
Remove old sign
Existing
Parking lot
Existing
education wing
Existing
sanctuary
Current green space
and sign would stay
Future Parking
lot if needed.
1 Site
1" = 20'-0"

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 Zion Lutheran Church has applied for a Conditional Use Permit to operate Religious Institute (Church Fellowship Hall and Office Space); located at 601, 605 and 611 E 4th Ave (620 E 3rd Ave existing church address), legally described as Lots 5-7, Block 32, Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

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Dated this 21st day of September, 2023.

Michelle Bathke

FINANCE OFFICER

Publish once: 27th day of September, 2023
Approximate Cost:

Zion Lutheran Church
620 E 3rd Ave
Mitchell, SD 57301

Barbara Schlaffman
512 E 4th Ave
Mitchell, SD 57301

Kyle Milekovich
516 E 4th Ave
Mitchell, SD 57301

Mid Dakota Properties III LLC
817 N Sanborn Blvd
Mitchell, SD 57301

Bradley & Karol Ciavarella
600 E 4th Ave
Mitchell, SD 57301

SP & Charlotte Nicolaisen
608 E 4th Ave
Mitchell, SD 57301

John & Larae Husmann
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Patrick Haines
Shi Hai Hui
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Mitchell, SD 57301

Nathan & Angela Putnam
617 E 4th Ave
Mitchell, SD 57301

Luann Hardie
623 E 4th Ave
Mitchell, SD 57301

Dwayne Tegels
Ruth McCaffery
124 Golden Autumn Dr
Dahlonega, GA 30533

Nicole Koch
508 E 3rd Ave
Mitchell, SD 57301

Cheryl Hohn
510 E 3rd Ave
Mitchell, SD 57301

Dennis & Kathy Bruske
516 E 3rd Ave
Mitchell, SD 57301

Richard Moe
Dawn Strand
522 E 3rd Ave
Mitchell, SD 57301

Michael Harvey
26521 414th Ave
Mitchell, SD 57301

Mark Vance
9009 Levant Ct
Elk Grove, CA 95758

Jason & Tamara Styer
601 E 3rd Ave
Mitchell, SD 57301

Nicholas Pardy
Shelby Spelbring
605 E 3rd Ave
Mitchell, SD 57301

Bruce & Arlen Buschbach
8011 E Linvale Pl
Denver, CO 80231

Jaun Whitley
Sawyer Gibson
613 E 3rd Ave
Mitchell, SD 57301

Krogman Construction LLC
621 E 3rd Ave
Mitchell, SD 57301

Derrick & melissa Krogman
623 E 3rd Ave
Mitchell, SD 57301

Michael Horton
701 E 3rd Ave
Mitchell, SD 57301

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org

Mitchell SOUTH DAKOTA *Outside expectations*

September 27, 2023

TO WHOM IT MAY CONCERN:

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All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office.

I/We Boyd A. Reimer
OWNER

____
ADDRESS

✓ APPROVE

______ DISAPPROVE

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: ____________

1. Variance in side yard setback along Burr St. from 20 feet to 17.5 feet to account for point of building overhang. 2. Variance in front yard setback along alley from 25 feet to 16.5 feet to account for pedestrian drop-off roof and overhang. 3. Variance in parking requirement to zero required parking spots on site. Standard parking and ADA parking is located on existing adjacent church property and additional parking is planned on the next phase of construction to the ease of the subject property.

☑ **Conditional Use Permit** *$150 application due with the application.*

- Description of Conditional Use: CHURCH FELLOWSHIP HALL AND OFFICE SPACE.

This Application is for the following described real property:

- Legal Description: ____________

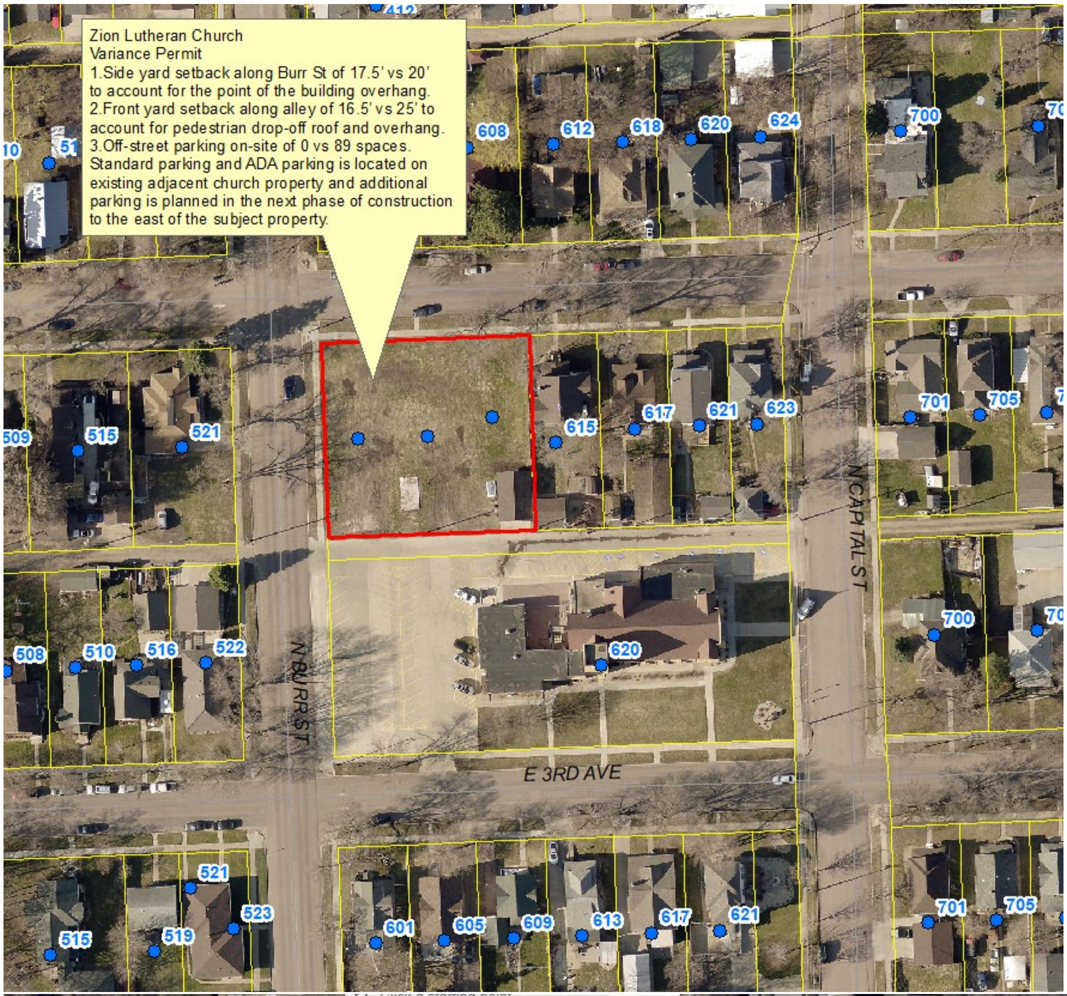
LOT 5-7 IN THE BLOCK
32 OF COOLEY & GUERNSEY ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA (21,358 SQFT +-)(.049 ACRESE+-)

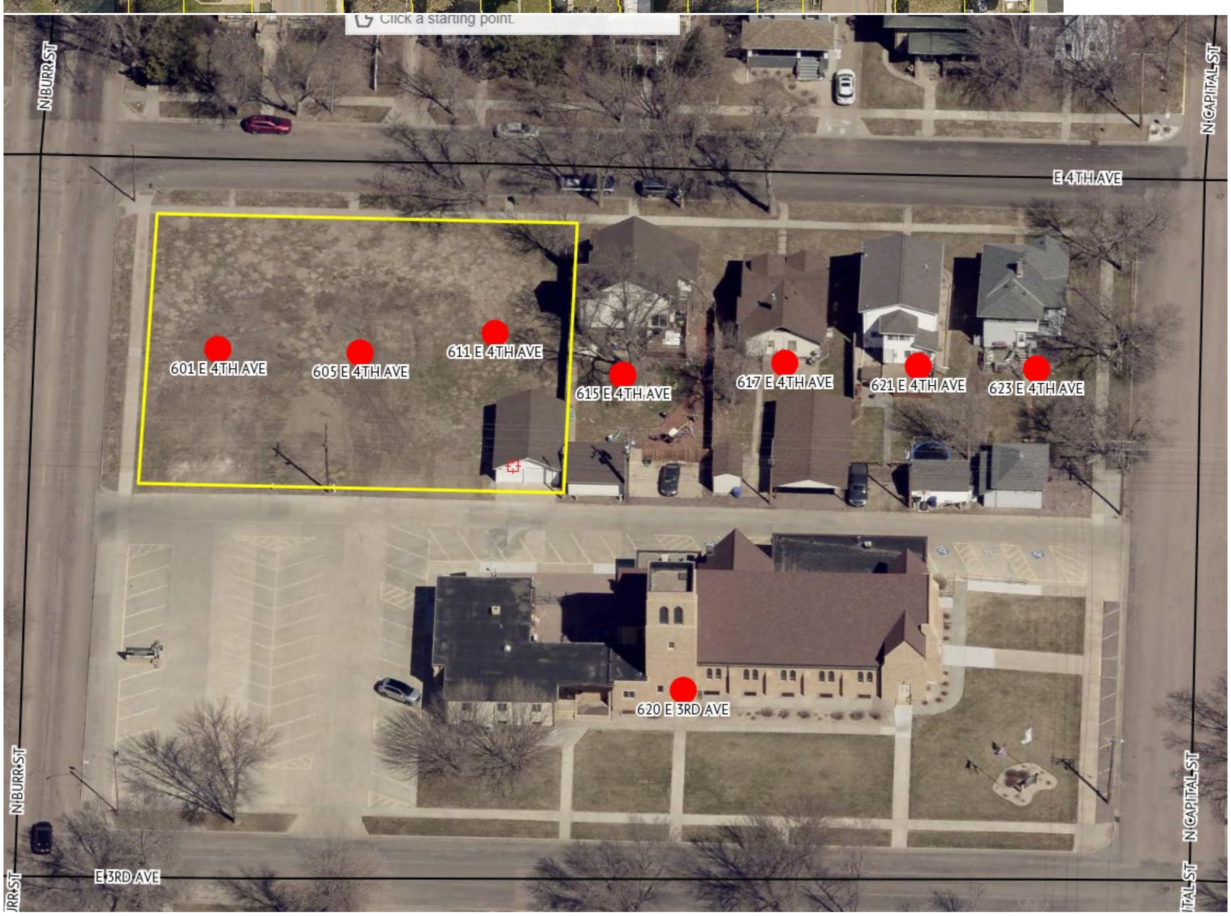
- Property Address: ____________

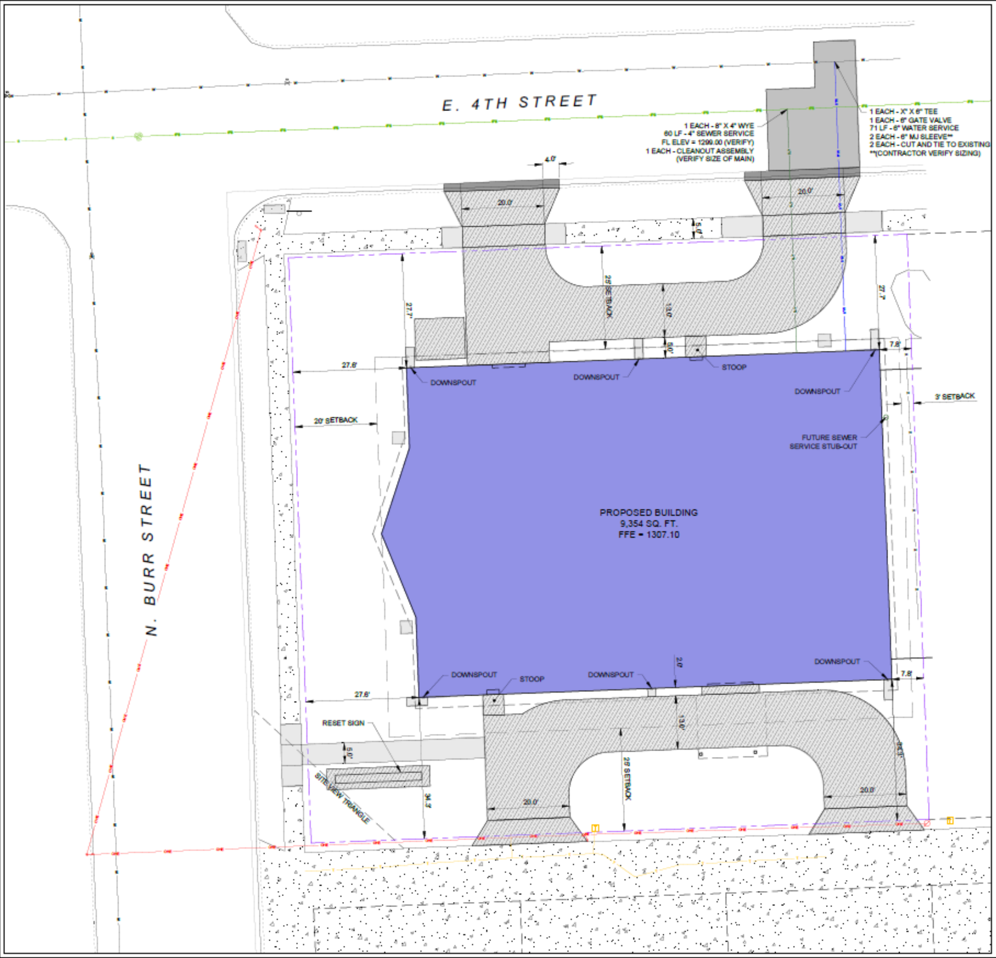
Dated this 10th **day of** September, 2023.

Eric Schramm
Applicant

Zion Lutheran Church
Owner


Zion Lutheran Church
Variance Permit
1.Side yard setback along Burr St of 17.5' vs 20' to account for the point of the building overhang.
2.Front yard setback along alley of 16.5' vs 25' to account for pedestrian drop-off roof and overhang.
3.Off-street parking on-site of 0 vs 89 spaces. Standard parking and ADA parking is located on existing adjacent church property and additional parking is planned in the next phase of construction to the east of the subject property.
N BURR ST
N CAPITAL ST
E 3RD AVE


N BURR ST
E 4TH AVE
N CAPITAL ST
601 E 4TH AVE
605 E 4TH AVE
611 E 4TH AVE
615 E 4TH AVE
617 E 4TH AVE
621 E 4TH AVE
623 E 4TH AVE
620 E 3RD AVE
E 3RD AVE



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0 5 10

LEGAL DESCRIPTION:
LOTS 5-7 IN BLOCK 32 OF COOLEY & GUERNSEY ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA
(21,358 SQ. FT. ±) (0.49 ACRES ±)

MAILING ADDRESS:
620 E. 3RD AVENUE
MITCHELL, SD 57301

OWNER:
ZION EV LUTHERAN CHURCH UAC OF MITCHELL

CIVIL ENGINEER:
INFRASTRUCTURE DESIGN GROUP, INC.
520 N LAWLER STREET, SUITE 400
MITCHELL, SD 57301
(605) 271-5527

ZONING:
R2 - SINGLE FAMILY RESIDENTIAL

USE:
FELLOWSHIP HALL

BUILDING HEIGHT:
28'-3 3/8" - ONE STORY BUILDING

ZONING INFORMATION (R2):
FRONT YARD SETBACK - 25'
SIDE YARD CORNER LOT SETBACK - 20'
SIDE YARD SETBACK - 3'
REAR YARD SETBACK - 25'
HEIGHT - 35' MAX
MINIMUM LOT COVERAGE - 45%
ACTUAL LOT COVERAGE - 9,335 SF / 21,358 SF = 43.7%

LOADING REQUIREMENTS:
AUDITORIUM/ CONVENTION HALL/ MEETING HALL
1 BERTH FOR EVERY 10,000 TO 50,000 SF OF GROSS FLOOR AREA
9,335 SF = 0 LOADING BERTHS
DISTANCE FROM RESIDENTIAL LOT - 50'
SHALL NOT OCCUPY FRONT YARD
MINIMUM DIMENSIONS - 10' WIDE X 25' LONG
ACTUAL DIMENSIONS - 20' WIDE X 44' LONG

ADJACENT PROPERTIES:
WEST: R2 - SINGLE FAMILY RESIDENTIAL
NORTH: R2 - SINGLE FAMILY RESIDENTIAL
EAST: R2 - SINGLE FAMILY RESIDENTIAL
SOUTH: R2 - SINGLE FAMILY RESIDENTIAL

FLOODPLAIN INFORMATION:
THIS PROPERTY LIES WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 46035C0159C.

LEGEND

- PROPOSED BUILDING
- ASPHALT PAVEMENT
- 4" CONCRETE PAVEMENT
- 6" CONCRETE PAVEMENT
- CURB & GUTTER

PUETZ
DESIGN+BUILD

99% REVIEW
09/01/2023

ZION LUTHERAN FELLOWSHIP HALL
620 E 3RD AVE
MITCHELL, SD

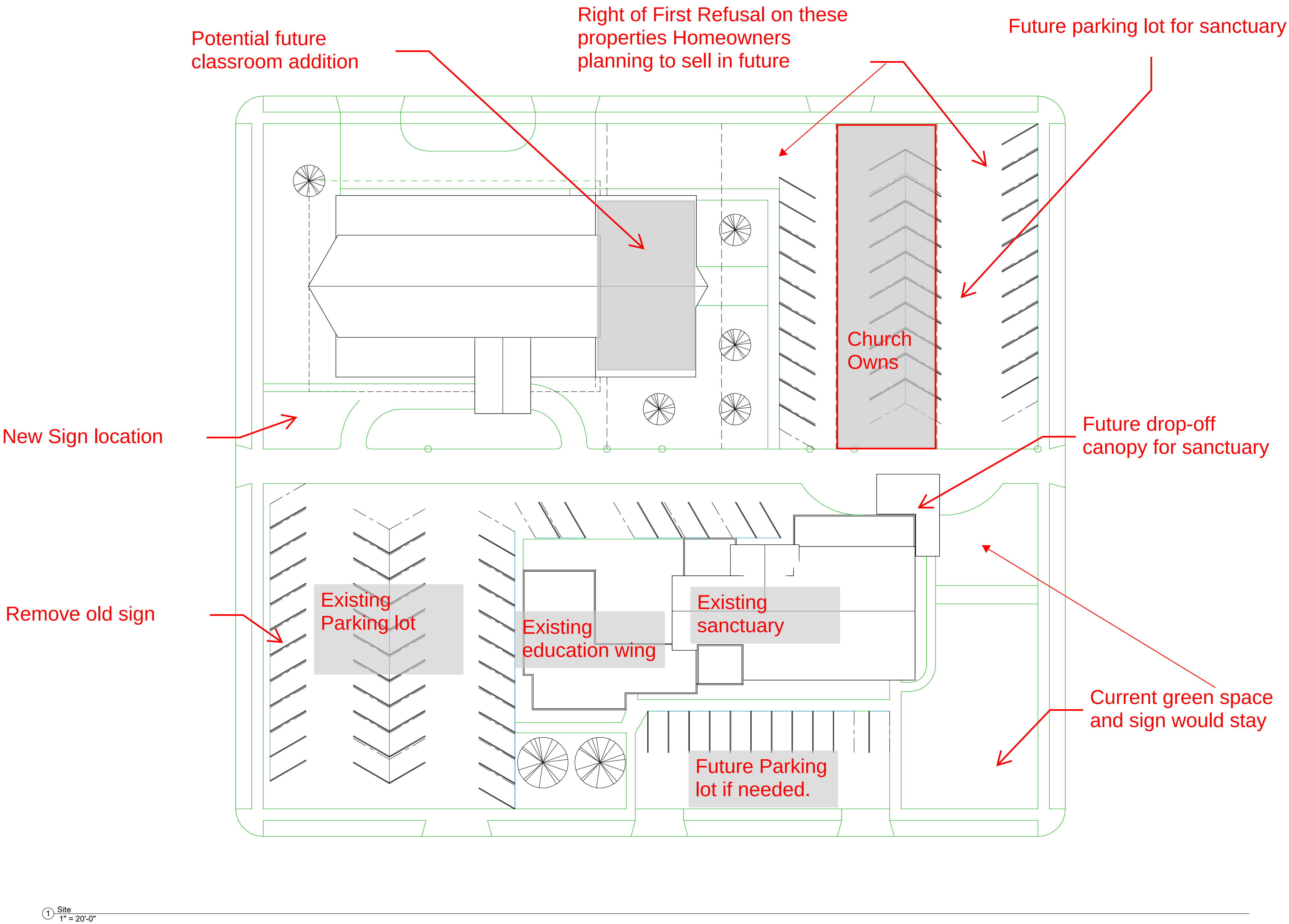
SITE PLAN

Revision Schedule

No.	Description	Date

Drawn By: XXX
Checked By: XXX
Date: 08/18/2023

C4.0


Potential future classroom addition
Right of First Refusal on these properties Homeowners planning to sell in future
Future parking lot for sanctuary
Church Owns
New Sign location
Future drop-off canopy for sanctuary
Remove old sign
Existing Parking lot
Existing education wing
Existing sanctuary
Current green space and sign would stay
Future Parking lot if needed.
1 Site
1" = 20'-0"

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 Zion Lutheran Church has applied for a Variance Permit for the following:

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Michelle Bathke

FINANCE OFFICER

Publish once: 27th day of September, 2023
Approximate Cost:

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Mitchell, SD 57301

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124 Golden Autumn Dr
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Richard Moe
Dawn Strand
522 E 3rd Ave
Mitchell, SD 57301

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26521 414th Ave
Mitchell, SD 57301

Mark Vance
9009 Levant Ct
Elk Grove, CA 95758

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Bruce & Arlen Buschbach
8011 E Linvale Pl
Denver, CO 80231

Jaun Whitley
Sawyer Gibson
613 E 3rd Ave
Mitchell, SD 57301

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621 E 3rd Ave
Mitchell, SD 57301

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Michael Horton
701 E 3rd Ave
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City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org

Mitchell
SOUTH DAKOTA
Outside expectations

September 27, 2023

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I/We ______________________________
OWNER

____
ADDRESS

Outside expectations

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org

Mitchell
SOUTH DAKOTA
Outside expectations

✓ APPROVE

______ DISAPPROVE

COMMENTS:


HIGHLAND WAY
2100
15315-00000-005-00
NONE
S BURR ST
S BURR ST
MALL DR
15800-02700-401-20
1200
15800-02700-401-25
E SPRUCE ST
SD HWY 37
SD HWY 37
06000-10360-341-12
06000-10360-352-15
NONE


1200 E SPRUCE ST
SD HWY 37 N
255 ST

BANK WEST OFFICES

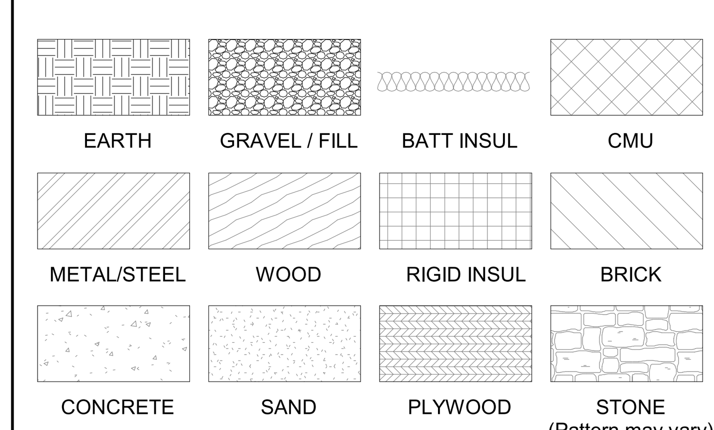
1200 E SPRUCE ST
MITCHELL, SD

PUETZ
DESIGN+BUILD

Abbreviations

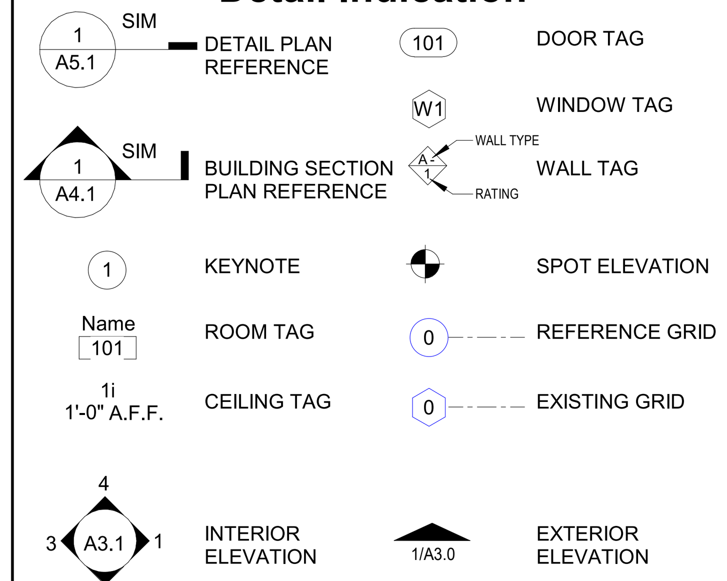
- A -	
&	AND
@	AT
A.B.	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
AC	ACOUSTICAL
ACFL	ACCESS FLOOR
ACT	ACOUSTICAL CEILING TILE
A.D.A.	AMERICAN'S WITH DISABILITIES ACT
ADDL	ADDITIONAL
ADJ	ADJACENT
ADMIN	ADMINISTRATION
A.F.F.	ABOVE FINISHED FLOOR
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR
A.P.	ACCESS PANEL
A.P.C.	ARCHITECTURAL PRECAST CONCRETE
APPD	APPROVED
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
AVG	AVERAGE
- B -	
BD	BOARD
BEL	BELOW
BEV	BEVEL
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCKING
BM	BEAM
B.O.	BOTTOM OF
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
B.S.	BOTH SIDES
BSMT	BASEMENT
B.T.U.	BRITISH THERMAL UNIT
BTWN	BETWEEN
B.U.R.	BUILT-UP ROOFING
- C -	
CAB	CABINET
CAP	CAPACITY
C.B.	CONCRETE BLOCK
CEM	CEMENT
CER	CERAMIC
C.F.	CUBIC FEET
C.G.	CORNER GUARD
C.G.S.	CENTER OF GRAVITY OF STRAND
CHAM	CHAMFER
CHAN	CHANNEL
CHBD	CHALK BOARD
C.I.P.	CAST-IN-PLACE
CIR	CIRCLE
CIRC	CIRCUMFERENCE
C.J.	CONTROL JOINT
CK	CAULK(ING)
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR(ANCE)
CMP	COMPRESS(ED)
CMU	CONCRETE MASONRY UNIT
C.O.	CLEANOUT
COEF	COEFFICIENT
COL	COLUMN
COMB	COMBINATION
COMP	COMPOSITE
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECT(ION)
CONST	CONSTRUCTION
CONTR	CONTRACT(OR)
CONT	CONTINU(E)(OUS)
CONV	CONVEY(OR)
COORD	COORDINAT(E)(ION)
CORR	CORRIDOR
CS	COUNTERSINK
CSMT	CASEMENT
C.T.	CERAMIC TILE
CTR	CENTER
C.W.	COLD WATER
C.Y.	CUBIC YARD
- D -	
D	DEEP, DEPTH
DB	DECIBLE
DBL	DOUBLE
DEG	DEGREE(S)
DEMO	DEMOLI(SH)(TION)
DEPR	DEPRESS(ED)
DEPT	DEPARTMENT
DET	DETAIL
DIA or Ø	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVIDE, DIVISION
D.L.	DEAD LOAD
DN	DOWN
DR	DOOR
D.S.	DOWNSPOUT
DWG	DRAWING
DWL	DOWEL
- E -	
E	EAST
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
E.J.	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOS(E)(URE)
ENG	ENGINEER
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
E.W.C.	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPAND, EXPANSION
EXT	EXTERIOR
- F -	
FAB	FABRICAT(E)(ION)
F.B.	FACE BRICK
F.D.	FLOOR DRAIN
FDN	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.E.	FINISH FLOOR ELEVATION
F.H.C.	FIRE HOSE CABINET
FIN	FINISH(ED)
FLASH	FLASHING
FLEX	FLEXIBLE
FLG	FLANGE
FLR	FLOOR
FLUOR	FLUORESCENT
F.O.	FACE OF
F.P.	FIRE PROTECTION
FR	FRAME(E)(ED)(ING)
F.R.P.	FIBER-REINFORCED PLASTIC
F.R.T.	FIRE RETARDANT TREATED
F.S.	FAR SIDE
FT	FOOT, FEET
FTG	FOOTING
FUR	FURR(ED)(ING)
FUT	FUTURE
F.V.C.	FIRE VALVE CABINET
- G -	
GA	GAUGE
GALV	GALVANIZE(D)
G.C.	GENERAL CONTRACTOR
GD	GRAD(E)(ING)
GKT	GASKET(ED)
GL	GLASS, GLAZING
G.M.U.	GLASS MASONRY UNIT
GR	GRAD(E)(ING)
G.W.B.	GYPSUM WALL BOARD
GYP BD	GYPSUM BOARD
GYP SHTG	GYPSUM BOARD SHEATHING
- H -	
H	HEIGHT
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HCP	HANDICAP(PED)
HD	HEAD
HDW	HARDWARE
HEX	HEXAGONAL
HM	HOLLOW METAL
HORIZ	HORIZONTAL
H.P.	HIGH POINT
HR	HOUR
H.S.	HEADED STUDS
HTG	HEATING
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
H.W.	HOT WATER
HWD	HARDWOOD
HYD	HYDRAULIC
- I -	
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
IN	INCH(ES)
INCL	INCLUD(E)(ING)
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
I.S.	INSIDE
ISO	POLYISOCYANURATE
- J -	
JAN	JANITOR
JST	JOIST
JT	JOINT
- K -	
KIT	KITCHEN
K.O.	KNOCK OUT
- L -	
L	LENGTH
LAB	LABORATORY
LAM	LAMINATE(D)
LAT	LATERAL
LAV	LAVATORY
LB(S)	POUND(S)
L.H.	LEFT HAND
LIB	LIBRARY
LIN	LINEAR
L.L.	LIVE LOAD
L.L.H.	LONG LEG HORIZONTAL
L.L.V.	LONG LEG VERTICAL
LOC	LOCAT(E)(ION)
L.P.	LOW POINT
LT(G)	LIGHT(ING)
LTL	LINTEL
LVR	LOUVER
- M -	
MAN	MANUAL
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
M.H.	MANHOLE
MIL	MILLIMETER
MIN	MINIMUM
MISC	MISCELLANEOUS
M.L.	MATCHLINE
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANCE
MTD	MOUNTED
MTL	METAL
MULL	MULLION
- N -	
N	NORTH
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NO or #	NUMBER
NOM	NOMINAL
N.S.	NEAR SIDE
N.T.S.	NOT TO SCALE
- O -	
OA	OVERALL
O.C.	ON CENTER(S)
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
OFF	OFFICE
O.H.	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
O.R.D.	OVERFLOW ROOF DRAIN
OZ	OUNCE(S)
- P -	
PAR	PARALLEL
PBD	PARTICLE BOARD
P.C.	PRECAST CONCRETE
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PL	PLATE
P.L.	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
P.L.F.	POUNDS PER LINEAR FOOT
PLWD	PLYWOOD
PNL	PANEL
PNT	POINT
POL	POLISH(ED)
POLY	POLYETHYLENE (PLASTIC)
PR	PAIR
PREFAB	PREFABRICATE(D)
PREFIN	PREFINISHED
PRELIM	PRELIMINARY
PREP	PREPAR(E)(ATION)
PRES	PRESSURE
PROJ	PROJECT(ION)
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	POST TENSIONED
PT	PAINT
P.T.D.	PAPER TOWER DISPENSER
PTN	PARTITION
P.T.R.	PAPER TOWEL RECEPTACLE
PVC	POLYVINYL CHLORIDE (PLASTIC)
- Q -	
Q.T.	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY
- R -	
R	RISER(S)
RAD	RADIUS
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
R.D.L.	ROOF DRAIN LEADER
RECP	RECEPTACLE
REF	REFER(ENCE)
REFL	REFLECT(ED)
REG	REGISTER, REGULATION
REINF	REINFORCE(ING)(MENT)
REM	REMOVE
REQD	REQUIRED
REV	REVIS(ED)(ION)
R.H.	RIGHT HAND
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
R.P.	RADIUS POINT
R.P.M.	REVOLUTIONS PER MINUTE
RR	RAILROAD
R.T.U.	ROOF TOP UNIT
R.W.C.	RAINWATER CONDUCTOR
- S -	
S	SOUTH
SAFB	SOUND ATTENUATION FIRE BLANKET
SAN	SANITARY
SCHED	SCHEDULE
S.D.	SOAP DISPENSER
SECT	SECTION
S.F.	SQUARE FOOT, FEET
SGL	SINGLE
SHT	SHEET
SHTG	SHEETING
S.I.	SQUARE INCH(ES)
SIM	SIMILAR
S.L.	SNOW LOAD
SLNT	SEALANT
S.N.D.	SANITARY NAPKIN DISPOSAL
S.N.V.	SANITARY NAPKIN VENDOR
S.O.G.	SLAB ON GRADE
SP	STANDPIPE
SPA	SPACE(S)
SPEC	SPECIFICATION(S)
S.P.R.	SINGLE PLY ROOFING
SQ	SQUARE
S.S.	STAINLESS STEEL
STA	STATION
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPEND(ED)
S.Y.	SQUARE YARD(S)
SYM	SYMMETRICAL
- T -	
T	TREAD
T & G	TONGUE AND GROOVE
T.B.E.	TOP OF BEAM ELEVATION
T.D.E.	TOP OF DECK ELEVATION
T.E.	TRASH ENCLOSURE
TEL	TELEPHONE
TEMP	TEMPORARY
TEMPR	TEMPERATURE
TERM	TERMINATE, TERMINAL
TERR	TERRAZZO
T.F.E.	TOP OF FOOTING ELEVATION
T.F.S.	TO FACE OF STUD
THK	THICK(NESS)
THRU	THROUGH
T.L.	TOTAL LOAD
T.O.S.	TOP OF STEEL
T.P.D.	TOILET PAPER DISPENSER
T.S.	TUBE STEEL
TV	TELEVISION
TYP	TYPICAL
- U -	
U.L.	UNDERWRITERS LABORATORIES
UNEXC	UNEXCAVATED
UNFIN	UNFINISH(ED)
U.N.O.	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
- V -	
VB	VINYL BASE
V.B.	VAPOR BARRIER
V.C.T.	VINYL COMPOSITE TILE
VERT	VERTICAL
VEST	VESTIBULE
V.T.	VINYL TILE
V.W.C.	VINYL WALL COVERING
- W -	
W	WEST, WIDTH
W/	WITH
W/O	WITHOUT
WD	WOOD
WDW	WINDOW
WHTR	WATER HEATER
W.P.	WORKING POINT
WP	WATERPROOFING
W.R.	WASTE RECEPTACLE
WRB	WEATHER RESISTIVE BARRIER
WT	WEIGHT
- Y -	
Y	YARD
YR	YEAR

Materials Symbols

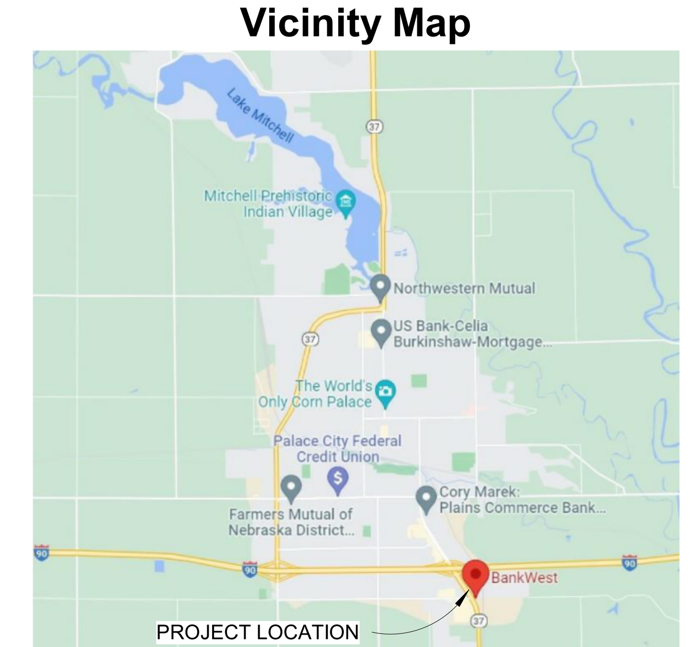


THIS IS A STANDARD LIST. NOT ALL MATERIALS MAY BE USED IN THIS PROJECT.

Detail Indication



Vicinity Map



Project Directory

	Address	Phone
DESIGN ARCHITECT		.
Puetz Design + Build	800 N Kimball Mitchell, SD	(605) 996-2276
STRUCTURAL ENGINEER		.
Thompson Dreessen & Dorner	5000 S Minnesota Ave, Suite 300 Sioux Falls, SD	(605) 951-0886
MECHANICAL ENGINEER		.
Associated Consulting Engineers, Inc	340 S Philips Sioux Falls, SD	(605) 335-3720
ELECTRICAL ENGINEER		.
Associated Consulting Engineers, Inc	340 S Philips Sioux Falls, SD	(605) 335-3720
CIVIL ENGINEER		.
SPN & Associates	2100 N Sanborn Blvd Mitchell, SD	(605) 996-7761

DIGITAL USERS:
CLICK **HERE** FOR FLOOR PLAN

Notes

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.
2. CONSTRUCTION LIMITS SHALL BE WITHIN PROPERTY LINES AS INDICATED ON THE DRAWINGS WITH THE FOLLOWING EXCEPTIONS:
   a. ALL DAMAGES DONE TO THE PROPERTY OUTSIDE THE CONSTRUCTION LIMITS SHALL BE REPAIRED TO ITS ORIGINAL CONDITION PRIOR TO DAMAGE BY THE CONTRACTOR(S) RESPONSIBLE FOR THE DAMAGE.
   b. ACCESS TO UTILITY LOCATIONS OUTSIDE THE CONSTRUCTION LIMITS ARE TO BE DETERMINED BY THE APPROPRIATE SUBCONTRACTOR.
3. CITY SIDEWALKS AND APPROACHES SHALL MEET ALL CITY SPECIFICATIONS AND REQUIREMENTS.
4. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY PATCHING, REPAIRING, ETC. THAT MAY OCCUR AS A RESULT OF THAT SUBCONTRACTOR'S WORK.
5. ANY DISCREPANCIES IN THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT/ENGINEER'S ATTENTION FOR CLARIFICATION.

Index of Drawings

BANK WEST OFFICES

MITCHELL, SD

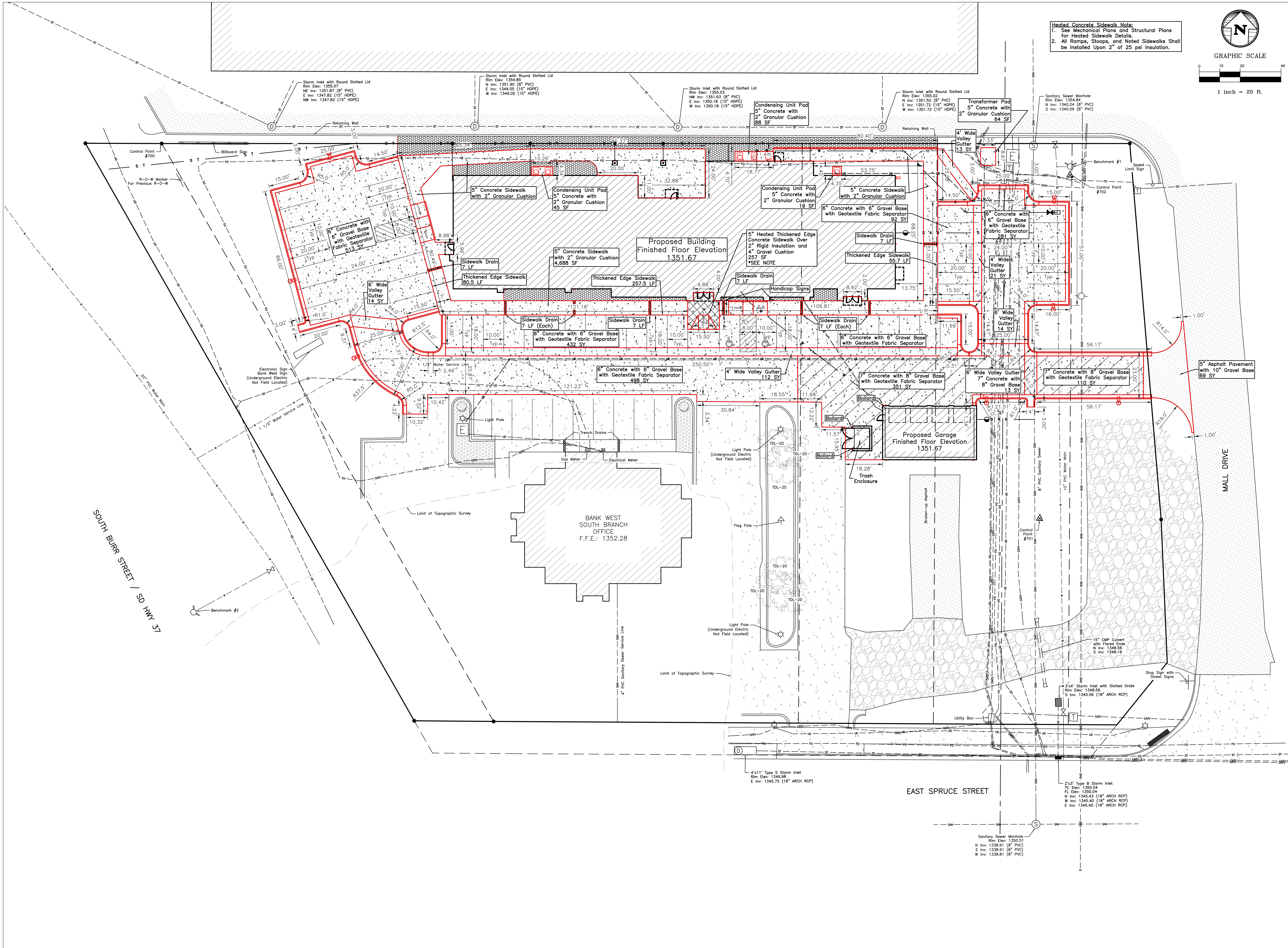
Revision Schedule

No.	Description	Date
1	BID SET	08/03/2023
4	CONSTRUCTION SET	08/28/2023

REGISTERED PROFESSIONAL ARCHITECT
REG NO. 13855
SIENNA WEGEHAUPT
05-26-23
Sienna Wegehaupt
SOUTH DAKOTA

Drawn By: RB
Checked By: SW
Date: 05/26/2023

TS



PUETZ DESIGN+BUILD

SPN & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
Engineers - Planners - Surveyors
2100 North Sanborn Blvd. P.O. Box 398
Mitchell, South Dakota, 57301-0398
Phone: (605) 996-7761

REGISTERED PROFESSIONAL ENGINEER
REG. NO. 8471
JEFFREY P. McGREGOR
SOUTH DAKOTA
5/26/23

BANK WEST OFFICES
1200 E SPRUCE ST
MITCHELL, SD

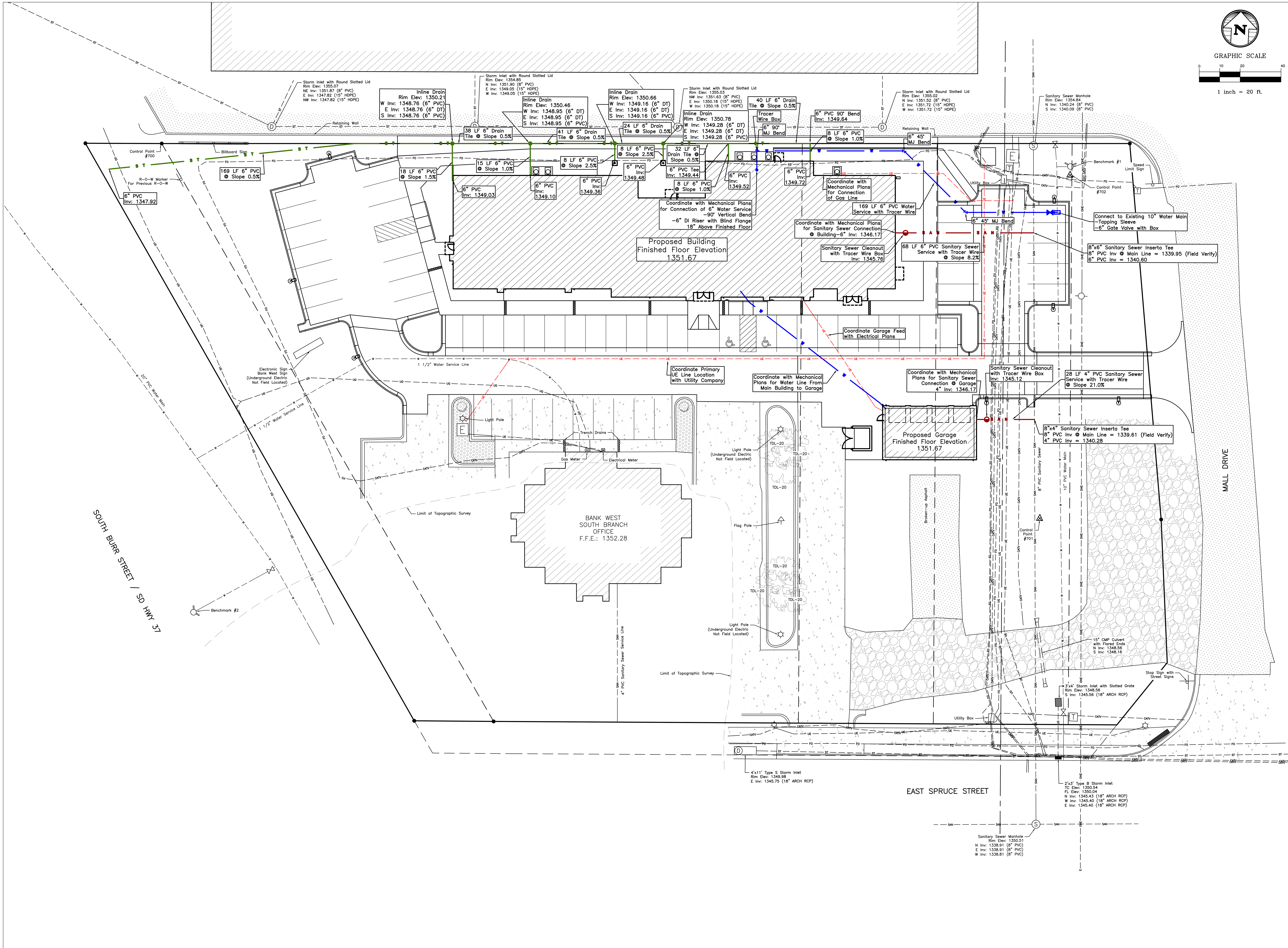
SITE PLAN

Revision Schedule

No.	Description	Date
1	BID SET	08/03/2023
4	CONSTRUCTION SET	08/28/2023

Drawn By: NAP
Checked By: NJZ
Date: 5/26/2023

C3.0



PUETZ
DESIGN+BUILD

SPN & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
Engineers - Planners - Surveyors
2100 North Sanborn Blvd. P.O. Box 398
Mitchell, South Dakota, 57301-0398
Phone: (605) 996-7761

REGISTERED PROFESSIONAL ENGINEER
REG. NO. 8471
JEFFREY P. MCGINNIS
SOUTH DAKOTA
5/26/23

BANK WEST OFFICES
1200 E SPRUCE ST
MITCHELL, SD

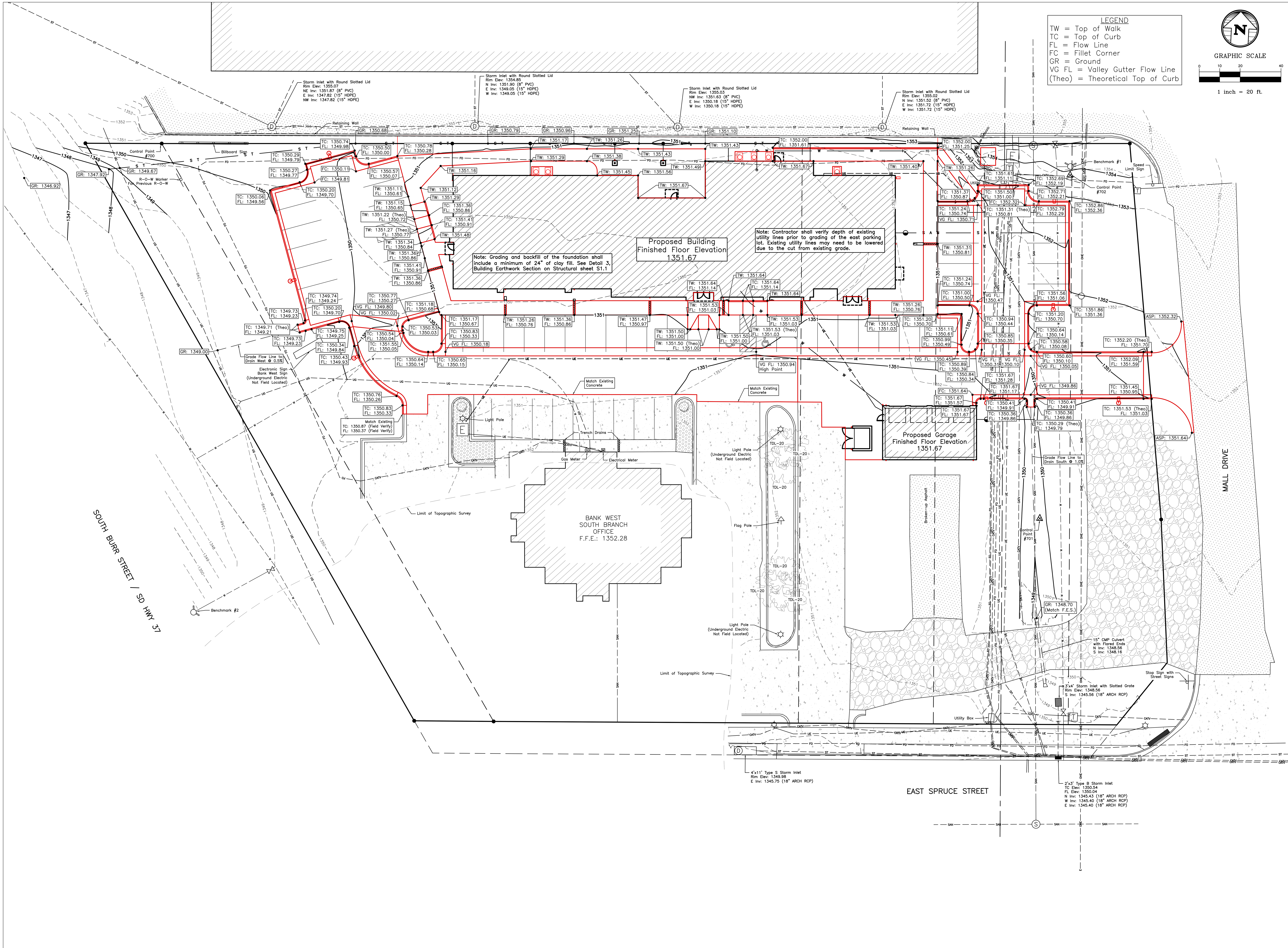
UTILITY PLAN

Revision Schedule

No.	Description	Date
1	BID SET	08/03/2023
4	CONSTRUCTION SET	08/28/2023

Drawn By: NAP
Checked By: NJZ
Date: 5/26/2023

C4.0



BANK WEST OFFICES
1200 E SPRUCE ST
MITCHELL, SD

GRADING PLAN

PUETZ DESIGN+BUILD

SPN & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
Engineers - Planners - Surveyors
2100 North Sanborn Blvd, P.O. Box 398
Mitchell, South Dakota, 57301-0398
Phone: (605) 996-7761

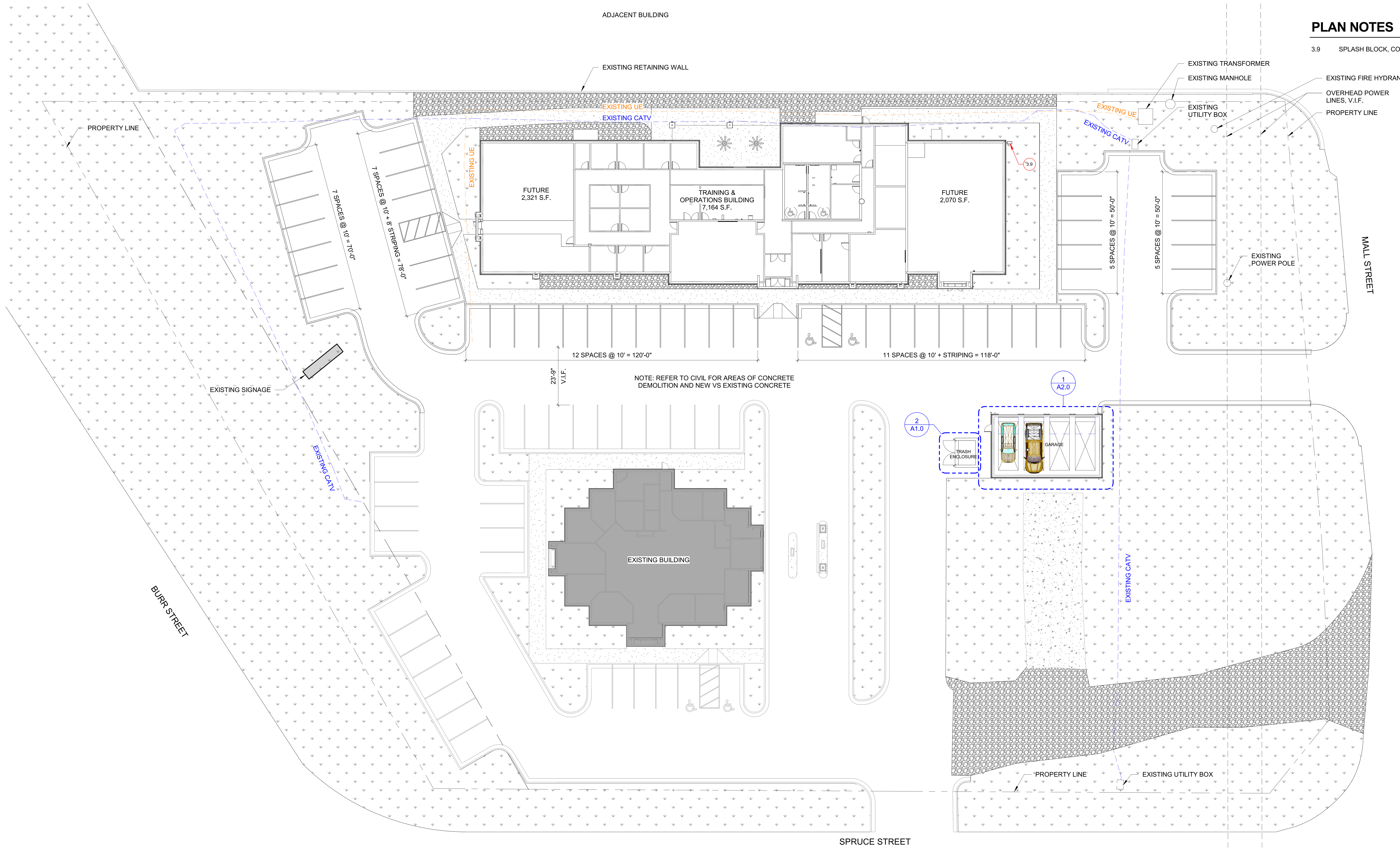
REGISTERED PROFESSIONAL ENGINEER
REG. NO. 8471
SOUTH DAKOTA
5/26/23

Revision Schedule

No.	Description	Date
1	BID SET	08/03/2023
4	CONSTRUCTION SET	08/28/2023

Drawn By: NAP
Checked By: NJZ
Date: 5/26/2023

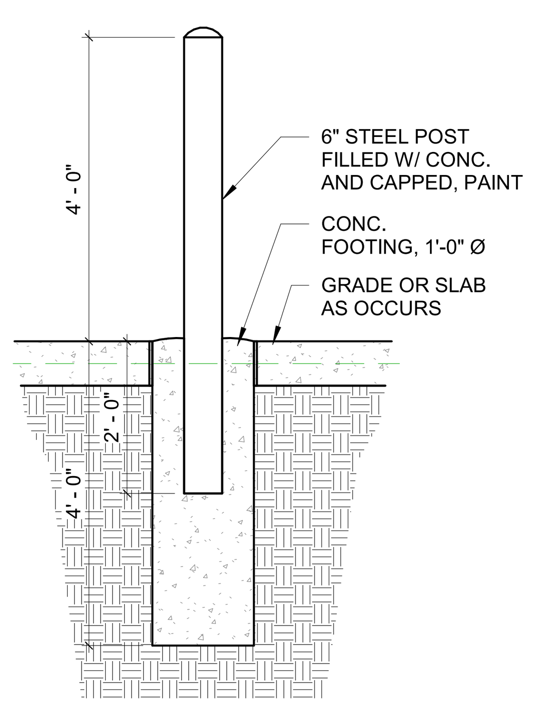
C5.0



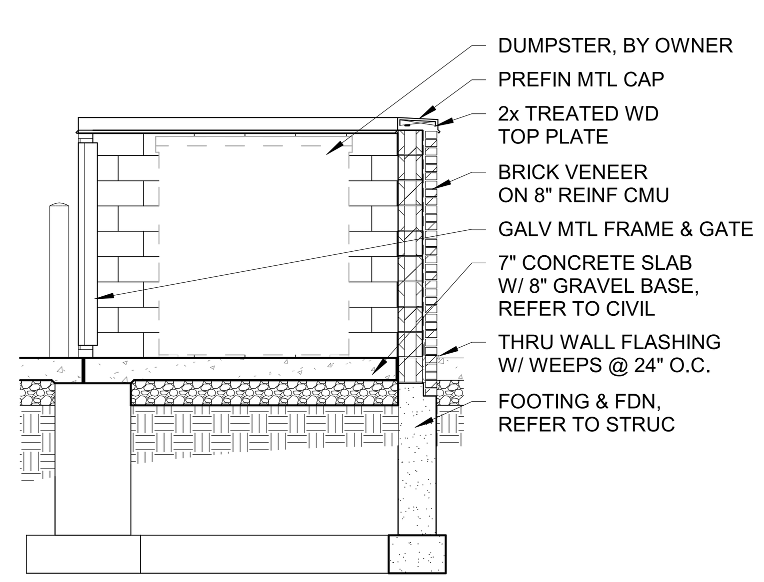
PLAN NOTES

3.9 SPLASH BLOCK, CONCRETE

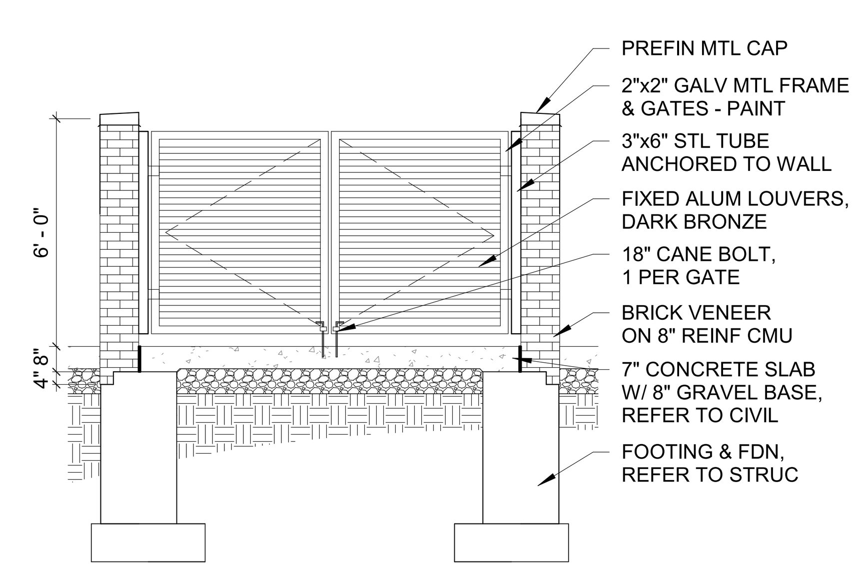
1 **SITE PLAN**
1" = 20'-0"



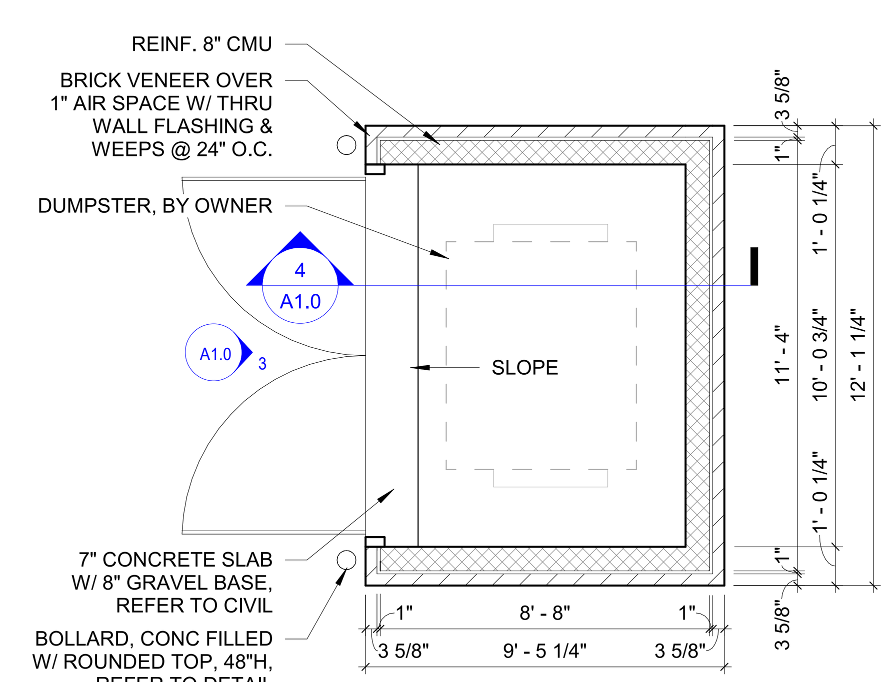
5 **BOLLARD DETAIL**
1/2" = 1'-0"



4 **TRASH ENCLOSURE SECTION**
1/4" = 1'-0"



3 **TRASH ENCLOSURE ELEVATION**
1/4" = 1'-0"



2 **TRASH ENCLOSURE PLAN**
1/4" = 1'-0"

LEGAL DESCRIPTION

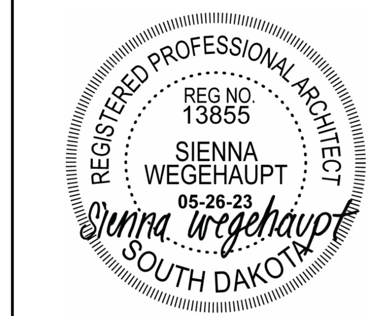
LOT 4A AND INCLUDING THAT PORTION OF ABANDONED LOT B ABUTTING LOT 4A AND INCLUDING LOT AB1, BEING PLATTED FROM A PORTION OF ABANDONED LOT H5 AND LOT 4A, BUT EXPRESSLY EXCEPTING THAT PORTION OF LOT H1 PLATTED THEREIN, ALL IN THE SE 1/4 OF SECTION 27; AND LOT 7, EXCEPT THAT PORTION OF LOT H1 PLATTED THEREIN, OF HIGHLAND BUSINESS PARK ADDITION, A SUBDIVISION OF PORTIONS OF THE WEST 33' OF THE SW 1/4 OF SECTION 26 LYING SOUTH AND WEST OF THE RAILROAD RIGHT-OF-WAY FORMERLY KNOWN AS THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD RIGHT-OF-WAY, AND A SUBDIVISION OF LOT H2 IN THE WEST 1/2 OF THE SW 1/4 OF SECTION 26, ALL IN T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

GENERAL SITE PLAN NOTES

A. ALL UNDERGROUND UTILITIES MUST BE PHYSICALLY LOCATED BEFORE ANY CONSTRUCTION BEGINS
B. ALL SITEWORK OUTSIDE OF PROPERTY LINE IS NOT IN THIS CONTRACT
C. REFER TO CIVIL FOR AREAS OF CONCRETE DEMOLITION AND NEW VS EXISTING CONCRETE

DIGITAL USERS:
CLICK HERE FOR FLOOR PLAN

PUETZ
DESIGN+BUILD



BANK WEST OFFICES
1200 E SPRUCE ST
MITCHELL, SD

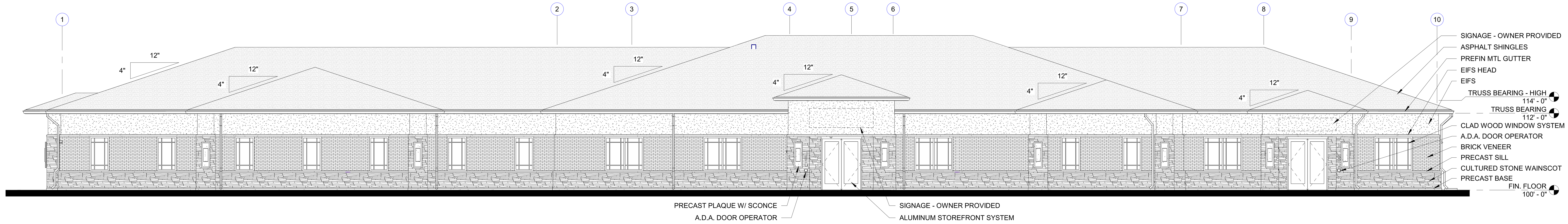
SITE PLAN

Revision Schedule

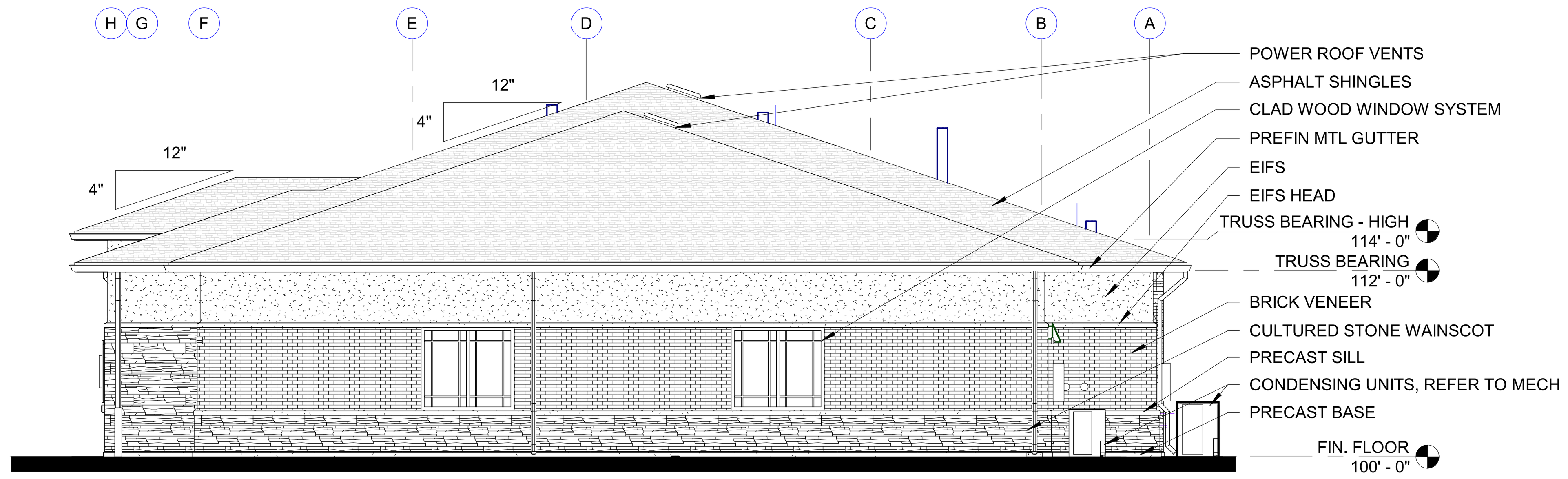
No.	Description	Date
1	BID SET	08/03/2023
4	CONSTRUCTION SET	08/28/2023

Drawn By: RB
Checked By: SW
Date: 05/26/2023

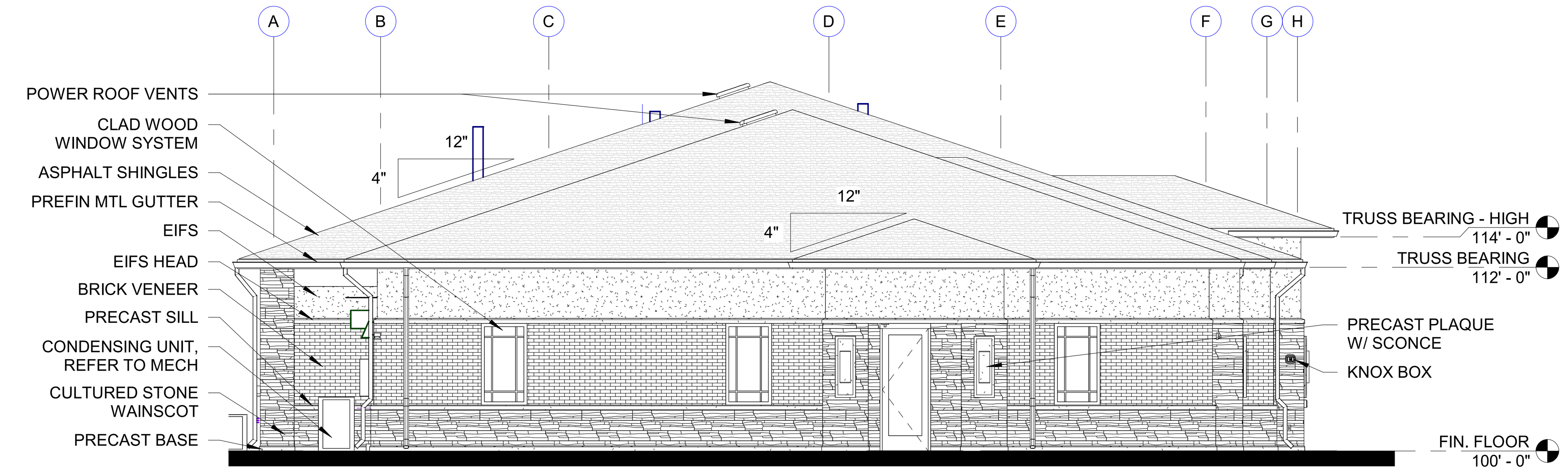
A1.0



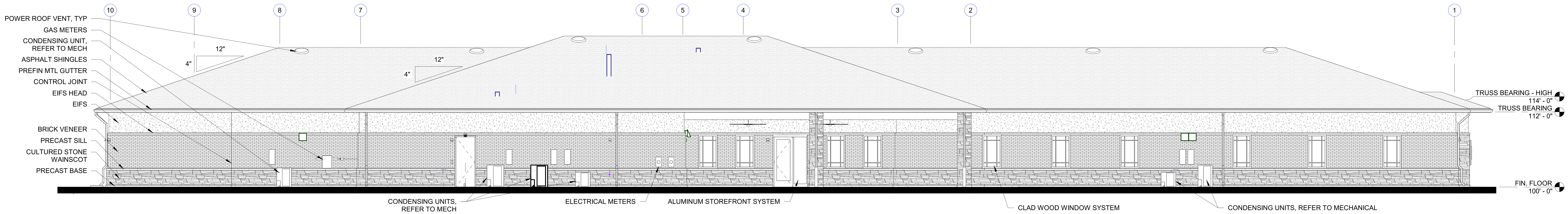
1 **SOUTH ELEVATION**
1/8" = 1'-0"



3 **EAST ELEVATION**
1/8" = 1'-0"



2 **WEST ELEVATION**
1/8" = 1'-0"



4 **NORTH ELEVATION**
1/8" = 1'-0"

6 **PATIO VIEW**

5 **CAMERA VIEW**

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PUETZ
DESIGN+BUILD

REGISTERED PROFESSIONAL ARCHITECT
REG NO. 13855
SIENNA WEGEHAUPT
05-26-23
SOUTH DAKOTA

BANK WEST OFFICES
1200 E SPRUCE ST
MITCHELL, SD

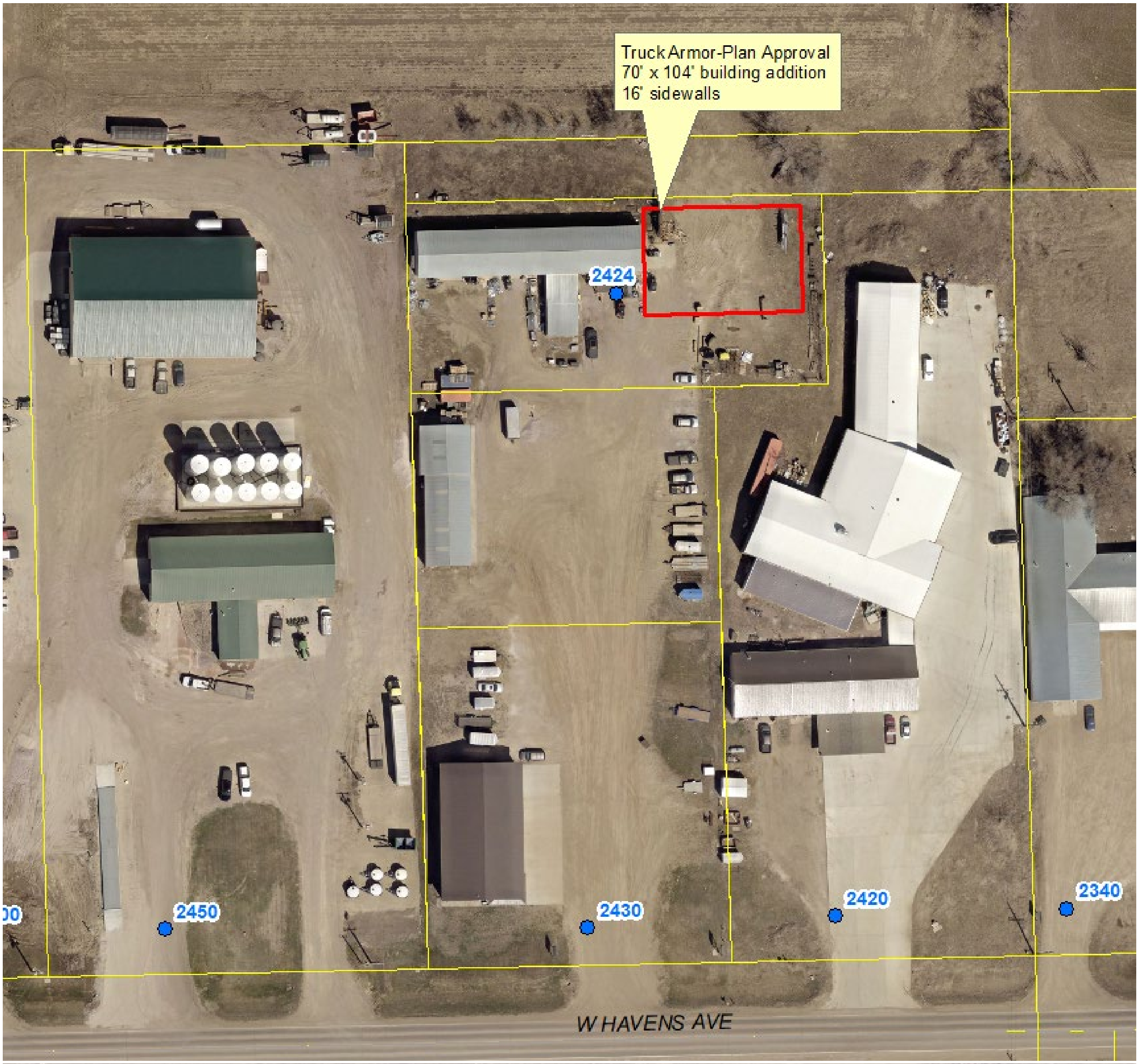
EXTERIOR ELEVATIONS

Revision Schedule

No.	Description	Date
1	BID SET	08/03/2023
4	CONSTRUCTION SET	08/28/2023

Drawn By: RB
Checked By: SW
Date: 05/26/2023

A3.0


Truck Armor-Plan Approval
70' x 104' building addition
16' sidewalls
2424
2450
2430
2420
2340
W HAVENS AVE


2424 W HAVENS AVE

1 Inch = 60 Feet

LEGEND

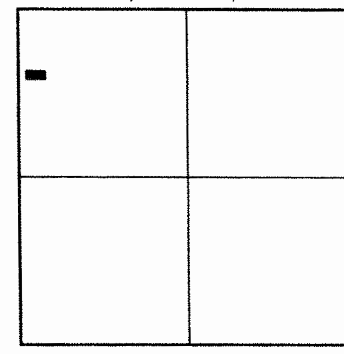
- ● = FOUND IRON MONUMENT
- O = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- □ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- ■ = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER PJR-6702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

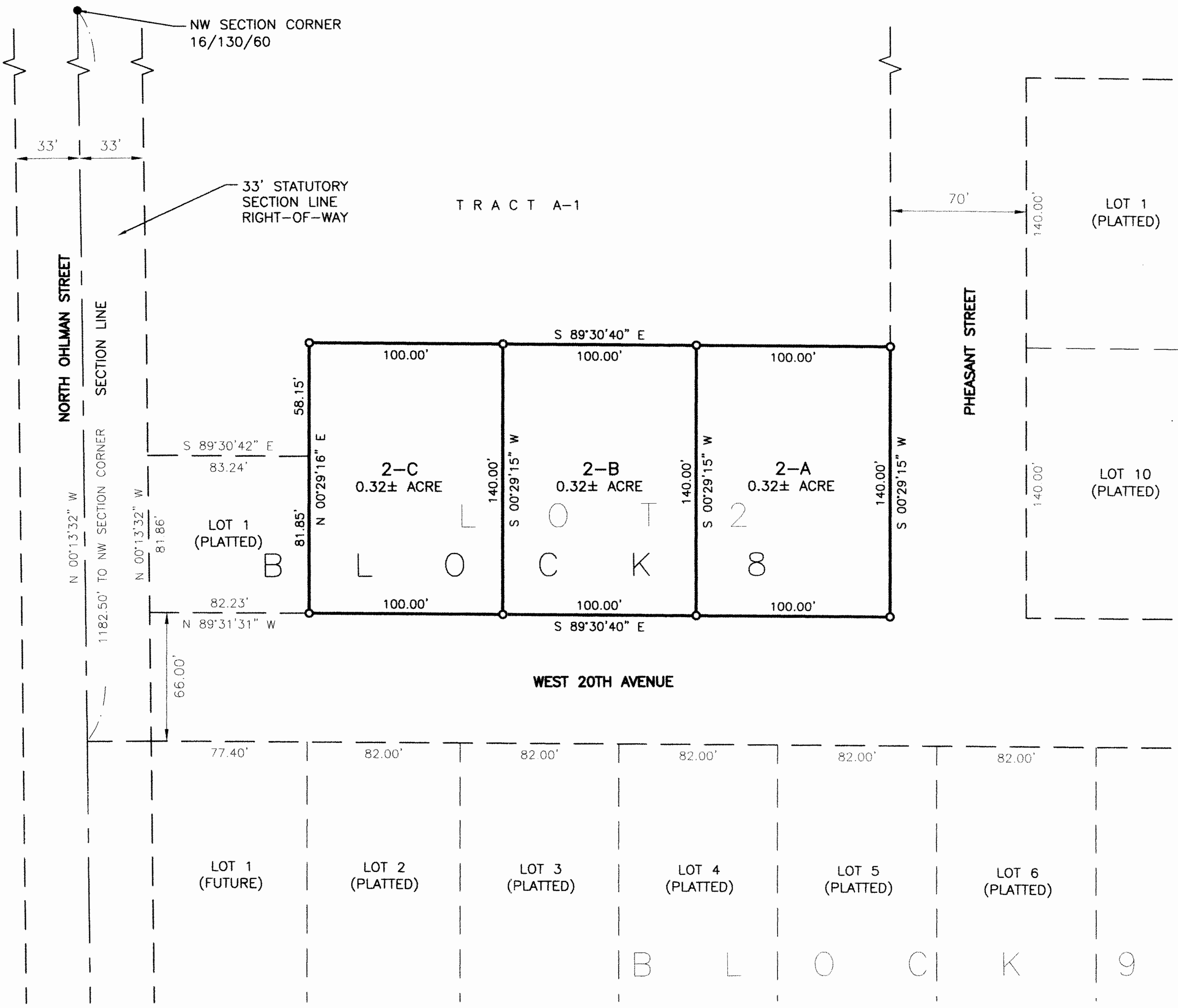
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE, STATE PLANE – NORTH AMERICAN DATUM 1983 – GEOID 18. GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

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 LOTS 2-A, 2-B AND 2-C, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, ALL IN BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 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 and for the State of South Dakota. At the request of Jensen Capital & Development, LLC, a South Dakota limited liability company, as owner, and under its direction for purposes indicated therein, I did on or prior to September 21, 2023, survey those parcels of land described as follows: LOTS 2-A, 2-B AND 2-C, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, ALL IN BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 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 27TH day of SEPTEMBER, 2023.

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 LOTS 2-A, 2-B AND 2-C, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, ALL IN BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 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 Jensen Capital & Development, LLC, a South Dakota limited liability company, 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 LOT 2, BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 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 Jensen Capital & Development, LLC, a South Dakota limited liability company, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS 2-A, 2-B AND 2-C, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, ALL IN BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 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 Jensen Capital & Development, LLC, a South Dakota limited liability company, 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 Lots 2-A, 2-B and 2-C, Block 8 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists West 20th Avenue and Pheasant 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 ________________, 2023.

____
Jeremy Jensen, member of Jensen Capital & Development, LLC,
a South Dakota limited liability company

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _______ day of _______________, 2023, before me, ____, the undersigned officer, personally appeared Jeremy Jensen, who acknowledged himself to be a member of Jensen Capital & Development, LLC, a South Dakota limited liability company, and that he, as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as a member.

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 LOTS 2-A, 2-B AND 2-C, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, ALL IN BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 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 LOTS 2-A, 2-B AND 2-C, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, ALL IN BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 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 ___________________, 2023.

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

Paul J. Reiland

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

9/27/23

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 LOTS 2-A, 2-B AND 2-C, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, ALL IN BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 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 __________________, 2023; and

WHEREAS, it appears from an examination of the plat of LOTS 2-A, 2-B AND 2-C, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, ALL IN BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 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 LOTS 2-A, 2-B AND 2-C, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, ALL IN BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 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 __________________, 2023.

____
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 LOTS 2-A, 2-B AND 2-C, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, ALL IN BLOCK 8 OF WESTWOOD FIRST ADDITION IN THE NW 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 __________________, 2023, at ________________, and recorded in Book ______ of Plats on Page ________ therein and recorded on Microfilm Number __________.

____ By____
Register of Deeds, Davison County Deputy

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

04/27/23

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


2201
N OHLMAN ST
2-C
+/- .32 Acre
2-B
+/- .32 Acre
2-A
+/- .32 Acre
PHEASANT ST
1424
1422
W 20TH AVE
1515
1513
1511
1509
1507
1505
1503
1501
1427
1425
1423

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN to the general public and all interested parties that the City of Mitchell Planning Commission will conduct a public hearing and acted upon in the City Hall Council Chambers at 612 North Main Street, Mitchell, South Dakota at 12:00 pm (noon) on October 10, 2023 in regards to a proposed project plan and the establishment of boundaries for the proposed tax increment financing district known as City of Mitchell Tax Incremental District Number Thirty-one (31).

The following real property is to be included in this district and is legally described as follows:

LOT TWO A (2A), BLOCK ONE (1); LOT FOUR (4), BLOCK SEVEN (7); LOT TWENTY (20), BLOCK SEVEN (7); AND LOT TWENTY-ONE (21), BLOCK SEVEN (7), ALL IN WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION SIXTEEN (16), TOWNSHIP ONE HUNDRED THREE (103) NORTH, RANGE SIXTY (60) WEST OF THE 5^{TH} P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; AND

LOT ONE (1), BLOCK SEVEN (7) OF WESTWOOD FIRST ADDITION, LESS THE PORTION OF WEST 15^{TH} AVENUE LYING WITHIN, A SUBDIVISION OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION SIXTEEN (16), TOWNSHIP ONE HUNDRED THREE (103) NORTH, RANGE SIXTY (60) WEST OF THE 5^{TH} P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

UNPLATTED LOTS BOUNDED BY THE SOUTH BOUNDARY OF WEST 15^{TH} AVENUE RIGHT-OF-WAY ON THE NORTH, THE WEST SIDE OF LOT ONE (1) ON THE EAST, THE NORTH SIDE OF LOT TWO (2) AND LOT TWENTY-ONE (21) ON THE SOUTH, AND THE EAST BOUNDARY OF NORTH OHLMAN STREET RIGHT-OF-WAY ON THE WEST; AND

WEST 15^{TH} AVENUE RIGHT-OF-WAY FROM ITS WEST INTERSECTION WITH COMMERCE STREET, EXTENDING WEST TO THE CENTERLINE OF THE NORTH OHLMAN STREET RIGHT-OF-WAY; AND

THE EAST HALF OF THE NORTH OHLMAN STREET RIGHT-OF-WAY BEGINNING AT THE SOUTH PROPERTY LINE OF LOT TWENTY (20) TO THE SOUTH INTERSECTION OF WEST 15^{TH} AVENUE RIGHT-OF-WAY; AND

COMMERCE STREET RIGHT-OF-WAY BEGINNING AT THE SOUTHERN BOUNDARY OF LOT FOUR (4) AND EXTENDING NORTH TO A POINT THIRTY-FIVE FEET (35’) NORTH OF THE NORTH RIGHT-OF-WAY BOUNDARY OF WEST 15^{TH} AVENUE.

At the above stated time and place, all interested parties will be afforded a reasonable opportunity to express their views on the proposed creation of the Tax Incremental District and its proposed boundaries. The project plan may be viewed on the city’s website at www.cityofmitchell.org. Following such hearing, the matter will be heard and acted upon by the Mitchell City Council on October 16, 2023 at 6:00 pm in the City Hall Council Chambers.

Dated this 21st day of September, 2023.

____
Michelle Bathke – Finance Officer

Published once: 27th day of September, 2023
Approximate publication cost: ____________

TAX INCREMENTAL DISTRICT NUMBER 31 CITY OF MITCHELL TAX INCREMENTAL PROJECT PLAN

Mitchell TIF District 31 Boundary Map

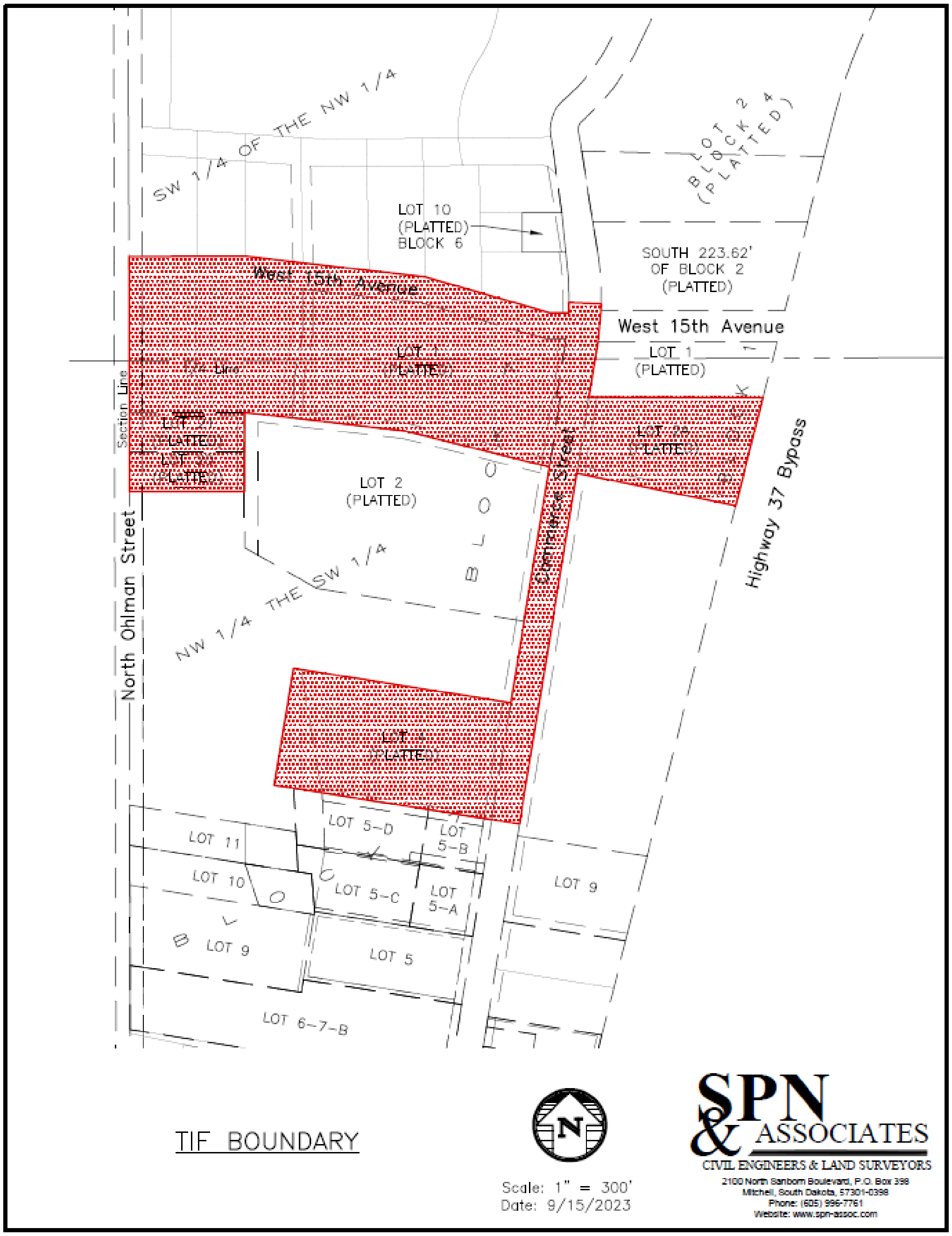


Table of Contents

INTRODUCTION AND PURPOSE

The purpose of this Plan, to be implemented by the City of Mitchell, Davison County, South Dakota, is to satisfy the requirements for a Tax Incremental District Plan Number 31, City of Mitchell, Davison County as specified in SDCL Chapter 11-9. There are 11 mandated requirements of the Plan, each to be addressed in this Plan. The principal purpose of the Plan is to define eligible property and to define a Tax Increment Plan for funding eligible activities in an eligible area of the city.

This Plan was prepared for adoption by the City Planning Commission and the City Council in recognition that the area requires a coordinated, cooperative strategy, with financing possibilities, to promote economic development through the construction of 15th Avenue in Mitchell, South Dakota, including water and sewer utilities, westward from its current terminus at Commerce Street westerly to Ohlman Street. The extension of 15th Avenue will allow Echo Electric Supply, an independent wholesale electrical distributor that supplies electrical parts, equipment, and services to the construction market from locations throughout the Midwest, to construct a new building in Mitchell, South Dakota. Echo currently has a small shop on Commerce Street south of the proposed project site and has purchased a tract of real property at the intersection of Commerce and 15th Avenue where they intend to construct a 20,000-25,000 square foot facility to better support its customers in northern and western South Dakota. The completion of 15th Avenue is a condition of Echo constructing its new facility and adding additional workforce to the Mitchell facility. The extension of 15th Avenue to Ohlman Street will also open additional undeveloped real property located either north or south of 15th Avenue, and will also become able to be developed, thereby adding additional real property land value to the City (the “Project”). The Project shall consist of one (1) Phase. Mitchell Area Development Corporation (“MADC”) has agreed to act as the Developer for the Project as part of its mission to assist in the economic development of the Mitchell Area.

The driving interest in the establishment of this Plan is to offer tax increment financing as a tool to stimulate and leverage private sector development to provide an expansion of a local business to open up additional commerce lots to promote economic development throughout the TIF District and the City of Mitchell.

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

The area is known as the Bypass, consisting of approximately 20 acres of commercial property and public right-of-way.

GENERAL DEFINITIONS AS USED IN THIS PLAN

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

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

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

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

(1) dilapidation, age, or obsolescence;

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

(3) high density of population and overcrowding;

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

(5) any combination of such factors;

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

Any area which by reason of:

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

(2) predominance of defective or inadequate street layouts;

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

(4) unsanitary or unsafe conditions;

(5) deterioration of site or other improvements;

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

(7) defective or unusual conditions of title;

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

(9) any combination of such factors;

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

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

"City of Mitchell" means Mitchell, South Dakota.

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

"Developer" means Mitchell Area Development Corporation ("MADC"), a South Dakota economic development corporation.

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

---

[1] SDCL § 11-9-9

[2] SDCL § 11-9-10

[3] SDCL § 11-9-11

"District" means the Tax Incremental District.

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

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

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

"Governing body" means City of Mitchell City Council.

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

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

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

"Planning Commission" means City of Mitchell Planning Commission.

"Plan" means this Project Plan.

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

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

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

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

"Tax Incremental District" means a contiguous geographic area within a City and/or County defined and created by resolution of the governing body and named City of Mitchell Tax Incremental District #31.

"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.

PROPERTY WITHIN THE TAX INCREMENT DISTRICT

Lot Two A (2A), Block One (1); Lot Four (4), Block Seven (7); Lot Twenty (20), Block Seven (7); and Lot Twenty-one (21), Block Seven (7), all in Westwood First Addition, a Subdivision of the Southwest Quarter (SW1/4) of Section Sixteen (16), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., City of Mitchell, Davison County, South Dakota; and

Lot One (1), Block Seven (7) of Westwood First Addition, less the portion of West 15th Avenue lying within, a Subdivision of the Southwest Quarter (SW1/4) of Section Sixteen (16), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., City of Mitchell, Davison County, South Dakota; and

Unplatted lots bounded by the south boundary of West 15th Avenue right-of-way on the north, the west side of Lot One (1) on the east, the north side of Lot Two (2) and Lot Twenty-one (21) on the south, and the east boundary of North Ohlman Street right-of-way on the west (upon completion and approval of a recently submitted plat, the above real property is anticipated to be legally described as Lot 22, Block 7 of Westwood First addition, and a portion of West 15th Avenue, a subdivision of the west ½ of Section 16, Township 103 North, Range 60 West of the 5th P.M., City of Mitchell, Davison County, South Dakota); and

West 15th Avenue right-of-way from its west intersection with Commerce Street, extending west to the centerline of the North Ohlman Street right-of-way; and

The east half of North Ohlman Street right-of-way beginning at the south property line of Lot Twenty (20) north to the south intersection of West 15th Avenue right-of-way; and

Commerce Street right-of-way beginning at the southern boundary of Lot Four (4) and extending north to a point Thirty-five feet (35’) north of the north right-of-way boundary of West 15th Avenue.

The area making up Tax Increment District #31 is shown on the Boundary Map attached to the following page.

CREATION OF CITY OF MITCHELL TID NUMBER 31

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

> Site preparation, street, curb and gutter, drainage and other TID-eligible expenses for 15th Avenue right-of-way from its intersection with Commerce Street and extending to its intersection with North Ohlman Street.

A majority of the real property contained within TIF #31 is currently part of an existing Tax Incremental District, Davison County Tax Incremental District Number 2. SDCL 11-9-6 allows, subject to any agreements with bondholders, a tax incremental district may be created which overlaps one or more existing districts. In this case, there are no “bondholders,” but the lender for County TIF #2 and the Developer for TIF #31, which is acting as a lender by self-financing the Project, are in agreement regarding the repayment plan for both TIF #31 and County TIF #2.

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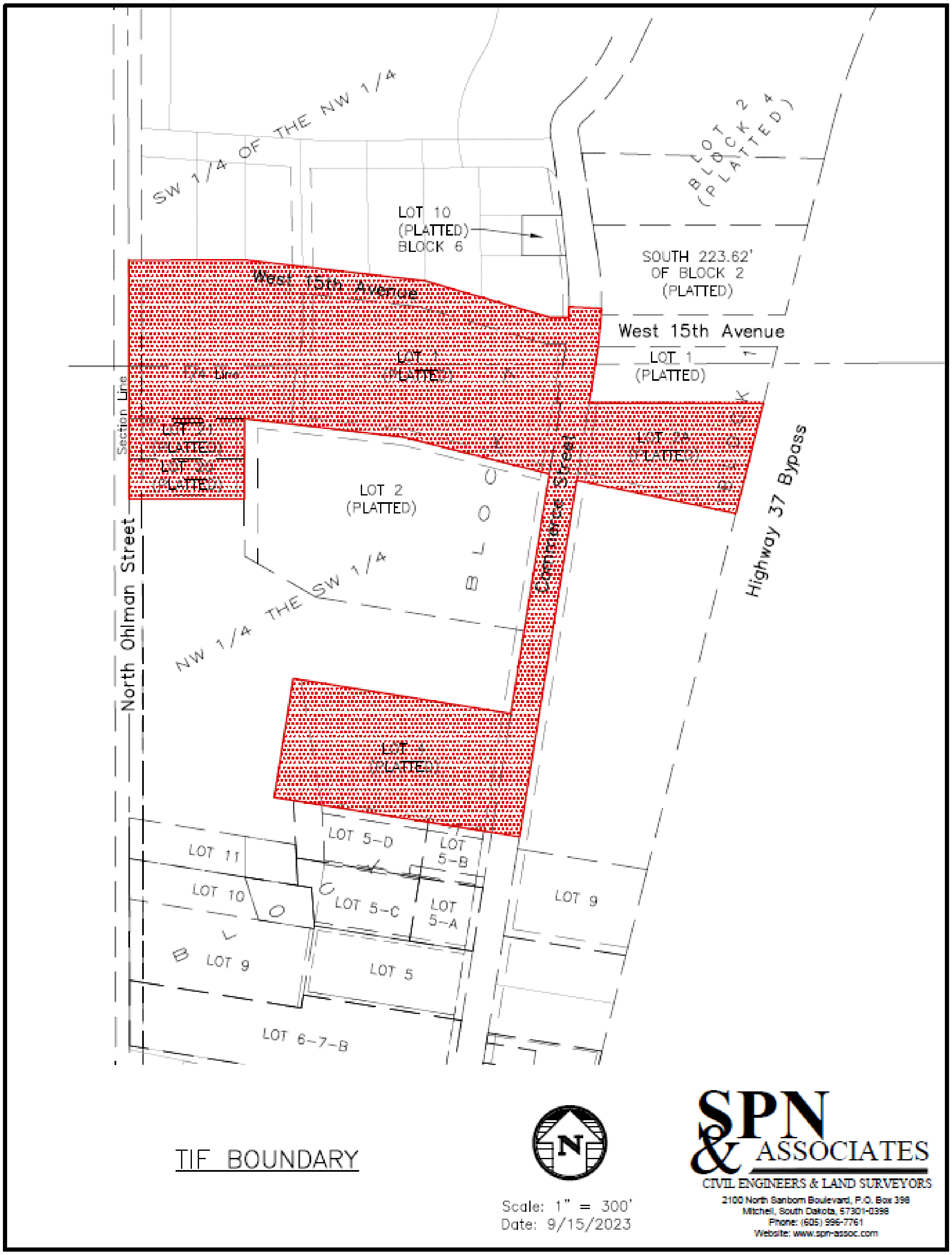
Figure 1. TID 31 Boundary

Mitchell TIF District 31 Boundary Map



The TIF area is to be composed of the area highlighted in red depicted above.

LISTING OF KIND, NUMBER, LOCATION AND DETAILED COSTS OF PROPOSED PUBLIC WORKS AND IMPROVEMENTS[4]

In order to implement the provisions of SDCL Chapter 11-9, the following are Project Costs and expenditures made or estimated to be made and the monetary obligations incurred or estimated to be incurred by the Developer. The Project Costs may, by South Dakota law, include capital costs, financing costs, real property assembly costs, professional fee costs, imputed administration costs, relocation costs, organizational costs, discretionary costs and grants, plus any costs incidental thereto, diminished by any income, special assessments, or other revenues, other than tax increments, received, or reasonably expected to be received, by the City.

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

A combination of private financing and tax increment financing will assist progress toward the following additional objectives:

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

TAXABLE VALUE OF CITY OF MITCHELL

State law requires that tax increment districts cannot exceed ten percent of the taxable value of any municipality. The taxable value for the City of Mitchell is approximately $1,219,928,179 pending certification from the South Dakota Department of Revenue. The base value of the taxable property for inclusion into this Tax Incremental District, as per the Director of Equalization's records is $802,614.

[4] SDCL §11-9-16(1)

South Dakota Codified Law 11-9-7 provides that in order to implement the provisions of this chapter (the TIF statute), 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 the City of Mitchell, South Dakota is as follows:

TIF #	Certified Base Value State of South Dakota Department of Revenue City of Mitchell
8	$5,690,430
9	$47,780
14	$35,885
16	$4,745,210
19	$12,675
20	$143,900
21	$134,840
23	$2,766,957
24	$580,775
26	$0.00
27	$950,940
28	$1,578,363
29	$397,815
30	$55,610
31	$802,614
Total Base Value(s)	$17,943,884

The total value of all active TIF districts in the City of Mitchell is less than ten percent (10%) of total taxable value in the City. Using the estimates provided, with TIF #31 included, the total Tax Increment Districts combined is less than 2% when compared to the 2022 Taxable Valuation.

Kind, Number, Location and Detailed Costs of 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, to include additional affordable housing. All Project Costs are found to be necessary and convenient to the creation of the Tax Incremental District and its implementation. The Project constitutes a public improvement with the construction of a portion of a city street, to include sewer and water, which is a proper public purpose of the City. The City exercises the powers expressly stated in and reasonably inferred by SDCL §11-9-15 and Chapter 9-54. The Developer/City shall enter into all contracts in accordance with South Dakota law.

A combination of private financing and tax increment financing will assist progress toward the overall objectives of future development of the City of Mitchell. The Project is part of the overall mission of the City of Mitchell, 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.

The 15th Avenue Street Project will help in addressing all of the above.

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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		11-9-15(8)
Eligible Project Costs		$1,397,000	

[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 $1,397,000 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 $1,397,000.

*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 $1,397,000 will require an amendment of this Plan. All amendments would be undertaken pursuant to SDCL §11-9-23.

If 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 Contract for Private Development with the Developer with the following as the guidelines for the Agreement:

Financing Terms:

- Amount. The total amount of the TIF will not exceed $1,397,000.
- 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 $1,397,000 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.
- No owners of real property located within the TIF District will be required to waive their right to the discretionary tax abatement program authorized and in effect for Mitchell, Davison County, South Dakota, as the Developer is a nonprofit development corporation, and is receiving no financial benefit from acting as the Developer for the TIF, other than facilitating economic development for the City. The Project consists of a public street right-of-way, and none of the TIF funds will be utilized by any of the owners of real property included within the TIF District. Additionally, funds generated by the TIF, for approximately the first six (6) years of the TIF, will continue to be applied to County TIF #2, and by the time TIF funds are applied to TIF #31, taxes will be at full value. Finally, even with the phase-in of taxes, the TIF is still estimated to be paid in full within the TIF period.

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 Contract for Private Development 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 $1,397,000 will be the maximum amount the City will ever pass on acting as a conduit for TIF #31 for eligible project costs, including any and all interest which may apply.

All TIF revenue after the completion of Davison County TIF #2 will be passed on to 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 the 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 $1,397,000 in a manner consistent with this section, commencing upon the termination of County TIF #2.

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 have not 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, (i) the governing body of the City shall fail or refuse to approve or authorize the funds due hereunder, and (ii) 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, if both (i) and (ii) occur.

Developer Terms:

- MADC will act as the Developer and all TIF proceeds will flow to MADC once Davison County TIF #2 is paid in full.
- Developer will certify the costs to the City for reimbursement.
- Developer shall submit a report to the City no later than November 15 of each calendar year on a form provided by the City.

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, agricultural development and affordable housing as evidenced by the Economic Development Study attached as Schedule 3.

Fiscal Impact Statement

Attached as Schedule 4 is 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 positive tax increment funds it receives from the District once Davison County TIF #2 is paid in full.

Maximum Amount of Tax Incremental Revenue

The maximum amount of tax incremental revenue bonds or monetary obligations to be paid through Tax Increment District #31 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 $1,397,000 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 2022 taxes payable in 2023. 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 1.

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

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

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

The City will not have to rezone the real property located within the TIF boundaries, as it is zoned as Transportation/Warehouse/Commerce and Highway Business.

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
Echo Building	$2,500,000
Storage Unit #1	$350,000
Storage Unit #2	$350,000
Future Building #1	$1,000,000
Future Building #2	$1,000,000
Full Value Building (Building #3)	$562,000 *
TOTAL	$5,762,000

* Building #3 was assessed in November 2022 in the amount of approximately $173,000, which was a partial valuation as the building was not complete at the time of said assessment. The building will be re-assessed in November 2023. The above amount is an estimate of the additional value that will be assessed.

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 Detail of Project Costs
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. Legal Description of Real Property

Attachment 2. Map of Real Property/Improvement

Attachment 3. List of Proposed Changes in Zoning Ordinances

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SCHEDULE 1 – "DETAIL OF PROJECT COSTS"

Kind of Project Cost	Number of Projects	Location	Amount	Reference[5]
Capital Costs		District	$0	11-9-14(1)
Financing Costs		District	$0	11-9-14(2)
Real Property Assembly		District	$0	11-9-14(3)
Professional Fees		District	$0	11-9-14(4)
Administrative Costs		District	$0	11-9-14(5)
Relocation Costs		District	$0	11-9-14(6)
Organizational Costs		District	$0	11-9-14(7)
Discretionary Costs and Grants	1	District	$1,397,000	11-9-14(8)
		Eligible Project Costs	$1,397,000	

TIF ELIGIBLE EXPENSES/RESPONSIBLE DEVELOPER

[5] SDCL §11-9-14

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

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

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

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

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

(6) Relocation costs;

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

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

SDCL 11-9-15

15th Avenue Right-of-Way Construction Cost

15th AVENUE DEVELOPMENT COST

	TOTAL COST	NON PROJECT COSTS	PROJECT COSTS	
15th Ave Infrastructure	$ 1,173,485.50		$ 1,173,485.50	
Design Engineering	$ 39,000.00		$ 39,000.00	
Bidding Phase Engineering	$ 5,000.00		$ 5,000.00	
Construction Engineering	$ 87,000.00		$ 87,000.00	
Echo Building/Improvements	$ 2,500,000.00	$ 2,500,000.00		
Storage Unit #1	$ 350,000.00	$ 350,000.00		
Storage Unit #2	$ 350,000.00	$ 350,000.00		
Future Building #1	$ 1,000,000.00	$ 1,000,000.00		
Future Building #2	$ 1,000,000.00	$ 1,000,000.00		
Interest	$ 375,000.00		$ 375,000.00	*
Legal	$ 15,000.00		$ 15,000.00	
Contingencies from Estimate	$ 65,034.50		$ 65,034.50	
TOTALS	$ 6,924,965.00	$ 5,200,000.00	$ 1,759,520.00	
Project Costs less Interest:		$ 1,384,520.00		
Financing Sources:	GRANT	$ (362,500.00)		
	TIF	$ (1,397,000.00)		
		$ (374,980.00)	**	

**Excess will be applied to Developer's Administrative & Legal Fees

* Staff has identified that the interest requested as a project cost for TIF 31 does not qualify under the Council's current interest policy. However, Developer is requesting that Council consider allowing the requested interest in this case due to the nature of the improvements being made and because there will be no Developer profit on the project even if the interest is a compensated project cost reimbursed with TIF proceeds.

Estimate of Infrastructure Costs

15th Ave Utility and Street Improvements
Mitchell, SD
SPN Proj #16230

Cost Estimate

Bid Schedule A

Item #	Description	Quantity		Engineer's Estimate Unit Price	Engineer's Estimate Total Cost
1	Mobilization	1	LS	$139,000.00	$139,000.00
2	Project Traffic Control Signs	140	SF	$5.00	$700.00
3	Type 3 Barricades	12	EA	$150.00	$1,800.00
4	Traffic Control Miscellaneous	1	LS	$1,000.00	$1,000.00
5	Full Depth Asphalt Saw Cut	262	LF	$7.00	$1,834.00
6	Full Depth Concrete Saw Cut	20	LF	$10.00	$200.00
7	Remove & Dispose Asphalt Surfacing	369	SY	$4.00	$1,476.00
8	Remove & Dispose Curb & Gutter	123	LF	$5.00	$615.00
9	Remove & Dispose Concrete Valley Gutter	17	SY	$12.00	$204.00
10	48" Sanitary Sewer Manhole (0-10')	5	EA	$6,500.00	$32,500.00
11	Sanitary Sewer Manhole Extra Depth	19.5	VF	$300.00	$5,850.00
12	8" PVC Sanitary Sewer Main	1,085	LF	$65.00	$70,525.00
13	8"x6" Sanitary Sewer Wye	10	EA	$500.00	$5,000.00
14	6" PVC Sanitary Sewer Service	330	LF	$55.00	$18,150.00
15	Sanitary Sewer Service PVC Cap	10	EA	$100.00	$1,000.00
16	Sanitary Sewer Main PVC Cap	1	EA	$100.00	$100.00
17	Sewer Service Tracer Wire Ground Rod	10	EA	$150.00	$1,500.00
18	Sanitary Sewer Service Tracer Wire Access Box	10	EA	$250.00	$2,500.00
19	Connect to Existing 8" Sanitary Sewer Main	2	EA	$1,600.00	$3,200.00
20	Post Televising Sanitary Sewer Main	1,085	LF	$3.00	$3,255.00
21	4" PVC Water Main	43	LF	$50.00	$2,150.00
22	6" PVC Water Main	1,173	LF	$57.00	$66,861.00
23	12" PVC Water Main	10	LF	$120.00	$1,200.00
24	6" x 1" Service Saddle w/ Corp Stop	9	EA	$570.00	$5,130.00
25	1" Water Service	273	LF	$36.00	$9,828.00
26	1" Curb Stop w/ Box	9	EA	$600.00	$5,400.00
27	4" MJ Gate Valve w/ Box	1	EA	$1,500.00	$1,500.00
28	6" MJ Gate Valve w/ Box	4	EA	$2,200.00	$8,800.00
29	6" x 4" MJ Tee	1	EA	$750.00	$750.00
30	6" x 6" MJ Tee	2	EA	$1,000.00	$2,000.00
31	12" x 6" MJ Tee	1	EA	$1,750.00	$1,750.00
32	6" 11.25 Degree Bend	3	EA	$560.00	$1,680.00
33	4" MJ Cap	1	EA	$500.00	$500.00
34	Fire Hydrant Assembly	2	EA	$6,000.00	$12,000.00
35	Water Main Tracer Wire Ground Rod	5	EA	$150.00	$750.00
36	Water Main Tracer Wire Access Box	3	EA	$250.00	$750.00

37	Water Main Insulation	20	LF	$25.00	$500.00
38	12" Water Main Encasement	20	LF	$75.00	$1,500.00
39	Connect to Existing 10" Water Main w/ 10" x 6" Tapping Sleeve	1	EA	$4,500.00	$4,500.00
40	Connect to Existing 12" Water Main	2	EA	$2,500.00	$5,000.00
41	4' x 11' Type S Storm Sewer Inlet	2	EA	$7,500.00	$15,000.00
42	18" RCP Storm Pipe	35	LF	$92.00	$3,220.00
43	24" RCP Storm Pipe	144	LF	$102.00	$14,688.00
44	36" Arch RCP Storm Pipe	104	LF	$200.00	$20,800.00
45	24" RCP Flared End	3	EA	$2,000.00	$6,000.00
46	36" Arch RCP Flared End	4	EA	$3,000.00	$12,000.00
47	Concrete Cable Mat	192	SF	$20.00	$3,840.00
48	Geogrid	100	SY	$150.00	$15,000.00
49	1" Crushed Rock for Geogrid & Embedment Between 36" Arch Storm Pipe	100	TN	$50.00	$5,000.00
50	Unclassified Excavation	230	CY	$7.00	$1,610.00
51	Geotextile Fabric	4,800	SY	$5.00	$24,000.00
52	Gravel Base Course	430	TN	$25.00	$10,750.00
53	Asphalt Patch	90	TN	$150.00	$13,500.00
54	Curb & Gutter	2,169	LF	$30.00	$65,070.00
55	8" Concrete Fillet	55	SY	$115.00	$6,325.00
56	8" Concrete Valley Gutter	17	SY	$115.00	$1,955.00
57	Adjust Water Valve Box to Grade	4	EA	$300.00	$1,200.00
58	Adjust Manhole to Grade	5	EA	$750.00	$3,750.00
59	Inlet Protection	2	EA	$250.00	$500.00
60	Topsoil Removal	2,075	CY	$5.00	$10,375.00
61	Topsoil Placement	1,850	CY	$10.00	$18,500.00
62	Seed, Fertilze and Mulch - Type 1	6,960	SY	$3.00	$20,880.00
63	Seed, Fertilze and Mulch - Type 2	1,910	SY	$1.50	$2,865.00
64	Erosion Control Blanket	507	SY	$4.50	$2,281.50
65	Straw Wattle	133	LF	$6.00	$798.00
66	Ditch Excavation	550	CY	$50.00	$27,500.00
	Total For Bid Schedule A Items 1-66 Inclusive				**$730,365.50**

Alternate #1: Asphalt Street Section					
1	Unclassified Excavation	450	CY	$7.00	$3,150.00
2	Embankment from Borrow	4,670	CY	$20.00	$93,400.00
3	Gravel Base Course	4,710	TN	$25.00	$117,750.00
4	Asphalt Surfacing	910	TN	$130.00	$118,300.00
	Total For Alternate #1 Items 1-4 Inclusive				**$332,600.00**

Alternate #2: Concrete Street Section					
1	Unclassified Excavation	250	CY	$7.00	$1,750.00
2	Embankment from Borrow	5,870	CY	$20.00	$117,400.00
3	Gravel Base Course	2,610	TN	$25.00	$65,250.00
4	8" Concrete Surfacing	3,696	SY	$70.00	$258,720.00
	Total For Alternate #1 Items 1-4 Inclusive				**$443,120.00**
	Design Engineering				$39,000.00
	Bidding Phase Engineering				$5,000.00
	Construction Engineering				$87,000.00
	TOTAL ESTIMATED PROJECT COST				**$1,193,965.50**
	PRELIMINARY ESTIMATED COST				**$1,259,000.00**
	Available Contingcies from Prelim Estimate				**$65,034.50**

Based upon the foregoing tables and for purposes of this Project Plan, the completion of 15th Avenue is contemplated to be in calendar year 2025.

It is anticipated that the Developer will procure financing to fund the public infrastructure going into the TID improvements from the following sources:

GOED Grant	$362,500
Dakota Resources Loan	$1,000,000

Developer is scheduled to repay its loan with Dakota Resources on or before December 31, 2032, and then use TIF funds to reimburse itself for the amounts paid to Dakota Resources on behalf of this particular project. It is assumed that all obligations within the TID will be adequately secured as to allow the payment of principal and interest when due. TIF #31 will overlap a portion of existing Davison County TIF #2. SDCL 11-9-6 recognizes or allows overlapping TIFs. The total tax increment created by TIF #31 will, during the existence of Davison County TIF #2, be applied towards payment of Davison County TIF #2 until Davison County TIF #2 is paid in full or the termination of Davison County TIF #2, and all tax increment funds generated in TIF #31 will then be applied to the payment of TIF #31.

As of the date of this Project, Davison County TIF #2 has an outstanding loan balance of approximately $2,117,458.55. It is anticipated, based only upon the existing tax incremental base, without including the increased tax increment from the improvements described in this Project Plan (the Echo building, two (2) storage buildings, Future Building #1, Future Building #2 and development on Lot 4 Block 7 of Westwood 1st Addition, and the increase in tax-assessed value of Building #3) that County TIF #2 will be paid in full on or before December 31st, 2029. Upon payment in full of Davison County TIF #2, the TIF #31 tax increment will flow to the Developer and be used to pay TIF #31 expenses.

SCHEDULE 2 – "ECONOMIC FEASIBILITY STUDY"

The City of Mitchell has been approached by the Developer concerning the creation of a tax increment district to be located within the City of Mitchell, Davison County, South Dakota. The Project will consist of the completion of the 15th Avenue right-of-way, including water and sewer utilities, westward from its current terminus at Commerce Street, westerly to Ohlman Street, with limited work on Ohlman Street.

Developer's purpose for completing 15th Avenue is to provide an east-west city street which will allow the Echo building to be completed and to provide an east-west city street with sewer and water to assist in the development of more commercial lots in the area, to assist in the commercial development of the City of Mitchell.

The Developer will self-fund the Project through a grant and a loan. Developer will include as a TIF cost the interest it actually incurred from its loan for the Project as a reimbursement from TIF funds. The loan plus interest will be repaid on or before December 1, 2032. The Project is not feasible without the assistance of the Tax Increment District. This is a "but for" type of tax increment district financing. The project will not proceed further "but for" the assistance from the City through the creation of a tax increment district for the project. Without the assistance of a TIF, the project will not be built, and the Echo building project will not proceed.

The City has made it clear that City funding for these public improvements must be supported by the tax revenues generated by the Project, and not by the general revenues of the City. The vehicle through which this can be accomplished is through tax increment financing under the South Dakota Tax Incremental District Law (South Dakota Codified Laws Chapter 11-9). Tax increment financing is an indispensable self-financing tools used throughout the United States to help local governments successfully develop and redevelop areas and encourage economic development.

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

Tax increment financing is permitted only in connection with a "Project Plan" duly adopted by the City.

As discussed elsewhere in this Plan, TIF #31 will overlap existing County TIF #2. As a result, the funds generated from this TIF will be applied to County TIF #2 until it is paid in full, at which time the funds will start to be applied to TIF #31 until such time as TIF #31 is paid in full or the 20-year time frame expires.

It is estimated that County TIF #2 will be paid in full no later than December 31, 2029. The attached table shows the tax increment for TIF #31 being applied from the completion of County TIF #2 towards TIF #31, and the TIF #31 payoff within the TIF #31 time frame.

The Developer will use the grant funds discussed in this Project Plan to pay a portion of the development cost, and loan funds received from Dakota Resources to pay the balance. It will seek only reimbursement for the loan payments it will make prior to TIF funds being made available pursuant to the Project Plan.

The estimated increment resulting from the improvements included in TIF District #31 would be up to the sum of $1,492,305 if the TIF were to stay in existence for the full 20 years while initially collecting proceeds beginning in the year 2030, as evidenced by the Tables on pages 22 through 27, and will be sufficient to fund the Project.

Revenue Assumptions / Feasibility Study

Levies are based on 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Echo Building	Valuation Increments	Valuation Total	Davison County	City of Mitchell	JR	Mitchell School District	Total Mill Rate*	Non-Ag Factor	Total Revenue Increment	Cumulative Amt Paid
2023	2024	2025											
2024	2025	2026	Constructed	$ 2,370,000.00									
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 46,250.55
2029	2030	2031			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 92,501.10
2030	2031	2032			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 138,751.65
2031	2032	2033			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 185,002.20
2032	2033	2034			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 231,252.75
2033	2034	2035			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 277,503.30
2034	2035	2036			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 323,753.85
2035	2036	2037			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 370,004.40
2036	2037	2038			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 416,254.95
2037	2038	2039			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 462,505.50
2038	2039	2040			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 508,756.05
2039	2040	2041			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 555,006.60
2040	2041	2042			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 601,257.15
2041	2042	2043			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 647,507.70
2042	2043	-											
2043	-	-											

True & Full Value	$ 2,500,000.00
Tax Assessed Value	$ 2,370,000.00

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

Notes:
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.

Revenue Assumptions / Feasibility Study

Levies are based on 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Storage Unit #1	Valuation Increments	Valuation Total	Davison County	City of Mitchell	JR	Mitchell School District	Total Mill Rate*	Non-Ag Factor	Total Revenue Increment	Cumulative Amt Paid
2023	2024	2025	Constructed	$ 331,800.00									
2024	2025	2026											
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 6,475.08
2029	2030	2031			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 12,950.15
2030	2031	2032			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 19,425.23
2031	2032	2033			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 25,900.31
2032	2033	2034			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 32,375.39
2033	2034	2035			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 38,850.46
2034	2035	2036			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 45,325.54
2035	2036	2037			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 51,800.62
2036	2037	2038			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 58,275.69
2037	2038	2039			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 64,750.77
2038	2039	2040			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 71,225.85
2039	2040	2041			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 77,700.92
2040	2041	2042			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 84,176.00
2041	2042	2043			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 90,651.08
2042	2043	-											
2043	-	-											

True & Full Value	$ 350,000.00
Tax Assessed Value	$ 331,800.00

Assumptions:

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

Notes:

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.

Revenue Assumptions / Feasibility Study

Levies are based on 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Storage Unit #2	Valuation Increments	Valuation Total	Davison County	City of Mitchell	JR	Mitchell School District	Total Mill Rate*	Non-Ag Factor	Total Revenue Increment	Cumulative Amt Paid
2023	2024	2025	Constructed	$ 331,800.00									
2024	2025	2026											
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 6,475.08
2029	2030	2031			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 12,950.15
2030	2031	2032			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 19,425.23
2031	2032	2033			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 25,900.31
2032	2033	2034			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 32,375.39
2033	2034	2035			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 38,850.46
2034	2035	2036			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 45,325.54
2035	2036	2037			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 51,800.62
2036	2037	2038			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 58,275.69
2037	2038	2039			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 64,750.77
2038	2039	2040			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 71,225.85
2039	2040	2041			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 77,700.92
2040	2041	2042			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 84,176.00
2041	2042	2043			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 90,651.08
2042	2043	-											
2043	-	-											

True & Full Value	$ 350,000.00
Tax Assessed Value	$ 331,800.00

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

Notes:
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.

Revenue Assumptions / Feasibility Study

Levies are based on 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Future Building #1	Valuation Increments	Valuation Total	Davison County	City of Mitchell	JR	Mitchell School District	Total Mill Rate*	Non-Ag Factor	Total Revenue Increment	Cumulative Amt Paid
2023	2024	2025											
2024	2025	2026	Constructed	$ 948,000.00									
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 18,500.22
2029	2030	2031			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 37,000.44
2030	2031	2032			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 55,500.66
2031	2032	2033			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 74,000.88
2032	2033	2034			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 92,501.10
2033	2034	2035			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 111,001.32
2034	2035	2036			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 129,501.54
2035	2036	2037			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 148,001.76
2036	2037	2038			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 166,501.98
2037	2038	2039			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 185,002.20
2038	2039	2040			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 203,502.42
2039	2040	2041			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 222,002.64
2040	2041	2042			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 240,502.86
2041	2042	2043			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 259,003.08
2042	2043	-											
2043	-	-											

True & Full Value	$ 1,000,000.00
Tax Assessed Value	$ 948,000.00

Assumptions:

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

Notes:

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.

Revenue Assumptions / Feasibility Study

Levies are based on 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Future Building #2	Valuation Increments	Valuation Total	Davison County	City of Mitchell	JR	Mitchell School District	Total Mill Rate*	Non-Ag Factor	Total Revenue Increment	Cumulative Amt Paid
2023	2024	2025											
2024	2025	2026	Constructed	$ 948,000.00									
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 18,500.22
2029	2030	2031			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 37,000.44
2030	2031	2032			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 55,500.66
2031	2032	2033			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 74,000.88
2032	2033	2034			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 92,501.10
2033	2034	2035			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 111,001.32
2034	2035	2036			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 129,501.54
2035	2036	2037			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 148,001.76
2036	2037	2038			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 166,501.98
2037	2038	2039			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 185,002.20
2038	2039	2040			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 203,502.42
2039	2040	2041			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 222,002.64
2040	2041	2042			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 240,502.86
2041	2042	2043			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 259,003.08
2042	2043	-											
2043	-	-											

True & Full Value	$ 1,000,000.00
Tax Assessed Value	$ 948,000.00

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

Notes:
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.

Revenue Assumptions / Feasibility Study

Levies are based on 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Full Value Building	Valuation Increments	Valuation Total	Davison County	City of Mitchell	JR	Mitchell School District	Total Mill Rate*	Non-Ag Factor	Total Revenue Increment	Cumulative Amt Paid
2023	2024	2025		$ 532,518.00									
2024	2025	2026											
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 10,392.09
2029	2030	2031			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 20,784.18
2030	2031	2032			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 31,176.27
2031	2032	2033			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 41,568.36
2032	2033	2034			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 51,960.44
2033	2034	2035			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 62,352.53
2034	2035	2036			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 72,744.62
2035	2036	2037			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 83,136.71
2036	2037	2038			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 93,528.80
2037	2038	2039			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 103,920.89
2038	2039	2040			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 114,312.98
2039	2040	2041			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 124,705.07
2040	2041	2042			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 135,097.15
2041	2042	2043			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 145,489.24
2042	2043	-											
2043	-	-											

True & Full Value	$ 561,727.85 **
Tax Assessed Value	$ 532,518.00

Assumptions:

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

** Estimate of Final Assessment less last years partial assessment

Notes:

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 the City of Mitchell, Davison County, South Dakota. In order to determine whether a tax increment district (TID) may be created, the governing body must make a finding that not less than 50%, by area, of the real property within the district will stimulate and develop the general economic welfare and prosperity of the State through the promotion and advancement of industrial, commercial, manufacturing, agricultural and natural resources, and the improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the district. This Schedule will address Economic Development through the construction of public infrastructure (street, sewer and water) located on real property located within the City of Mitchell city limits.

SECTION 2 - STUDY AREA BOUNDARY/FINDING OF BLIGHT

The Study area is described as the area depicted on the map attached to this Project Plan as Attachment 2 and includes the legal descriptions set forth within this Project Plan. The TIF district contains 20 acres of commercial property and public right-of-way. An open area with only partial improvements such as this within the City limits of the City of Mitchell substantially impairs and arrests the sound growth of the City as defined by SDCL 11-9-11, which defines an open area as "blighted". A factor keeping this area from being fully developed is the cost of public infrastructure so as to create "buildable" lots within the area. The approval of this TIF will provide a way for the Developer to provide the required infrastructure improvements, which could not be done without the TIF.

SECTION 3 – FINDING THAT THE IMPROVEMENTS TO THE AREA ARE LIKELY TO ENHANCE SIGNIFICANTLY THE VALUE OF SUBSTANTIALLY ALL OF THE OTHER REAL PROPERTY IN THE DISTRICT

The primary goal of the TID is to construct 15th Avenue, including sewer and water utilities, from its terminus at Commerce Street westerly to Ohlman Street. This will be the street within this large commercial and residential area connecting Commerce Street on the east with Ohlman Street to the west. Additionally, this street allows the Echo building project to move forward. It also provides street sewer and water to other lots capable of being developed along the street.

The TID area consists of three (3) individual undeveloped lots, two (2) lots in development stage, and one (1) developed lot within the corporate city limits of the City. The completion of 15th Avenue will allow for the creation of new jobs and the retention of existing jobs and develop not only the general economic welfare and prosperity of the City of Mitchell, but also of the State of South Dakota through promotion and advancement of commercial and industrial business.

It is specifically found that once the improvements set forth within City TID #31 Project Plan are completed, this Project will significantly enhance the value of substantially all of the other real property in the TID District. It is anticipated that the Project will provide additional development and employment opportunities in the Mitchell and Davison County area through providing a new street with sewer and water, opening up an area for development.

Section 4 – Conditions Within the Study Area; Land Use and Planning

Land Use and Planning

Comprehensive Plan

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

Section 5 - Findings Within the Study Area Analysis

In accordance with state law, it is found that not less than fifty percent (50%) by area of the real property within the District will stimulate and develop the general economic welfare and prosperity of the State of South Dakota through the promotion and advancement of industrial, commercial, manufacturing, agricultural, and natural resources by the completion of a city street with sewer and water in Mitchell, Davison County area, as well as creating new employment opportunities and retaining existing jobs for the Mitchell area, and it is found that the improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the District in accord with SDCL 11-9-8(1) and (2).

SCHEDULE 4 - "FISCAL IMPACT STATEMENT"

FISCAL IMPACT STATEMENT - TAX INCREMENT DISTRICT NUMBER 31

INTRODUCTION

The fiscal impact statement is intended to provide a succinct analysis of the estimated impact of the Tax Increment District to the public pursuant to SDCL § 11-9-16(4). It is not intended to rival the level of detail required by a detailed financial analysis. A fiscal impact statement shows the impact of the Tax Increment District, both until and after the bonds or obligations are repaid, upon all entities levying taxes upon property in the district.

DEFINITIONS

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

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

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

"Revenue" means ad valorem taxes.

"Tax Increment District" means City of Mitchell Tax Increment District Number 31.

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

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

ASSUMPTIONS:

1. The property will have improvements which at completion will be valued for taxable purposes at a minimum of $4,827,138.

2. The average tax levy of all taxing districts will be $16.252 per thousand dollars of taxable valuation (2022).

3. Tax increment will start to be collected in 2025; however, the initial increment will be applied to Davison County TIF #2 until it is paid in full, which is anticipated to be on or before December 31st, 2029. At that time, tax increment will be applied to TIF #31 and will end on or before 2043, all as set forth on the spreadsheet attached to this Schedule.

4. The discretionary formula will not be waived by any property owners located within the TIF District, as MADC is acting as the Developer of this TIF, and the street project does not solely benefit any of the lots in the TIF District, nor are any TIF proceeds used to improve the interior of any "lot" contained within the TIF area, but does benefit the entire area as a public street provides a means for future development of not only the Echo lot but of all lots located along 15th Avenue.

5. Interest: The loan obligations may be capitalized.

6. Loan Repayment: The Developer has procured an economic development grant to fund a portion of the

Project. It has also procured a loan with Dakota Resources at a reasonable interest rate, below market value, to fund the development project. The Developer will apply a portion of the Dakota Resources loan and the development grant to fund this Project. TIF funds from this Project will be utilized to reimburse Developer for the costs of the Project, to include interest payments it makes to Dakota Resources.

FISCAL IMPACT:

The total fiscal impact upon the taxing entities during the term of the Tax Increment District will be an estimated $1,492,306, however, only $1,397,000 is sought from TIF proceeds. There will be no fiscal impact for the first year of the Tax Increment District.

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	$802,614	0	
Additional Improvements		$5,762,000	$5,762,000*
Total Positive Increment		$5,762,000	$5,762,000*

SCHEDULE 5 – "ESTIMATED CAPTURED TAXABLE VALUES"

For purposes of this Plan, Developer is assuming the development of the Echo lot, the increment for the two (2) storage unit lots, the development of Future Building #1, and capturing a portion of Building #3. There is an additional lot in the TIF District (Future Building #2) that is not included in the calculation. However, if it develops during the duration of the TIF, its increment will shorten the time period necessary to repay the TIF note.

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 is estimated to be at the maximum range of $1,492,306 covering a span of captured tax years not to exceed twenty (20). Collection of TIF #31 proceeds is anticipated to begin in 2030, and the schedule carries out the tax captured 20 years from the date of Plan adoption no later than December 31st, 2043.

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

Taxing Districts	**Levy ($ per 1000)**
Davison County	$3.778
Mitchell School District	$10.608
City of Mitchell	$5.068
JR Water	$.061
Total Tax Levy	$19.515

Using 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.

See Tables on Pages 33 through 38.

Revenue Assumptions / Feasibility Study

Levies are based on 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Echo Building	Valuation Increments	Valuation Total	Davison County	City of Mitchell	JR	Mitchell School District	Total Mill Rate*	Non-Ag Factor	Total Revenue Increment	Cumulative Amt Paid
2023	2024	2025											
2024	2025	2026	Constructed	$ 2,370,000.00									
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 46,250.55
2029	2030	2031			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 92,501.10
2030	2031	2032			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 138,751.65
2031	2032	2033			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 185,002.20
2032	2033	2034			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 231,252.75
2033	2034	2035			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 277,503.30
2034	2035	2036			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 323,753.85
2035	2036	2037			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 370,004.40
2036	2037	2038			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 416,254.95
2037	2038	2039			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 462,505.50
2038	2039	2040			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 508,756.05
2039	2040	2041			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 555,006.60
2040	2041	2042			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 601,257.15
2041	2042	2043			$ 2,370,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 46,250.55	$ 647,507.70
2042	2043	-											
2043	-	-											

True & Full Value	$ 2,500,000.00
Tax Assessed Value	$ 2,370,000.00

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

Notes:
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.

Revenue Assumptions / Feasibility Study

Levies are based on 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Storage Unit #1	Valuation Increments	Valuation Total	Davison County	City of Mitchell	JR	Mitchell School District	Total Mill Rate*	Non-Ag Factor	Total Revenue Increment	Cumulative Amt Paid
2023	2024	2025	Constructed	$ 331,800.00									
2024	2025	2026											
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 6,475.08
2029	2030	2031			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 12,950.15
2030	2031	2032			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 19,425.23
2031	2032	2033			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 25,900.31
2032	2033	2034			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 32,375.39
2033	2034	2035			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 38,850.46
2034	2035	2036			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 45,325.54
2035	2036	2037			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 51,800.62
2036	2037	2038			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 58,275.69
2037	2038	2039			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 64,750.77
2038	2039	2040			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 71,225.85
2039	2040	2041			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 77,700.92
2040	2041	2042			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 84,176.00
2041	2042	2043			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 90,651.08
2042	2043	-											
2043	-	-											

True & Full Value	$ 350,000.00
Tax Assessed Value	$ 331,800.00

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

Notes:
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.

Revenue Assumptions / Feasibility Study

Levies are based on 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Storage Unit #2	Valuation Increments	Valuation Total	Davison County	City of Mitchell	JR	Mitchell School District	Total Mill Rate*	Non-Ag Factor	Total Revenue Increment	Cumulative Amt Paid
2023	2024	2025	Constructed	$ 331,800.00									
2024	2025	2026											
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 6,475.08
2029	2030	2031			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 12,950.15
2030	2031	2032			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 19,425.23
2031	2032	2033			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 25,900.31
2032	2033	2034			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 32,375.39
2033	2034	2035			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 38,850.46
2034	2035	2036			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 45,325.54
2035	2036	2037			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 51,800.62
2036	2037	2038			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 58,275.69
2037	2038	2039			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 64,750.77
2038	2039	2040			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 71,225.85
2039	2040	2041			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 77,700.92
2040	2041	2042			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 84,176.00
2041	2042	2043			$ 331,800.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 6,475.08	$ 90,651.08
2042	2043	-											
2043	-	-											

True & Full Value	$ 350,000.00
Tax Assessed Value	$ 331,800.00

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

Notes:
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.

Revenue Assumptions / Feasibility Study

Levies are based on 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Future Building #1	Valuation Increments	Valuation Total	Davison County	City of Mitchell	JR	Mitchell School District	Total Mill Rate*	Non-Ag Factor	Total Revenue Increment	Cumulative Amt Paid
2023	2024	2025											
2024	2025	2026	Constructed	$ 948,000.00									
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 18,500.22
2029	2030	2031			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 37,000.44
2030	2031	2032			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 55,500.66
2031	2032	2033			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 74,000.88
2032	2033	2034			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 92,501.10
2033	2034	2035			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 111,001.32
2034	2035	2036			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 129,501.54
2035	2036	2037			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 148,001.76
2036	2037	2038			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 166,501.98
2037	2038	2039			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 185,002.20
2038	2039	2040			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 203,502.42
2039	2040	2041			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 222,002.64
2040	2041	2042			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 240,502.86
2041	2042	2043			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 259,003.08
2042	2043	-											
2043	-	-											

True & Full Value	$ 1,000,000.00
Tax Assessed Value	$ 948,000.00

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

Notes:
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.

Revenue Assumptions / Feasibility Study

Levies are based on 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Future Building #2	Valuation Increments	Valuation Total	Davison County	City of Mitchell	JR	Mitchell School District	Total Mill Rate*	Non-Ag Factor	Total Revenue Increment	Cumulative Amt Paid
2023	2024	2025											
2024	2025	2026	Constructed	$ 948,000.00									
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 18,500.22
2029	2030	2031			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 37,000.44
2030	2031	2032			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 55,500.66
2031	2032	2033			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 74,000.88
2032	2033	2034			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 92,501.10
2033	2034	2035			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 111,001.32
2034	2035	2036			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 129,501.54
2035	2036	2037			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 148,001.76
2036	2037	2038			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 166,501.98
2037	2038	2039			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 185,002.20
2038	2039	2040			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 203,502.42
2039	2040	2041			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 222,002.64
2040	2041	2042			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 240,502.86
2041	2042	2043			$ 948,000.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 18,500.22	$ 259,003.08
2042	2043	-											
2043	-	-											

True & Full Value	$ 1,000,000.00
Tax Assessed Value	$ 948,000.00

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

Notes:
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.

Revenue Assumptions / Feasibility Study

Levies are based on 2022 payable in 2023

Construction Year	Valuation Year	Revenue Year	Full Value Building	Valuation Increments	Valuation Total	Davison County	City of Mitchell	JR	Mitchell School District	Total Mill Rate*	Non-Ag Factor	Total Revenue Increment	Cumulative Amt Paid
2023	2024	2025		$ 532,518.00									
2024	2025	2026											
2025	2026	2027											
2026	2027	2028											
2027	2028	2029											
2028	2029	2030			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 10,392.09
2029	2030	2031			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 20,784.18
2030	2031	2032			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 31,176.27
2031	2032	2033			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 41,568.36
2032	2033	2034			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 51,960.44
2033	2034	2035			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 62,352.53
2034	2035	2036			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 72,744.62
2035	2036	2037			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 83,136.71
2036	2037	2038			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 93,528.80
2037	2038	2039			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 103,920.89
2038	2039	2040			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 114,312.98
2039	2040	2041			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 124,705.07
2040	2041	2042			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 135,097.15
2041	2042	2043			$ 532,518.00	0.003778	0.005068	0.000061	0.010608	0.019515	0.948	$ 10,392.09	$ 145,489.24
2042	2043	-											
2043	-	-											

True & Full Value	$ 561,727.85	**
Tax Assessed Value	$ 532,518.00	

Assumptions:

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

** Estimate of Final Assessment less last years partial assessment

Notes:

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

LEGAL DESCRIPTION OF REAL PROPERTY

Lot Two A (2A), Block One (1); Lot Four (4), Block Seven (7); Lot Twenty (20), Block Seven (7); and Lot Twenty-one (21), Block Seven (7), all in Westwood First Addition, a Subdivision of the Southwest Quarter (SW1/4) of Section Sixteen (16), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., City of Mitchell, Davison County, South Dakota; and

Lot One (1), Block Seven (7) of Westwood First Addition, less the portion of West 15th Avenue lying within, a Subdivision of the Southwest Quarter (SW1/4) of Section Sixteen (16), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., City of Mitchell, Davison County, South Dakota; and

Unplatted lots bounded by the south boundary of West 15th Avenue right-of-way on the north, the west side of Lot One (1) on the east, the north side of Lot Two (2) and Lot Twenty-one (21) on the south, and the east boundary of North Ohlman Street right-of-way on the west (upon completion and approval of a recently submitted plat, the above real property is anticipated to be legally described as Lot 22, Block 7 of Westwood First addition, and a portion of West 15th Avenue, a subdivision of the west ½ of Section 16, Township 103 North, Range 60 West of the 5th P.M., City of Mitchell, Davison County, South Dakota); and

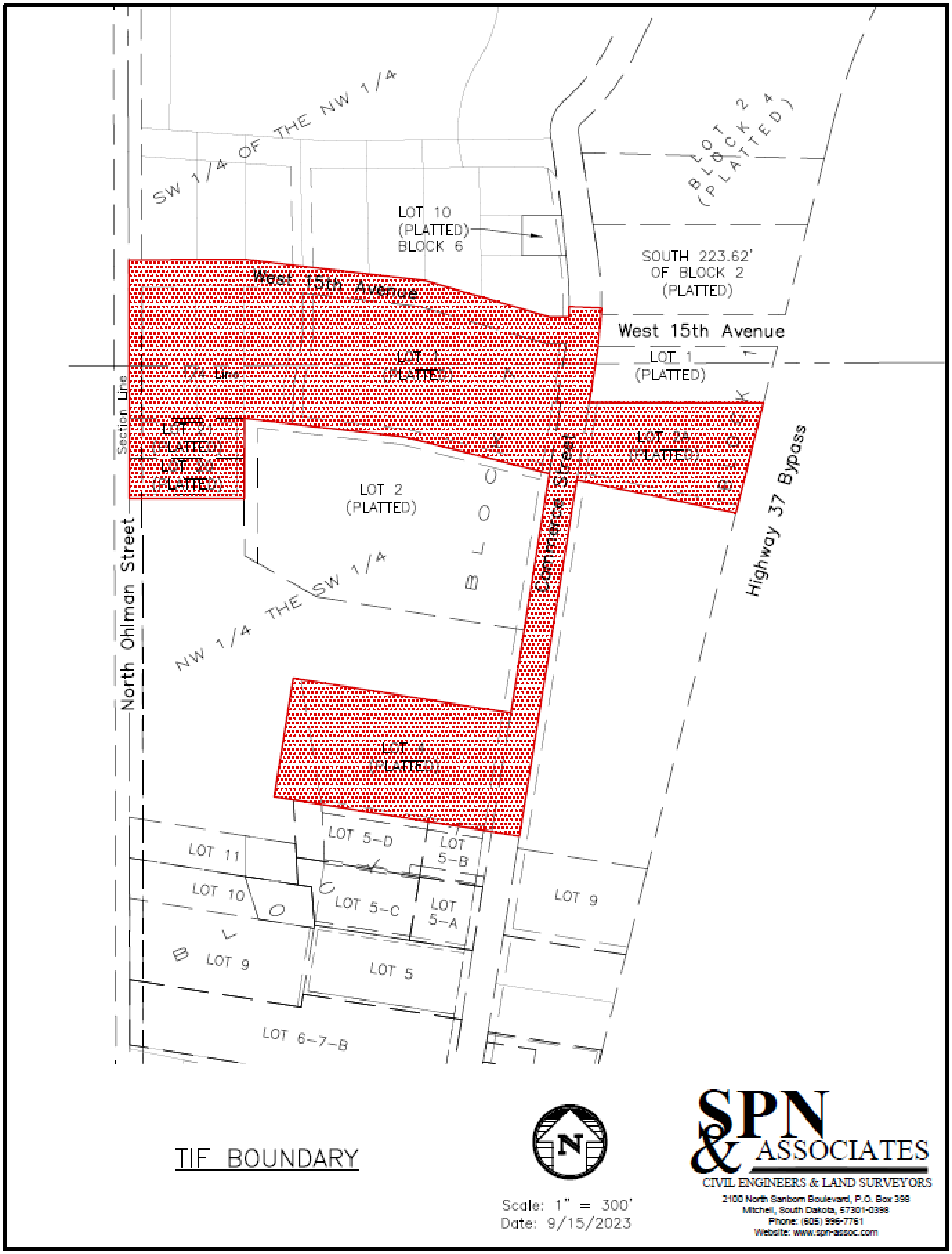
West 15th Avenue right-of-way from its west intersection with Commerce Street, extending west to the centerline of the North Ohlman Street right-of-way; and

The east half of North Ohlman Street right-of-way beginning at the south property line of Lot Twenty (20) north to the south intersection of West 15th Avenue right-of-way; and

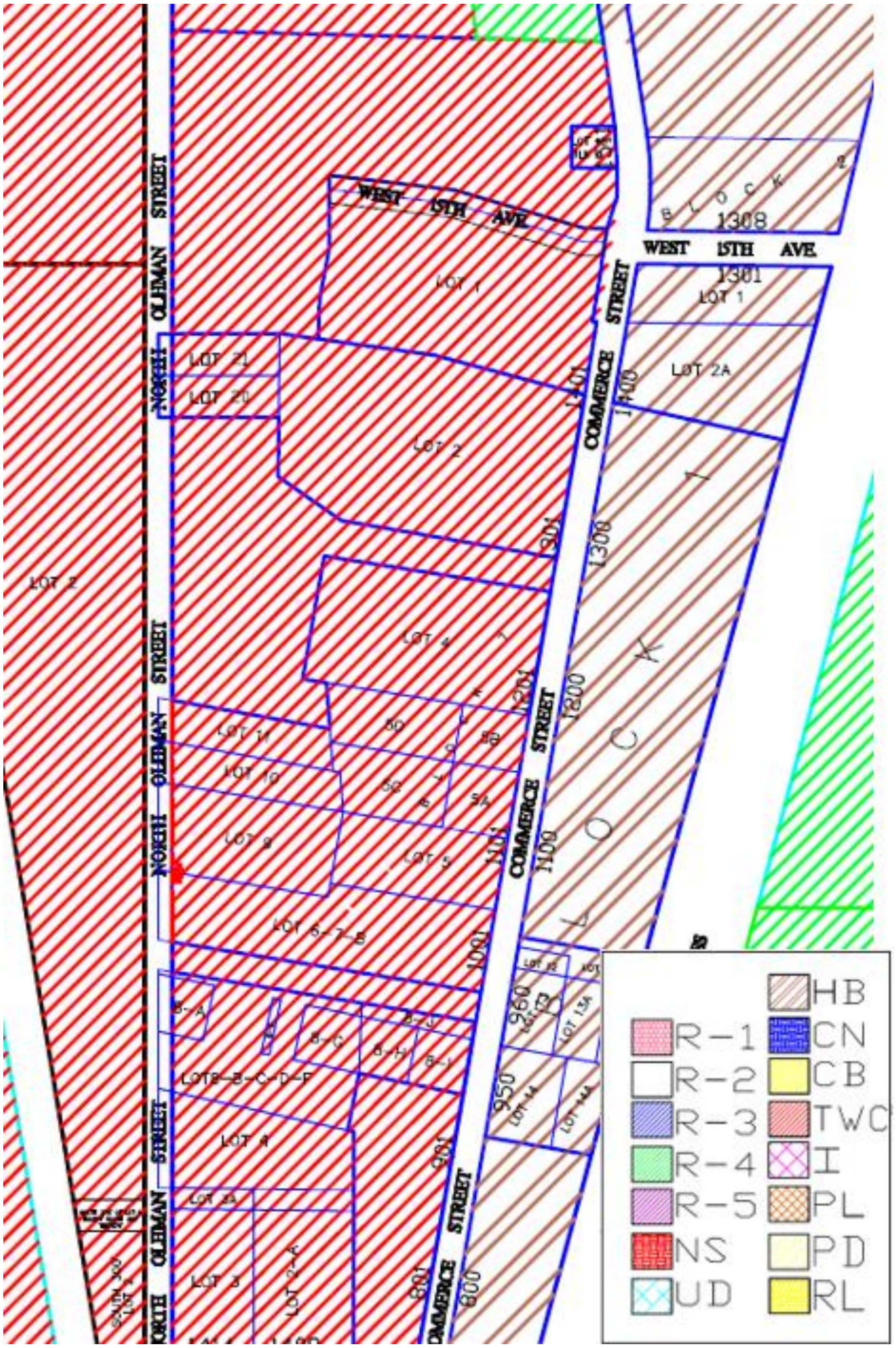
Commerce Street right-of-way beginning at the southern boundary of Lot Four (4) and extending north to a point Thirty-five feet (35') north of the north right-of-way boundary of West 15th Avenue.

ATTACHMENT 2

MAP OF REAL PROPERTY/IMPROVEMENTS



ATTACHMENT 3
LIST OF PROPOSED CHANGES IN ZONING ORDINANCES



None as the real property is zoned as “TWC”(Transportation/Warehouse/Commerce) and “HB” (Highway Business).