Planning Commission Agenda

City Council Chambers, City Hall, 612 N. Main Street
June 24, 2024

1. **12:00 PM Call to Order**
2. **Roll Call**
3. **Declaration Of Conflicts Of Interests**
4. **Approve Agenda**
5. **Approval of Previous Minutes: June 10, 24**
6. **Schedule Next Meeting: July 8, 2024**
7. **Conditional Use Permit: Angie Moon**

   Angie Moon has applied for a conditional use permit to operate a Family Residential Daycare; located at 1024 Palmer Place, legally described as Lot 2 & W 13' of Lot 3, Block 1, Cedar Heights Subdivision, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.
8. **Variance Permit: Tor Tovsland**

   Tor Tovsland has applied for a Variance Permit for accessory buildings of 2,640 square feet vs 2,000 square feet to build a new accessory building of 1,440 square feet. This is located 1312 Roland Lane, legally described as Lot 3, Block 4, Firesteel Heights Subdivision, City of Mitchell, Davison County, South Dakota. The said real property is zoned R3 Medium Density Residential District.
9. **Variance Permit: Mike Royston**

   Mike Royston has applied for a Variance Permit for a front yard setback of 17’ vs 25’ to build a 16’ x 26’ attached garage. This is located 412 S Iowa St, legally described as Lot 9A and S 20' of Lot 10A, Block 22, Rail Road Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.
10. **Plat: Iverson Chrysler Center Inc**

    Plat of Lot 4 of Iverson's Second Addition, a subdivision of Lot 1-C within Lot C, formerly a portion of Irregular Tract No. 4A in the South 1/2 of Section 22, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.
11. **Plat: Maui Farms Inc**

    Plat of Lot 58 of the Island First Addition, a subdivision of the SE 1/4 of Section 31, T 104 N, R 60 W of the 5th P.M. and Tract A in the NE 1/4 of the NE 1/4 of Section 6, T 103 N, R 60 W of the 5th P.M., All in the City of Mitchell, Davison County, South Dakota.
12. **Hearing and Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #36**

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
City Council Chambers, City Hall, 612 N. Main Street
June 10, 2024

1. Call to Order

Chairperson Larson called the June 10, 2024 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, Genzlinger, Havlik, Larson, Osterloo, Schmitz, Sonne.
Absent: Jirsa.
Staff Present: Dammann, Ellwein, Mayor Everson, Jenniges, J Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

Motion by Schmitz, seconded by Sonne to approve the proposed agenda. All present voting aye; motion carried.

5. Approval of Previous Minutes: May 28, 2024

Motion by Havlik, seconded by Osterloo to approve the proposed minutes of the May 28, 2024 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: June 24, 2024

Motion by Schmitz, seconded by Genzlinger to set the date for the next Planning Commission Meeting for June 24, 2024. All present voting aye; motion carried.

7. Rezone Hearing and Recommendation: Muth Properties LLC and Puetz Realty LLC

Muth Properties LLC and Puetz Realty LLC has requested the following lots be rezoned:
Lot 7A & Lots 8-12 & North ½ of Vacated Railroad ROW Lying South of & adjacent to said Lots & West ½ of vacated Langdon St, All in Block 16, D. A. Scotts 1st Addition, City of Mitchell, Davison County, South Dakota;

Northerly 13.6' of Lots 1-6, Block 1 & West ½ of vacated Langdon St & South ½ of vacated Railroad ROW lying North and adjacent to said Lots & West ½ of vacated Langdon St, M.H. Rowley's First Addition, City of Mitchell, Davison County, South Dakota;

Lots A, B & C, Block 1, M.H. Rowley's First Addition, City of Mitchell, Davison County, South Dakota;

West 12.19' x South 153.5' of Lot 4 & East 13' x South 153.5' of Lot 5, Block 1, M.H. Rowley's First Addition, City of Mitchell, Davison County, South Dakota;

All from R2 Single-Family Residential District to TWC Transportation Warehousing & Commercial District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were two letters returned in favor that made the packet and one in favor that did not make the packet. The applicants were present to answer questions.

Jenniges said this rezone came to light because Muth Properties is listing their property for sale and part of it is zoned R2 and part is zoned TWC. After doing some research there are some old maps that have all their property as TWC and some like it currently is. Puetz Realty LLC has the same issues with some old maps being different from what it is currently zoned. The zoning map was codified in 2012, so that is the map of record that has to be used. The Comprehensive Plan has these locations listed as Heavy Commercial/Transportation/Warehousing/Utilities.

Schmitz questioned if changing the zoning would affect any property tax? Jenniges said the zoning is separate from the county's taxing, he said he figured it was already being taxed as a commercial property and not a residential property.

Motion by Genzlinger, seconded by Havlik to recommend approval of the rezone. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – absent, Larson – aye, Osterloo – aye, Schmitz – aye, Sonne – aye. 6 aye, 0 nay, 1 absent; motion carried.

8. Variance Permit: Zion Lutheran Church

Zion Lutheran Church has applied for a Variance Permit for maximum total square feet of signage of 40 square feet vs 16 square feet. 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.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were two letters returned in favor that made the packet and one letter opposed to a sign on 4th Ave. The applicant was not present to answer questions.

Jenniges stated the existing monument sign on the south side of the alley will be removed and the new freestanding pole sign will be placed on the north side of the alley.

Motion by Schmitz, seconded by Osterloo to recommend approval of the variance. Roll call vote: Genzlinger – nay, Havlik – aye, Jirsa – absent, Larson – aye, Osterloo – aye, Schmitz – aye, Sonne – aye. 5 aye, 1 nay, 1 absent; motion carried.

9. Conditional Use Permit: Arlen Schuh

Arlen Schuh has applied for a conditional use permit for self-service storage facility with varying compartment sizes; located at 1910 N Foster St, legally described as W425' of N240.42' of Lot A-2 Ex S 105' all in Skyline Estates in the NW ¼ of Section 14, T 103 N, R 60 W of the 5th P.M., 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 no letters returned. The applicant was present to answer questions.

Jenniges stated the applicant came for a building permit and upon research, they are over 2,000 square feet allowed for accessory buildings within the R4 District but there is actually no primary permitted use building. So, it was decided this is actually a self-storage facility since he is renting out space to people for storage and a CUP should be approved prior to any other building permits being approved.

The applicant presented a photo of the 40' x 40' building he would like to move from Dakota Fest grounds to use for storage.

Motion by Genzlinger, seconded by Sonne to recommend approval of the conditional use. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – absent, Larson – aye, Osterloo – aye, Schmitz – aye, Sonne – aye. 6 aye, 0 nay, 1 absent; motion carried.

10. Variance Permit: Terry Rietveld

Terry Rietveld has applied for a Variance Permit for accessory buildings of 2,640 square feet vs 2,000 square feet to build a new accessory building of 1,440 square feet. This is located on the lot between 84 and 92 S Harmon Dr, legally described as Lot 2, Block 4, Indian Head Second 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 were 2 letters returned in favor that made the packet and one in favor that did not make the packet. The applicant was present to answer questions.

Jenniges stated the applicant is removing one of the existing buildings and would like to build a new accessory building to fit his RV.

Motion by Schmitz, seconded by Havlik to recommend approval of the variance. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – absent, Larson – aye, Osterloo – aye, Schmitz – aye, Sonne – aye. 6 aye, 0 nay, 1 absent; motion carried.

11. Plat: Volesky Properties LLC

Plat of Tracts 1, 2, 3 and 4 in Lot 1-A, Block C of Westview Addition in the SE 1/4 of Section 20, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area. The applicant would like to subdivide an existing parcel into 4 smaller lots to build contractor's shops and storage area which is permitted within

TWC. All proposed lots meet lot size and width requirements for TWC. The applicant was not present to answer questions.

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

12. Plat: Ethan Coop Lumber

Plat of Lot AB, Block 1 of Lakeridge Addition, a subdivision of Irregular Tract No. 1 in the NW 1/4 of Section 10, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area. This plat is following the master plan, they are just combining two of the proposed lots from the master plan. The applicant was not present to answer questions.

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

13. Other Business:

None.

14. Public Input:

None.

15. Adjourn

Chairperson Larson adjourned the meeting at 12:22 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, plats being the exception.

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** *$250 application due with the application.*

- Applicant is request to rezone property from Click or tap here to enter text. District to Click or tap here to enter text. District.

☐ **Variance** *$150 application fee due with application.*

- Description of Variance: Click or tap here to enter text.
- Description of Hardship: Click or tap here to enter text.

☒ **Conditional Use Permit** *$150 application fee due with application*

- Description of Conditional Use: Family Residential Daycare.

☐ **Plat Application** *$100 application fee due with application*

This Application is for the following described real property:

Legal Description: Lot 2 & W 13' of Lot 3, Block 1, Cedar Heights Subdivision, City of Mitchell, Davison County, South Dakota

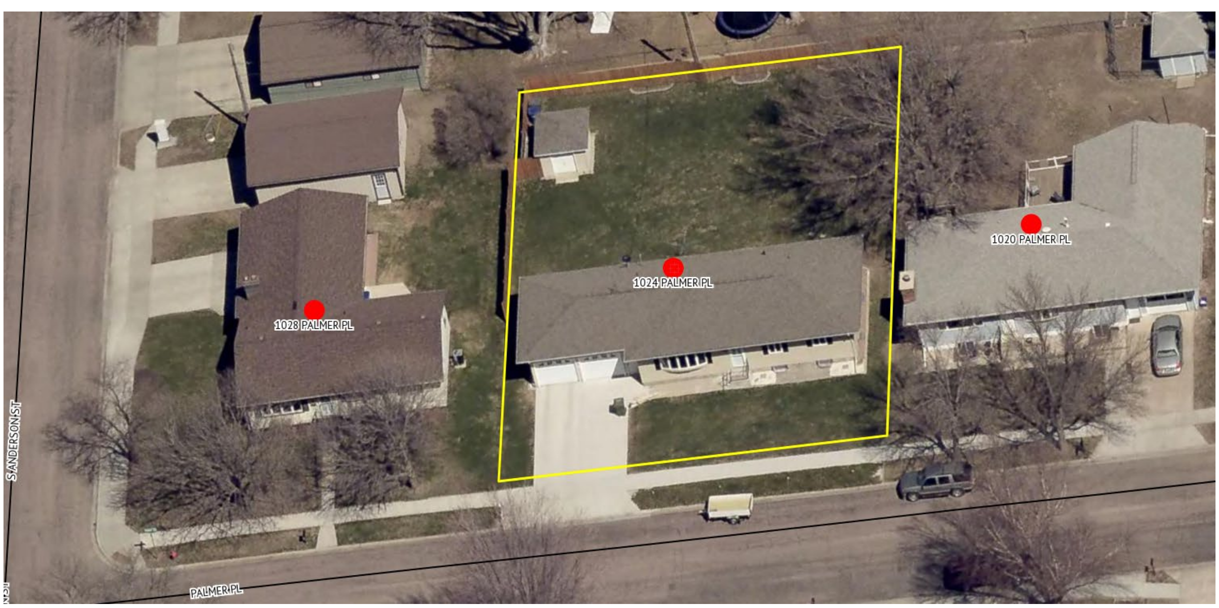
Property Address: **1024 Palmer Place**

Dated this 29th of May, 2024.

APPLICANT X Angie Moon

Darrel & Lois Docken (current)-Angie Moon-Purchase Agreement
OWNER


15
1022
1018
1012
1010
1004
W BIRCH AVE
1021
1017
1009
1005
Angie Moon
Conditional Use Permit
Family Residential Daycare
S ANDERSON ST
1028
1020
1016
1012
PALMER PL
500
1023
1019
1015
1011


1020 PALMER PL
1024 PALMER PL
1028 PALMER PL
S ANDERSON ST
PALMER PL

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 Angie Moon has applied for a conditional use permit to operate a Family Residential Daycare; located at 1024 Palmer Place, legally described as Lot 2 & W 13' of Lot 3, Block 1, Cedar Heights Subdivision, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, June 24, 2024, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, July 1, 2024 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated this 6th day of June, 2024.

Michelle Bathke

FINANCE OFFICER

Publish once: 12th day of June, 2024
Approximate Cost:

Angie Moon
1805 Quiett Ln
Mitchell, SD 57301

Darrell & Lois Docken
1024 Palmer Place
Mitchell, SD 57301

Edward Sargent
1022 W Birch Ave
Mitchell, SD 57301

Justin & Tiffany Clark
1018 W Birch Ave
Mitchell, SD 57301

Kyle Jackson
1012 W Birch Ave
Mitchell, SD 57301

Mark Koupal
Mary Nagel
1010 W Birch Ave
Mitchell, SD 57301

Richard Fillmore
8520 W 25th
St Louis Park, MN 55426

Carrie Tesch
1021 W Birch Ave
Mitchell, SD 57301

David Hatwan
Amber Bittel
1017 W Birch Ave
Mitchell, SD 57301

Jordan Gau
1013 W Birch Ave
Mitchell, SD 57301

Michelle Bechen
Jacob Dahme
1009 W Birch Ave
Mitchell, SD 57301

Mabel Triebwasser Trust
1005 W Birch Ave
Mitchell, SD 57301

Mike & Angeline Sterk
1028 Palmer Place
Mitchell, SD 57301

Thomas & Marie Bechen
1020 Palmer Place
Mitchell, SD 57301

Austin & Marcy Gregg
1016 Palmer Place
Mitchell, SD 57301

Malea Nelson
Bradley Boyer
1012 Palmer Place
Mitchell, SD 57301

Marye & Tyler Sutton
500 S Anderson St
Mitchell, SD 57301

Heath & Kristi Driscoll
1023 Palmer Pl
Mitchell, SD 57301

Paul & Julie Haiar
1019 Palmer Pl
Mitchell, SD 57301

Alan & Jamie Birmeier
1015 Palmer Place
Mitchell, SD 57301

Curtis & Laurel Talley
1011 Palmer Place
Mitchell, SD 57301

Jeremy & Jessica Skinner
1028 W Cedar Ave
Mitchell, SD 57301

Mary Tollefson
1024 W Cedar Ave
Mitchell, SD 57301

Larry & Barbara Stolz
1020 W Cedar Ave
Mitchell, SD 57301

Paul Bernard
1016 W Cedar Ave
Mitchell, SD 57301

Jason & Kari Pommer
1012 W Cedar Ave
Mitchell, SD 57301

City of Mitchell
612 N Main St
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

June 12, 2024

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Angie Moon has applied for a conditional use permit to operate a Family Residential Daycare; located at 1024 Palmer Place, legally described as Lot 2 & W 13' of Lot 3, Block 1, Cedar Heights Subdivision, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

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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 Brad & Malea Boyer
OWNER

1012 Palmer Pl
ADDRESS

______ APPROVE

______ DISAPPROVE

COMMENTS: We do not care either way but are concerned about all the extra traffic in a quiet neighborhood that has many young children.

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

June 12, 2024

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I/We Darrell & Lois Jocken
OWNER

1024 Palmer Place Mitchell S.D.
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS:

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

June 12, 2024

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I/We Ed Sargent
OWNER

1022 W. Birch
ADDRESS

✓ APPROVE

______ DISAPPROVE

COMMENTS:

Outside expectations

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, plats being the exception.

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** *$250 application due with the application.*

- Applicant is request to rezone property from Click or tap here to enter text. District to Click or tap here to enter text. District.

☒ **Variance** *$150 application fee due with application.*

- Description of Variance: variance Permit for accessory buildings of 2,484 square feet vs 2,000 square feet to build a new detached accessory building of 1,350 square feet.
- Description of Hardship: Would like more space to work on his own vehicles.

☐ **Conditional Use Permit** *$150 application fee due with application*

- Description of Conditional Use: Click or tap here to enter text.

☐ **Plat Application** *$100 application fee due with application*

This Application is for the following described real property:

Legal Description: **Lot 3, Block 4, Firesteel Heights Subdivision, City of Mitchell, Davison County, South Dakota.**

Property Address: **1312 Roland Lane**

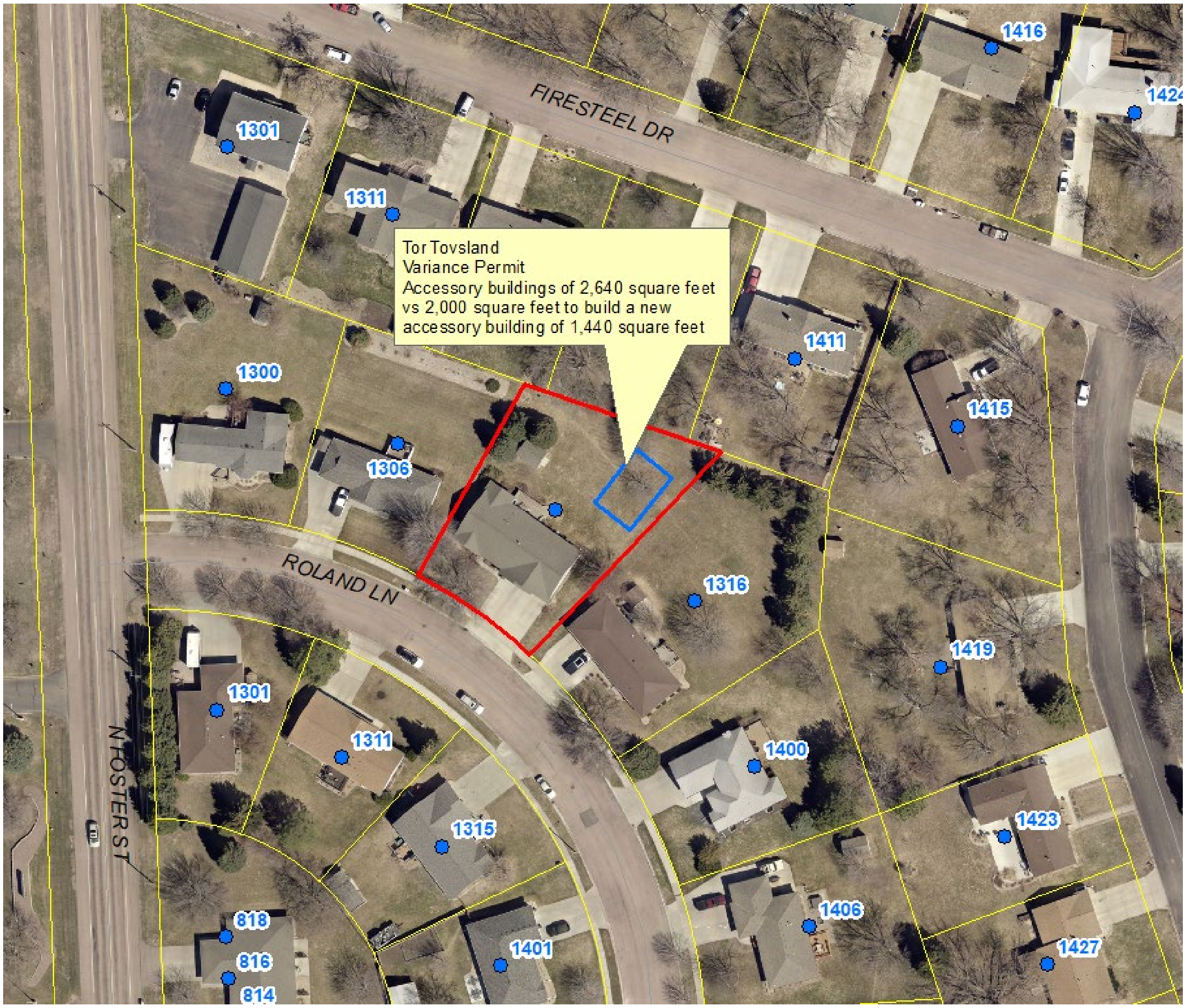
Dated this 4th of June , 2024.

Tor Tovsland

APPLICANT

Tor & Karen Tovsland

OWNER


Tor Tovsland
Variance Permit
Accessory buildings of 2,640 square feet
vs 2,000 square feet to build a new
accessory building of 1,440 square feet
FIRESTEEL DR
ROLAND LN
N FOSTER ST
1301
1311
1300
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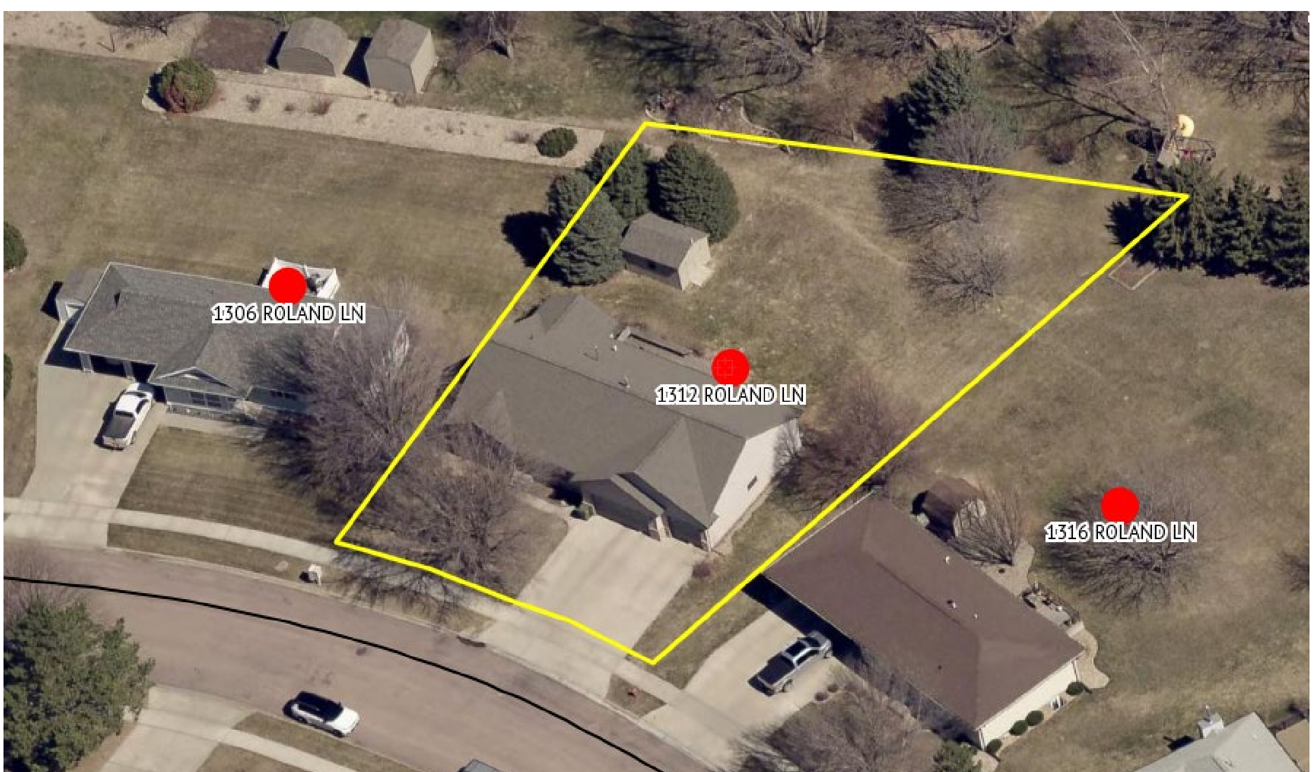
1306 ROLAND LN
1312 ROLAND LN
1316 ROLAND LN

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 Tor Tovsland has applied for a Variance Permit for accessory buildings of 2,640 square feet vs 2,000 square feet to build a new accessory building of 1,440 square feet. This is located 1312 Roland Lane, legally described as Lot 3, Block 4, Firesteel Heights Subdivision, City of Mitchell, Davison County, South Dakota. The said real property is zoned R3 Medium Density Residential District.

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Dated this 6th day of June, 2024.

Michelle Bathke

FINANCE OFFICER

Publish once: 12th day of June, 2024
Approximate Cost:

Tor & Karen Tovsland
1312 Roland Ln
Mitchell, SD 57301

Lance & Patricia Koth
1311 Firesteel Dr
Mitchell, SD 57301

Karen & Curtis Slykhuis
1321 Firesteel Dr
Mitchell, SD 57301

Steven & Kathleen Otterby
1401 Firesteel Dr
Mitchell, SD 57301

Nicholas & Marti Lemke
1411 Firesteel Dr
Mitchell, SD 57301

Raymond & Cheryl Rothfuss
1415 Firesteel Dr
Mitchell, SD 57301

Keith & Saundra Nash
1419 Firesteel Dr
Mitchell, SD 57301

Leslie & Betty Anderson
1300 Roland Ln
Mitchell, SD 57301

Kevin Kouf
1306 Roland Ln
Mitchell, SD 57301

John & Julie Magnuson
1316 Roland Ln
Mitchell, SD 57301

Lavern & Corrine Larson
1400 Roland Ln
Mitchell, SD 57301

Maurice & Julie Hartmann
1301 Roland Ln
Mitchell, SD 57301

Ronald Wermers
1311 Roland Ln
Mitchell, SD 57301

Chad & Jessica Mowry
1315 Roland Ln
Mitchell, SD 57301

Dusko & Pauna Mirkovic
1401 Roland Ln
Mitchell, SD 57301

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Mitchell
SOUTH DAKOTA
Outside expectations

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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 John + Julie Magnuson
OWNER

1316 ROLAND LANE
ADDRESS

______ APPROVE

X DISAPPROVE Even if there was no need for this variance, we would still not support this project.

COMMENTS: We live next door & do not support this because:
1) There is no access to the proposed building via alley or hard surface driveway. Instead, he would be driving on the lawn between our homes - not acceptable to us. Our property value will suffer if this is allowed. No one should be driving cars, boat, camper on the grass in between homes. Several of us own boat and/or camper but we rent storage space!
2) Granting this variance will set a precedent for future similar projects that will only detract from the landscape & quality of this neighborhood & negatively impact our property value & that of our neighbors.
We respectfully ask that you NOT approve this variance nor allow this project to proceed in any way.

Outside expectations

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
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Mitchell
SOUTH DAKOTA
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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 Lance + Patricia Koth
OWNER

1311 Firesteel Dr, Mitchell SD 57301
ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS:
We are concerned with this variance setting a precedence in our residential neighborhood + also a building of this size requiring access w/o proper driveway or alley.

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

June 12, 2024

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Tor Tovsland has applied for a Variance Permit for accessory buildings of 2,640 square feet vs 2,000 square feet to build a new accessory building of 1,440 square feet. This is located 1312 Roland Lane, legally described as Lot 3, Block 4, Firesteel Heights Subdivision, City of Mitchell, Davison County, South Dakota. The said real property is zoned R3 Medium Density Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, June 24, 2024, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, July 1, 2024 at 6:00 P.M, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD.

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 Chad + Jessica Mowry
OWNER

1315 Roland Ln.
ADDRESS

_____ APPROVE

__X__ DISAPPROVE

COMMENTS:
We do not feel there is enough room to pass through beside the garage to access the shed without being over the property line

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

June 12, 2024

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 Steve & Kathy Otterby
OWNER

1401 Firesteel Dr, Mitchell, S.D.

ADDRESS

______ APPROVE

X DISAPPROVE

COMMENTS: Building of That Size & type do Not Belong In our Residential Zoning especially under A Variance. Access to the Building is Questionable.

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

June 12, 2024

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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 Corrine Larson
OWNER

1400 Roland LANE, Mitchell, SD 57301
ADDRESS

_____ APPROVE

✓ DISAPPROVE

COMMENTS:
(see attached)

Outside expectations

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

Objection

The undersigned, Corrine Larson, resides at 1400 Roland Lane. My deceased husband and I built our home in 1994.

I am objecting to the proposed building that Tor Tovsand has requested on Lot 3, Block 4, Firesteel Heights. The building size will block the view from our home. There are no other large storage buildings in the entire subdivision. The proposed building is NOT permitted by the zoning regulation.

There are utility easements on the backside of all of the lots. Because there are no alleys between the homes, room was left for service vehicles and firetrucks. This building would obstruct the passage of emergency vehicles.

It is my opinion that this proposed building would lower the value of my home and all other homes in the neighborhood.

I urge the Planning Commission and the City Counsel sitting as the Board of Adjustment to deny the request for the variance permit.

Corrine Larson

Corrine Larson

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, plats being the exception.

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** *$250 application due with the application.*

- Applicant is request to rezone property from Click or tap here to enter text. District to Click or tap here to enter text. District.

☒ **Variance** *$150 application fee due with application.*

- Description of Variance: Front yard setback of 17' vs 25' to build an attached garage.
- Description of Hardship: House sets at 23' from setback currently and would to build an attached 16' x 26' garage that would set 6' in front of the existing house so as to not lose the only window on the north side of the house.

☐ **Conditional Use Permit** *$150 application fee due with application*

- Description of Conditional Use: Click or tap here to enter text.

☐ **Plat Application** *$100 application fee due with application*

This Application is for the following described real property:

Legal Description: **Lot 9A & S 20' of Lot 10A, Rail Road Addition, City of Mitchell, Davison County, South Dakota.**

Property Address: **412 S Iowa St**

Dated this 5th of June , 2024.

Mike Royston
APPLICANT

Denise & Michael Royston
OWNER


W BIRCH AVE
Mike Royston
Variance Permit
Front yard setback of 17' vs 25'
to build a new 16' x 26' attached garage
S IOWA ST
S MONTANA ST
W CEDAR AVE
821
801
723
711
907
903
901
405
410
411
407
414
409
418
413
420
423
424
425
417
1000
421
818
912


406 S IOWA ST
412 S IOWA ST
418 S IOWA ST
S IOWA ST

NOTICE OF HEARING

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

YOU ARE HEREBY NOTIFIED that Mike Royston has applied for a Variance Permit for a front yard setback of 17’ vs 25’ to build a 16’ x 26’ attached garage. This is located 412 S Iowa St, legally described as Lot 9A and S 20' of Lot 10A, Block 22, Rail Road Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, June 24, 2024, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, July 1, 2024 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant’s request.

Dated this 6th day of June, 2024.

Michelle Bathke

FINANCE OFFICER

Publish once: 12th day of June, 2024
Approximate Cost:

Denise & Michael Royston
412 S Iowa St
Mitchell, SD 57301

Justin & Ashley Mack
900 W Birch Ave
Mitchell, SD 57301

Kenneth & Beverly Soyk
824 W Birch Ave
Mitchell, SD 57301

Dustin & Dixie Dwaard
820 W Birch Ave
Mitchell, SD 57301

Allan & Laura Miller
816 W Birch Ave
Mitchell, SD 57301

CK Property Group LLC
936 Kippes Cove
Mitchell, SD 57301

JNA Properties LLC
25757 408th Ave
Mitchell, SD 57301

Joanne Oberg Revoc Living Trust
903 W Birch Ave
Mitchell, SD 57301

Kyle & Jacquelyn Miskimins
901 W Birch Ave
Mitchell, SD 57301

James Jr & Delores Thomas
1002 Palmer Pl
Mitchell, SD 57301

Stephen Todd
1000 Palmer Pl
Mitchell, SD 57301

Ronald Steinberg
Dallas Hotz-Steinberg
912 W Cedar Ave
Mitchell, SD 57301

Jeanine Bleeker
1025 Circle Dr
Mitchell, SD 57301

Nicholas Peterson
417 S Iowa St
Mitchell, SD 57301

Janelle Parker
421 S Iowa St
Mitchell, SD 57301

James & Bonita Sopoci
821 W Birch Ave
Mitchell, SD 57301

Carroll & Sandra Twedt
406 S Iowa St
Mitchell, SD 57301

Earle & Kathleen Schoep
418 S Iowa St
Mitchell, SD 57301

Daniel & Michele Ziebarth
818 W Cedar Ave
Mitchell, SD 57301

Mackenzie Larson
Alex Elias
801 W Birch Ave
Mitchell, SD 57301

Troy Maeschen
405 S Montana St
Mitchell, SD 57301

Scott Rodman
407 S Montana St
Mitchell, SD 57301

Jasmine Johnson
409 S Montana St
Mitchell, SD 57301

Pin High Properties LLC
25371 393rd Ave
Plankinton, SD 57368

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

Kent & Kelsey Vanoverschelde
425 S Montana St
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

June 12, 2024

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Mike Royston has applied for a Variance Permit for a front yard setback of 17' vs 25' to build a 16' x 26' attached garage. This is located 412 S Iowa St, legally described as Lot 9A and S 20' of Lot 10A, Block 22, Rail Road Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, June 24, 2024, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, July 1, 2024 at 6:00 P.M, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD.

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 Destiny Rohrer
OWNER

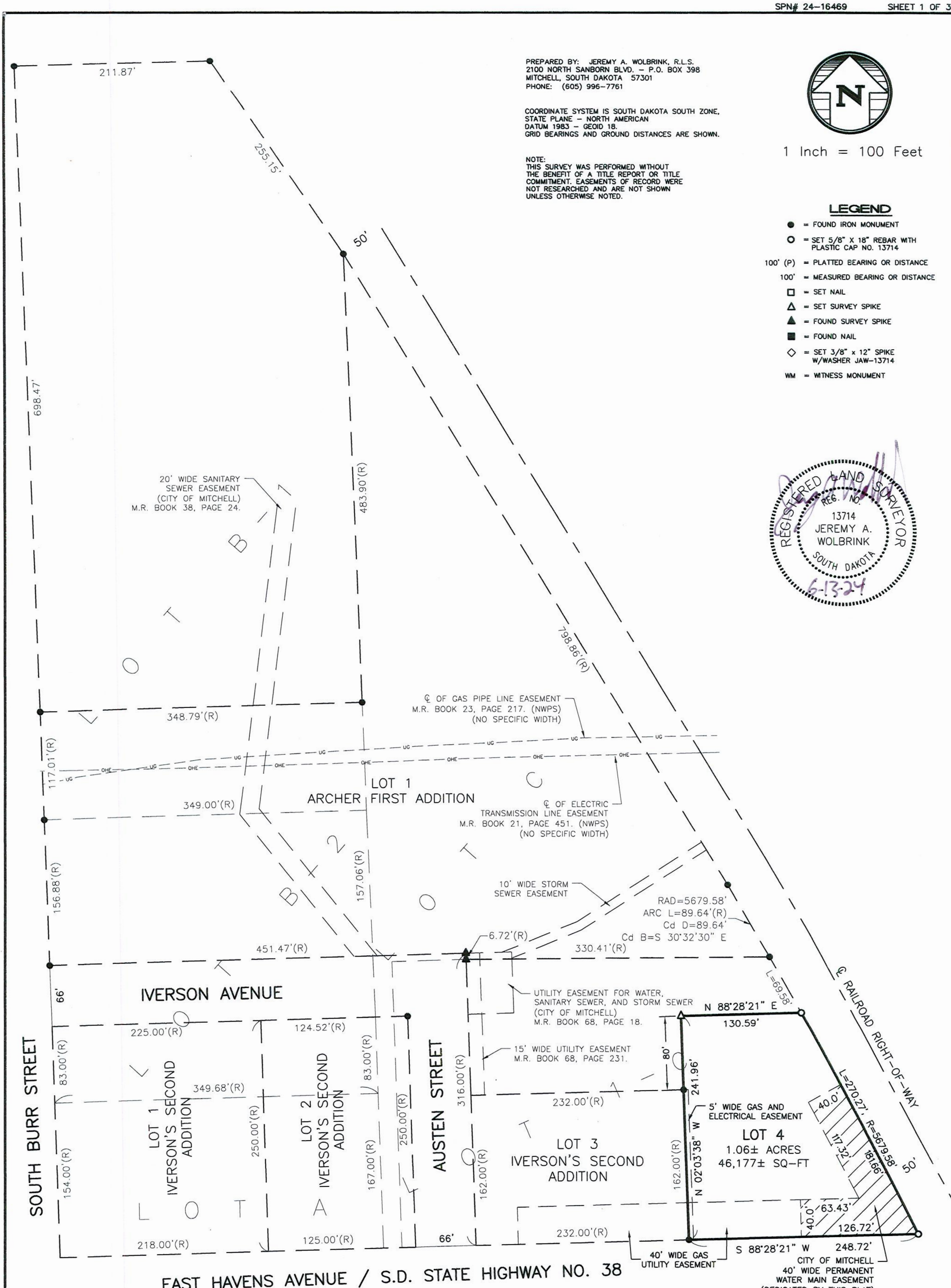
423 S Montana
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS: Let's go Mitchell! :)

Outside expectations



A PLAT OF LOT 4 OF IVERSON'S SECOND ADDITION, A SUBDIVISION OF LOT 1-C WITHIN LOT C, FORMERLY A PORTION OF IRREGULAR TRACT NO. 4A IN THE SOUTH 1/2 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, 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

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SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of the owner as listed in the Owner's Certificate, Dedication and Agreement of Protection of Water, and under their direction for purposes indicated therein, I did on or prior to May 31, 2024, survey the parcel of land described as follows: LOT 4 OF IVERSON'S SECOND ADDITION, A SUBDIVISION OF LOT 1-C WITHIN LOT C, FORMERLY A PORTION OF IRREGULAR TRACT NO. 4A IN THE SOUTH 1/2 OF SECTION 22, 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 13TH day of June, 2024.

Registered Land Surveyor #SD13714

REGISTERED LAND SURVEYOR
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA
6-13-24

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that Iverson Chrysler Center, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in previously platted LOT 1-C WITHIN LOT C, FORMERLY A PORTION OF IRREGULAR TRACT NO. 4A IN THE SOUTH 1/2 OF SECTION 22, 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 Iverson Chrysler Center, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 4 OF IVERSON'S SECOND ADDITION, A SUBDIVISION OF LOT 1-C WITHIN LOT C, FORMERLY A PORTION OF IRREGULAR TRACT NO. 4A IN THE SOUTH 1/2 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and that Iverson Chrysler Center, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 4 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists East Havens Avenue/S.D. State Highway No. 38. 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 ________________, 2024.

____
Austen L. Iverson, President of Iverson Chrysler Center, Inc.,
a South Dakota corporation, the owner of Lot 1-C within Lot C

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _______ day of ______________, 2024, before me, ____, the undersigned officer, personally appeared Austen L. Iverson, President of Iverson Chrysler Center, Inc., a South Dakota corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

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

____
Notary Public, South Dakota
My Commission Expires: ____________________

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

A PLAT OF LOT 4 OF IVERSON'S SECOND ADDITION, A SUBDIVISION OF LOT 1-C WITHIN LOT C, FORMERLY A PORTION OF IRREGULAR TRACT NO. 4A IN THE SOUTH 1/2 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 4 OF IVERSON'S SECOND ADDITION, A SUBDIVISION OF LOT 1-C WITHIN LOT C, FORMERLY A PORTION OF IRREGULAR TRACT NO. 4A IN THE SOUTH 1/2 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 4 OF IVERSON'S SECOND ADDITION, A SUBDIVISION OF LOT 1-C WITHIN LOT C, FORMERLY A PORTION OF IRREGULAR TRACT NO. 4A IN THE SOUTH 1/2 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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 ___________________, 2024.

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

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the ______ day of _________________, 2024; and

WHEREAS, it appears from an examination of the plat of LOT 4 OF IVERSON'S SECOND ADDITION, A SUBDIVISION OF LOT 1-C WITHIN LOT C, FORMERLY A PORTION OF IRREGULAR TRACT NO. 4A IN THE SOUTH 1/2 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 4 OF IVERSON'S SECOND ADDITION, A SUBDIVISION OF LOT 1-C WITHIN LOT C, FORMERLY A PORTION OF IRREGULAR TRACT NO. 4A IN THE SOUTH 1/2 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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 __________________, 2024.

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

SD-DOT CERTIFICATE OF HIGHWAY AUTHORITY

Access to S.D. State Highway No. 38 is approved. This access approval does not replace the need for any permits required by law to establish the precise access location, including permit requirements set forth in Administrative Rule of South Dakota 70:09:01:02.

By: [signature] Highway or Street Authority   Title: Mitchell Area Engineer   Date: 6/13/2024

CERTIFICATE OF COUNTY TREASURER

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

_______________________________________ Treasurer/Deputy Treasurer of Davison County   ______________ Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOT 4 OF IVERSON'S SECOND ADDITION, A SUBDIVISION OF LOT 1-C WITHIN LOT C, FORMERLY A PORTION OF IRREGULAR TRACT NO. 4A IN THE SOUTH 1/2 OF SECTION 22, 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 _________________, 2024, at ________________, and recorded in Book ______ of Plats on Page ________ therein and recorded on Microfilm Number _________.

_______________________________________ Register of Deeds, Davison County   By_______________________ Deputy

REGISTERED LAND SURVEYOR REG. NO. 13714 JEREMY A. WOLBRINK SOUTH DAKOTA 6-13-24

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


680
IVERSON AVE
AUSTEN ST
704
616
Lot 4
+/- 1.06 Acres
E HAVENS AVE
713
S CAPITAL ST
TRAILER COURT


704 E HAVENS AVE
SD HWY 38
SD HWY 38
SD HWY 38
UNKNOWN
713 E HAVENS AVE

1 Inch = 100 Feet

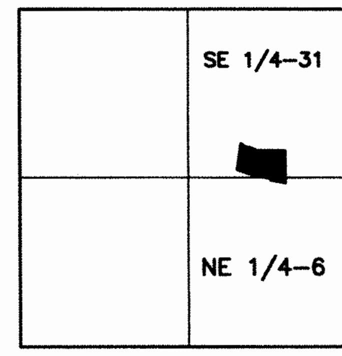
LEGEND

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

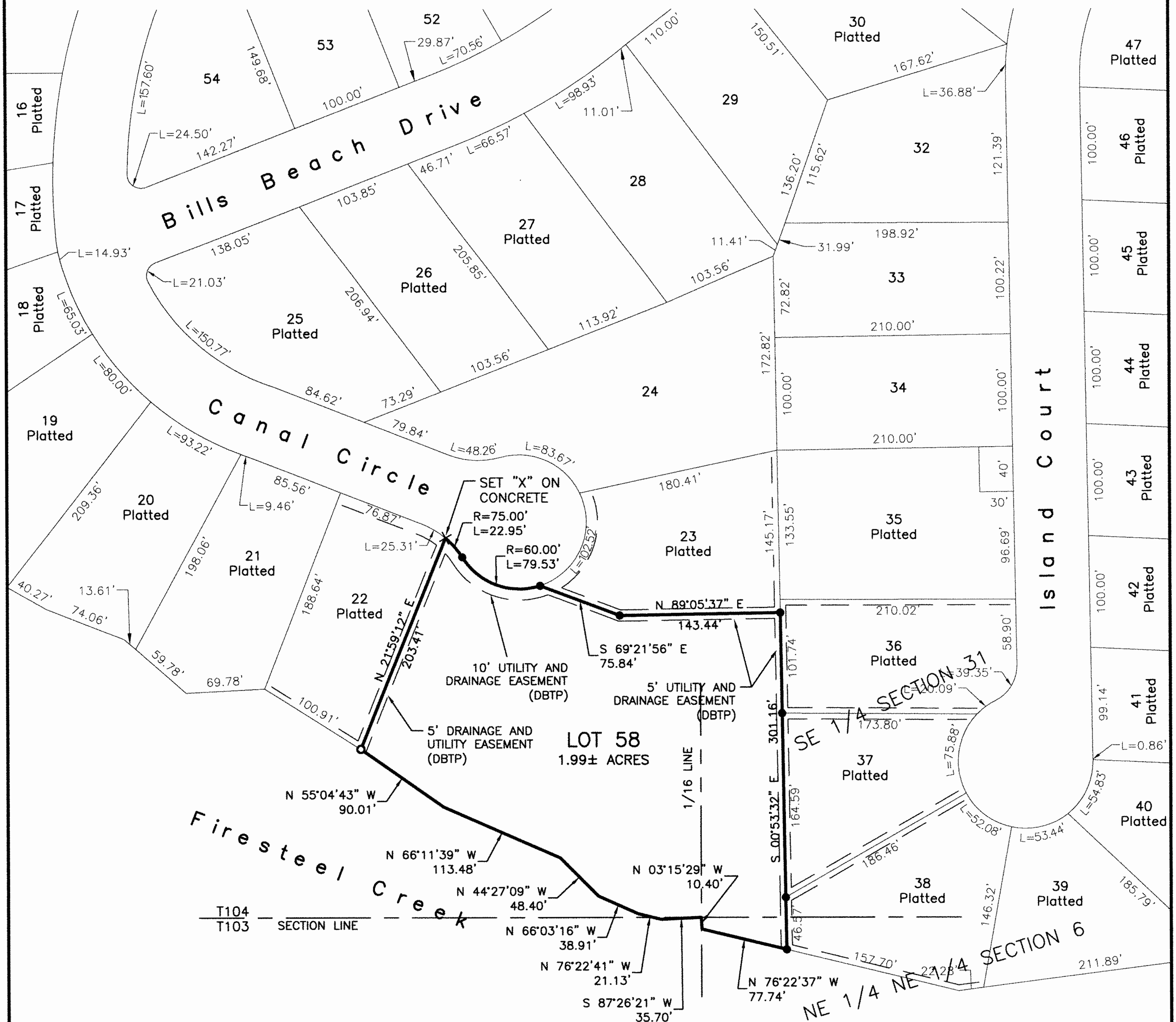
PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. – P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

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.



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 58 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M. AND TRACT A IN THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., ALL IN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to June 12, 2024, survey those parcels of land described as follows: LOT 58 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M. AND TRACT A IN THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., ALL IN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this _______ day of _________________, 2024.

Registered Land Surveyor #SD6702

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

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

A PLAT OF LOT 58 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M. AND TRACT A IN THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., ALL IN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that Maui Farms Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31,T 104 N, R 60 W OF THE 5TH P.M. AND TRACT A IN THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., ALL IN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of Maui Farms Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 58 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M. AND TRACT A IN THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., ALL IN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Maui Farms Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 58 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Canal Circle. 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 ________________, 2024.

____
Charles J. Mauszycki, Jr., Vice President of Maui Farms Inc.,
a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _______ day of _______________, 2024, before me, ____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of Maui Farms Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

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

____
Notary Public, South Dakota
My Commission Expires:_________________________________

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 58 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31,T 104 N, R 60 W OF THE 5TH P.M. AND TRACT A IN THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., ALL IN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 58 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31,T 104 N, R 60 W OF THE 5TH P.M. AND TRACT A IN THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., ALL IN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

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 ___________________, 2024.

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

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

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

A PLAT OF LOT 58 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M. AND TRACT A IN THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., ALL IN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the ______ day of __________________, 2024; and

WHEREAS, it appears from an examination of the plat of LOT 58 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31,T 104 N, R 60 W OF THE 5TH P.M. AND TRACT A IN THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., ALL IN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 58 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31,T 104 N, R 60 W OF THE 5TH P.M. AND TRACT A IN THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., ALL IN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

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 __________________, 2024.

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

CERTIFICATE OF COUNTY TREASURER

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

______________________________________ ______________
Treasurer/Deputy Treasurer of Davison County Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOT 58 OF THE ISLAND FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31,T 104 N, R 60 W OF THE 5TH P.M. AND TRACT A IN THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., ALL IN THE 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 __________________, 2024, at ________________, and recorded in Book ______ of Plats on Page ________ therein and recorded on Microfilm Number __________.

____ By____
Register of Deeds, Davison County Deputy

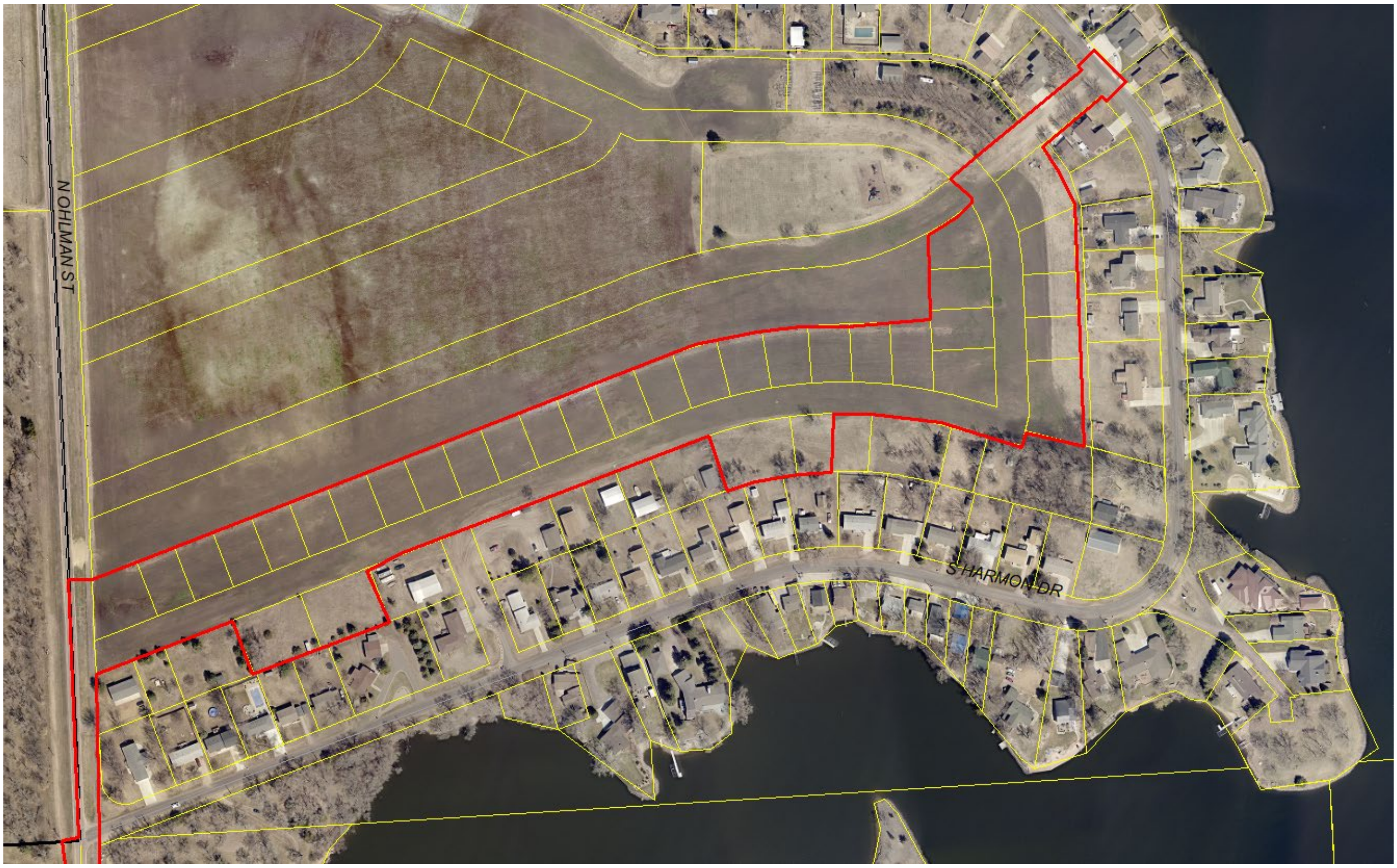
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

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

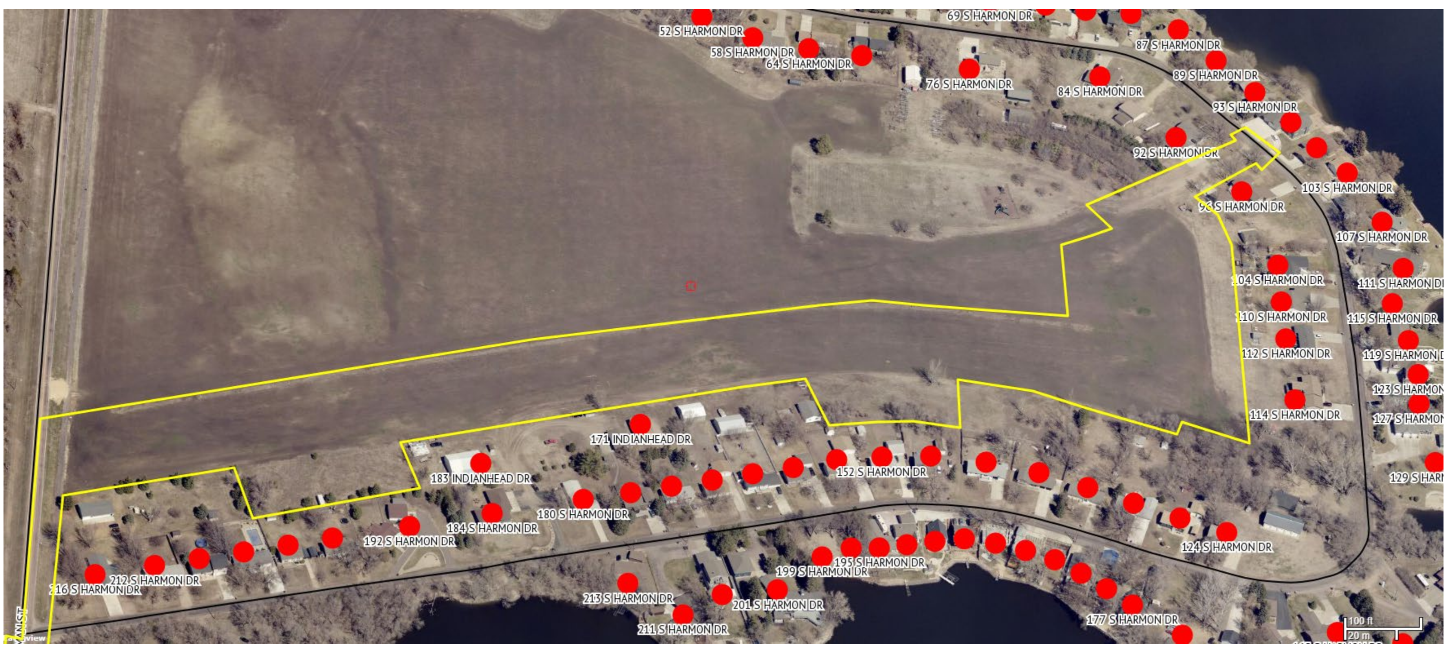

CANAL CIR
ISLAND CT
5716
5708
5700
Maui Farms Inc
+/- 1.99 Acres
3352
5601
5600
N HARMON DR


5600 ISLAND CT
5601 ISLAND CT
ISLAND CT
5700 ISLAND CT
5708 ISLAND CT
716 ISLAND CT
CANAL CR
CANAL CR
3352 CANAL CIR
3340 CANAL CIR

SOUTH LAKE

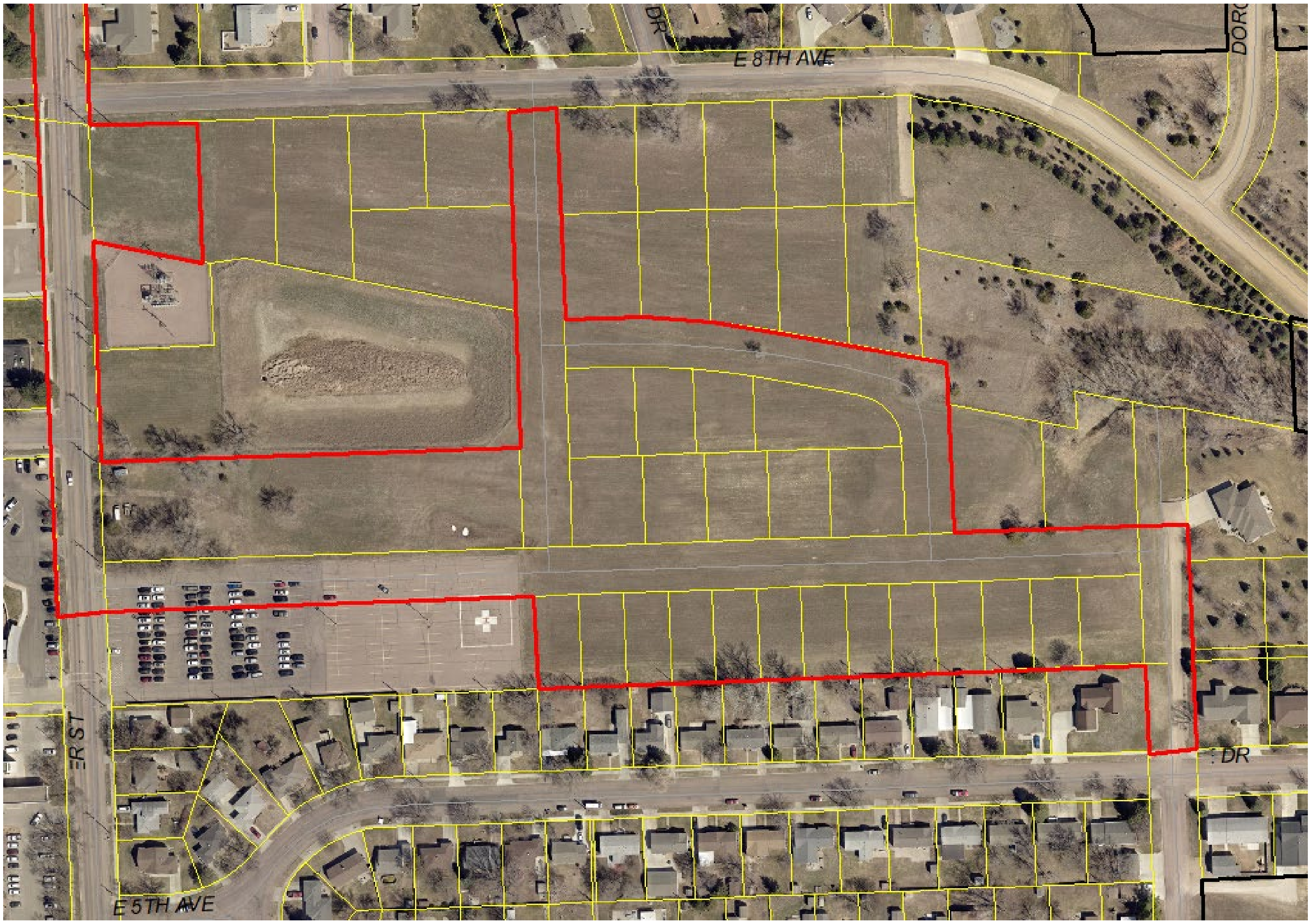


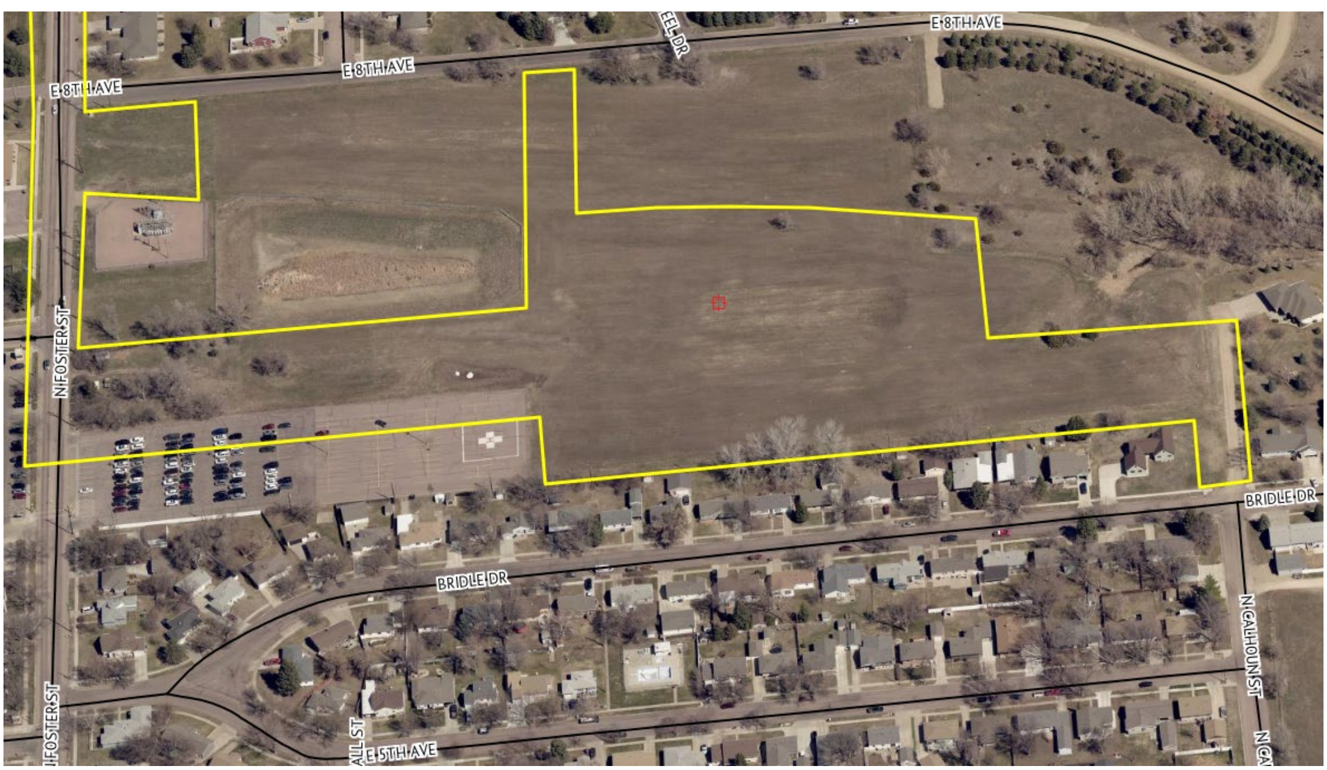
N OHLMAN ST
S HARMON DR



52 S HARMON DR
58 S HARMON DR
64 S HARMON DR
69 S HARMON DR
76 S HARMON DR
84 S HARMON DR
87 S HARMON DR
89 S HARMON DR
93 S HARMON DR
92 S HARMON DR
103 S HARMON DR
107 S HARMON DR
104 S HARMON DR
110 S HARMON DR
112 S HARMON DR
114 S HARMON DR
124 S HARMON DR
171 INDIANHEAD DR
183 INDIANHEAD DR
152 S HARMON DR
180 S HARMON DR
184 S HARMON DR
192 S HARMON DR
212 S HARMON DR
216 S HARMON DR
213 S HARMON DR
211 S HARMON DR
201 S HARMON DR
199 S HARMON DR
195 S HARMON DR
177 S HARMON DR
100 ft
20 m

RIDGE VIEW


E 8TH AVE
DR
DORC
ER ST
DR
E 5TH AVE


E 8TH AVE
E 8TH AVE
E 8TH AVE
EEL DR
N FOSTER ST
BRIDLE DR
BRIDLE DR
N CALHOUN ST
N FOSTER ST
ALL ST
E 5TH AVE

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 June 24, 2024 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-six (36).

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

LOTS 3 THROUGH 6, BLOCK 14, AND VACATED ALLEY ABBUTTING, AND LOTS 8 THROUGH 10, BLOCK 15, AND VACATED ALLEY ABBUTTING, OF INDIAN HEAD THIRD ADDITION TO THE CITY OF MITCHEL;

LOTS 22 THROUGH 46, BLOCK 5 AND LOTS 1 THROUGH 5, BLOCK 6 OF SOUTH LAKE ESTATES SUBDIVISION TO THE CITY OF MITCHELL;

THAT PORTION OF SOUTH HARMON DRIVE R-O-W THAT ALIGNS WITH DAKOTA AVENUE R-O-W EXTENDED;

THAT PORTION OF DAKOTA AVENUE R-O-W LYING BETWEEN THE WESTERLY R-O-W OF SOUTH HARMON DRIVE AND THE EASTERLY R-O-W OF INDIAN HEAD DRIVE;

THAT PORTION OF INDIAN HEAD DRIVE R-O-W THAT ALIGNS WITH THE NORTHERLY R-O-W OF DAKOTA AVENUE AND EXTENDS TO THE NORTH PROPERTY LINE OF BLOCK 15 OF INDIAN HEAD THIRD ADDITION; THENCE WESTERLY CONTINUING ALONG AND INCLUDING THAT PORTION OF INDIAN HEAD DRIVE R-O-W TO THE INTERSECTION OF THE EAST R-O-W OF NORTH OHLMAN STREET;

THAT PORTION OF NORTH OHLMAN STREET R-O-W WITHIN CITY LIMITS FROM A POINT THAT IS PERPENDICULAR TO THE NORTH PROPERTY LINE OF LOT 46, BLOCK 5 OF SOUTH LAKE ESTATES SUBDIVISION, THENCE SOUTH TO A POINT THAT ALIGNS WITH THE SOUTH R-O-W OF INDIAN VILLAGE ROAD;

THAT PORTION OF INDIAN VILLAGE ROAD R-O-W LYING BETWEEN THE EAST R-O-W OF NORTH OHLMAN STREET AND THE NORTH R-O-W OF WEST 23RD AVENUE;

THAT PORTION OF WEST / EAST 23RD AVENUE R-O-W FROM A POINT THAT ALIGNS WITH THE WEST R-O-W OF INDIAN VILLAGE ROAD, THENCE EAST TO A POINT THAT ALIGNS WITH THE EAST R-O-W OF NORTH KIMBALL STREET;

THAT PORTION OF NORTH KIMBALL STREET R-O-W FROM A POINT THAT ALIGNS WITH THE SOUTH R-O-W OF EAST 23RD AVENUE, THENCE SOUTH TO A POINT THAT ALIGNS WITH THE NORTH R-O-W OF EAST 11TH AVENUE;

THAT PORTION OF EAST 11TH AVENUE R-O-W FROM A POINT THAT ALIGNS WITH THE WEST R-O-W OF NORTH KIMBALL STREET, THENCE EAST TO A POINT THAT ALIGNS WITH THE WEST R-O-W OF NORTH FOSTER STREET;

THAT PORTION OF NORTH FOSTER STREET R-O-W FROM A POINT THAT ALIGNS WITH THE NORTH R-O-W OF EAST 11TH AVENUE, THENCE SOUTH TO A POINT THAT ALIGNS WITH THE SOUTH R-O-W OF NAGLE LANE;

THAT PORTION OF NAGLE LANE R-O-W FROM A POINT THAT ALIGNS WITH THE EAST R-O-W OF NORTH FOSTER STREET, THENCE EAST TO A POINT THAT ALIGNS WITH THE WEST R-O-W OF NORTH CALHOUN STREET;

THAT PORTION OF NORTH CALHOUN STREET R-O-W FROM A POINT THAT ALIGNS WITH THE NORTH R-O-W OF NAGLE LANE, THENCE SOUTH TO A POINT THAT ALIGNS WITH THE SOUTH R-O-W OF BRIDLE DRIVE;

ALL OF PEACE PLACE R-O-W LOCATED BETWEEN NAGLE LANE R-O-W AND EAST 8TH AVENUE R-O-W;

ALL OF NURSIA DRIVE R-O-W LOCATED BETWEEN NAGLE LANE R-O-W AND PEACE PLACE R-O-W; and

LOT 6, BLOCK 1-A; BLOCK 2-A; LOTS 1 THROUGH 9, BLOCK 3-A; AND LOTS 1 THROUGH 13, BLOCK 5-A; ALL IN RIDGE VIEW ON FOSTER ADDITION TO THE CITY OF MITCHELL.

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.cityofmitchellsd.gov. Following such hearing, the matter will be heard and acted upon by the Mitchell City Council on July 1, 2024 at 6:00 pm in the City Hall Council Chambers.

Dated this 6th day of June, 2024.

____
Michelle Bathke – Finance Officer

Published once:12th day of June, 2024
Approximate publication cost: ____________

TAX INCREMENTAL DISTRICT NUMBER 36 CITY OF MITCHELL TAX INCREMENTAL PROJECT PLAN FOR SOUTH LAKE & RIDGEVIEW PROJECTS

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

This Plan was prepared for adoption by the City Planning Commission and the City Council in recognition that the area requires a coordinated, cooperative strategy, with financing possibilities, to promote economic development through the construction of Affordable Housing through two (2) single-family affordable housing residential development projects, respectively referred to as the South Lake Development and the Ridgeview Development (the "Projects"). The Projects shall consist of one (1) Phase. The proposed TIF boundaries consist of thirty-seven (37) lots and public right-of-way in the South Lake Project and approximately thirty-two (32) lots and public right-of-way in the Ridgeview Development for a total of sixty-nine (69) residential lots located within the TID boundaries. Of the thirty-two (32) residential lots, only twenty-three (23) lots are currently depicted on the various map exhibits included in this Plan; an additional nine (9) lots will be platted out of the existing Block 2-A. There are other lots located within both Developments, but only the 37 lots depicted on the Project Map for the South Lake Development and the 32 lots depicted on the Project Map for the Ridgeview Development will make up the TIF boundaries, together with the public rights-of-way and streets depicted on the Project Maps. All houses built within the TIF District boundaries shall have an original selling price at or below the first-time homebuyer's purchase price limit being used by the South Dakota Housing Development Authority at the time of sale or completion of initial construction. The intent of the Project is to create new, affordable/workforce homeownership opportunities for the City of Mitchell, Davison County, South Dakota community.

The driving interest in the establishment of this Plan is to offer tax increment financing as a tool to stimulate and leverage private sector development to provide Affordable/Workforce Housing and to promote economic development throughout the TIF District and the City of Mitchell.

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

The lots located in the South Lake Development are either owned by Mitchell Area Housing Inc., a South Dakota nonprofit corporation ("MAHI"), or under contract to be purchased by MAHI upon certain conditions being met, one of which is the approval of TIF #36. The lots to be developed as part of the Ridgeview Development are currently owned by Mitchell Area Development Corporation; however, MAHI will act as the Developer of that Project as well.

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 Housing Inc., a South Dakota nonprofit corporation.

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

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

"District" means the Tax Incremental District.

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

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

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

"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 #36.

"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

LOTS 3 THROUGH 6, BLOCK 14, AND VACATED ALLEY ABBUTTING, AND LOTS 8 THROUGH 10, BLOCK 15, AND VACATED ALLEY ABBUTTING, OF INDIAN HEAD THIRD ADDITION TO THE CITY OF MITCHEL;

LOTS 22 THROUGH 46, BLOCK 5 AND LOTS 1 THROUGH 5, BLOCK 6 OF SOUTH LAKE ESTATES SUBDIVISION TO THE CITY OF MITCHELL;

THAT PORTION OF SOUTH HARMON DRIVE R-O-W THAT ALIGNS WITH DAKOTA AVENUE R-O-W EXTENDED;

THAT PORTION OF DAKOTA AVENUE R-O-W LYING BETWEEN THE WESTERLY R-O-W OF SOUTH HARMON DRIVE AND THE EASTERLY R-O-W OF INDIAN HEAD DRIVE;

THAT PORTION OF INDIAN HEAD DRIVE R-O-W THAT ALIGNS WITH THE NORTHERLY R-O-W OF DAKOTA AVENUE AND EXTENDS TO THE NORTH PROPERTY LINE OF BLOCK 15 OF INDIAN HEAD THIRD ADDITION; THENCE WESTERLY CONTINUING ALONG AND INCLUDING THAT PORTION OF INDIAN HEAD DRIVE R-O-W TO THE INTERSECTION OF THE EAST R-O-W OF NORTH OHLMAN STREET;

THAT PORTION OF NORTH OHLMAN STREET R-O-W WITHIN CITY LIMITS FROM A POINT THAT IS PERPENDICULAR TO THE NORTH PROPERTY LINE OF LOT 46, BLOCK 5 OF SOUTH LAKE ESTATES SUBDIVISION, THENCE SOUTH TO A POINT THAT ALIGNS WITH THE SOUTH R-O-W OF INDIAN VILLAGE ROAD;

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THAT PORTION OF WEST / EAST 23RD AVENUE R-O-W FROM A POINT THAT ALIGNS WITH THE WEST R-O-W OF INDIAN VILLAGE ROAD, THENCE EAST TO A POINT THAT ALIGNS WITH THE EAST R-O-W OF NORTH KIMBALL STREET;

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THAT PORTION OF EAST 11TH AVENUE R-O-W FROM A POINT THAT ALIGNS WITH THE WEST R-O-W OF NORTH KIMBALL STREET, THENCE EAST TO A POINT THAT ALIGNS WITH THE WEST R-O-W OF NORTH FOSTER STREET;

THAT PORTION OF NORTH FOSTER STREET R-O-W FROM A POINT THAT ALIGNS WITH THE NORTH R-O-W OF EAST 11TH AVENUE, THENCE SOUTH TO A POINT THAT ALIGNS WITH THE SOUTH R-O-W OF NAGLE LANE;

THAT PORTION OF NAGLE LANE R-O-W FROM A POINT THAT ALIGNS WITH THE EAST R-O-W OF NORTH FOSTER STREET, THENCE EAST TO A POINT THAT ALIGNS WITH THE WEST R-O-W OF NORTH CALHOUN STREET;

THAT PORTION OF NORTH CALHOUN STREET R-O-W FROM A POINT THAT ALIGNS WITH THE NORTH R-O-W OF NAGLE LANE, THENCE SOUTH TO A POINT THAT ALIGNS WITH THE SOUTH R-O-W OF BRIDLE DRIVE;

ALL OF PEACE PLACE R-O-W LOCATED BETWEEN NAGLE LANE R-O-W AND EAST 8TH AVENUE R-O-W;

ALL OF NURSIA DRIVE R-O-W LOCATED BETWEEN NAGLE LANE R-O-W AND PEACE PLACE R-O-W; and

LOT 6, BLOCK 1-A; BLOCK 2-A; LOTS 1 THROUGH 9, BLOCK 3-A; AND LOTS 1 THROUGH 13, BLOCK 5-A; ALL IN RIDGE VIEW ON FOSTER ADDITION TO THE CITY OF MITCHELL.

CREATION OF CITY OF MITCHELL TID NUMBER 36

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 the streets and infrastructure for the Project.

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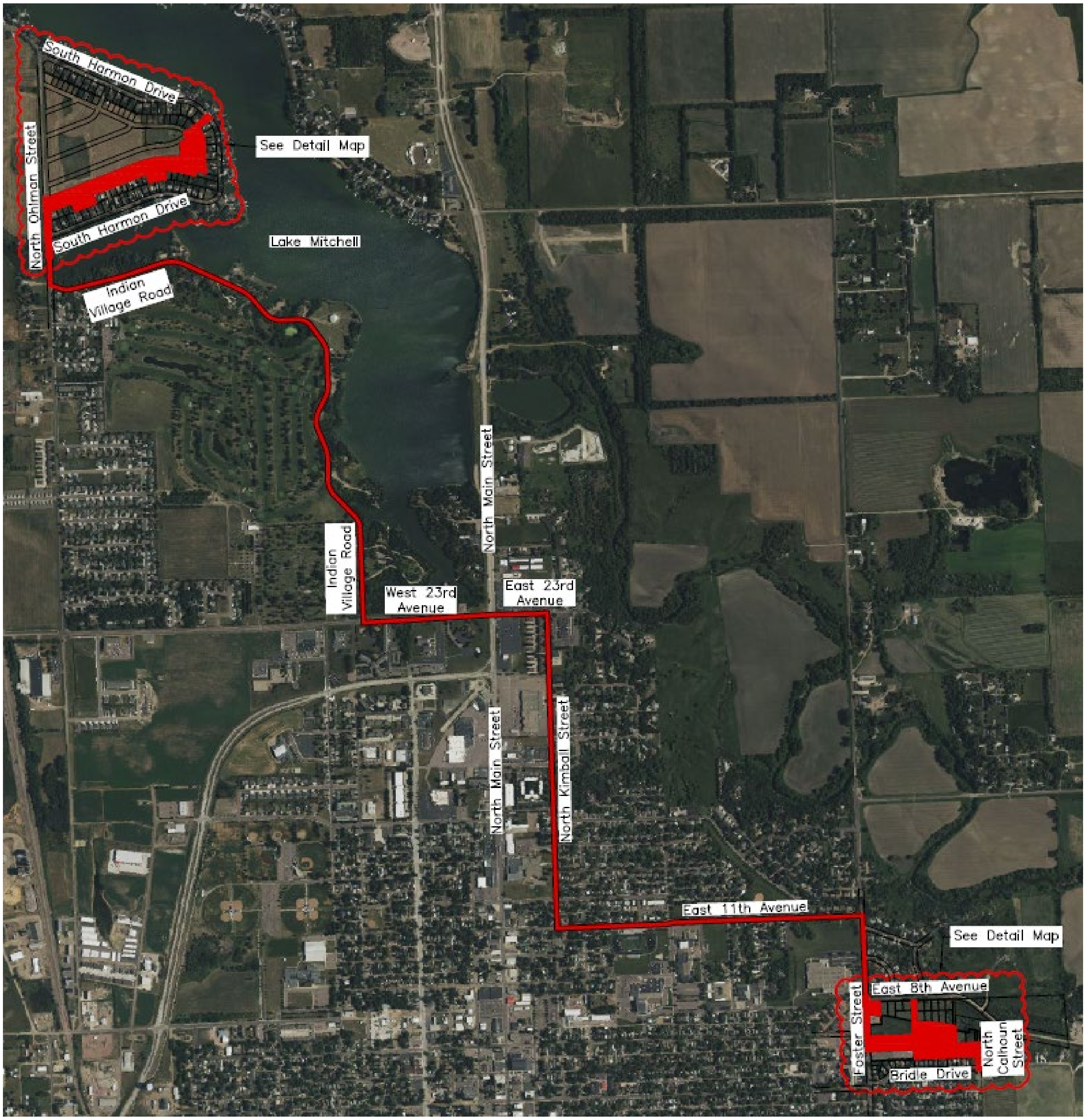
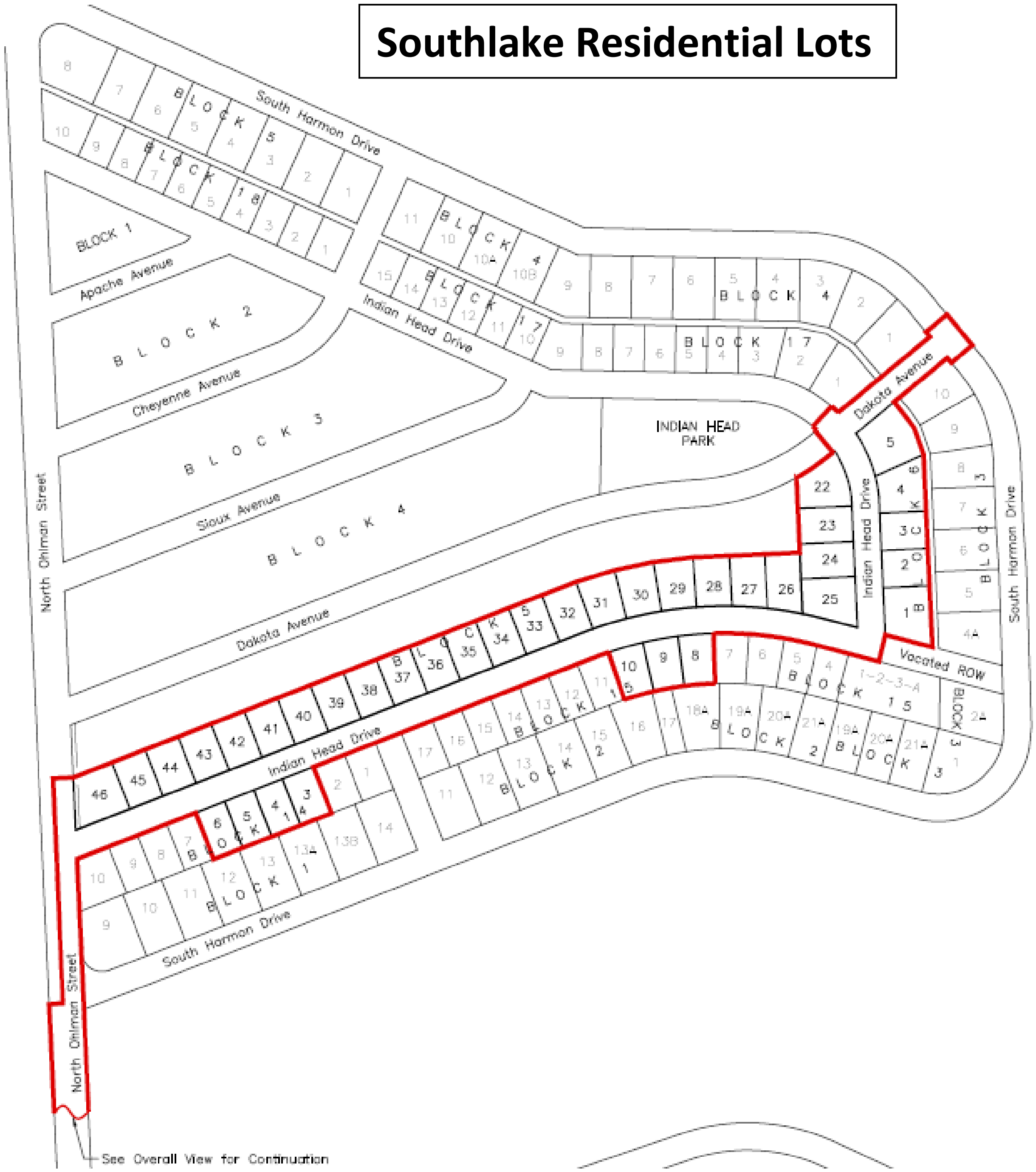
Mitchell TIF District 36 Boundary Map including Streets and Right-of-Ways

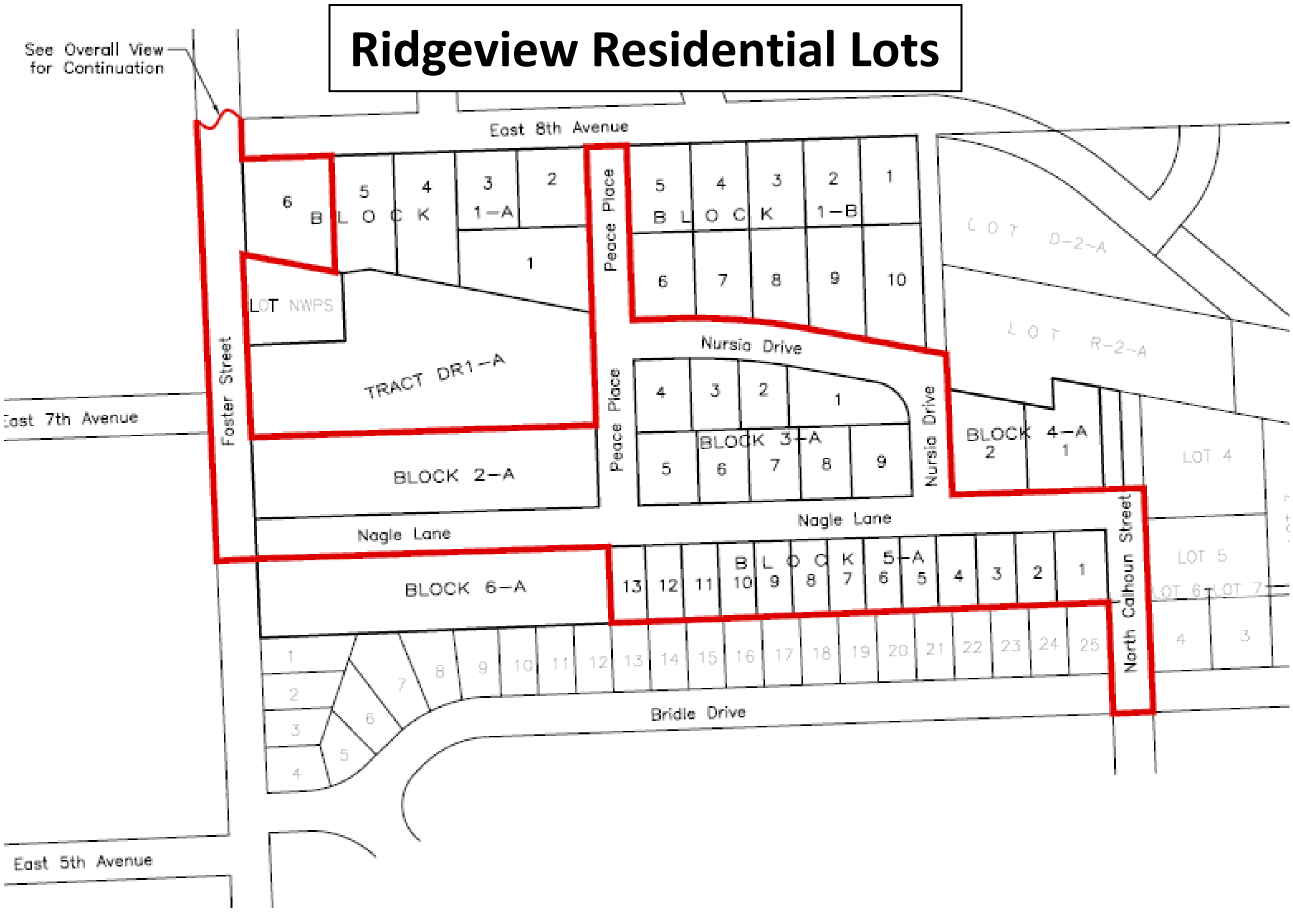
Real property subject to the proposed TIF is shaded in red



Southlake Residential Lots



Ridgeview Residential Lots



.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 an Affordable/Workforce Housing Project and is a proper public purpose of the City. The City exercises the powers expressly stated in and reasonably inferred by SDCL §11-9-15 and Chapter 9-54. The Developer or its assignee shall enter into all contracts in accordance with South Dakota law.

A combination of private investment and tax increment financing will assist progress toward the overall objectives of future development of the City of Mitchell. The Project is part of the overall mission of the City of Mithcell and Davison County, which includes:

- 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 $1,486,087,639.00. The base value of the taxable property for inclusion into this Tax Incremental District, as per the Director of Equalization's estimate is $529,412.

[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	$6,002,565
9	$50,400
14	$37,850
16	$5,005,495
19	$13,370
20	$151,890
21	$125,082
23	$3,004,275
24	$401,798
26	$0.00
27	$1,002,685
28	$2,119,490
29	$397,815
30	$55,610
31	$615,554
32	$1,557,071
33	$818,913
34	$1,325,237
35	$132,851
36	$529,412
Total Base Value(s)	$23,347,363

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 #36 included, the total Tax Increment Districts combined is less than 2% when compared to the 2023 Taxable Valuation.

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	$5,509,900	11-9-15(8)
Eligible Project Costs		$5,509,900	

[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.

Estimated costs for non-project costs and TIF eligible costs may vary from actual costs incurred during construction. The grant to Developer is not controlled by the individual line items for TIF eligible costs. TIF proceeds may flow through to Developer for certified TIF eligible expenses, without respect to a particular line item, based on the actual costs incurred for those TIF eligible expenses up to the total authorized TIF request amount of $5,509,900.

*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 $5,509,900 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 $5,509,900.
- Interest Rate. There is no interest which applies to the amount of the grant. Developer interest costs which may be TIF eligible and used for setting the amount of the grant are discussed further on Pages 19 and 20.
- 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 $5,509,900 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 Affordable Housing or Economic Development, the TIF will not be finalized and will cease to exist.
- Any owners of real property located within the TIF District will waive their right to the discretionary tax abatement program authorized and in effect for Mitchell, Davison County, South Dakota (if applicable).
- Prior to paying any interest to Developer, City will utilize TIF proceeds to reimburse City for any 3rd party design costs paid for by the City in relation to the design work completed for the project. No interest will accrue on any such amounts. After the City has been reimbursed, all remaining TIF proceeds will flow to Developer as provided by the project plan and developer agreement.

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 $5,509,900 will be the maximum amount the City will ever pass on acting as a conduit for TIF #36 for eligible project costs, including any and all interest which

may apply.

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

Upon completion of the purchase and 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 $5,509,900 in a manner consistent with this section.

Given that the exclusive funding mechanism for this TID is the grant pass-through of positive tax increment from the TIF Fund, that no tax increment bonds will be issued in relation to this TID, and that the City shall have no obligation to commit other City funds, the City's obligation hereunder shall not in any way be construed to be a debt of the City in contravention of any applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness by the City, nor shall anything contained herein constitute a pledge of the general credit, tax revenues, funds or moneys of the City. In recognition that the City cannot appropriate funds that 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 purchase the real property and 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:

- MAHI will act as the Developer and all TIF proceeds will flow to MAHI according to the terms of the Developer's Agreement.
- MAHI will certify the costs associated with the TIF to the City for reimbursement.
- MAHI shall submit a report to the City no later than November 15 of each calendar year regarding the number of lot sales on a form provided by the City.
- In MAHI's deed to an initial owner, MAHI will include a covenant that the property be "owner-occupied" for a period of two (2) years from the time of the initial sale. However, in the event MAHI or any lot owner holds one or more "developed" lots with completed single family dwellings that have not sold within three (3) months of completion of construction, that party reserves the right to rent such a property as a single-family dwelling with the rental amount to be at or below the calculated rent for the State of South Dakota 80% area median income being utilized by the South Dakota Housing Development Authority at the time such rental agreement is entered.
- In the event that a home is constructed which exceeds the affordable housing value criteria, whether by

MAHI or an initial buyer, MAHI will be ineligible to collect further TIF proceeds.

- The City reserves the right to charge an annual administration expense. This fee will be used to offset any future expenses that may occur due to reporting. The amount will not exceed $5,000 in a calendar year.

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 tax increment funds it receives from the District.

Maximum Amount of Tax Incremental Revenue

The maximum amount of tax incremental revenue bonds or monetary obligations to be paid through Tax Increment District #36 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 $5,509,900 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 RL, R-3 & R-4.

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
Single-family residential homes – tax-assessed values (69 lots)	$21,510,280_
TOTAL	$21,510,280

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[5]	Amount	Reference[6]
Capital Costs		District	$0	11-9-14(1)
Financing Costs		District	$0	11-9-14(2)
Real Property Assembly		District	$0	11-9-14(3)
Professional Fees		District	$0	11-9-14(4)
Administrative Costs		District	$0	11-9-14(5)
Relocation Costs		District	$0	11-9-14(6)
Organizational Costs		District	$0	11-9-14(7)
Discretionary Costs and Grants	1	District	$5,509,900	11-9-14(8)
		Eligible Project Costs	$5,509,900	

[5] District shall mean the Tax Increment District.

[6] See page 12

TIF ELIGIBLE EXPENSES/RESPONSIBLE DEVELOPER AND FUNDING SOURCES

SDCL 11-9-15

SOUTH LAKE - RIDGEVIEW AFFORDABLE HOUSING TIF PROJECT COSTS 69 LOTS

		NON	SOUTH LAKE	RIDGEVIEW	
ESTIMATED PROJECT COSTS	**TOTAL COST**	**PROJECT COSTS**	**PROJECT COSTS**	**PROJECT COSTS**	
LAND	$ 350,000		$ 350,000		
LEGAL COSTS	$ 80,000	$ 40,000	$ 20,000	$ 20,000	
PERF/PAYMENT BONDS	$ 122,700		$ 53,000	$ 69,700	
ENGINEERING	$ 768,000		$ 340,000	$ 428,000	SPN
PLATTING - SURVEYING -ADMIN	$ 172,300		$ 66,000	$ 106,300	SPN
SPN CONTINGENCIES	$ 532,046		$ 198,076	$ 333,970	SPN
SITE WORK/UTILITIES	$ 5,807,954	$ 160,500	$ 2,303,424	$ 3,344,030	SPN
PROJECT MGMT COST**	$ 330,000	$ 180,000	$ 75,000	$ 75,000	
DEVELOPER FEES	$ 120,000	$ 120,000			
PERMITS	$ 15,000		$ 7,500	$ 7,500	
BUILDERS RISK INSURANCE	$ 65,000	$ 55,000	$ 5,000	$ 5,000	
BUILDING MATERIALS	$ 5,037,000	$ 5,037,000			
CABINETS AND TOPS	$ 552,000	$ 552,000			
INSULATION	$ 138,000	$ 138,000			
CARPENTRY LABOR	$ 3,243,000	$ 3,243,000			
GARAGE DOORS	$ 552,000	$ 552,000			
BATHROOMS	$ 138,000	$ 138,000			
EXCAVATION	$ 690,000	$ 690,000			
FILL MATERIAL	$ 138,000	$ 138,000			
CONCRETE	$ 2,484,000	$ 2,484,000			
DRYWALL HANG TAPE TEXTU.	$ 379,500	$ 379,500			
PAINT AND TRIM	$ 386,400	$ 386,400			
FLOORING	$ 414,000	$ 414,000			
ELECTRICAL	$ 828,000	$ 828,000			
LIGHT FIXTURES	$ 48,300	$ 48,300			
PLUMBING	$ 1,656,000	$ 1,656,000			
HVAC	$ 828,000	$ 828,000			
LANDSCAPING	$ 172,500	$ 172,500			
FINAL CLEANING	$ 17,250	$ 17,250			
EXCISE TAX	$ 379,500	$ 379,500.00			
ADMINISTRATIVE*	$ 510,000	$ 380,000	$ 65,000	$ 65,000	
CONTINGENCY***	$ 450,000	$ 295,800	$ 77,100	$ 77,100	
SUBTOTALS	**$ 27,404,450**	**$ 19,312,750**	**$ 3,560,100**	**$ 4,531,600**	**$ 8,091,700**
PROJECT INTEREST @ 5.8%	**$ 2,648,700**		**$ 1,112,454**	**$ 1,536,246**	**$ 2,648,700**
TOTALS	**$ 30,053,150**		**$ 4,672,554**	**$ 6,067,846**	**$ 10,740,400**
FUNDING SOURCES					
HUD GRANT				**$ (2,406,000)**	
SDHDA GRANT- RIDGEVIEW				**$ (1,016,000)**	
SDHDA GRANT- SO LAKE		**$ (160,500)**	**$ (764,500)**		
SALE OF LOTS 33 SL - 28 RV			**$ (594,000)**	**$ (450,000)**	
TIF ELIGIBLE COSTS			**$ 3,314,054**	**$ 2,195,846**	**$ 5,509,900**
PROJECT SUMMARY					
ENTIRE ANTICIPATED PROJECT	$ 27,404,450				
BUILDER VALUE	$ 19,312,750				
TOTAL MAHI PROJECT AT COST	$ 8,091,700				
MAHI INTEREST COST	$ 2,648,700				
TOTAL MAHI COST	$ 10,740,400				
LESS HUD GRANT	$ (2,406,000)				
LESS SDHDA GRANT- RIDGEVIEW	$ (1,016,000)				
LESS SDHDA GRANT- SO LAKE	$ (925,000)				
MAX TIF AVAILABLE	$ (5,510,161)				
POTENTIAL LOSS ON PROJECT	$ (883,239)				
POTENTIAL SALE OF LOTS	$ 1,525,000	61 X $25,000			
POTENTIAL GAIN ON PROJECT	$ 641,761			6/11/2024	

* Administrative – Costs incurred by Mitchell Area Housing for Public Infrastructure portion of the Project

- Collecting and paying invoices
- Securing additional grants
- Securing and monitoring loan documents
- Overseeing loan payments to include interest payments
- Monitoring reimbursements to 3rd parties for costs advanced for the project

** Project Management Costs – costs incurred by Mitchell Area Housing for Public Infrastructure portion of the Project

- On-site management of project on behalf of MAHI
- On-site security costs incurred
- On-site office facilities as needed

*** Contingency – potential costs associated with unexpected price increases to the entire project as well as unknown costs that may occur resulting from unforeseen site conditions.

All of the above costs will be verified by the Developer to the City at least annually.

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South Lake Estates - Phase I
Mitchell, South Dakota
SPN Project No. 15799

Estimate of Infrastructure Costs from SPN & Associates

South Lake Estates Phase I 41' Street with Curb and Gutter			Engineer's Estimate	
Item #	Description	Quantity	Unit Price	Total Cost
1	Mobilization	1 LS	$185,000.00	$185,000.00
2	Remove and Dispose Asphalt Pavement	1,864 SY	$5.00	$9,320.00
3	Remove and Dispose Concrete	97 SY	$12.00	$1,164.00
4	Remove and Dispose Culvert	176 LF	$10.00	$1,760.00
5	6" PVC Water Main	3,647 LF	$57.00	$207,879.00
6	8" PVC Water Main	22 LF	$65.00	$1,430.00
7	6" MJ Gate Valve w/ Box	13 EA	$2,040.00	$26,520.00
8	6" x 6" MJ Tee	7 EA	$760.00	$5,320.00
9	8" x 6" MJ Tee	2 EA	$740.00	$1,480.00
10	6" x 6" MJ Cross	1 EA	$1,200.00	$1,200.00
11	6" 90° Bend	1 EA	$750.00	$750.00
12	6" 22.5° Bend	4 EA	$750.00	$3,000.00
13	6" 11.25° Bend	1 EA	$750.00	$750.00
14	6" Water Main Cap	1 EA	$500.00	$500.00
15	Pipe Encasement	37 LF	$140.00	$5,180.00
16	Fire Hydrant Assembly	6 EA	$5,900.00	$35,400.00
17	Tracer Wire Box for Water Main	6 EA	$230.00	$1,380.00
18	Tracer Wire Grounding Rod for Water Main	9 EA	$175.00	$1,575.00
19	Connect to Existing Water Main	4 EA	$1,800.00	$7,200.00
20	6" x 1" Service Saddle w/ Corp Stop	52 EA	$565.00	$29,380.00
21	1" Type K Copper Water Service	1,716 LF	$35.00	$60,060.00
22	1" Curb Stop w/ Box	52 EA	$510.00	$26,520.00
23	8" PVC Sanitary Sewer Main (0-8')	152 LF	$65.00	$9,880.00
24	8" PVC Sanitary Sewer Main (8-10')	756 LF	$68.00	$51,408.00
25	8" PVC Sanitary Sewer Main (10-12')	1,071 LF	$72.00	$77,112.00
26	8" PVC Sanitary Sewer Main (12-14')	1,172 LF	$74.00	$86,728.00
27	8" PVC Sanitary Sewer Main (14-16')	315 LF	$76.00	$23,940.00
28	8" PVC Sanitary Sewer Main (16-18')	102 LF	$80.00	$8,160.00
29	8" PVC Sanitary Sewer Main (18-20')	119 LF	$85.00	$10,115.00
30	4" PVC Sanitary Sewer Service	1,848 LF	$40.00	$73,920.00
31	Sanitary Sewer Manhole (0-10')	11 EA	$4,800.00	$52,800.00
32	Extra Depth Manhole	29.3 VF	$350.00	$10,255.00
33	8" x 4" Sanitary Sewer Wye	52 EA	$350.00	$18,200.00
34	Connect to Existing Sanitary Sewer Main	4 EA	$1,600.00	$6,400.00
35	Plug Sanitary Main for Future Expansion	2 EA	$450.00	$900.00
36	Post Televising Sanitary Sewer Main	3,687 LF	$3.00	$11,061.00
37	Tracer Wire Box for Sanitary Sewer Service	52 EA	$250.00	$13,000.00
38	Concrete Curb and Gutter	5,444 LF	$25.00	$136,100.00
39	Concrete Fillet Section	65 SY	$100.00	$6,500.00
40	Concrete Approach Pavement	131 SY	$90.00	$11,790.00
41	Detectable Warning Panels	30 SF	$100.00	$3,000.00
42	Storm Seperator Basin	1 EA	$50,000.00	$50,000.00
43	2'x3' Type B Storm Sewer Inlet	5 EA	$4,500.00	$22,500.00
44	4'x6' Type S Storm Sewer Inlet	6 EA	$6,500.00	$39,000.00
45	48" Storm Sewer Manhole	1 EA	$4,500.00	$4,500.00

South Lake Estates Phase I 41' Street with Curb and Gutter			Engineer's Estimate	
Item #	Description	Quantity	Unit Price	Total Cost
46	60" Storm Sewer Manhole	2 EA	$5,750.00	$11,500.00
47	72" Storm Sewer Manhole	3 EA	$8,000.00	$24,000.00
48	4" Perforated Drain Tile	399 LF	$29.00	$11,571.00
49	12" RCP Storm Sewer Pipe	200 LF	$65.00	$13,000.00
50	15" RCP Storm Sewer Pipe	149 LF	$70.00	$10,430.00
51	18" RCP Storm Sewer Pipe	163 LF	$75.00	$12,225.00
52	24" RCP Storm Sewer Pipe	289 LF	$80.00	$23,120.00
53	30" RCP Storm Sewer Pipe	1,210 LF	$130.00	$157,300.00
54	30"x12" RCP Tee	1 LF	$2,800.00	$2,800.00
55	12" RCP Flared End	2 EA	$1,000.00	$2,000.00
56	15" RCP Flared End	2 EA	$1,250.00	$2,500.00
57	18" RCP Flared End	2 EA	$1,500.00	$3,000.00
58	30" RCP Flared End	2 EA	$1,750.00	$3,500.00
59	Cap Storm Sewer for Future Expansion	2 EA	$750.00	$1,500.00
60	Unclassified Excavation and Embankment	13,130 CY	$12.00	$157,560.00
61	Salvage, Stockpile, and Place Topsoil	11,823 CY	$6.00	$70,938.00
62	Asphalt Bike Path	70 TN	$150.00	$10,500.00
63	Asphalt Surfacing	2,390 TN	$125.00	$298,750.00
64	Gravel Base Course	6,530 TN	$21.00	$137,130.00
65	Geotextile Fabric	13,653 SY	$5.00	$68,265.00
66	Inlet Protection	11 EA	$100.00	$1,100.00
67	Type II Erosion Blanket	1,175 SY	$3.00	$3,525.00
68	Straw Wattle	60 LF	$4.00	$240.00
69	Seed, Fertilize, and Mulch Disturbed Area	37,504 SY	$2.00	$75,008.00
70	Traffic Control Signage	42.5 SF	$10.00	$425.00
71	Type III Barricades	10 EA	$200.00	$2,000.00
72	Traffic Control, Misc.	1 LS	$10,000.00	$10,000.00
		Subtotal		$2,453,924.00
South Lake Estates Phase I Alternative A				
Item #	Description	Quantity	Unit Price	Total Cost
1	Core Drill and Connect to Existing Manhole	1 EA	$10,000.00	$10,000.00
		Subtotal		$10,000.00
		Construction Subtotal		$2,463,924.00
		Contingencies		$198,076.00
		Construction Total		$2,662,000.00
		Design Engineering		$114,000.00
		Bidding Phase Engineering		$6,000.00
		Construction Engineering		$220,000.00
		Legal and Administration		$39,000.00
		Initial Boundary Survey		$12,000.00
		Platting/Vacating		$15,000.00
		Land Costs		
		Total		$3,068,000.00

Ridgeview on Foster Residential Development-Updated Layout
Mitchell, South Dakota
SPN Project No. 15385

PHASE I

Item	Description	Quantity	Unit Price	Total Cost
1	Mobilization	1 LS	$241,000.00	$241,000.00
2	Storm Sewer Manhole	4 EA	$7,815.00	$31,260.00
3	Storm Sewer Inlet	7 EA	$5,975.00	$41,825.00
4	15" RCP Storm Sewer Pipe	290 LF	$90.50	$26,245.00
5	18" RCP Storm Sewer Pipe	250 LF	$101.50	$25,375.00
6	18" RCP Flared End Section	2 EA	$1,250.00	$2,500.00
7	Connect to Existing Storm Sewer	2 EA	$1,000.00	$2,000.00
8	Storm Sewer Dissipation	2 EA	$10,000.00	$20,000.00
9	6" PVC Water Main	1,770 LF	$55.00	$97,350.00
10	6"x1" Service Saddle w/ Corp Stop	31 EA	$600.00	$18,600.00
11	14"x1" Service Saddle w/ Corp Stop	8 EA	$1,000.00	$8,000.00
12	1" Curb Stop w/ Box	39 EA	$600.00	$23,400.00
13	1" Type K Copper Water Service	1,375 LF	$40.00	$55,000.00
14	6" MJ Gate Valve w/ Box	8 EA	$2,100.00	$16,800.00
15	6" x 6" MJ Tee	3 EA	$800.00	$2,400.00
16	Fire Hydrant Assembly	3 EA	$6,000.00	$18,000.00
17	14" x 6" Live Tap Tee	3 EA	$4,000.00	$12,000.00
18	Street Patch	850 SY	$121.00	$102,850.00
19	Sanitary Sewer Manhole	12 EA	$5,500.00	$66,000.00
20	8" PVC Sanitary Sewer Main (0-8')	2,350 LF	$70.00	$164,500.00
21	4" PVC Sanitary Sewer Service	1,205 LF	$45.00	$54,225.00
22	8" x 4" Sanitary Sewer Wye	40 EA	$350.00	$14,000.00
23	Connect to Existing Sanitary Sewer Main	1 EA	$1,600.00	$1,600.00
24	Sanitary Sewer Force Main	825 LF	$35.00	$28,875.00
25	Tracer Wire Box for Sanitary Sewer Service	40 EA	$250.00	$10,000.00
26	Sanitary Sewer Lift Station	1 LS	$450,000.00	$450,000.00
27	Unclassified Excavation	6,000 CY	$10.00	$60,000.00
28	Asphalt Surfacing - 3"	1,550 TN	$175.00	$271,250.00
29	Gravel Base Course - 8"	4,300 TN	$20.50	$88,150.00
30	Geotextile Fabric Separator	10,200 SY	$5.00	$51,000.00
31	Concrete Curb and Gutter	4,950 LF	$25.00	$123,750.00
32	Concrete Sidewalk	19,500 SF	$9.00	$175,500.00
33	Concrete Fillet Section	104 SY	$100.00	$10,400.00
34	Concrete Valley Gutter	27 SY	$100.00	$2,700.00
35	Lot Grading	1 LS	$30,000.00	$30,000.00
36	Seed, Fertilize and Mulch Disturbed Area	13.5 AC	$1,850.00	$24,975.00
37	Erosion Control	1 LS	$15,000.00	$15,000.00
38	Traffic Control	1 LS	$5,000.00	$5,000.00
39	Incidental Construction	1 LS	$258,000.00	$258,000.00
			Subtotal	$2,649,530.00
			Contingencies (10%)	$264,470.00
			Construction Total	$2,914,000.00
			Design Engineering	$99,000.00
			Bidding and Contract Documents	$8,000.00
			Plat and Legal Survey	$18,300.00
			Construction Engineering	$228,000.00
			Administration and Legal	$60,000.00
			Total Project Cost	$3,327,300.00

Ridgeview on Foster Residential Development-Updated Layout
Mitchell, South Dakota
SPN Project No. 15385

PHASE II

Item	Description	Quantity	Unit Price	Total Cost
1	Mobilization	1 LS	$64,000.00	$64,000.00
2	6" Water Main	625 LF	$55.00	$34,375.00
3	6"x1" Corp Stop w/ Service Saddle	18 EA	$600.00	$10,800.00
4	1" Curb Stop w/ Box	18 EA	$600.00	$10,800.00
5	1" Type K Copper Water Service	600 LF	$40.00	$24,000.00
6	6" Gate Valve w/ Box	2 EA	$2,100.00	$4,200.00
7	6" x 6" MJ Tee	1 EA	$800.00	$800.00
8	Fire Hydrant Assembly	1 EA	$6,000.00	$6,000.00
9	14" x 6" Live Tap Tee	1 EA	$4,000.00	$4,000.00
10	Street Patch	125 SY	$121.00	$15,125.00
11	Sanitary Sewer Manhole	1 EA	$5,000.00	$5,000.00
12	8" PVC Sanitary Sewer Main (0-8')	600 LF	$70.00	$42,000.00
13	4" PVC Sanitary Sewer Service	600 LF	$45.00	$27,000.00
14	8" x 4" Sanitary Sewer Wye	18 EA	$350.00	$6,300.00
15	Connect to Existing Sanitary Sewer Main	1 EA	$1,600.00	$1,600.00
16	Tracer Wire Box for Sanitary Sewer Service	18 EA	$250.00	$4,500.00
17	Remove and Dispose Asphalt Pavement	11,700 SY	$10.00	$117,000.00
18	Unclassified Excavation	1,200 CY	$10.00	$12,000.00
19	Asphalt Surfacing - 3"	370 TN	$175.00	$64,750.00
20	Gravel Base Course - 8"	1,100 TN	$20.50	$22,550.00
21	Geotextile Fabric Separator	2,400 SY	$5.00	$12,000.00
22	Concrete Curb and Gutter	1,160 LF	$25.00	$29,000.00
41	Concrete Sidewalk	5,000 SF	$9.00	$45,000.00
23	Concrete Fillet Section	20 SY	$100.00	$2,000.00
24	Concrete Valley Gutter	27 SY	$100.00	$2,700.00
25	Lot Grading	1 LS	$10,000.00	$10,000.00
26	Seed, Fertilize and Mulch Disturbed Area	18,500 SY	$2.00	$37,000.00
27	Erosion Control	1 LS	$5,000.00	$5,000.00
28	Traffic Control	1 LS	$7,000.00	$7,000.00
29	Incidental Construction	1 LS	$68,000.00	$68,000.00
			Subtotal	$694,500.00
			Contingencies (10%)	$69,500.00
			Construction Total	$764,000.00
			Design Engineering	$25,000.00
			Bidding and Contract Documents	$0.00
			Plat and Legal Survey	$0.00
			Construction Engineering	$76,000.00
			Administration and Legal	$20,000.00
			Total Project Cost	$885,000.00

TOTAL PROJECT COSTS PHASE I AND II **$4,212,300.00**

SCHEDULE 2 – "ESTIMATED CAPTURED TAXABLE VALUES"

It is assumed, for purposes of this Plan, that twelve (12) single-family residences will be constructed in Year 1 of the TIF; twelve (12) single-family residences will be constructed in Year 2 of the TIF; twelve (12) single-family residences will be constructed in Year 3 of the TIF; ten (10) single-family residences will be constructed in Year 4 of the TIF; twelve (12) single-family residences will be constructed in Year 5 of the TIF; eight (8) single-family residences will be constructed in Year 6 of the TIF; and three (3) single-family residences will be constructed in Year 7 of the TIF, for a total of sixty-nine (69) single-family residences.

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 $5,509,900 covering a span of captured tax years not to exceed twenty (20). Collection is anticipated to begin in 2027, and the schedule carries out the tax captured 20 years from the date of Plan adoption.

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

Taxing Districts	**Levy ($ per 1000)**
Davison County	$4.5328
Mitchell School District	$7.442
City of Mitchell	$3.5199
JR Water	$0.058
Total Tax Levy	$15.5527

Using the information regarding expected increment valuation and tax generation, it is possible to generate an expected revenue stream that, in addition to the SDHDA grant and monies paid by Developer from lot sales, can be utilized to retire debt that will be created as a result of implementing the Project Plan.

See Tables on Pages 29-32.

SCHEDULE 3 - “FISCAL IMPACT STATEMENT”

FISCAL IMPACT STATEMENT - TAX INCREMENT DISTRICT NUMBER 36

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 36.

“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 $20,486,280.

2. The average tax levy of all taxing districts will be $15.5527 per thousand dollars of taxable valuation (2024).

3. Tax increment will start to be collected in 2026 and end in or prior to 2043.

4. The discretionary formula will be waived by the Developer as well as any property owner located within the TIF District.

FISCAL IMPACT:

The total fiscal impact upon the taxing entities during the term of the Tax Increment District will be an estimated $5,509,900. 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
Real Property	$529,412	0	
Additional Improvements		$21,510,280	
Total Positive Increment		$21,510,280	$21,510,280

SCHEDULE 4 – “ECONOMIC FEASIBILITY STUDY”

The City of Mitchell has been approached by the Developer, a nonprofit corporation with the sole purpose of developing and refurbishing Affordable Housing in Mitchell, South Dakota, concerning the creation of a tax increment district to be located within the City of Mitchell, South Dakota. The Project will consist of an Affordable Housing Project located on two tracts of land, with one tract containing thirty-seven (37) lots and the other tract containing thirty-two (32) lots within the TIF boundaries. Of the thirty-two (32) residential lots, only twenty-three (23) lots are currently depicted on the various map exhibits included in this Plan; an additional nine (9) lots will be platted out of the existing Block 2-A.

The purpose of the development is to develop a single-family home development consisting of a total of sixty-nine (69) single-family residential housing units. All new homes built in the TIF area shall be built as “single family affordable housing”, and will have an original selling price at or below the first-time home buyer’s purchase price limit being utilized by the South Dakota Housing Development Authority at the time of the sale of a home or completion of initial construction. The intent of the Project is to create new, affordable homeownership opportunities for the City of Mitchell, South Dakota, as there is a shortage of such housing in the City of Mitchell. The Developer will, prior to the sale of the first lot in each of the two Developments, cause covenants to be placed on the 69 lots to be developed by Developer, incorporating the requirement that all homes constructed on the all lots located within the TIF boundaries shall have an assessed value, upon completion of the construction or an original purchase price of the house and lot, to include the value of the real estate and the home, at or below the first-time home buyer’s purchase price limits for Mitchell, South Dakota being used by the South Dakota Housing Development Authority at the time of completion of a home’s construction.

The Developer has indicated that the project is not feasible without the assistance of the Tax Increment District. This is a “but for” type of tax increment district financing. The project will not proceed further and within a reasonable time frame “but for” the assistance from the City through the creation of a tax increment district for the project. With the assistance of a TIF, the project will be able to be built out much quicker and provide the affordable workforce housing sooner (as it is needed now) than having the project built out over a 15-year-plus time period, if at all. TIF proceeds will not pay all of the costs of the Project. The Developer has procured grants from the South Dakota Housing Development Authority and a HUD grant. The Developer will also allocate a portion of lot sales towards the total project costs. The balance of outstanding project costs, approximately $3.5 million, will be financed through various lenders.

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

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

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

The estimated increment resulting from the improvements would be up to the sum of $5,510,160 if the TIF were to stay in existence for the full 20 years, as evidenced by the Tables on pages 29-32.

Revenue Assumptions / Feasibility Study

Levies are based on 2023 payable in 2024

Construction Year	Valuation Year	Revenue Year	300K Purchase Price Units Built (Total)	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
2025	2026	2027	4	$ 1,095,600.00	$ 1,095,600.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 17,039.54	$ 17,039.54
2026	2027	2028	4 (8)	$ 1,095,600.00	$ 2,191,200.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 34,079.08	$ 51,118.61
2027	2028	2029	4 (12)	$ 1,095,600.00	$ 3,286,800.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 51,118.61	$ 102,237.23
2028	2029	2030	2 (14)	$ 547,800.00	$ 3,834,600.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 59,638.38	$ 161,875.61
2029	2030	2031				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 59,638.38	$ 221,514.00
2030	2031	2032				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 59,638.38	$ 281,152.38
2031	2032	2033				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 59,638.38	$ 340,790.76
2032	2033	2034				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 59,638.38	$ 400,429.15
2033	2034	2035				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 59,638.38	$ 460,067.53
2034	2035	2036				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 59,638.38	$ 519,705.91
2035	2036	2037				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 59,638.38	$ 579,344.30
2036	2037	2038				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 59,638.38	$ 638,982.68
2037	2038	2039				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 59,638.38	$ 698,621.06
2038	2039	2040				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 59,638.38	$ 758,259.45
2039	2040	2041				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 59,638.38	$ 817,897.83
2040	2041	2042				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 59,638.38	$ 877,536.21
2041	2042	2043				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 59,638.38	$ 937,174.60
2042	2043	2044				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 59,638.38	$ 996,812.98
2043	2044	2045				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 59,638.38	$ 1,056,451.36
2044	2045	-											
2045	-	-											

Owner Occupied	
True & Full Value	$ 300,000.00
Tax Assessed Value	$ 273,900.00

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 2023 payable in 2024

Construction Year	Valuation Year	Revenue Year	330K Purchase Price Units Built (Total)	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
2025	2026	2027	3 (3)	$ 903,870.00	$ 903,870.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 14,057.62	$ 14,057.62
2026	2027	2028	3 (6)	$ 903,870.00	$ 1,807,740.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 28,115.24	$ 42,172.86
2027	2028	2029	4 (10)	$ 1,205,160.00	$ 3,012,900.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 46,858.73	$ 89,031.59
2028	2029	2030	4 (14)	$ 1,205,160.00	$ 4,218,060.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 65,602.22	$ 154,633.81
2029	2030	2031	4 (18)	$ 1,205,160.00	$ 5,423,220.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 84,345.71	$ 238,979.52
2030	2031	2032	3 (21)	$ 903,870.00	$ 6,327,090.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 98,403.33	$ 337,382.85
2031	2032	2033			$ 6,327,090.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 98,403.33	$ 435,786.19
2032	2033	2034			$ 6,327,090.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 98,403.33	$ 534,189.52
2033	2034	2035			$ 6,327,090.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 98,403.33	$ 632,592.85
2034	2035	2036			$ 6,327,090.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 98,403.33	$ 730,996.19
2035	2036	2037			$ 6,327,090.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 98,403.33	$ 829,399.52
2036	2037	2038			$ 6,327,090.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 98,403.33	$ 927,802.85
2037	2038	2039			$ 6,327,090.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 98,403.33	$ 1,026,206.18
2038	2039	2040			$ 6,327,090.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 98,403.33	$ 1,124,609.52
2039	2040	2041			$ 6,327,090.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 98,403.33	$ 1,223,012.85
2040	2041	2042			$ 6,327,090.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 98,403.33	$ 1,321,416.18
2041	2042	2043			$ 6,327,090.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 98,403.33	$ 1,419,819.51
2042	2043	2044			$ 6,327,090.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 98,403.33	$ 1,518,222.85
2043	2044	2045			$ 6,327,090.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 98,403.33	$ 1,616,626.18
2044	2045	-											
2045	-	-											

Owner Occupied	
True & Full Value	$ 330,000.00
Tax Assessed Value	$ 301,290.00

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 2023 payable in 2024

Construction Year	Valuation Year	Revenue Year	340K Purchase Price Units Built (Total)	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
2025	2026	2027				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ -	$ -
2026	2027	2028				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ -	$ -
2027	2028	2029				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ -	$ -
2028	2029	2030				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ -	$ -
2029	2030	2031	4 (4)	$ 1,241,680.00	$ 1,241,680.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 19,311.48	$ 19,311.48
2030	2031	2032	1 (5)	$ 310,420.00	$ 1,552,100.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 24,139.35	$ 43,450.82
2031	2032	2033				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 24,139.35	$ 67,590.17
2032	2033	2034				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 24,139.35	$ 91,729.51
2033	2034	2035				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 24,139.35	$ 115,868.86
2034	2035	2036				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 24,139.35	$ 140,008.20
2035	2036	2037				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 24,139.35	$ 164,147.55
2036	2037	2038				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 24,139.35	$ 188,286.90
2037	2038	2039				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 24,139.35	$ 212,426.24
2038	2039	2040				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 24,139.35	$ 236,565.59
2039	2040	2041				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 24,139.35	$ 260,704.93
2040	2041	2042				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 24,139.35	$ 284,844.28
2041	2042	2043				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 24,139.35	$ 308,983.62
2042	2043	2044				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 24,139.35	$ 333,122.97
2043	2044	2045				0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 24,139.35	$ 357,262.32
2044	2045	-											
2045	-	-											

Owner Occupied
True & Full Value $ 340,000.00
Tax Assessed Value $ 310,420.00

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 2023 payable in 2024

Construction Year	Valuation Year	Revenue Year	370K Purchase Price Units Built (Total)	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
2025	2026	2027	5	$ 1,689,050.00	$ 1,689,050.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 26,269.29	$ 26,269.29
2026	2027	2028	5 (10)	$ 1,689,050.00	$ 3,378,100.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 52,538.58	$ 78,807.86
2027	2028	2029	4 (14)	$ 1,351,240.00	$ 4,729,340.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 73,554.01	$ 152,361.87
2028	2029	2030	4 (18)	$ 1,351,240.00	$ 6,080,580.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 94,569.44	$ 246,931.31
2029	2030	2031	4 (22)	$ 1,351,240.00	$ 7,431,820.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 115,584.87	$ 362,516.17
2030	2031	2032	4 (26)	$ 1,351,240.00	$ 8,783,060.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 136,600.30	$ 499,116.47
2031	2032	2033	3 (29)	$ 1,013,430.00	$ 9,796,490.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 152,361.87	$ 651,478.34
2032	2033	2034			$ 9,796,490.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 152,361.87	$ 803,840.21
2033	2034	2035			$ 9,796,490.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 152,361.87	$ 956,202.08
2034	2035	2036			$ 9,796,490.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 152,361.87	$ 1,108,563.95
2035	2036	2037			$ 9,796,490.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 152,361.87	$ 1,260,925.82
2036	2037	2038			$ 9,796,490.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 152,361.87	$ 1,413,287.69
2037	2038	2039			$ 9,796,490.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 152,361.87	$ 1,565,649.56
2038	2039	2040			$ 9,796,490.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 152,361.87	$ 1,718,011.43
2039	2040	2041			$ 9,796,490.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 152,361.87	$ 1,870,373.30
2040	2041	2042			$ 9,796,490.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 152,361.87	$ 2,022,735.17
2041	2042	2043			$ 9,796,490.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 152,361.87	$ 2,175,097.04
2042	2043	2044			$ 9,796,490.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 152,361.87	$ 2,327,458.91
2043	2044	2045			$ 9,796,490.00	0.0035199	0.0045328	0.000058	0.007442	0.0155527	0.913	$ 152,361.87	$ 2,479,820.78
2044	2045	-											
2045	-	-											

Owner Occupied	
True & Full Value	$ 370,000.00
Tax Assessed Value	$ 337,810.00

Construction Year		House Built
2025	Year 1	12
2026	Year 2	12
2027	Year 3	12
2028	Year 4	10
2029	Year 5	12
2030	Year 6	8
2031	Year 7	3
2032	Year 8	0
2033	Year 9	0
2034	Year 10	0
2035	Year 11	0
2036	Year 12	0
		69

Revenue by Year	
2027	$ 57,366.45
2028	$ 114,732.89
2029	$ 171,531.35
2030	$ 219,810.04
2031	$ 278,880.44
2032	$ 318,781.36
2033	$ 334,542.93
2034	$ 334,542.93
2035	$ 334,542.93
2036	$ 334,542.93
2037	$ 334,542.93
2038	$ 334,542.93
2039	$ 334,542.93
2040	$ 334,542.93
2041	$ 334,542.93
2042	$ 334,542.93
2043	$ 334,542.93
2044	$ 334,542.93
2045	$ 334,542.93
	$ 5,510,160.64

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.

SCHEDULE 5 – "ECONOMIC DEVELOPMENT STUDY"

SECTION 1- INTRODUCTION

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

SECTION 2 - STUDY AREA BOUNDARY/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 currently has no site improvements. Open areas such as these within the City limits of the City of Mitchell substantially impair and arrest the sound growth of the City as defined by SDCL 11-9-11, which provides an open area as blighted. A factor keeping this area from being fully developed is the cost of public infrastructure. The approval of this TIF will provide a way for the Developer to provide the required infrastructure improvements for the South Dakota Development, which could not be done without the TIF. The TIF will also allow the Developer to sell the lots in South Lake Development for less, using a portion of lot sales to apply to the costs of developing the Project, thus making the area amenable to Affordable Housing.

SECTION 3 - ESTABLISHING AFFORDABLE HOUSING CRITERIA

Developer will develop, on behalf of Mitchell Area Development Corporation, a nonprofit development corporation which has received a gift of real estate consisting of thirty-two (32) lots located in the Ridgeview Development. Additionally, Developer has received by gift and is holding options to purchase real estate consisting of thirty-seven (37) lots located in an area known as South Lake Project and real estate in Mitchell, South Dakota. Developer will develop the Project areas into two affordable housing developments. The total Project will consist of up to sixty-nine (69) residential dwelling units. All homes built in the Project shall be built to comply as "single-family affordable housing," all having an original selling price/construction price, to include the real estate cost and construction cost, at or below the first-time home buyer's purchase price limits for Mitchell, South Dakota being used by the South Dakota Housing Development Authority at the time of initial sale/initial construction of each housing unit. The intent of the Projects is to create new, affordable homeownership opportunities for the City of Mitchell, South Dakota to offer to new and existing residents.

Section 4 - Finding That the Improvements to the Area are Likely to Enhance Significantly the Value of Substantially All of the Other Real Property in the District

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

The TID area consists of sixty-nine (69) undeveloped lots within the corporate city limits of the City. The completion of the Affordable Housing development will allow for the creation of new jobs and the retention of existing jobs and develop not only the general economic welfare and prosperity of the City of Mitchell, but also of the State of South

Dakota through promotion and advancement of commercial and industrial business. Developer will cause a set of covenants to be placed against all of the undeveloped lots located within the TIF boundaries to assure that Affordable Housing guidelines are followed for all first-time sales of homes/construction of homes in the 37 undeveloped lots in the TIF boundaries.

The Developer was formed in February of 2022 to carry out the mission of facilitating home ownership in Mitchell where the availability of lower cost homes is extremely short. As a result of this shortage, the starter level workforce is squeezed out of owning their own home and tend not to come to or stay in Mitchell for a long term.

Mitchell has been a leader in many areas of industry, but in the 2010-2020 decade grew by the smallest percentage of all the eastern South Dakota cities. This served as a wake-up that Mitchell needed to do something to increase the number of affordable homes. There have been very few built in the last decade, as the builders we have are busy building homes in the $400,000+ range and there were no builders with a desire or time to build in this lower price range.

In addition, the large increase in building costs during the past two years has decreased the buying power of individual looking to purchase a new home, creating even more challenges to meet our need of affordable housing. It will be very difficult to produce housing that is truly affordable without the TIF to help pay the cost of the infrastructure portion of the project.

Augustana University research published a housing study for the City of Mitchell in August of 2022. They have determined that in Mitchell, there is a need for 34-42 homes per year to be built to accommodate the 65 new jobs per year. The last two years, Mitchell has built 17-20 homes, so this is the main reason Mitchell has only 4-10 homes on the market in this lower price range.

The study found Mitchell's existing housing stock to be generally old—29% of the units were built before 1940, emphasizing the need for more new homes to provide options to allow us to grow the workforce in Mitchell.

The study also predicts that the number of people in their 30s and 40s will grow the most and will grow the need for more affordable housing.

The extremely low vacancies in owner-occupied homes reflects the need to focus on providing more affordable homes in this range that will enable newcomers to come to Mitchell for employment. If they are not able to find a home, they will pass over Mitchell and go to one of the other similar-sized cities, as all cities have employment available for newcomers.

The study also recommends new construction incentives including reduced lot prices and local government-provided infrastructure which we are proposing with the use of this TIF to assist in the payment of the infrastructure costs.

Using the guidance of HAPI in Aberdeen, Developer has begun with the intention of finding infill lots and ordering a few governor's homes to create some opportunities for lower-costs homes, and has discovered that lots in the core of Mitchell were not readily available. Developer started to think on a larger scale.

Charles J. Mauszycki, Sr., of CJM Consulting, Inc. ("CJM") has proposed and made a gift to the Developer of 23 lots in the South Lake parcel for the development of affordable housing, along an area of existing owned lots. As a result of this gift and the Avera Queen of Peace Hospital gift of real property (within the Ridgeview Development) to Mitchell Area Development Corporation, the Developer can build affordable homes in both areas by opening the developments with the installation of the infrastructure and streets.

Developer's plan is to purchase an additional nine lots from CJM to have a total of 32 lots from CJM. Developer also has an option of purchasing five additional lots located in the proposed TIF boundaries, bringing the total lots available to build upon to 37 for the South Lake Development. The Ridgeview Development will contain thirty-two (32) lots for a project total of sixty-nine (69) lots. The TIF funds will only be utilized in the South Lake Development as Developer, through the gift by Avera Queen of Peace Hospital and grants, will have funds available to build the infrastructure in the Ridgeview Development.

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

Land Use and Planning

Comprehensive Plan

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

Section 6 - Findings Within the Study Area Analysis

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

The Mitchell Republic published an article on November 27th, 2023. Therein, it was reported that Trail King could hire up to 30 welders any day of the week, but the lack of housing prevents Trail King from doing so. Trail King's current shortage of workforce has extended their products' wait time from six months to one year.

Additionally, it was reported that Toshiba needs additional workforce in its printer toner division. Performance Pet Products, the nation's second-largest maker of wet pet food, also needs people. So do Enertech, which manufactures geothermal energy systems, and Boyd's Gunstocks.

ATTACHMENT 1
LEGAL DESCRIPTION OF REAL PROPERTY

LOTS 3 THROUGH 6, BLOCK 14 AND LOTS 8 THROUGH 10, BLOCK 15 OF INDIAN HEAD THIRD ADDITION TO THE CITY OF MITCHELL;

LOTS 22 THROUGH 46, BLOCK 5 AND LOTS 1 THROUGH 5, BLOCK 6 OF SOUTH LAKE ESTATES SUBDIVISION TO THE CITY OF MITCHELL;

THAT PORTION OF SOUTH HARMON DRIVE R-O-W THAT ALIGNS WITH DAKOTA AVENUE R-O-W EXTENDED;

THAT PORTION OF DAKOTA AVENUE R-O-W LYING BETWEEN THE WESTERLY R-O-W OF SOUTH HARMON DRIVE AND THE EASTERLY R-O-W OF INDIAN HEAD DRIVE;

THAT PORTION OF INDIAN HEAD DRIVE R-O-W THAT ALIGNS WITH THE NORTHERLY R-O-W OF DAKOTA AVENUE AND EXTENDS TO THE NORTH PROPERTY LINE OF BLOCK 15 OF INDIAN HEAD THIRD ADDITION; THENCE WESTERLY CONTINUING ALONG AND INCLUDING THAT PORTION OF INDIAN HEAD DRIVE R-O-W TO THE INTERSECTION OF THE EAST R-O-W OF NORTH OHLMAN STREET;

THAT PORTION OF NORTH OHLMAN STREET R-O-W FROM A POINT THAT IS PERPENDICULAR TO THE NORTH PROPERTY LINE OF LOT 46, BLOCK 5 OF SOUTH LAKE ESTATES SUBDIVISION, THENCE SOUTH TO A POINT THAT ALIGNS WITH THE SOUTH R-O-W OF INDIAN VILLAGE ROAD;

THAT PORTION OF INDIAN VILLAGE ROAD R-O-W LYING BETWEEN THE EAST R-O-W OF NORTH OHLMAN STREET AND THE NORTH R-O-W OF WEST 23RD AVENUE;

THAT PORTION OF WEST / EAST 23RD AVENUE R-O-W FROM A POINT THAT ALIGNS WITH THE WEST R-O-W OF INDIAN VILLAGE ROAD, THENCE EAST TO A POINT THAT ALIGNS WITH THE EAST R-O-W OF NORTH KIMBALL STREET;

THAT PORTION OF NORTH KIMBALL STREET R-O-W FROM A POINT THAT ALIGNS WITH THE SOUTH R-O-W OF EAST 23RD AVENUE, THENCE SOUTH TO A POINT THAT ALIGNS WITH THE NORTH R-O-W OF EAST 11TH AVENUE;

THAT PORTION OF EAST 11TH AVENUE R-O-W FROM A POINT THAT ALIGNS WITH THE WEST R-O-W OF NORTH KIMBALL STREET, THENCE EAST TO A POINT THAT ALIGNS WITH THE WEST R-O-W OF NORTH FOSTER STREET;

THAT PORTION OF NORTH FOSTER STREET R-O-W FROM A POINT THAT ALIGNS WITH THE NORTH R-O-W OF EAST 11TH AVENUE, THENCE SOUTH TO A POINT THAT ALIGNS WITH THE SOUTH R-O-W OF NAGLE LANE;

THAT PORTION OF NAGLE LANE R-O-W FROM A POINT THAT ALIGNS WITH THE EAST R-O-W OF NORTH FOSTER STREET, THENCE EAST TO A POINT THAT ALIGNS WITH THE WEST R-O-W OF NORTH CALHOUN STREET;

THAT PORTION OF NORTH CALHOUN STREET R-O-W FROM A POINT THAT ALIGNS WITH THE NORTH R-O-W OF NAGLE LANE, THENCE SOUTH TO A POINT THAT ALIGNS WITH THE SOUTH R-O-W OF BRIDLE DRIVE;

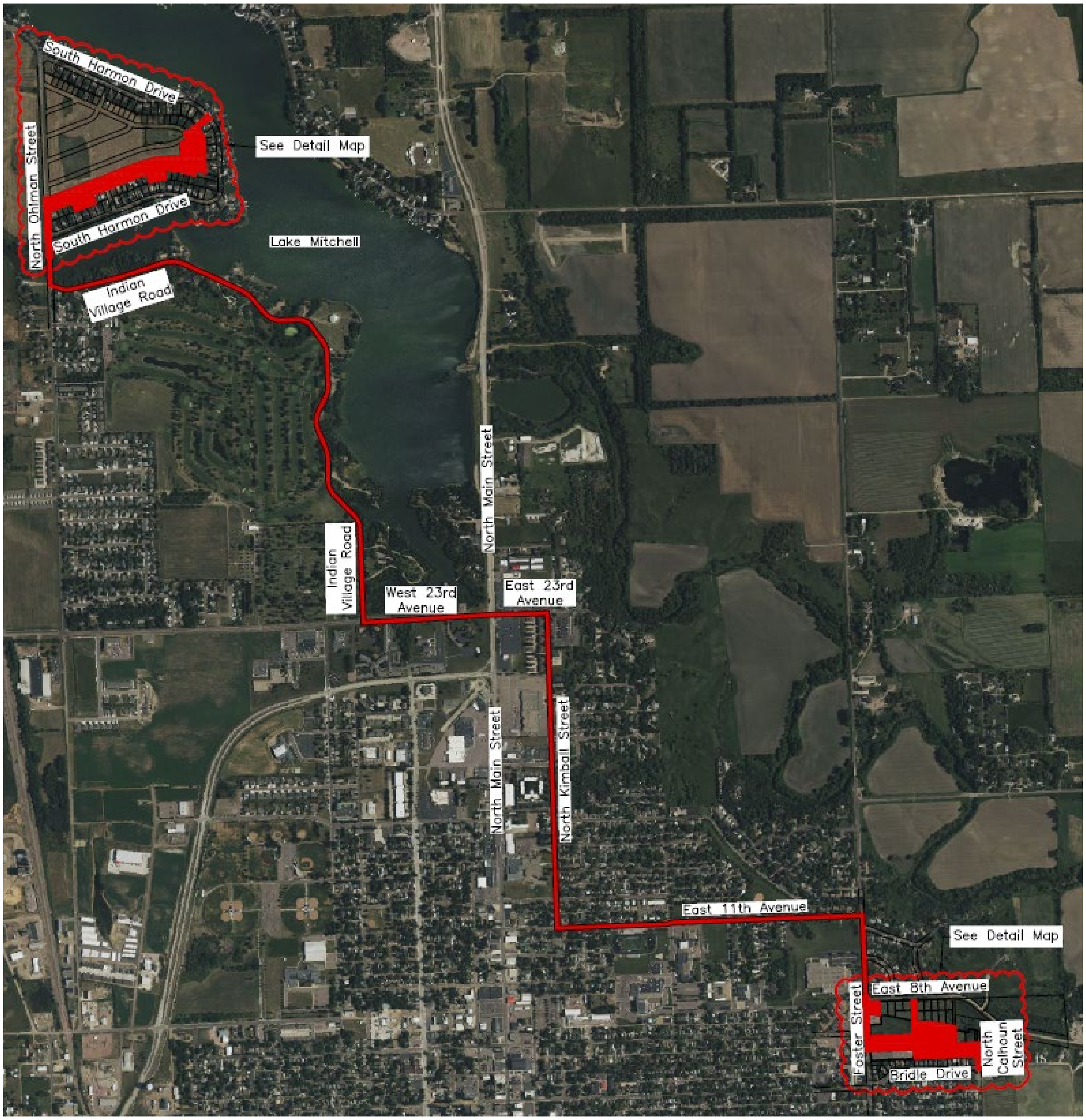
THAT PORTION OF PEACE PLACE R-O-W FROM A POINT THAT ALIGNS WITH THE NORTH R-O-W OF NAGLE LANE, THENCE NORTH AND EAST TO A POINT THAT ALIGNS WITH THE WEST R-O-W OF NURSIA DRIVE;

THAT PORTION OF NURSIA DRIVE R-O-W FROM A POINT THAT ALIGNS WITH THE NORTH R-O-W OF NAGLE LANE, THENCE NORTH TO A POINT THAT ALIGNS WITH THE NORTH R-O-W OF EAST 8TH AVENUE;

LOTS 11 THROUGH 17, BLOCK 1; BLOCK 2; LOTS 1 THROUGH 4, BLOCK 3; AND LOTS 1 THROUGH 13, BLOCK 5, ALL IN RIDGE VIEW ON FOSTER ADDITION TO THE CITY OF MITCHELL.

ATTACHMENT 2

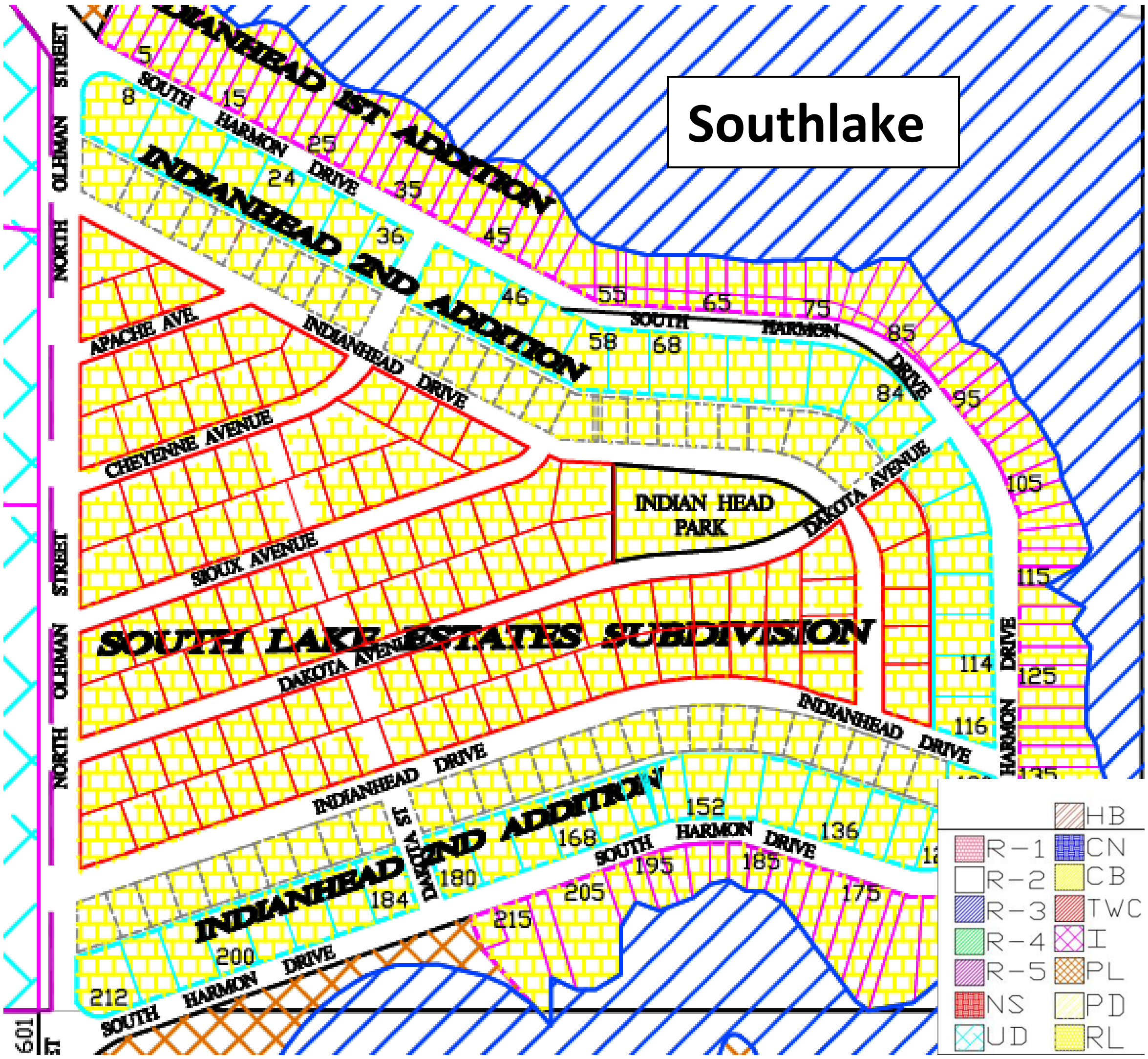
MAP OF REAL PROPERTY/IMPROVEMENTS



ATTACHMENT 3

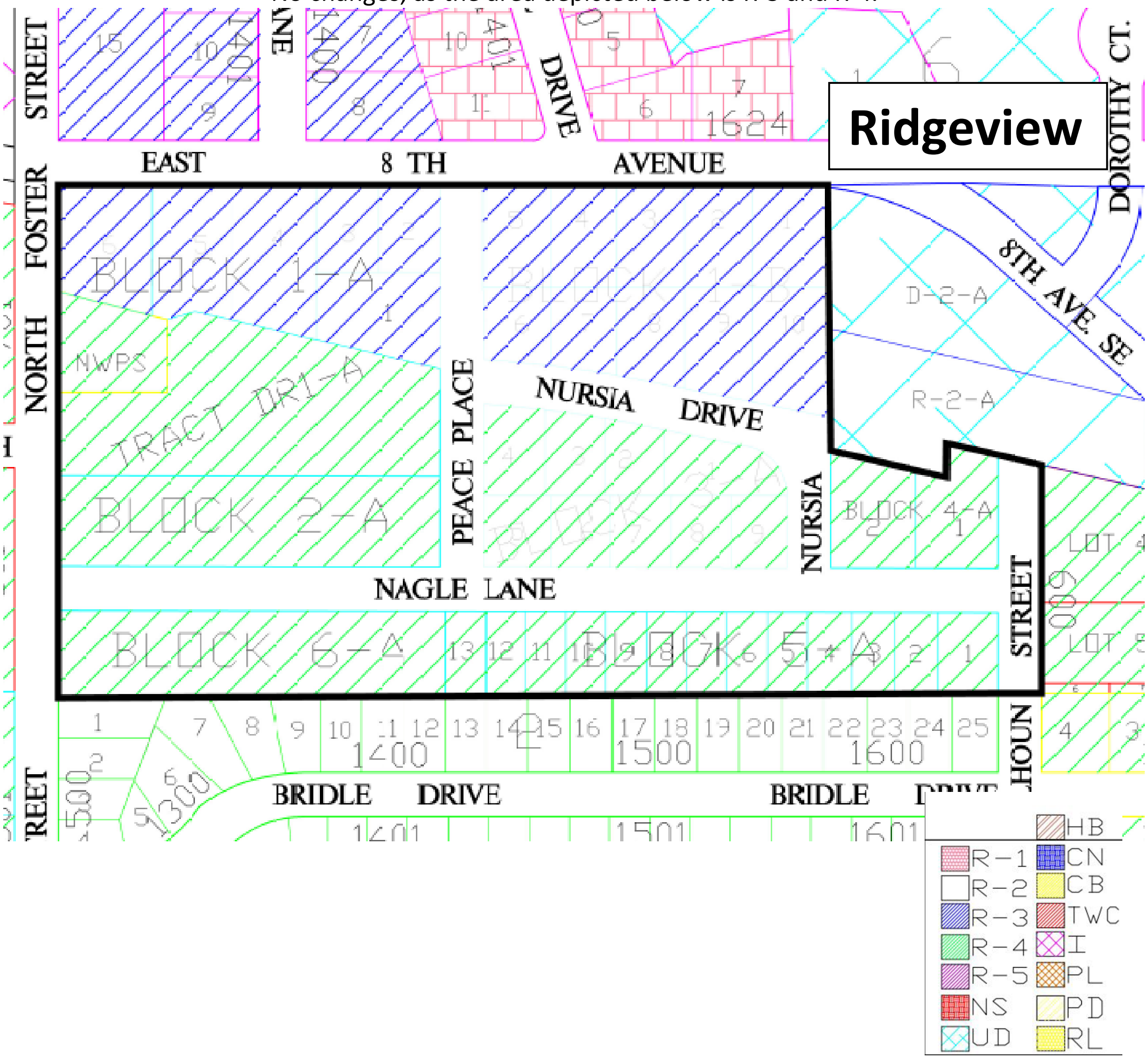
LIST OF PROPOSED CHANGES IN ZONING ORDINANCES

No changes, as the area depicted below is zoned Lake Residential.



38

No changes, as the area depicted below is R-3 and R-4.



39