



Planning Commission 4-28-25 Agenda
City Council Chambers, City Hall, 612 N. Main Street
April 28, 2025

- 1. 12:00 PM Call to Order**
- 2. Roll Call**
- 3. Declaration Of Conflicts Of Interests**
- 4. Approve Agenda**
- 5. Approval of Previous Minutes: April 14, 2025**
- 6. Schedule Next Meeting: May 12, 2025**
- 7. Recommendation on Alley Vacation**

Horseman's Sports, Inc; Rodeo Blues, LLC; Cindy K. Krall Living Trust; Gerald W. Johnson; Clifford R. & Becky Janene Jager; Gary & Monica Trabing; James D. & Susan M. Wright; Jon Krall Rev. Trust; Mary Krall Rev. Trust; Koupal Family Trust; Pamela J. Winegardner; Cynthia M. Dunlap; Marty Barington have petitioned to vacate that portion of the 16 foot Alley as shown on the Plat of Bayside Overlook Subdivision (Phase I) in the SE ¼ of the SE ¼ of Section 4, T 103 N, R 60 W of the 5th P.M. in the City of Mitchell, Davison County, South Dakota, as recorded with the Davison County Register of Deeds in Book PB 11, Page 13. Said Alley is located adjacent to Lots 1 through 10 in Block 1 and a parcel of land described as the SE Quarter of the SE Quarter (SE ¼ SE ¼) situated East of North Harmon Drive, except the South 300 feet of the East 150 feet, containing approximately 25 acres in Section 4, T 103 N, R 60 W of the 5th PM, less Blocks 1, 2 and 3 of Bayside Overlook Subdivision, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 13.
- 8. Plan Approval: Paul Groeneweg LLC**

1800 Block of E 1st Ave, zoned Neighborhood Shopping District
- 9. Hearing and Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #41**
- 10. Plan Approval: Long Brothers LLC**

1100 S Burr St, zoned Highway Oriented Business District.
- 11. Hearing and Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #42**
- 12. Plat: Bertha King**

Plat of Lots A and B, a subdivision of Lot 1 of the SE 1/4 of Section 17, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota
- 13. Plat: CJM Consulting Inc**

Plat of Lot 2, Block 6 of the Woods First Addition, a subdivision of the E 1/2 of the SW

1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

14. Plat: JTZ Properties LLC

Plat of Lots 1 and 2 of Singapore Slab Tract 1, a subdivision of the East 1/2 of the SE 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota

15. Other Business:

16. 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.

17. 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 4-14-25
City Council Chambers, City Hall, 612 N. Main Street
April 14, 2025

1. Call to Order

Chairperson Genzlinger called the April 14, 2025 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: Genzlinger, Havlik, Jirsa, Osterloo, Schreurs, Sonne.

Absent: Doescher, Schmitz

Staff Present: Dammann, Ellwein, Mayor Hanson, Hegg, Jenniges, J Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests

Sonne item #7.

4. Approve Agenda

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

5. Approval of Previous Minutes: March 24, 2025

Motion by Jirsa, seconded by Schreurs to approve the proposed minutes of the March 24, 2025 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: April 28, 2025

Motion by Havlik, seconded by Sonne to set the date for the next Planning Commission Meeting for April 28, 2025. All present voting aye; motion carried.

7. Conditional Use Permit: Jensen Capital & Development LLC

Jensen Capital and Development LLC has applied for a Conditional Use Permit for multi-family dwellings; located at the SE corner of Urbana Drive and E Spruce St, legally described as Lot 23 of Starlite Estates in the NW ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The said real property is zoned HB Highway Oriented Business 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 responses in favor or opposed. This parcel was

rezoned in October 2023 for the purpose of these multi-family dwellings. The applicant was present to answer questions.

The applicant stated these will be of the similar floor plan he uses at other locations. There will be two buildings with 5 units each. They are 2-bed, 2-bath dwellings with an attached garage. There will be a private driveway off Spruce St.

Motion by Havlik, seconded by Jirsa to recommend approval of the conditional use. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – absent, Schreurs – aye, Sonne – abstain. 5 aye, 0 nay, 1 absent, 1 abstain; motion carried.

8. Variance Permit: Doug Gehrke

Doug & Heidi Gehrke have applied for a variance permit for an attached accessory building of 4,600 square feet vs 2,000 square feet; located at 304 N Mattie St, legally described as Lot 4 of D. & D. Long's First Addition, a subdivision of Irregular Tract No. 3 in the Northeast Quarter (NE 1/4) of Section 23, Township 103 North, Range 60 West 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 two responses in favor that did not make the packet but did not have any comments. The applicant was present to answer questions.

Jenniges said there was a building permit issued with the initial 3,000-square foot accessory building because there was a mix-up over what the actual zone was for this property. It was thought it was UD and not R4. The garage has not been built yet, and the applicant would like to add an additional 1,600 square feet, so the variance requested is for the 4,600 square feet vs 2,000 square feet to make the entire project in compliance.

Genzlinger questioned the sizes of the other garages in the neighborhood. Jenniges stated the garage to the north required a variance for size and the houses to the south are under the 2,000 square foot limit.

Motion by Havlik, seconded by Schreurs to recommend approval of the variance. All present voting aye; motion carried.

9. Recommendation on Road Vacation

Mitchell School District No. 17-2 has petitioned the City Council of the City of Mitchell, Davison County, South Dakota to vacate the following:

Petitioner requests to vacate the portion of North Winsor Street which is adjacent to and abutting said Lots B and C, a Subdivision of Lot 1, the remainder of Lot 1, Lots 2, 3 and 4, Block 3; and Lots 1, 2, 3 and 4, Block 4; all in Hammer's Addition to the City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area. There will be an easement for the existing utilities. If the vacation is approved, they will present a plat with a cul-de-sac as ROW. Jenniges presented a rendering showing the use of the ROW for 3 practice fields. He also noted he sent letters to the neighbors to the south but did not receive any responses. The applicant was not present to answer questions.

Genzlinger asked if the city had any issues with the vacation. Schroeder said they did not and there has been an updated rendering to include a detention pond for drainage.

Osterloo stated he is not a fan of vacations but said this one makes sense.

Motion by Jirsa, seconded by Havlik to recommend approval of the vacation. All present voting aye; motion carried.

10. Plat: Ethan Coop Lumber

Plat of Lot 7, Block 6 of Woodland Heights First Addition, a subdivision of Lot 3, Crane's Addition in the SE 1/4 of Section 34, 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 fits zoning regulations and is following their master plan. The applicant was not present to answer questions.

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

11. Plat: Ethan Coop Lumber

Plat of Lot 10, Block 5, of Woodland Heights First Addition, a subdivision of Lot 2 and 3, Carne's Addition in the SE 1/4 of Section 34, 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 fits zoning regulations and is following their master plan. The applicant was not present to answer questions.

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

12. Plat: Timothy & Whitney Olinger

Plat of Lot 1 of Olinger Addition in the SW 1/4 of Section 33, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Jenniges gave an overview of the area. The applicant is platting two existing parcels into one lot to qualify for ag exemption status with Davison County DOE. The plat is outside city limits but within the ETJ and is the city's zoning jurisdiction. The county will hear the plat at their May meetings. The applicant was not present to answer questions.

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

13. Other Business:

None.

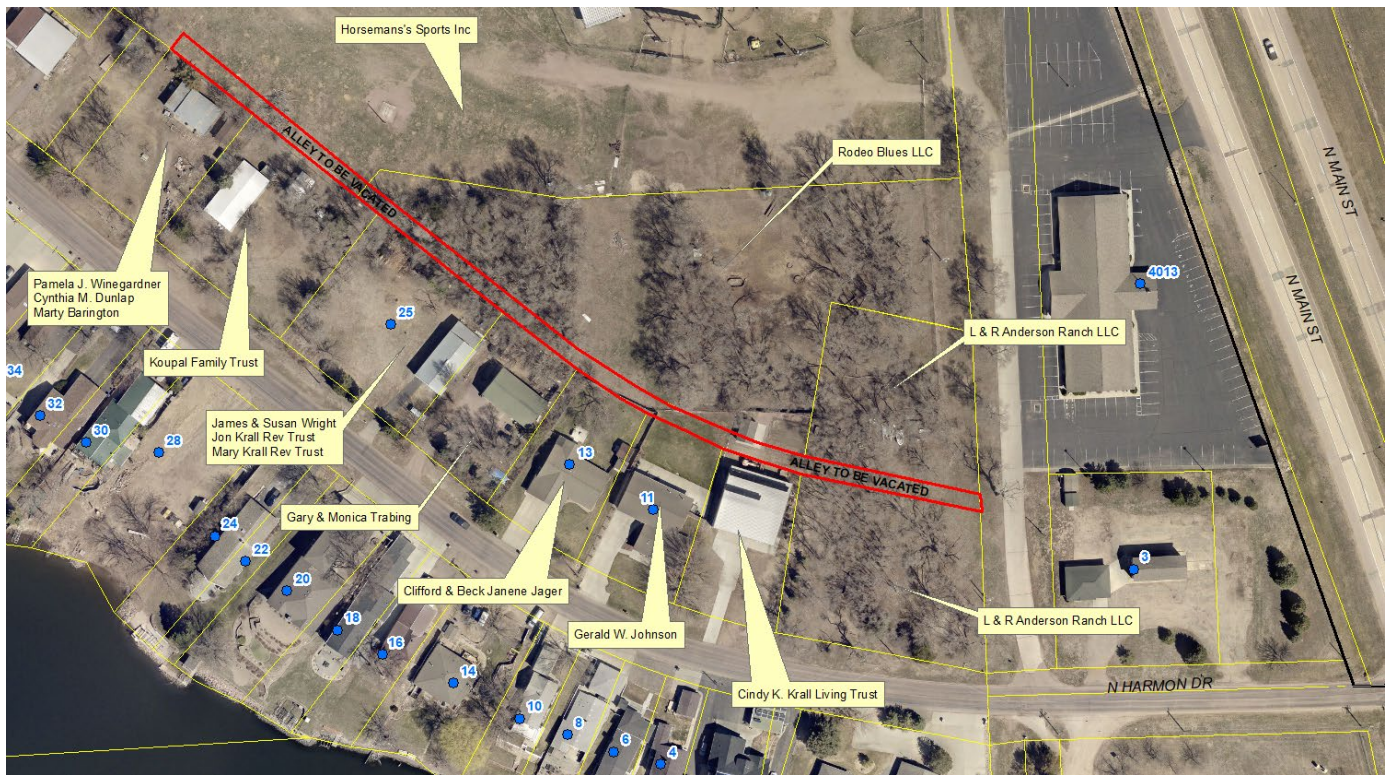
14. Public Input:

None.

15. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:14 P.M.

Kevin Genzlinger
Planning Commission Chairperson



PETITION FOR VACATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA:

The undersigned, being the owners of real property abutting the undeveloped alley right of way as created in the Plat of Bayside Overlook Subdivision (Phase I) in the SE ¼ of the SE ¼ of Section 4, T 103 N, R 60 W of the 5th P.M. in the City of Mitchell, Davison County, South Dakota, hereinafter described, hereby petition this governing body, subject to the conditional easements included herein, to vacate said right of way pursuant to the statutes in such cases made, and provided, particularly SDCL 9-45-7, et. seq., and the petitioners respectfully show and represent the following:

1. Horsemans' Sports, Inc owns:

The SE Quarter of the SE Quarter (SE ¼ SE ¼) situated East of North Harmon Drive, except the South 300 feet of the East 150 feet, containing approximately 25 acres in Section 4, T 103 N, R 60 W of the 5th PM, less Blocks 1, 2 and 3 of Bayside Overlook Subdivision, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 13; (hereinafter "HSI Property")

2. Rodeo Blues, LLC own:

Tract 1 of Horseman's Addition to the City of Mitchell, Davison County, South Dakota; (hereinafter "Rodeo Blues Property")

3. L&R Anderson Ranch, LLC own:

Lots 1 and 2, Block 1, Bayside Overlook Subdivision, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 13, Davison County, South Dakota; (hereinafter "L&R Property")

4. Cindy K. Krall Living Trust owns:

Lot 3, Block 1, Bayside Overlook Subdivision, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 13, Davison County, South Dakota; (hereinafter "Krall Trust Property")

5. Gerald W. Johnson owns:

Lot 4, Block 1, Bayside Overlook Subdivision, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 13, Davison County, South Dakota; (hereinafter "Johnson Property")

6. Clifford R. & Becky Janene Jager owns:

Lot 5, Block 1, Bayside Overlook Subdivision, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 13, Davison County, South Dakota; (hereinafter "Jager Property")

7. Gary & Monica Trabing owns:

Lot 6, Block 1, Bayside Overlook Subdivision, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 13, Davison County, South Dakota; (hereinafter "Trabing Property")

8. James D. & Susan M. Wright; Jon Krall Rev. Trust; Mary Krall Rev. Trust owns:

Lot 7 and the Southerly 50 feet of Lot 8, Block 1, Bayside Overlook Subdivision, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 13, Davison County, South Dakota; (hereinafter "Wright & Krall Property")

9. Koupal Family Trust owns:

Lot 9 and the Northwesterly 50 feet of Lot 8, running parallel to the lot line between Lot 8 and Lot 9, Block 1, Bayside Overlook Subdivision, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 13, Davison County, South Dakota; (hereinafter "Koupal Trust Property")

10. Pamela J. Winegardner; Cynthia M. Dunlap; Marty Barington owns:

Lot 10 and the East ½ of Vacated Bayside Ave abutting said Lot 10, Block 1, Bayside Overlook Subdivision, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 13, Davison County, South Dakota; (hereinafter "Winehardner Property")

11. Description of Alley Right of Way to be vacated:

The 16 foot Alley as shown on the Plat of Bayside Overlook Subdivision (Phase I) in the SE ¼ of the SE ¼ of Section 4, T 103 N, R 60 W of the 5th P.M. in the City of Mitchell, Davison County, South Dakota, as recorded with the Davison County Register of Deeds in Book PB 11, Page 13. Said Alley is located adjacent to Lots 1 through 10 in Block 1 and a parcel of land described as the SE Quarter of the SE Quarter (SE ¼ SE ¼) situated East of North Harmon Drive, except the South 300 feet of the East 150 feet, containing approximately 25 acres in Section 4, T 103 N, R 60 W of the 5th PM, less Blocks 1, 2 and 3 of Bayside Overlook Subdivision, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 13.

12. An illustration of the right of way proposed to be vacated is attached hereto and marked Exhibit "A" and by this reference is incorporated herein.

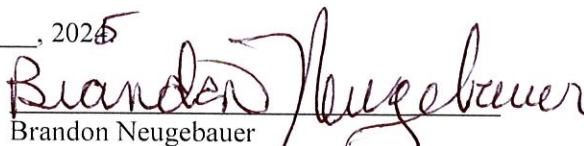
13. The alley sought to be vacated was never improved.

14. The above properties constitute all the land adjoining the portion of the alley sought to be vacated.

WHEREFORE, Petitioners respectfully pray that the governing body order this Petition to be filed with the City Finance Officer, and direct that notice of the time and place when the Petition will be considered be given by publication once each week for two successive weeks; and that upon said hearing, the governing body adopt a resolution vacating the right of way in the manner requested in this Petition pursuant to SDCL 9-45-7 et seq.

[signature pages to follow]

1 Dated this 21 day of Jan, 202~~5~~⁵


Brandon Neugebauer
President; Horsemans' Sports, Inc.

STATE OF SOUTH DAKOTA)

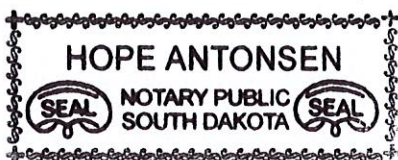
) SS

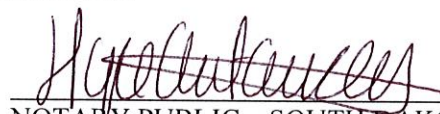
COUNTY OF DAVISON)

On this 21 day of January, 202~~4~~⁵, before me, the undersigned officer, personally appeared Brandon Neugebauer, who acknowledged himself to be the President of Horsemans' Sports, Inc., a South Dakota Nonprofit Corporation, sometimes shown in the public record as Horseman's Sports, Inc., a South Dakota nonprofit Corporation, and that as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the nonprofit corporation by himself as President.

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

(SEAL)




NOTARY PUBLIC - SOUTH DAKOTA
My Commission expires: NOV. 20, 2029

2 Dated this 21 day of Jan, 202~~5~~⁵


Jeffrey Krall
Officer; Rodeo Blues, LLC

STATE OF SOUTH DAKOTA)

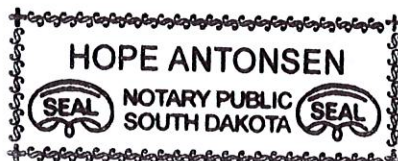
) SS

COUNTY OF DAVISON)

On this 21 day of January, 202~~4~~⁵, before me, the undersigned officer, personally appeared Jeffrey Krall, who acknowledged himself to be a member of a Limited Liability Company and that he, as such member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as a member.

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

(SEAL)




NOTARY PUBLIC - SOUTH DAKOTA
My Commission expires: NOV. 20, 2029

3 Dated this 25 day of November, 2024.

L & R Anderson Ranch, L.L.C. by Brenda Boddicker

Name: Brenda Boddicker - member
L & R Anderson Ranch, L.L.C.

STATE OF SOUTH DAKOTA)

) SS

COUNTY OF DAVISON)

On this 25 day of November, 2024, before me, the undersigned officer, personally appeared Brenda Boddicker who acknowledged him/herself to be a member of a Limited Liability Company and that he/she, as such member/person, authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as a member.

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

(SEAL)



Dennis M. Martin
NOTARY PUBLIC - SOUTH DAKOTA
My Commission expires: 21st Aug 2025

4 Dated this _____ day of _____, 2024.

Trustee, Cindy K. Krall Living Trust

STATE OF SOUTH DAKOTA)

) SS

COUNTY OF DAVISON)

On this ____ day of _____, 2024, before me, the undersigned officer, personally appeared _____, as Trustee of the Cindy K. Krall Living Trust, known to me or satisfactorily proven to be the person described in the foregoing instrument and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

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

(SEAL)

NOTARY PUBLIC - SOUTH DAKOTA
My Commission expires: _____

3 Dated this _____ day of _____, 2024.

Name: _____
L & R Anderson Ranch, L.L.C.

STATE OF SOUTH DAKOTA)
) SS
COUNTY OF DAVISON)

On this ____ day of _____, 2024, before me, the undersigned officer, personally appeared _____, who acknowledged him/herself to be a member of a Limited Liability Company and that he/she, as such member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as a member.

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

(SEAL)

NOTARY PUBLIC – SOUTH DAKOTA
My Commission expires: _____

4 Dated this 7th day of February, 2025.

Cindy K. Krall
Cindy K. Krall, Trustee of Cindy K. Krall Living Trust

STATE OF SOUTH DAKOTA)
) SS
COUNTY OF DAVISON)

On this 7th day of February, 2025, before me, the undersigned officer, personally appeared Cindy K. Krall, as Trustee of the Cindy K. Krall Living Trust, known to me or satisfactorily proven to be the person described in the foregoing instrument and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

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

(SEAL)

Kristy R Martin
NOTARY PUBLIC – SOUTH DAKOTA
My Commission expires: 12/28/2025



STATE OF SOUTH DAKOTA)

) SS

COUNTY OF DAVISON)

On this ____ day of _____, 2024, before me, the undersigned officer, personally appeared _____, who acknowledged him/herself to be a member of a Limited Liability Company and that he/she, as such member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as a member.

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

(SEAL)

NOTARY PUBLIC – SOUTH DAKOTA

My Commission expires: _____

4 Dated this ____ day of _____, 2025.

Cindy K. Krall, Trustee of Cindy K. Krall Living Trust

STATE OF SOUTH DAKOTA)

) SS

COUNTY OF DAVISON)

On this ____ day of _____, 2025, before me, the undersigned officer, personally appeared Cindy K. Krall, as Trustee of the Cindy K. Krall Living Trust, known to me or satisfactorily proven to be the person described in the foregoing instrument and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

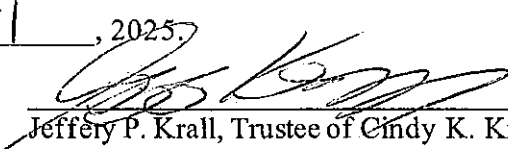
In witness whereof I hereunto set my hand and official seal.

(SEAL)

NOTARY PUBLIC – SOUTH DAKOTA

My Commission expires: _____

4 Dated this 1 day of April, 2025.



Jeffery P. Krall, Trustee of Cindy K. Krall Living Trust

STATE OF SOUTH DAKOTA)

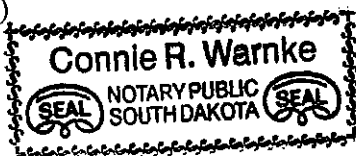
) SS

COUNTY OF DAVISON)

On this 1 day of April, 2025, before me, the undersigned officer, personally appeared Jeffery P. Krall, as Trustee of the Cindy K. Krall Living Trust, known to me or satisfactorily proven to be the person described in the foregoing instrument and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

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

(SEAL)



Connie Warnke
NOTARY PUBLIC – SOUTH DAKOTA
My Commission expires: 6-15-2025

5 Dated this _____ day of _____, 2024.

Gerald W. Johnson

STATE OF SOUTH DAKOTA)

) SS

COUNTY OF DAVISON)

5 Dated this 24th day of January, 2025.

GERALD W JOHNSON
Gerald W. Johnson

STATE OF SOUTH DAKOTA)

) SS

COUNTY OF DAVISON)

On this 24th day of January, 2025, before me, the undersigned officer, personally appeared Gerald W. Johnson, known to me or satisfactorily proven to be the person described in the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

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

(SEAL)



Sherry Kirby
NOTARY PUBLIC - SOUTH DAKOTA
My Commission expires: 11-26-2026

6 Dated this _____ day of _____, 2024.

Clifford R. Jager

STATE OF SOUTH DAKOTA)

) SS

COUNTY OF DAVISON)

On this ____ day of _____, 2024, before me, the undersigned officer, personally appeared Clifford R. Jager, known to me or satisfactorily proven to be the person described in the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

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

(SEAL)

NOTARY PUBLIC – SOUTH DAKOTA
My Commission expires: _____

5 Dated this _____ day of _____, 2024.

Gerald W. Johnson

STATE OF SOUTH DAKOTA)
) SS
COUNTY OF DAVISON)

On this ____ day of _____, 2024, before me, the undersigned officer, personally appeared Gerald W. Johnson, known to me or satisfactorily proven to be the person described in the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

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

(SEAL)

NOTARY PUBLIC – SOUTH DAKOTA
My Commission expires: _____

6 Dated this 4th day of October, 2024.

Clifford R. Jager

STATE OF SOUTH DAKOTA)
) SS
COUNTY OF DAVISON)

On this 4th day of October, 2024, before me, the undersigned officer, personally appeared Clifford R. Jager, known to me or satisfactorily proven to be the person described in the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

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

(SEAL)



Adam Scott
NOTARY PUBLIC – SOUTH DAKOTA
My Commission expires: _____
Commission Expires
07/22/2027

6 Dated this 4th day of Oct, 2024.

Becky Janene Jager
Becky Janene Jager

STATE OF SOUTH DAKOTA)
) SS
COUNTY OF DAVISON)

On this 4th day of October, 2024, before me, the undersigned officer, personally appeared Becky Janene Jager, known to me or satisfactorily proven to be the person described in the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

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

(SEAL)



Adam Scott
NOTARY PUBLIC – SOUTH DAKOTA
My Commission expires: Commission Expires
07/22/2027

7 Dated this _____ day of _____, 2024.

Gary Trabing

STATE OF SOUTH DAKOTA)
) SS
COUNTY OF DAVISON)

On this ____ day of _____, 2024, before me, the undersigned officer, personally appeared Gary Trabing, known to me or satisfactorily proven to be the person described in the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

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

(SEAL)

NOTARY PUBLIC – SOUTH DAKOTA
My Commission expires: _____

6 Dated this _____ day of _____, 2024.

Becky Janene Jager

STATE OF SOUTH DAKOTA)
) SS
COUNTY OF DAVISON)

On this ____ day of _____, 2024, before me, the undersigned officer, personally appeared Becky Janene Jager, known to me or satisfactorily proven to be the person described in the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

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

(SEAL)

NOTARY PUBLIC – SOUTH DAKOTA
My Commission expires: _____

7 Dated this 1st day of October, 2024.

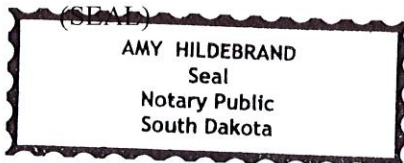
Gary Trabing

STATE OF SOUTH DAKOTA)
) SS
COUNTY OF DAVISON)

On this 10th day of October, 2024, before me, the undersigned officer, personally appeared Gary Trabing, known to me or satisfactorily proven to be the person described in the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

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

(SEAL)



Amy Hildebrand
NOTARY PUBLIC – SOUTH DAKOTA
My Commission expires: 8-8-30

7 Dated this 1st day of October, 2024.



Monica Trabling

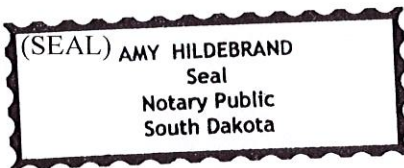
STATE OF SOUTH DAKOTA)

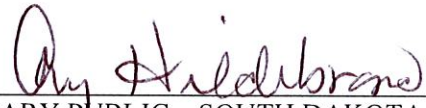
) SS

COUNTY OF DAVISON)

On this 1st day of Oct, 2024, before me, the undersigned officer, personally appeared Monica Trabling, known to me or satisfactorily proven to be the person described in the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

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





NOTARY PUBLIC – SOUTH DAKOTA
My Commission expires: 8-8-24

8 Dated this _____ day of _____, 2024.

James D. Wright

STATE OF SOUTH DAKOTA)

) SS

COUNTY OF DAVISON)

On this ____ day of _____, 2024, before me, the undersigned officer, personally appeared James D. Wright, known to me or satisfactorily proven to be the person described in the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

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

(SEAL)

NOTARY PUBLIC – SOUTH DAKOTA
My Commission expires: _____

Dated this 4th day of November, 2024.

James D. Wright

James D. Wright

STATE OF SOUTH DAKOTA)

) SS

COUNTY OF DAVISON)



On this 4th day of November, 2024, before me, the undersigned officer, personally appeared

James D. Wright, known to me or satisfactorily proven to be the person described in the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

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

(SEAL)

Kellie Halvorson

NOTARY PUBLIC – SOUTH DAKOTA

My Commission expires: 09/25

8 Dated this 4th day of November, 2024.

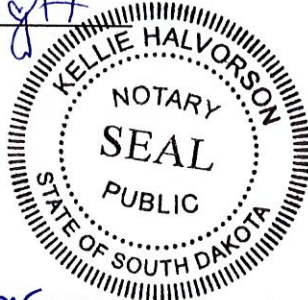
Susan M. Wright

Susan M. Wright

STATE OF SOUTH DAKOTA)

) SS

COUNTY OF DAVISON)



On this 4th day of November, 2024, before me, the undersigned officer, personally appeared

Susan M. Wright, known to me or satisfactorily proven to be the person described in the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

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

(SEAL)

Kellie Halvorson

NOTARY PUBLIC – SOUTH DAKOTA

My Commission expires: 09/25

8 Dated this _____ day of _____, 2024.

Susan M. Wright

STATE OF SOUTH DAKOTA)

) SS

COUNTY OF DAVISON)

On this ____ day of _____, 2024, before me, the undersigned officer, personally appeared Susan M. Wright, known to me or satisfactorily proven to be the person described in the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

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

(SEAL)

NOTARY PUBLIC – SOUTH DAKOTA

My Commission expires: _____

8 Dated this 3 day of October, 2024.

Jon Krall
Jon Krall, Trustee of the Jon Krall Revocable Trust

STATE OF SOUTH DAKOTA)

) SS

COUNTY OF DAVISON)

On this 3rd day of October, 2024, before me, the undersigned officer, personally appeared Jon Krall, as Trustee of the Jon Krall Revocable Trust, known to me or satisfactorily proven to be the person described in the foregoing instrument and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

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

(SEAL)



Madisen Koepsell
NOTARY PUBLIC – SOUTH DAKOTA
My Commission expires: 12-4-2029

8 Dated this 3 day of October, 2024.

Mary Krall
Mary Krall, Trustee of the Mary Krall Revocable Trust

STATE OF SOUTH DAKOTA)

) SS

COUNTY OF DAVISON)

On this 3rd day of October, 2024, before me, the undersigned officer, personally appeared Mary Krall, as Trustee of the Mary Krall Revocable Trust, known to me or satisfactorily proven to be the person described in the foregoing instrument and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

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



Madisen Koepsell
NOTARY PUBLIC – SOUTH DAKOTA
My Commission expires: 12-4-2029

9 Dated this 3 day of October, 2024.

Mary Krall
Print Name: Mary Krall
Trustee of the Mary Krall Revocable Trust

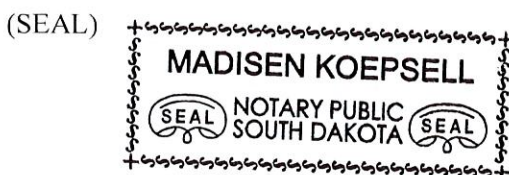
STATE OF SOUTH DAKOTA)

) SS

COUNTY OF DAVISON)

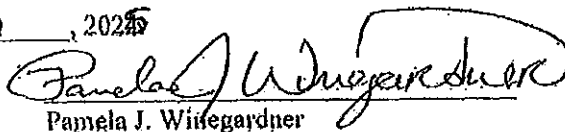
On this 3rd day of October, 2024, before me, the undersigned officer, personally appeared Mary Krall, as Trustee of the Mary Krall Revocable Trust, known to me or satisfactorily proven to be the person described in the foregoing instrument and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

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



Madisen Koepsell
NOTARY PUBLIC – SOUTH DAKOTA
My Commission expires: 12-4-2029

10 Dated this 24th day of Jan, 202~~5~~


Pamela J. Winegardner

STATE OF SOUTH DAKOTA)

) SS

COUNTY OF DAVISON)

On this 24 day of January, 202~~5~~, before me, the undersigned officer, personally appeared Pamela J. Winegardner, known to me or satisfactorily proven to be the person described in the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

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





NOTARY PUBLIC - SOUTH DAKOTA

My Commission expires: June 30th, 2026

10 Dated this _____ day of _____, 2024.

Cynthia M. Dunlap

STATE OF SOUTH DAKOTA)

) SS

COUNTY OF DAVISON)

On this ____ day of _____, 2024, before me, the undersigned officer, personally appeared Cynthia M. Dunlap, known to me or satisfactorily proven to be the person described in the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

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

(SEAL)

NOTARY PUBLIC - SOUTH DAKOTA

My Commission expires: _____

10 Dated this _____ day of _____, 2024.

Pamela J. Winegardner

STATE OF SOUTH DAKOTA)

) SS

COUNTY OF DAVISON)

On this _____ day of _____, 2024, before me, the undersigned officer, personally appeared Pamela J. Winegardner, known to me or satisfactorily proven to be the person described in the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

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

(SEAL)

NOTARY PUBLIC – SOUTH DAKOTA

My Commission expires: _____

10 Dated this 24th day of Jan, 2025

Cynthia M. Dunlap

Pennsylvania
STATE OF ~~SOUTH DAKOTA~~)

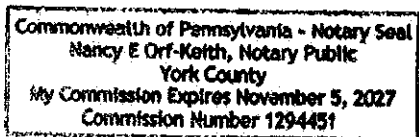
) SS

York
COUNTY OF ~~DAVISON~~)

On this 24th day of January, 2025, before me, the undersigned officer, personally appeared Cynthia M. Dunlap, known to me or satisfactorily proven to be the person described in the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

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

(SEAL)



NOTARY PUBLIC – SOUTH DAKOTA
My Commission expires: 11-05-2027

10 Dated this 8 day of October, 2024.

Marty Barington
Marty Barington

STATE OF SOUTH DAKOTA)

) SS

COUNTY OF DAVISON)

On this 8th day of October, 2024, before me, the undersigned officer, personally appeared Marty Barington, known to me or satisfactorily proven to be the person described in the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

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

(SEAL)

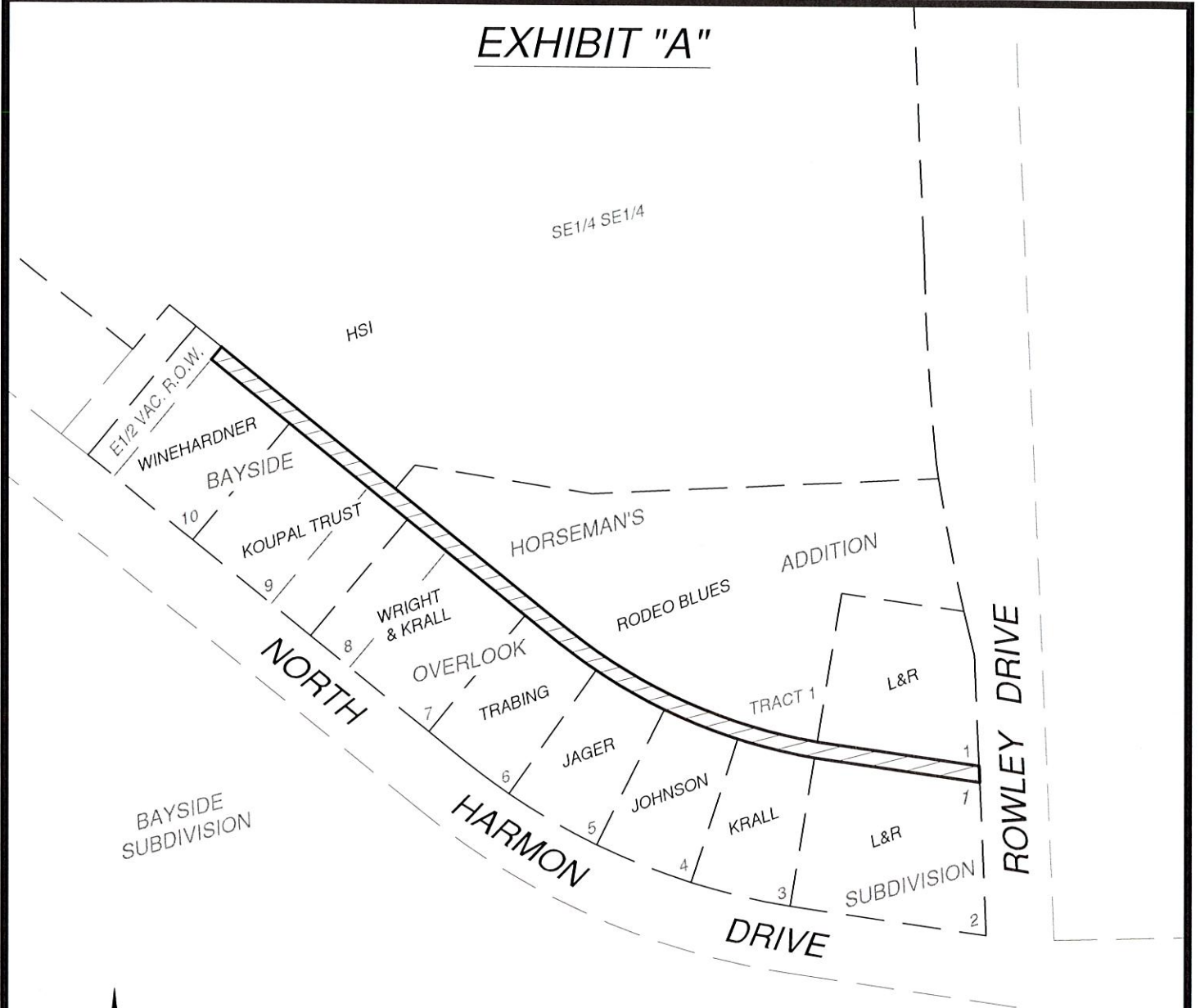


Lisa Palli
NOTARY PUBLIC – SOUTH DAKOTA
My Commission expires: 2025

Exhibit A

Depiction of Right of Way Area to be Vacated

EXHIBIT "A"



SURVEYOR'S NOTES:

1. BASIS OF BEARING IS ASSUMED.
2. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS EXHIBIT.

LEGEND

- EXISTING PROPERTY LINE
- VACATED AREA



PREPARED BY:

infrastructure
design group, inc.

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

EXHIBIT "A"
ALLEY VACATION

PROJ. NO.: 23064
 DATE: 07/31/2024
 DRAWN BY: BTC
 CHECKED BY: RDK
 SHEET NO: 1 OF 1

NOTICE OF HEARING

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

YOU ARE HEREBY NOTIFIED that Horsemans's Sports, Inc; Rodeo Blues, LLC; L&R Anderson Ranch LLC; Cindy K. Krall Living Trust; Gerald W Johnson; Clifford R. & Becky Janene Jager; Gary & Monica Trabing; James D. & Susan M. Wright, John Krall Rev. Trust, Mary Krall Rev. Trust; Koupal Family Trust; Pamela J. Winegardner, Cynthia M. Dunlap, Marty Barington; have petitioned the City Council of the City of Mitchell, Davison County, South Dakota to vacate the following:

Petitioners request to vacate the 16 foot Alley as shown on the Plat of Bayside Overlook Subdivision (Phase I) in the SE ¼ of the SE ¼ of Section 4, T 103 N, R 60 W of the 5th P.M. in the City of Mitchell, Davison County, South Dakota, as recorded with the Davison County Register of Deeds in Book PB 11, Page 13. Said Alley is located adjacent to Lots 1 through 10 in Block 1 and a parcel of land described as the SE Quarter of the SE Quarter (SE ¼ SE ¼) situated East of North Harmon Drive, except the South 300 feet of the East 150 feet, containing approximately 25 acres in Section 4, T 103 N, R 60 W of the 5th PM, less Blocks 1, 2 and 3 of Bayside Overlook Subdivision, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 13.

The petitioners are the sole owners of the real property abutting the aforementioned alley, as they own the following real property;

The SE Quarter of the SE Quarter (SE ¼ SE ¼) situated East of North Harmon Drive, except the South 300 feet of the East 150 feet, containing approximately 25 acres in Section 4, T 103 N, R 60 W of the 5th PM, less Blocks 1, 2 and 3 of Bayside Overlook Subdivision, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 13 is owned by Petitioner Horsemans' Sports, Inc.

Tract 1 of Horseman's Addition to the City of Mitchell, Davison County, South Dakota is owned by Petitioner Rodeo Blues, LLC.

Lots 1 and 2, Block 1, Bayside Overlook Subdivision, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 13, Davison County, South Dakota is owned by Petitioner L&R Anderson Ranch, LLC

Lot 3, Block 1, Bayside Overlook Subdivision, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 13, Davison County, South Dakota is owned by Petitioner Cindy K. Krall Living Trust

Lot 4, Block 1, Bayside Overlook Subdivision, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 13, Davison County, South Dakota is owned by Petitioner Gerald W. Johnson.

Lot 5, Block 1, Bayside Overlook Subdivision, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 13, Davison County, South Dakota is owned by Petitioner Clifford R. & Becky Janene Jager.

Lot 6, Block 1, Bayside Overlook Subdivision, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 13, Davison County, South Dakota is owned by Petitioner Gary & Monica Trabing.

Lot 7 and the Southerly 50 feet of Lot 8, Block 1, Bayside Overlook Subdivision, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 13, Davison County, South Dakota is owned by Petitioner James D. & Susan M. Wright; Jon Krall Rev Trust; Mary Krall Rev. Trust.

Lot 9 and the Northwesterly 50 feet of Lot 8, running parallel to the lot line between Lot 8 and Lot 9, Block 1, Bayside Overlook Subdivision, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 13, Davison County, South Dakota is owned by Petitioner Koupal Family Trust.

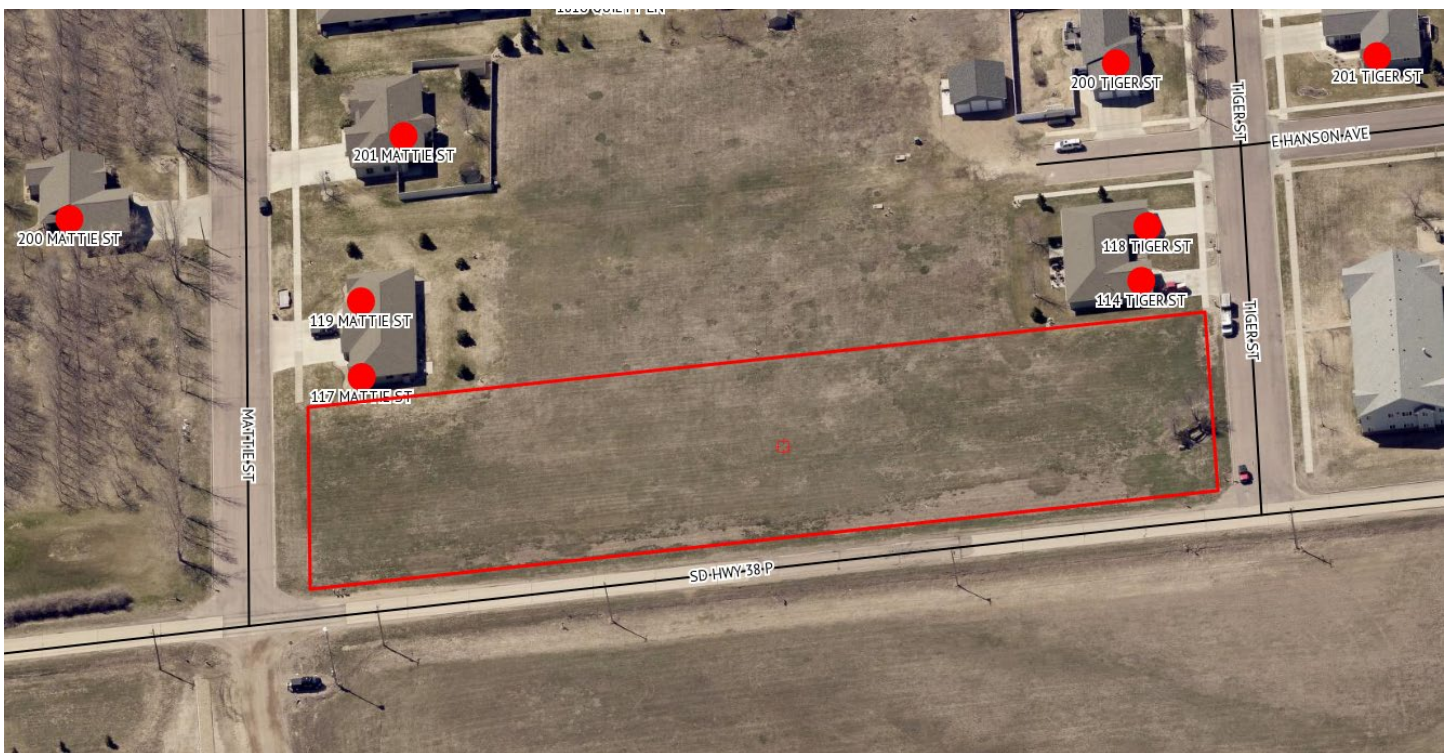
Lot 10 and the East ½ of Vacated Bayside Ave abutting said Lot 10, Block 1, Bayside Overlook Subdivision, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 13, Davison County, South Dakota is owned by Petitioner Pamela J. Winegardner; Cynthia M. Dunlap; Marty Barington.

You are hereby notified that a discussion and recommendation will be held by the Planning Commission on Monday, April 28, 2025, 12:00 P.M. (noon) in the City Council Chambers, City Hall, 612 N. Main St, Mitchell, SD and the public hearing by the City Council on Monday, May 5, 2025 at 6:00 P.M., in the City Council Chambers, City Hall, 612 N. Main St, Mitchell, SD to consider the petition and resolution vacating the said alley. All interested parties may attend and be heard at the public hearing.

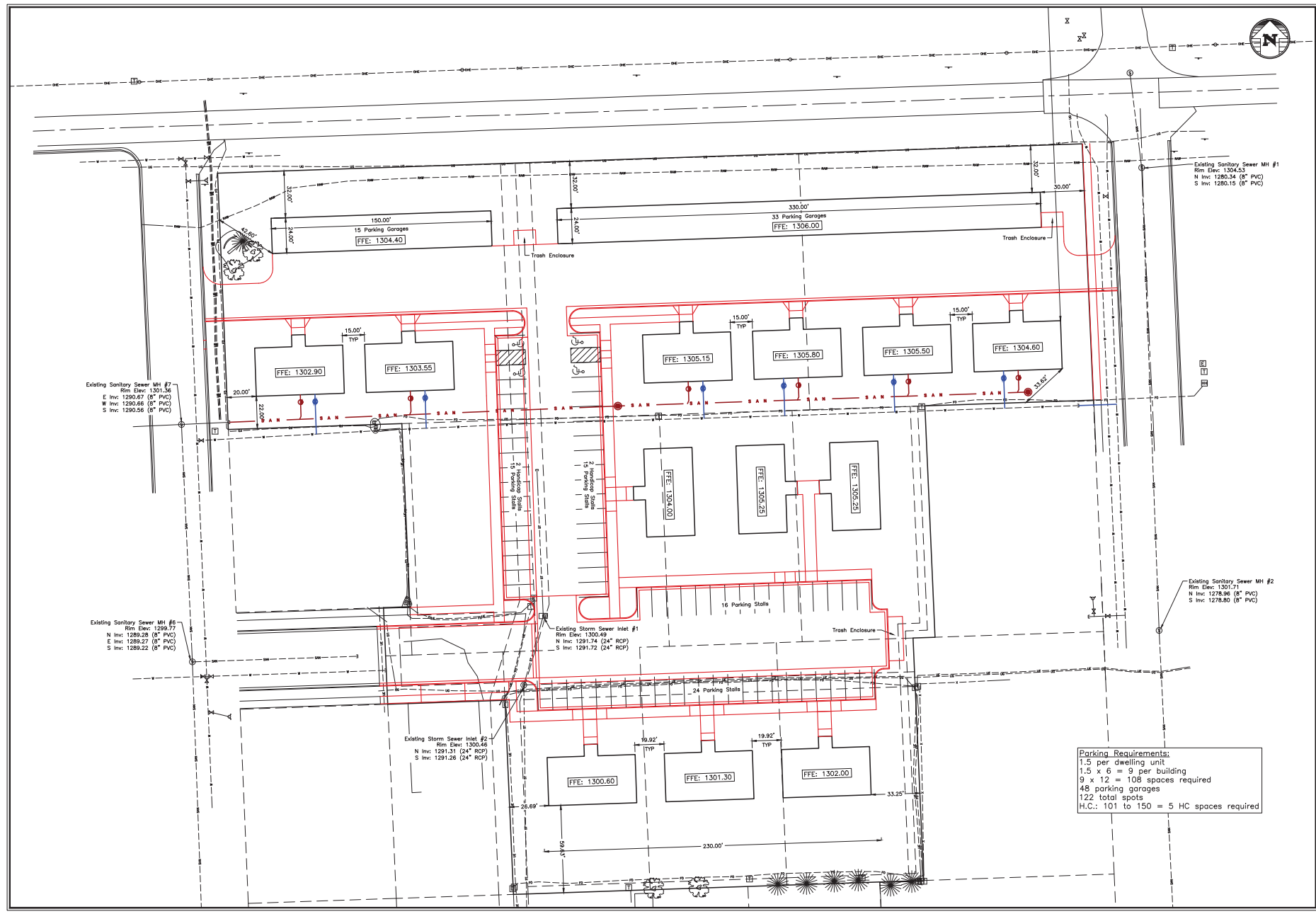
Dated this the 10th day of April, 2025

Michelle Bathke
Finance Officer

Published twice: April 16th and 23rd, 2025
Approximate Cost:



**PRELIMINARY
NOT FOR CONSTRUCTION**



22x34 Horiz. Scale:	1" = 30'
11x17 Horiz. Scale:	1" = 60'
Drawn By:	***
Checked By:	***
Date:	4/03/2025
Project No.:	16629
File Name:	g-***

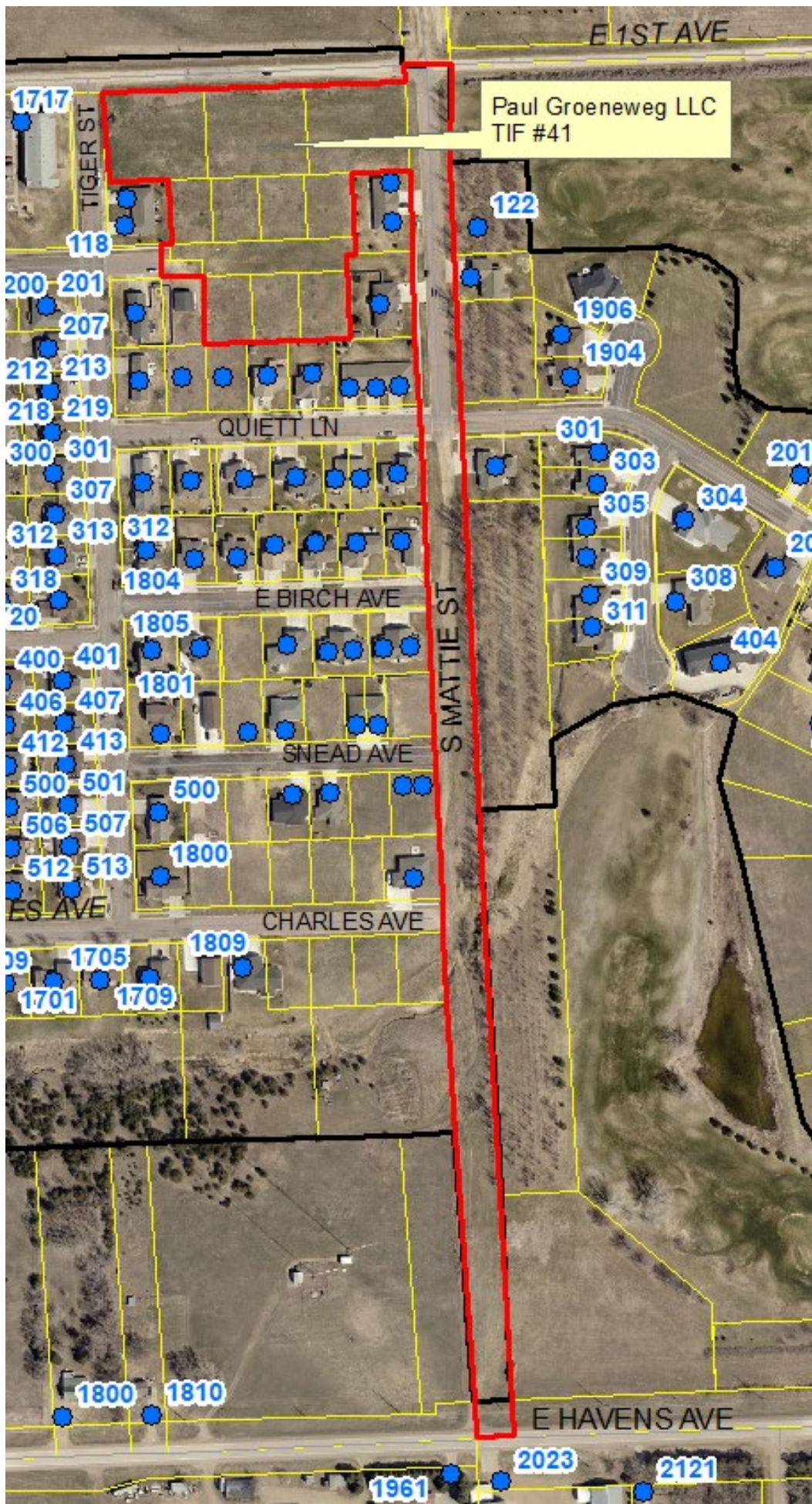
Project Name:	
Groeneweg First Ave Apartments	
Located in:	
Mitchell, South Dakota	
Sheet Name:	
Schematic Site Layout Option 2	
Sheet Number:	Total Sheets:
1	1

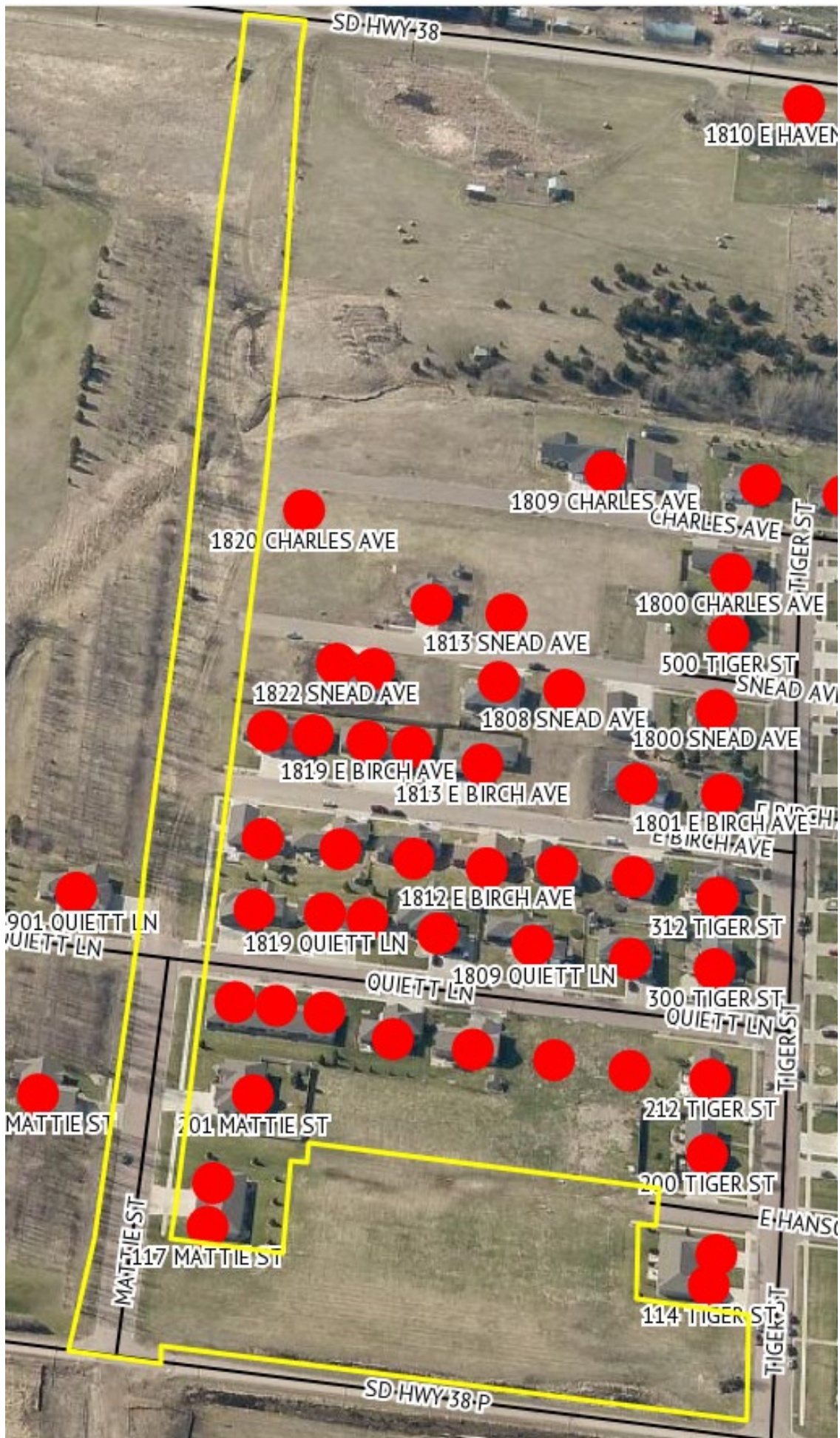


Consultant	Address	Address	Address	Phone
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Scale

5/4/2024 4:32:44 PM





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 April 28, 2025 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 Forty-one (41).

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

LOTS ONE (1), TWO (2), THREE (3), FOUR A (4A), FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8), IN BLOCK ONE (1), AND LOTS THREE (3), FOUR (4), FIVE (5) AND SIX A (6A) IN BLOCK TWO (2), WOODS FIRST ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; AND

THAT PORTION OF SOUTH MATTIE STREET RIGHT OF WAY LOCATED BETWEEN EAST 1ST AVENUE ON THE NORTH AND EAST HAVENS AVENUE ON THE SOUTH, INCLUDING THE INTERSECTIONS AT SUCH LOCATIONS, TO THE EXTENT SUCH AREAS ARE SUBJECT TO THE CITY'S JURISDICTION;

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 May 5, 2025 at 6:00 pm in the City Hall Council Chambers.

Dated this 10th day of April, 2025.

Michelle Bathke – Finance Officer

Published once: 16th day of April, 2025

Approximate publication cost: _____

TAX INCREMENTAL DISTRICT
NUMBER 41
CITY OF MITCHELL

TAX INCREMENTAL
PROJECT PLAN

In conjunction with
Paul Groeneweg LLC, Developer



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

This Plan was prepared for adoption by the City Planning Commission and the City Council in recognition that the area requires a coordinated, cooperative strategy, with financing possibilities, to promote economic development through the construction of Affordable Housing through a multi-housing project that will consist of seventy (70) two- and three-bedroom apartment units. The name of the project is “Woods Apartments.” The apartment mix will consist of twelve (12) buildings. The first phase will consist of five (5) buildings with six 3-bedroom apartment units, and one (1) building with four 3-bedroom apartments as well as a fitness center and coffee shop. The second phase will consist of six (6) buildings with six 2-bedroom apartment units, and the construction of up to forty-eight (48) single-car garage units housed in two (2) separate building units. An outdoor pool area and park area with a fire pit are also expected to be included in the project. The intent of Woods Apartments is to create a 70-unit affordable apartment complex, complete with an exercise/gym area and a potential coffee shop, with the apartment units to be rented at a monthly rental rate to be calculated at or below 80% for the State of South Dakota area median income being utilized by the South Dakota Housing Development Authority at the time such rental agreement is entered.

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 Rental 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 tax increment financing to provide the impetus and means to undertake this development which otherwise may not occur. The TIF is also expected to help fund the City’s construction of South Mattie Street.

The 70 apartment units and real estate will be owned by Paul Groeneweg LLC, a South Dakota limited liability company (“Paul Groeneweg LLC”). The project will be constructed by Groeneweg Construction LLC, a South Dakota limited liability company. The Developer of the Project will be Paul Groeneweg LLC (“Developer”).

Brief Description of Project:

Construction of an Affordable Housing project. With Tax Increment Financing, the Developer is planning on the construction of a multi-housing project that will consist of seventy (70) two- and three-bedroom apartments. The project will include the construction of garage units as well as a fitness center and coffee shop for the residents. The TIF is also expected to help fund the City’s construction of South Mattie Street.

Brief Description of Projects Public Benefits:

This project will allow for an affordable housing opportunity for current and new residents of the City of Mitchell with the monthly rental rate to be calculated at or below 80% for the State of South Dakota area median income utilized by the South Dakota Housing Development Authority. Further, this project will result in developing property that is currently underdeveloped. The TIF is also expected to help fund the City’s construction of South Mattie Street.

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

The term blighted area² means An area that substantially impairs or arrests the sound growth of the political subdivision, inhibits housing development, constitutes an economic or social liability, or is a danger in its present condition and use to the health, safety, morals, or welfare of the public because 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) insanitary or unsafe conditions;
- (5) the deterioration of site or other improvements;
- (6) a 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) a predominance of open space with obsolete platting, diversity of ownership, or deterioration of structures of site improvements.

"City of Mitchell" means Mitchell, South Dakota.

¹ SDCL § 11-9-9

² SDCL § 11-9-10

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

"Developer" means Paul Groeneweg LLC, a South Dakota limited liability company.

"Developer's Agreement" means the agreement between Paul Groeneweg LLC, 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.

"Owner" means Paul Groeneweg LLC, a South Dakota limited liability company.

"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 #41.

"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

The real property to be located within the Tax Increment District will have a legal description of:

Lots One (1), Two (2), Three (3), Four A (4A), Five (5), Six (6), Seven (7) and Eight (8), in Block One (1), and Lots Three (3), Four (4), Five (5) and Six A (6A) in Block Two (2), Woods First Addition to the City of Mitchell, Davison County, South Dakota; and

That portion of South Mattie Street right of way located between East 1st Avenue on the north and East Havens Avenue on the south, including the intersections at such locations, to the extent such areas are subject to the city's jurisdiction.

The area making up Tax Increment District #41 is shown on the Boundary Map attached to the following page.

CREATION OF CITY OF MITCHELL TID NUMBER 41

Paul Groeneweg LLC, 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 up to two (2) phases, as follows:

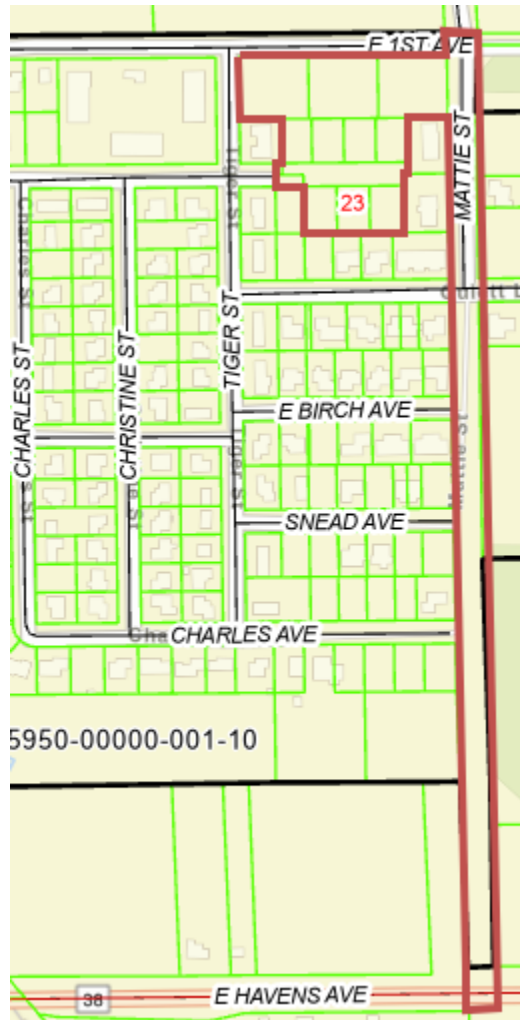
Site preparation (utilities, asphalt, concrete), and other TID eligible expenses for the Affordable Rental Housing Project area proposed for the TID area, and the construction of the garage units.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Figure 1. TID 41 Boundary

Mitchell TIF District 41 Boundary Map

TIF boundary outlined in **RED** below.



Lots One (1), Two (2), Three (3), Four A (4A), Five (5), Six (6), Seven (7) and Eight (8), in Block One (1), and Lots Three (3), Four (4), Five (5) and Six A (6A) in Block Two (2), Woods First Addition to the City of Mitchell, Davison County, South Dakota; and

That portion of South Mattie Street right of way located between East 1st Avenue on the north and East Havens Avenue on the south, including the intersections at such locations, to the extent such areas are subject to the city's jurisdiction.

LISTING OF KIND, NUMBER, LOCATION AND DETAILED COSTS OF PROPOSED PUBLIC WORKS AND IMPROVEMENTS³

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

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

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

TAXABLE VALUE OF MITCHELL

State law requires that tax increment districts cannot exceed ten percent of the taxable value of the City of Mitchell. This value for Mitchell is approximately \$1,705,007,155. The base value of the taxable property for inclusion into this Tax Incremental District, as per the Director of Equalizations records is \$364,867 as set forth on the following page:

³ SDCL §11-9-16(1)

TIF 41 Base Valuations

Lots One (1), Two (2), Three (3), Four A (4A), Five (5), Six (6), Seven (7) and Eight (8), in Block One (1), and Lots Three (3), Four (4), Five (5) and Six A (6A) in Block Two (2), Woods First Addition to the City of Mitchell, Davison County, South Dakota; and

That portion of South Mattie Street right of way located between East 1st Avenue on the north and East Havens Avenue on the south, including the intersections at such locations, to the extent such areas are subject to the city's jurisdiction.

Full & True Base Value: \$364,837

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

Tax Increment District Number 8	\$5,900,522
Tax Increment District Number 9	\$49,543
Tax Increment District Number 14	\$37,207
Tax Increment District Number 16	\$4,920,402
Tax Increment District Number 19	\$13,143
Tax Increment District Number 20	\$149,308
Tax Increment District Number 21	\$139,817
Tax Increment District Number 23	\$2,953,202
Tax Increment District Number 24	\$602,220
Tax Increment District Number 26	\$0
Tax Increment District Number 27	\$985,641
Tax Increment District Number 28	\$2,083,459
Tax Increment District Number 29	\$391,053
Tax Increment District Number 30	\$54,665
Tax Increment District Number 31	\$600,605
Tax Increment District Number 32	\$1,530,600
Tax Increment District Number 33	\$776,329
Tax Increment District Number 34	\$1,250,395
Tax Increment District Number 35	\$130,385
Tax Increment District Number 36	\$217,468
Tax Increment District Number 37	\$77,929
Tax Increment District Number 38	\$93,065
Tax Increment District Number 39	\$208,387
Tax Increment District Number 40	\$174,720
Tax Increment District Number 41	\$364,837
TOTAL	\$23,734,812

The total value of all active TIF districts in Mitchell is less than 10% of total taxable value in the City. Using the base values provided above with the inclusion of the proposed TIF #41, the total Tax Increment Districts combined is less than 1.5% when compared to the 2024 Taxable Valuation.

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

COSTS OF PUBLIC WORKS OR IMPROVEMENTS

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

Kind of Project Cost	Number of Projects	Location ⁴	Amount	Reference ⁵
Capital Costs		District	\$2,020,000	11-9-14(1)
Financing Costs		District	\$0	11-9-14(2)
Real Property Assembly		District	\$0	11-9-14(3)
Professional Fees		District	\$0	11-9-14(4)
Administrative Costs		District	\$0	11-9-14(5)
Relocation Costs		District	\$0	11-9-14(6)
Organizational Costs		District	\$0	11-9-14(7)
Discretionary Costs and Grants		District	\$2,281,866	11-9-14(8)
Eligible Project Costs			\$4,301,866	

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

⁴ District shall mean the Tax Increment District.

⁵ SDCL §11-9-14

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

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 developer authorized TIF request amount of \$2,281,866, consistent with the Mattie Street Costs section of this project plan.

EXPENDITURES EXCEEDING ESTIMATED COST

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

DEVELOPER'S AGREEMENT

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

Financing Terms:

- Amount. The total amount of the TIF will not exceed \$4,301,866, consistent with the Mattie Street Costs section of this project plan.
- Interest Rate. There may be no interest rate associated with this TIF.
- Length. The TIF will not exceed 20 calendar years from the year of creation.
- Expiration. The TIF will expire at the end of 20 years or when the \$4,301,866 has been paid out in tax payment, including up to \$2,281,866 for the Developer's project and with the remaining tax payment up to \$2,020,000 for the Mattie Street project, for a total TIF amount of \$4,301,866 from the taxes generated within the District.

Legal Terms:

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

Conditions of the Developer Agreement relating to Constitutional Debt:

The exclusive funding mechanism for this TID will be a grant pass-through of positive tax increment from the TID receipted into the TIF Fund. It is specifically a condition of the proposed Developer's Agreement that the City's obligation to pay is limited to the proceeds of the positive tax increment from the TID receipted into the TIF Fund. The City shall have no obligation to commit any City funds from any other source into the TIF Fund other than the positive tax increment from the TID receipted into the TIF Fund. It is also to be specifically agreed that the City has made no representation that the proceeds from the TIF Fund shall be sufficient to retire any indebtedness incurred by Developer. The parties further acknowledge that SDCL 11-9-25 limits the duration of allocation of the positive tax increment payments and the fund created by the TID to 20 years from the year of creation. As such, it is further understood that the amount of \$2,281,866 will be the maximum amount the City will ever pass on acting as a conduit for TIF #41 for eligible project costs.

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

Upon completion of the construction of project involving eligible project costs, the Developer shall certify to the City's Finance Officer the eligible project costs in sufficient detail to determine that payment of grant funds is solely for eligible project costs. The Developer shall provide contractor/supplier invoices or other supporting documentation upon request of the Finance Officer. Upon certification and verification of eligible project costs, the City shall pass-through all available tax increment fund revenues not to exceed \$2,281,866 in a manner consistent with the Mattie Street Costs section of this project plan .

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 accrued, the City's exclusive obligation shall be to budget and appropriate the positive tax increment from the TID receipted into the TIF Fund on an annual basis during the City's then current fiscal year, as may be required. Notwithstanding anything to the contrary contained in the proposed Agreement, the City hereby acknowledges and agrees that the obligations of the City under this Agreement are a material inducement for Developer to incur various development and construct improvements upon the TID property and the failure to pay tax increment to Developer will be financial detrimental to future improvements on said property.

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

Developer Terms:

- Paul Groeneweg LLC, will act as the Developer and all TIF proceeds will flow to Developer.
- Developer will certify the costs to the City for reimbursement.
- The Developer agrees to maintain maximum monthly rental-rates consistent with the guidance provided by the South Dakota Housing Authority for affordable housing, to be at or below 80% of the area median income in effect at the time the rental contract is entered.
- The Developer shall submit a report to the City no later than November 15 of each calendar year on a form provided by the City.
- The City of Mitchell reserves the right to charge an annual administration expense. This fee will be used to offset any future expenses that may occur due to reporting. The amount will not exceed \$5,000.00 in a calendar year.
- The Developer agrees to waive the discretionary formula for all construction within the TIF.

Mattie Street Terms:

- City intends to construct all or part of South Mattie Street in relation to this project. Mattie Street construction will be considered following the completion of the Developer's work. Developer will have provided certified costs and the actual property valuation will be known. This will give City a more accurate estimate for increment that will be generated and how much will be available to support Mattie Street. Construction of Mattie Street will not proceed unless City determines that enough increment will be

available to sufficiently offset the costs of construction for Mattie Street. In the event that City elects to proceed with the construction of Mattie Street, the costs of construction shall be deemed TIF Eligible Costs.

- If Mattie Street is constructed, the TIF increment will first be applied to Developer's certified costs, up to Developer's estimate of \$2,281,866. Once Developer's certified costs have been paid, all remaining increment will be paid to City up to the maximum TIF amount of \$4,301,866, or enough to cover City's actual costs for Mattie Street, whichever is less. If Mattie Street is not constructed, the TIF would terminate once Developer's certified costs are paid.

FEASIBILITY STUDY⁶

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

ECONOMIC DEVELOPMENT STUDY

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

DETAILED LIST OF ESTIMATED PROJECT COSTS⁷

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

FISCAL IMPACT STATEMENT⁸

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

METHOD OF FINANCING, TIMING OF COSTS AND MONETARY OBLIGATIONS⁹

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

MAXIMUM AMOUNT OF TAX INCREMENTAL REVENUE

The maximum amount of monetary obligations to be paid through Tax Increment Number 41 shall not to exceed \$4,301,866, consistent with the Mattie Street Costs section of this project plan. In the alternative or in combination therewith, the City may enter into one or more development agreements whereby the tax increment revenues would be used in accordance with the terms and conditions of the development agreements (the "monetary obligation").

⁶ SDCL §11-9-16(2)

⁷ SDCL §11-9-16(3)

⁸ SDCL § 11-9-16(4)

⁹ SDCL § 11-9-13(5)

DURATION OF TAX INCREMENTAL PLAN

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

ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS

The site will generate taxes to the local jurisdictions at or above the assessed value of the Base. All taxing districts shall receive that base which will be the value set for 2024 taxes payable in 2025 and thereafter. The tax increment will be available to the taxing jurisdictions at or before 20 years after at the creation of the District. Schedule 2 details the tax capture implications to each of the local taxing jurisdictions. After the repayment of the bonds or monetary obligations, taxing entities will receive their proportionate share of tax dollars for the base value plus the tax incremental values.

CONDITIONS MAP¹⁰, IMPROVEMENTS MAP¹¹, ZONING CHANGE SCHEDULE¹²

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

CHANGES TO THE CITY OF MITCHELL MASTER PLAN, MAP, BUILDING CODES AND CITY ORDINANCES¹³

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

LIST OF ESTIMATED NON-PROJECT COSTS¹⁴

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

Item	Amount
Total Non-Project Cost	\$7,221,136

¹⁰ SDCL § 11-9-16(1)

¹¹ SDCL § 11-9-16(2)

¹² SDCL § 11-9-16(3)

¹³ SDCL §11-9-16(4)

¹⁴ SDCL §11-9-16(5)

STATEMENT OF DISPLACEMENT AND RELOCATION PLAN¹⁵

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

PERFORMANCE BOND, SURETY BOND OR OTHER GUARANTY

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

LIST OF SCHEDULES

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

ATTACHMENTS

Attachment 1. Map and Legal Description and existing uses and conditions
Attachment 2. Map of Real property/Improvement
Attachment 3. List of proposed changes in zoning ordinances

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¹⁵ SDCL §11-9-16(16)

SCHEDULE 1 – "DETAIL OF PROJECT COSTS"

Kind of Project Cost	Number of Projects	Location ¹⁶	Amount	Reference ¹⁷
Capital Costs		District	\$2,020,000	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	\$2,281,866	11-9-14(8)
Eligible Project Costs			\$4,301,866	

¹⁶ District shall mean the Tax Increment District.

¹⁷ SDCL §11-9-14 (see page 9)

TIF ELIGIBLE EXPENSES/RESPONSIBLE DEVELOPER

SDCL 11-9-15

	Woods Apartments Project Costs		
	Total Costs	Developer Costs	TIF Eligible Costs
Walls	\$ 366,492.00	\$ 366,492.00	
Plumbing	\$ 717,720.00	\$ 717,720.00	
Electrical-Residential	\$ 587,724.00	\$ 587,724.00	
Electrical-Parking Lot and Trenching	\$ 128,450.00		\$ 128,450.00
Flooring	\$ 587,700.00	\$ 587,700.00	
HVAC	\$ 288,000.00	\$ 288,000.00	
Labor	\$ 1,140,000.00	\$ 1,140,000.00	
Cabinets	\$ 936,000.00	\$ 936,000.00	
Roof	\$ 79,500.00	\$ 79,500.00	
Appliances	\$ 300,000.00	\$ 300,000.00	
Materials Package	\$ 900,000.00	\$ 900,000.00	
Doors & Windows	\$ 180,000.00	\$ 180,000.00	
Drywall	\$ 504,000.00	\$ 504,000.00	
Gas Trenching	\$ 26,414.00		\$ 26,414.00
Land Acquisition	\$ 250,000.00	\$ 250,000.00	
Garages	\$ 384,000.00	\$ 384,000.00	
Construction Management	\$ 240,000.00		\$ 240,000.00
Professional Fees/Legal Fees	\$ 25,232.00		\$ 25,232.00
Landscaping	\$ 70,860.00		\$ 70,860.00
Building Permit	\$ 28,500.00		\$ 28,500.00
Private Utility Connections	\$ 33,310.00		\$ 33,310.00
Infrastructure*	\$ 1,729,100.00		\$ 1,729,100.00
Developer Totals	\$ 9,503,002.00	\$ 7,221,136.00	\$ 2,281,866.00
Mattie Street Costs**	\$ 4,301,866.00		\$ 2,020,000.00
Grand Totals	\$ 13,804,868.00	\$ 7,221,136.00	\$ 4,301,866.00

* Schedule of Infrastructure estimates, provided by SPN & Associates, of Mitchell, SD.

** Cost estimate provided by City. Mattie Street to be constructed by City, not Developer.

*TIF INFRASTRUCTURE ESTIMATE

Preliminary Cost Estimate				
Item	Description	Quantity	Unit Price	Total Cost
1	Mobilization	1 LS	\$ 179,165.00	\$ 179,165.00
2	Remove Concrete Curb and Gutter	60 LF	\$ 7.00	\$ 420.00
3	Remove and Dispose of Asphalt Surfacing	30 SY	\$ 20.00	\$ 600.00
4	Connect to Existing Sanitary Sewer Main	4 EA	\$ 1,750.00	\$ 7,000.00
5	8" PVC Sanitary Sewer	850 LF	\$ 60.00	\$ 51,000.00
6	6" PVC Sanitary Sewer	670 LF	\$ 55.00	\$ 36,850.00
7	Sanitary Sewer Manhole	5 EA	\$ 6,000.00	\$ 30,000.00
8	8" x 6" Sanitary Sewer Wye	13 EA	\$ 300.00	\$ 3,900.00
9	4" PVC Sanitary Sewer Service Cleanout	13 EA	\$ 1,500.00	\$ 19,500.00
10	Post Televising Sanitary Sewer Main	850 LF	\$ 3.50	\$ 2,975.00
11	Connect to Existing Water Main	2 EA	\$ 2,000.00	\$ 4,000.00
12	6" PVC Water Main	380 LF	\$ 65.00	\$ 24,700.00
13	2" Water Service	590 LF	\$ 50.00	\$ 29,500.00
14	6"x2" Service Saddle w/ Corp Stop	13 EA	\$ 700.00	\$ 9,100.00
15	2" Curb Stop w/ Box	13 EA	\$ 700.00	\$ 9,100.00
16	Fire Hydrant Assembly	1 EA	\$ 6,600.00	\$ 6,600.00
17	12"x6" MJ Tee	1 EA	\$ 3,000.00	\$ 3,000.00
18	24" RCP Storm Sewer	290 LF	\$ 120.00	\$ 34,800.00
19	18" RCP Storm Sewer	50 LF	\$ 105.00	\$ 5,250.00
20	2'x3' Storm Inlet	3 EA	\$ 6,500.00	\$ 19,500.00
21	Storm Sewer Manhole	1 EA	\$ 8,600.00	\$ 8,600.00
22	Remove and Dispose of Storm Inlet	2 EA	\$ 500.00	\$ 1,000.00
23	Detention Pond	2,000 CY	\$ 12.00	\$ 24,000.00
24	Concrete Valley Gutter	200 SY	\$ 100.00	\$ 20,000.00
25	Concrete Curb and Gutter	1,700 LF	\$ 30.00	\$ 51,000.00
26	Concrete Sidewalk	11,892 SF	\$ 9.00	\$ 107,028.00
27	Concrete Fillet Section	120 SY	\$ 110.00	\$ 13,200.00
28	Concrete Surfacing	107 SY	\$ 100.00	\$ 10,700.00
29	Asphalt Surfacing	1,200 TN	\$ 160.00	\$ 192,000.00
30	Gravel Base Course	3,073 TN	\$ 30.00	\$ 92,203.50
31	Gravel Cushion	140 TN	\$ 30.00	\$ 4,200.00
32	Geotextile Fabric	6,830 SY	\$ 4.00	\$ 27,319.56
33	Seed, Fertilize, and Mulch Disturbed Area	11,160 SY	\$ 2.25	\$ 25,110.00
34	Remove, Salvage, and Stockpile Topsoil	4,000 CY	\$ 6.00	\$ 24,000.00
35	Place Topsoil	2,000 CY	\$ 6.00	\$ 12,000.00
36	Unclassified Excavation	17,000 CY	\$ 10.00	\$ 170,000.00
37	Erosion Control	1 LS	\$ 5,000.00	\$ 5,000.00
38	Traffic Control	1 LS	\$ 1,500.00	\$ 1,500.00
39	Incidental Work	1 LS	\$ 108,800.00	\$ 108,800.00
Subtotal				\$ 1,374,621.06
Contingencies				\$ 137,478.94
Total Construction Cost				\$ 1,512,100.00
Design Engineering				\$ 69,000.00
Bidding				\$ 5,000.00
Soils Investigation				\$ 7,000.00
Plat (Land Survey)				\$ 8,000.00
Construction Engineering				\$ 128,000.00
Total Project Cost				\$ 1,729,100.00

*Design Engineering and Construction Engineering have been included in the costs outlined above.

SCHEDULE 2 – "ESTIMATED CAPTURED TAXABLE VALUES"

INCREMENT-ESTIMATED TAXES THAT WILL GO TO TAX INCREMENT FUND

Taxing Districts	Levy (\$ per 1000)
Davison County	\$.0033157
Mitchell School District	\$.009686
James River Water Development District	\$.000056
City of Mitchell	\$.042509
Total Tax Levy	\$.0173086

Based upon the foregoing tables and for purposes of this Project Plan, the construction of the project will commence in 2025. The first six buildings are anticipated to be completed by November 1, 2025. The second six buildings plus garages will be completed by November 1, 2026.

It is anticipated that the Developer will procure financing to fund the applicable developers costs. A commitment letter will be provided confidentially to City officials. Developer will be liable for any additional funds required pursuant to the project.

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

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TO ACCOMMODATE TABLE]

Revenue Assumptions / Feasibility Study					Levies are based on 2024 payable in 2025							
Construction Year	Valuation Year	Revenue Year	Valuation Increments	Valuation Total	Davison County	JRWDD	City of Mitchell	School District	Total Mill Rate*	Non-Ag Factor	Total Revenue Increment	Cumulative Amt Paid
2025	2026	2027	\$ 4,178,438.10	\$ 4,178,438.10	0.0033157	0.0000560	0.0042509	0.0096860	0.0173086	0.983	\$ 72,322.91	\$ 72,322.91
2026	2027	2028	\$ 4,297,381.10	\$ 8,475,819.20	0.0033157	0.0000560	0.0042509	0.0096860	0.0173086	0.983	\$ 146,704.56	\$ 219,027.48
2027	2028	2029			0.0033157	0.0000560	0.0042509	0.0096860	0.0173086	0.983	\$ 146,704.56	\$ 365,732.04
2028	2029	2030			0.0033157	0.0000560	0.0042509	0.0096860	0.0173086	0.983	\$ 146,704.56	\$ 512,436.61
2029	2030	2031			0.0033157	0.0000560	0.0042509	0.0096860	0.0173086	0.983	\$ 146,704.56	\$ 659,141.17
2030	2031	2032			0.0033157	0.0000560	0.0042509	0.0096860	0.0173086	0.983	\$ 146,704.56	\$ 805,845.73
2031	2032	2033			0.0033157	0.0000560	0.0042509	0.0096860	0.0173086	0.983	\$ 146,704.56	\$ 952,550.30
2032	2033	2034			0.0033157	0.0000560	0.0042509	0.0096860	0.0173086	0.983	\$ 146,704.56	\$ 1,099,254.86
2033	2034	2035			0.0033157	0.0000560	0.0042509	0.0096860	0.0173086	0.983	\$ 146,704.56	\$ 1,245,959.43
2034	2035	2036			0.0033157	0.0000560	0.0042509	0.0096860	0.0173086	0.983	\$ 146,704.56	\$ 1,392,663.99
2035	2036	2037			0.0033157	0.0000560	0.0042509	0.0096860	0.0173086	0.983	\$ 146,704.56	\$ 1,539,368.56
2036	2037	2038			0.0033157	0.0000560	0.0042509	0.0096860	0.0173086	0.983	\$ 146,704.56	\$ 1,686,073.12
2037	2038	2039			0.0033157	0.0000560	0.0042509	0.0096860	0.0173086	0.983	\$ 146,704.56	\$ 1,832,777.68
2038	2039	2040			0.0033157	0.0000560	0.0042509	0.0096860	0.0173086	0.983	\$ 146,704.56	\$ 1,979,482.25
2039	2040	2041			0.0033157	0.0000560	0.0042509	0.0096860	0.0173086	0.983	\$ 146,704.56	\$ 2,126,186.81
2040	2041	2042			0.0033157	0.0000560	0.0042509	0.0096860	0.0173086	0.983	\$ 146,704.56	\$ 2,272,891.38
2041	2042	2043			0.0033157	0.0000560	0.0042509	0.0096860	0.0173086	0.983	\$ 146,704.56	\$ 2,419,595.94
2042	2043	2044			0.0033157	0.0000560	0.0042509	0.0096860	0.0173086	0.983	\$ 146,704.56	\$ 2,566,300.51
2043	2044	2045			0.0033157	0.0000560	0.0042509	0.0096860	0.0173086	0.983	\$ 146,704.56	\$ 2,713,005.07
2044	2045	-										
2045	-	-										
Valuation Increment * Non-Ag Factor * Total Mill Rate					Assumptions:							
					* Assumes Mill Levies remain constant for the duration of the TIF							
True & Full Value of Improvements			\$	8,622,400.00	Notes:							
Assessed Value of Improvements			\$	8,475,819.20	* These numbers are for projection purposes only and do not reflect what the actual number(s) may be. The projection numbers are based on assumptions provided by the developer.							

SCHEDULE 3 - "FISCAL IMPACT STATEMENT"

FISCAL IMPACT STATEMENT - TAX INCREMENT DISTRICT NUMBER 41

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 41

"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 an estimated amount of \$8,475,819.
2. The average tax levy of all taxing districts will be \$17.3086 per thousand dollars of taxable valuation (2025).
3. Tax increment will start to be collected in 2027 and end in or prior to 2045.
4. The discretionary formula will be waived by the Developer of the project.

FISCAL IMPACT:

The total fiscal impact upon the taxing entities during the term of the Tax Increment District will be an estimated \$2,281,866. There will be no fiscal impact for the first year of the Tax Increment District.

SCHEDULE 4 – “ECONOMIC FEASIBILITY STUDY”

The City of Mitchell has been approached by Paul Groeneweg LLC (“Developer”), concerning the creation of a tax increment district to be located within the City of Mitchell, Davison County, South Dakota. The Project which will consist of an Affordable Housing Project consisting of a multi-family rental housing unit consisting of 70 two- and three-bedroom apartment units. The unit “mix” will include five (5) buildings consisting of six 3-bedroom apartment units each; one (1) building consisting of four 3-bedroom apartment units and an exercise/gym room and a possible coffee shop, and six (6) buildings consisting of six 2-bedroom apartment units each. The complex will also consist of up to forty-eight (48) garage units located in two (2) buildings. The project will be located on approximately 4.79 acres of land, more or less, located within the City of Mitchell. This land has not previously been developed. The TIF is also expected to help fund the City’s construction of South Mattie Street.

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

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

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

Tax increment financing is permitted only in connection with a “Project Plan” duly adopted by the City. The City of Mitchell has guidelines for the use of tax increment financing within the City. While the guidelines are consistent with South Dakota Codified Law and the process is generally the same as provided for within statute, there are a few exceptions and instances where the City has taken the liberty to further define and interpret.

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.

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 its number of affordable living options. Additionally, the large increase in building costs during the past two years has decreased the buying power of individuals looking to purchase a new home, creating even more challenges to meet our need of affordable housing.

Augustana University research published a housing study for the City of Mitchell in August of 2022. The study generally provided that more affordable living options were required to accommodate the City's full potential.

The extremely low vacancies in owner-occupied homes reflects the need to focus on providing more affordable living options that will enable newcomers to come to Mitchell for employment, such as the proposed apartment project. If workers are not able to find a place to stay, they will be forced to 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.

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 1 and includes the legal descriptions set forth within this Project Plan. The TIF area contains 4.79 acres of open ground. It currently has no site improvement. An open area such as this within the city limits of the City of Mitchell substantially impairs and arrests the sound growth of the City as defined by SDCL 11-9-10, which provides an “open area” as blighted. A factor keeping this area from being further developed is the cost of public infrastructure and site preparation. The approval of this TIF will provide a way for Developer to provide the required infrastructure, which cannot be done without the TIF.

SECTION 3 - ESTABLISHING AFFORDABLE HOUSING CRITERIA

Developer has identified real property located in eastern Mitchell, South Dakota, near the intersection of East First Avenue and Tiger Street, consisting of 4.79 acres. The project will provide for the construction of twelve (12) new buildings, five (5) consisting of 6 three-bedroom apartment units, one (1) consisting of 4 three-bedroom apartment units and an exercise/gym space and possible coffee shop, and six (6) consisting of two-bedroom units, as well as up to forty-eight (48) garage units located in two (2) buildings. Pursuant to South Dakota Department of Revenue guidelines, the apartments will offer a monthly rental rate to be at or below the calculated rent for the state's 80% area median

income as of the date the district is completed and as modified from time to time by the State of South Dakota. The TIF is also expected to help fund the City's construction of South Mattie Street.

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 options to the Mitchell, South Dakota area 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.

The TID area consists of a large, undeveloped tract (4.79 acres) within the corporate city limits of the City. The completion of the Affordable Housing apartment complex will allow for the creation of new jobs and the retention of existing jobs and develop not only the general economic welfare and prosperity of the City of Mitchell, but also of the State of South Dakota through promotion and advancement of commercial and industrial business.

It is specifically found that once the improvements set forth within City TID #41 Project Plan are completed, this project will significantly enhance the value of substantially all of the other real property in the TID District. It is anticipated that the Project will provide additional development and employment opportunities in the Mitchell and Davison County area through providing Affordable Rental Housing options in Mitchell, South Dakota.

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

Land Use and Planning

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 Rental Housing units 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).

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ATTACHMENT 1

LEGAL DESCRIPTION

Lots One (1), Two (2), Three (3), Four A (4A), Five (5), Six (6), Seven (7) and Eight (8), in Block One (1), and Lots Three (3), Four (4), Five (5) and Six A (6A) in Block Two (2), Woods First Addition to the City of Mitchell, Davison County, South Dakota; and

That portion of South Mattie Street right of way located between East 1st Avenue on the north and East Havens Avenue on the south, including the intersections at such locations, to the extent such areas are subject to the city's jurisdiction.

ATTACHMENT 2

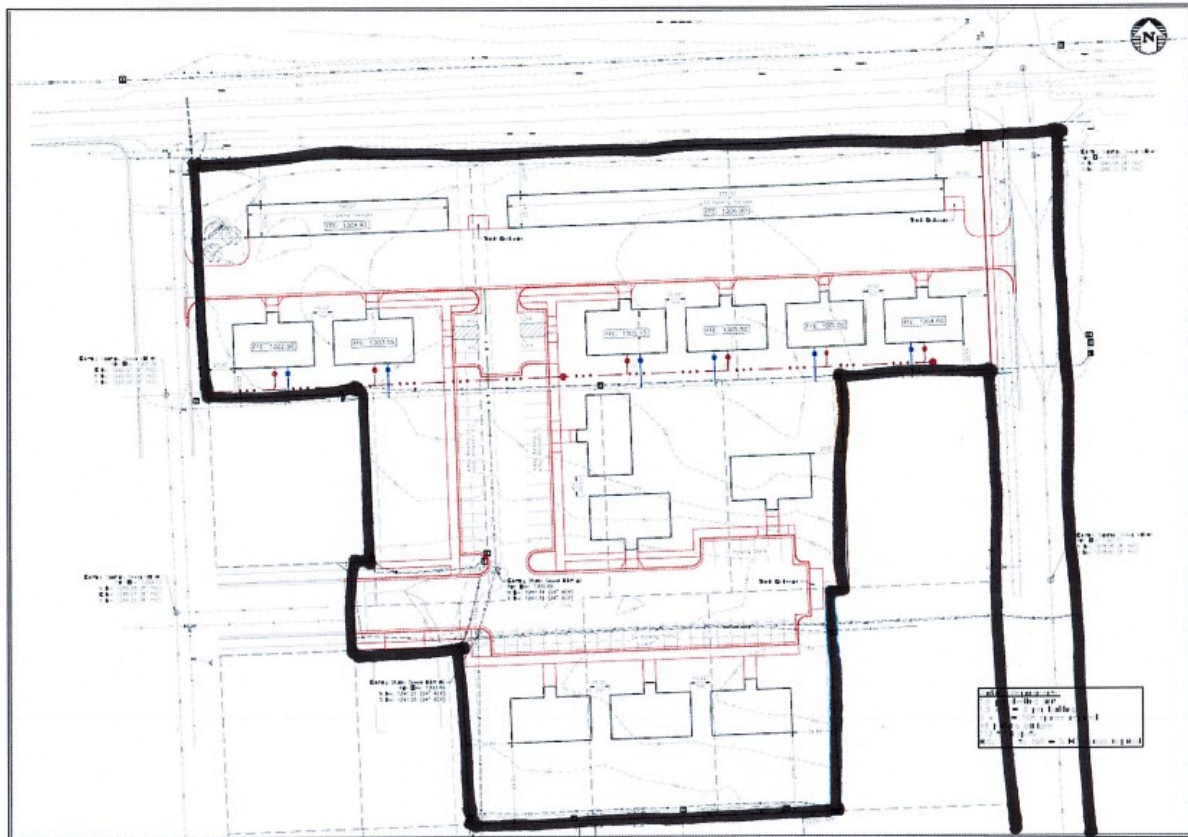
CONDITIONS MAP





ATTACHMENT 3

MAP OF REAL PROPERTY/IMPROVEMENTS (TIF boundaries depicted in **black**)

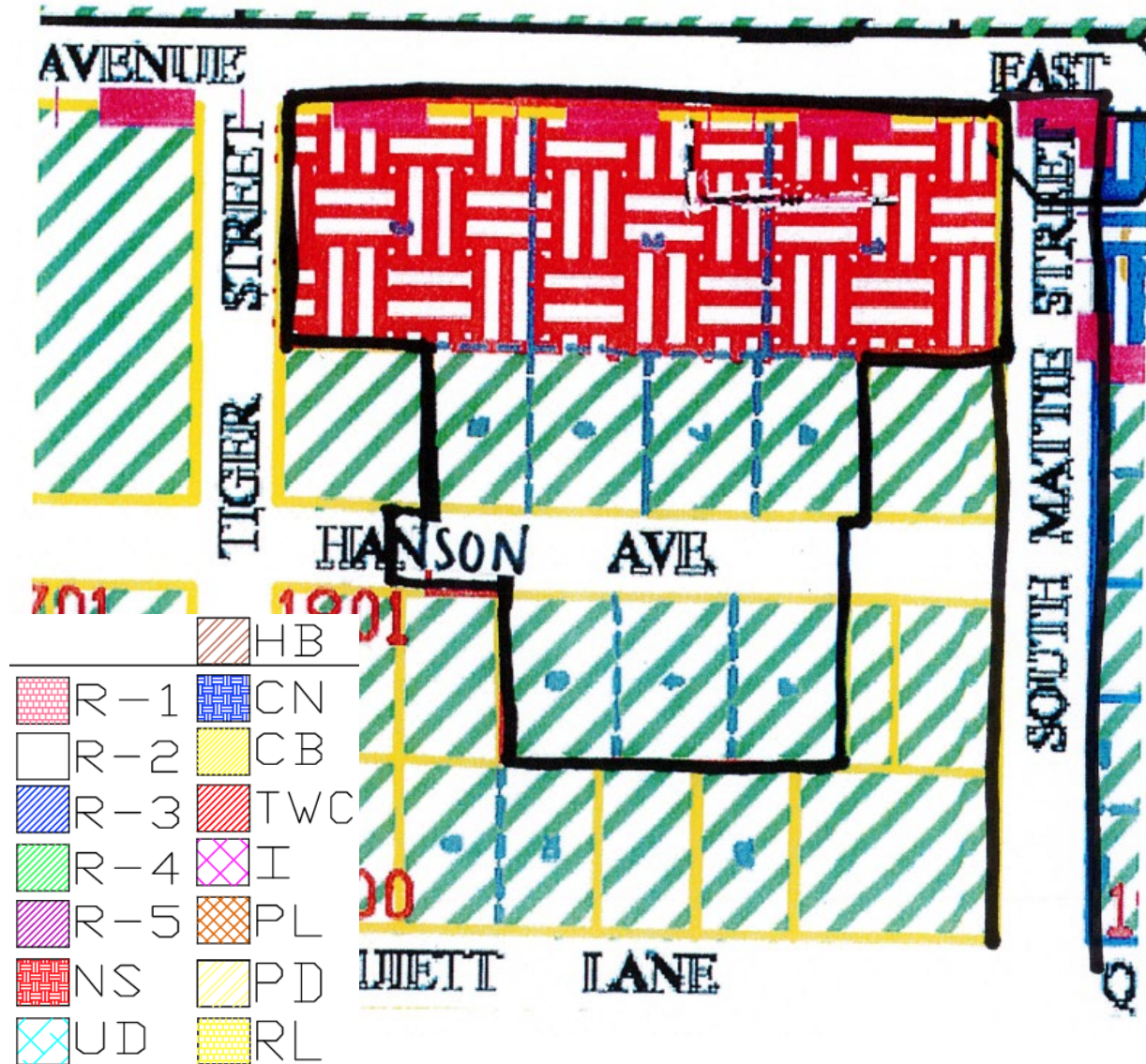


The real property to be located within the Tax Increment District is located near the intersection of East First Avenue and Tiger Street, in eastern Mitchell, South Dakota, as legally described on page 4 of the Project Plan.

ATTACHMENT 4

LIST OF PROPOSED CHANGES IN ZONING ORDINANCES

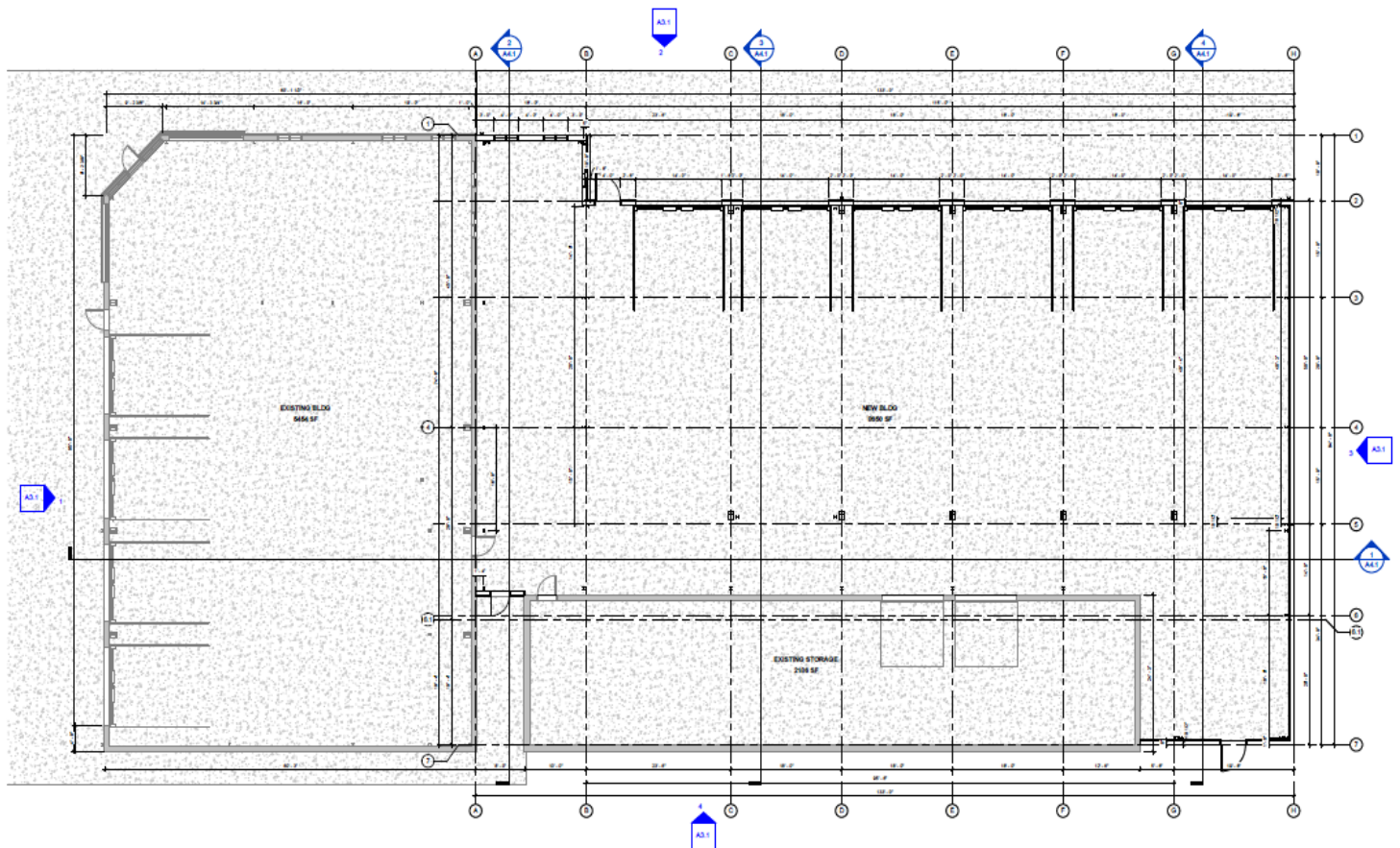
No zoning ordinances will be made by the Developer.
(TIF Boundaries depicted below in **black**)

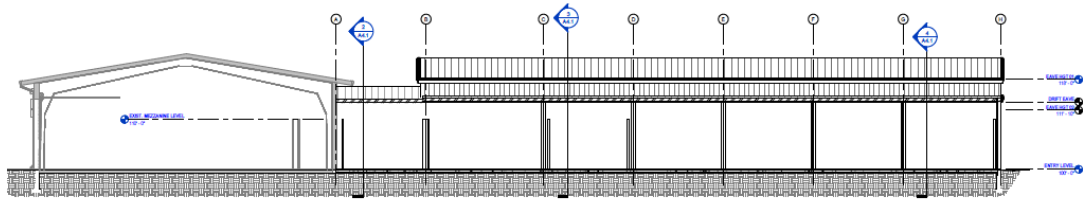




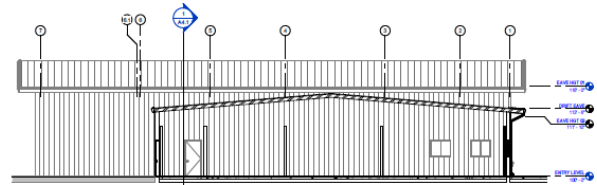
DALE'S A-1 TRANSMISSION

1100 S. BURR ST. MITCHELL SD 57301

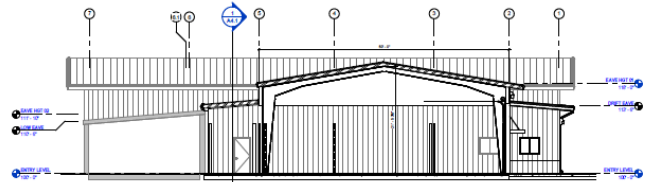




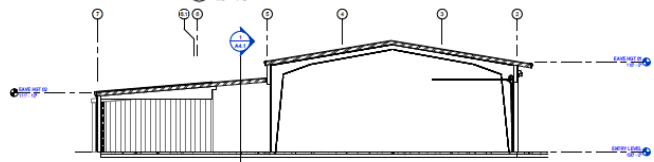
1 BUILDING SECTION - WEST
1/8" = 1'-0"



2 BUILDING SECTION - GRID C1
1/8" = 1'-0"



3 BUILDING SECTION - GRID C
1/8" = 1'-0"



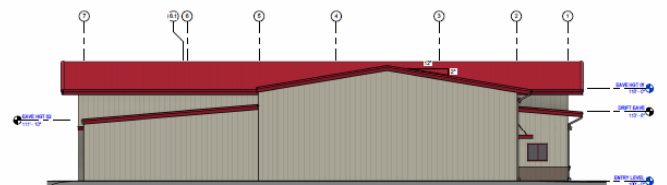
4 BUILDING SECTION - GRID G
1/8" = 1'-0"



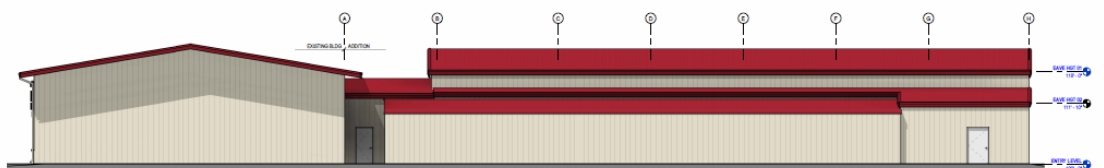
1 WEST ELEVATION - EXISTING BUILDING
1/8" = 1'-0"



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



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



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



NE VIEW



NW VIEW 1



ENTRY VIEW



NW VIEW 2



NE AERIAL VIEW



NW AERIAL VIEW



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 April 28, 2025 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 Forty-two (42).

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

NORTH ONE HUNDRED FEET (N.100') OF BLOCK THIRTEEN (13), LESS LOT H-1, AND INCLUDING LOT AB2, WEAVER'S SQUARES ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; AND THOSE PORTIONS OF EAST IVY AVENUE AND SOUTH CAPITAL STREET ADJACENT THERETO;

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 May 5, 2025 at 6:00 pm in the City Hall Council Chambers.

Dated this 10th day of April, 2025.

Michelle Bathke – Finance Officer

Published once: 16th day of April, 2025

Approximate publication cost: _____

Tax Incremental District

Number 42

City of Mitchell, SD

Economic Development Project Plan

In conjunction with

Long Brothers LLC, Developer

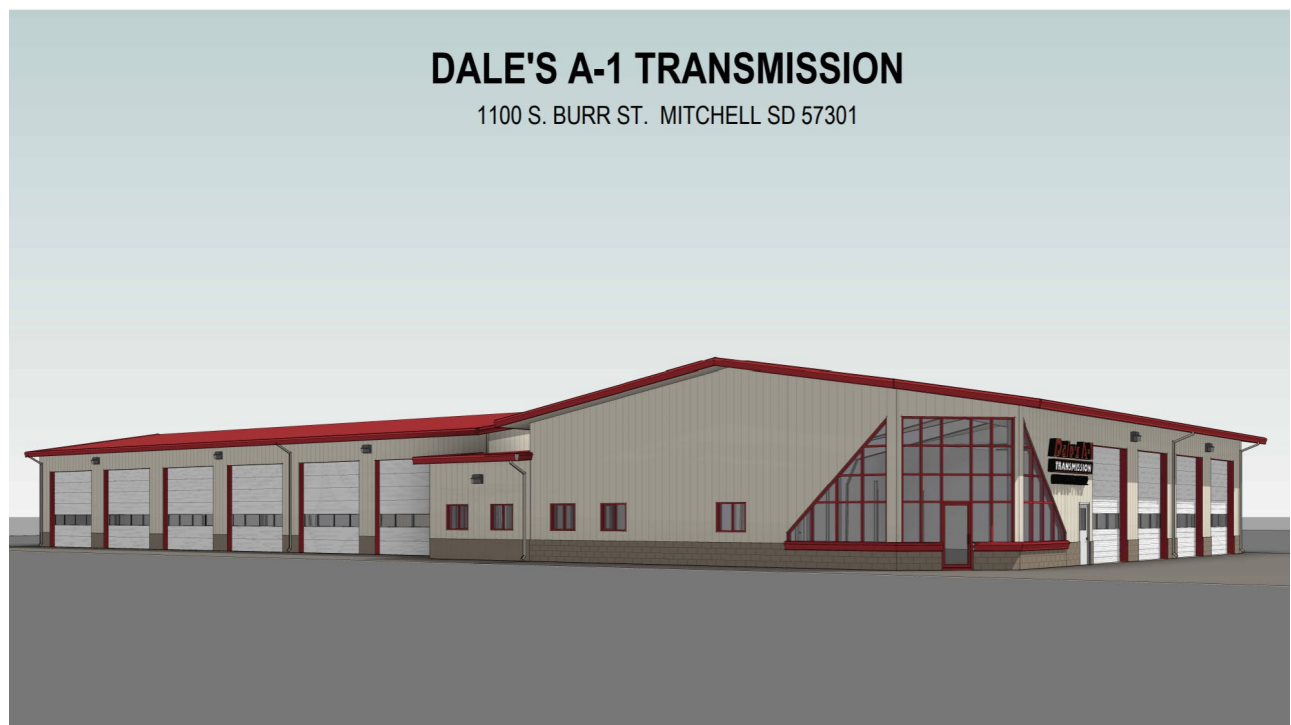


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INTRODUCTION AND PURPOSE

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 42, City of Mitchell, Davison County as specific in SDCL Chapter 11-9. There are 11 mandated requirements of the Plan, each to be addressed in this Plan. The principal purpose of this Plan is to define eligible property and to define a Tax Incremental Plan for funding eligible activities in the 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 an expansion to an existing business in Mitchell, South Dakota. The name of the project is "Dale's A1 Transmission Expansion." The expansion will add six (6) additional bays to the existing business as well as a walkway to connect the expansion and existing building. This project consists of a 50' x 115' x 14' x 95', and 34' x 19' Behlen Mfg. metal building which will be an addition to the existing Dale's A-1 Transmission building located at 1100 South Burr Street in Mitchell, South Dakota. The development will: (1) allow for additional employment opportunities; (2) allow for an existing local business expansion; and (3) continue development/redevelopment of an existing older business corridor within the Southeast portion of Mitchell that is now on the rebound with new business developments in the area, all of which will not be completed without a TIF. Dale's A1 Transmission currently has fifteen (15) employees and will increase their employment by up to ten (10) employees after the proposed expansion. The fifteen (15) employees include three (3) brothers, Daren Long, Devin Long, and Dustin Long, who are the second generation of Dale's A1 Transmission. The business was started by the current owners' father, Dale Long, in 1982 and included in the current employees of Dale's A1 Transmission, are the grandsons of Dale Long. Daren, Devin, and Dustin took over the business from their father in 2005. The intent of Dale's A1 transmission to expand a family business located in Mitchell, South Dakota that has served our community for over forty (40) years and increase employment opportunities for individuals in the City of Mitchell and in the surrounding communities. The new employment positions will offer a full benefit package to new employees as is offered to existing employees.

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

Development in the area is anticipated to occur in the spring of 2025, 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, but more importantly to ensure that one of the City's long-standing business can expand to employ additional employees and add an addition to the existing business, hoping to fill in an open area or real property located on the existing business site. The business is located at one of the gateway entrances to the City of Mitchell, which is in the process of revitalizing.

Brief Description of Project:

An addition to an existing business in the City of Mitchell located at 1100 S. Burr Street, Mitchell, South Dakota to expand the business of "Dale's A1 Transmission." With Tax Increment Financing, the Developer is planning on the construction of an addition to their business and up to ten (10) new employees, and the expansion of an existing local business will allow the Developer to accommodate a large customer base which would expand the business. The addition to be expanded would be a 50' x 115' x 14' x 95', and 34' x 19' Behlen Mfg. metal building.

Brief Description of Project's Public Benefits:

To stimulate and leverage private sector development and redevelopment, and to promote economic development throughout the District by increasing the number of employees of the business. The project is to be located on the site of an existing business in the City of Mitchell which will allow further growth in the area.

GENERAL DEFINITIONS AS USED IN THIS PLAN

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

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

"Blighted" 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

The term blighted area² means An area that substantially impairs or arrests the sound growth of the political subdivision, inhibits housing development, constitutes an economic or social liability, or is a danger in its present condition and use to the health, safety, morals, or welfare of the public because 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) insanitary or unsafe conditions;
- (5) the deterioration of site or other improvements;
- (6) a 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) a predominance of open space with obsolete platting, diversity of ownership, or deterioration of structures of site improvements.

"City of Mitchell" means Mitchell, South Dakota.

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

¹ SDCL § 11-9-9

² SDCL § 11-9-10

"Developer" means Long Brothers LLC.

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

"District" means the Tax Incremental District.

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

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

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

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

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

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

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

"Owner" means Long Brothers LLC, a South Dakota limited liability company.

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

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

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

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

"Tax Incremental District" means a contiguous geographic area within a County defined and created by resolution of the governing body and named City of Mitchell Tax Incremental District #42.

"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

The real property to be located within the Tax Increment District is legally described as follows:

North One Hundred Feet (N.100') of Block Thirteen (13), less Lot H-1, and including Lot AB2, Weaver's Squares Addition to the City of Mitchell, Davison County, South Dakota; and those portions of East Ivy Avenue and South Capital Street adjacent thereto.

The area making of the Tax Increment District #42 is shown on the boundary map attached to the following page

CREATION OF CITY OF MITCHELL TID NUMBER 42

Long Brothers LLC, 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 (1) phase, as follows:

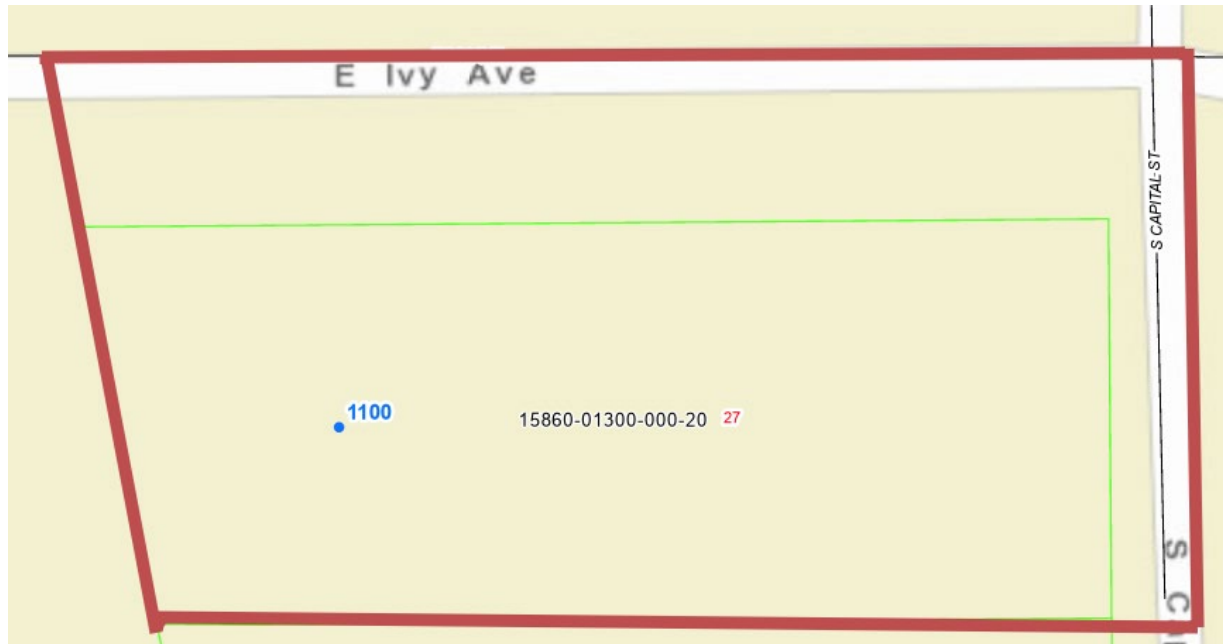
Site preparation (asphalt, concrete, dirt work), and other TID eligible expenses for the Economic Development area proposed for the TID area. The construction of one 50' x 115', 14' x 95', and 34' x 19' Behlen Mfg. pre-engineered metal building on the existing real property owned by the Developer. When completed, the new structure and enclosed "walkway" will connect up to the existing Dale's A-1 Transmission building.

Once completed, the building and site improvements will allow Developer to expand its existing business to allow them to employ up to ten (10) new employees in addition to the company's existing fifteen (15) employees. The construction of the new building and employment of additional employees will not happen without the TIF being approved.

Timing and weather permitting, Developer intends to begin construction on the new building in the spring of 2025 with a substantial completion date on or before November 1, 2025.

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Figure 1. TID 42 Boundary
Mitchell TIF District 42 Boundary Map
 -Outlined in Red



LISTING OF KIND, NUMBER, LOCATION AND DETAILED COSTS OF PROPOSED PUBLIC WORKS AND IMPROVEMENTS³

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

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

- To address and remedy conditions in the area that impair or arrest the sound growth of the City;
- To implement the Comprehensive Plan and its related element;
- To redevelop and rehabilitate the area in a manner which is compatible with and complementary to unique circumstances in the area;

³ SDCL §11-9-16(1)

- To effectively utilize undeveloped and underdeveloped land;
- To ultimately contribute to increased revenues for all taxing entities;
- To encourage the voluntary construction of buildings, improvements, and conditions;
- To watch for market and/or project opportunities to promote economic development, and when such opportunities exist, to take action within the financial, legal and political limits of the City to acquire land, pursue redevelopment, improvement and construction projects; and
- To improve areas that are likely to significantly enhance the value of substantially all property in the district.

TAXABLE VALUE OF MITCHELL

State law requires that tax increment districts cannot exceed ten percent of the taxable value of the City of Mitchell. This value for Mitchell is approximately \$1,705,007,155. The base value of the taxable property for inclusion into this Tax Incremental District, as per the Director of Equalizations records is \$473,350 as set forth on the following page:

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TIF 42 Base Valuations

North One Hundred Feet (N.100') of Block Thirteen (13), less Lot H-1, and including Lot AB2, Weaver's Squares Addition to the City of Mitchell, Davison County, South Dakota; and those portions of East Ivy Avenue and South Capital Street adjacent thereto.

Full & True Base Value: \$473,750

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

Tax Increment District Number 8	\$5,900,522
Tax Increment District Number 9	\$49,543
Tax Increment District Number 14	\$37,207
Tax Increment District Number 16	\$4,920,402
Tax Increment District Number 19	\$13,143
Tax Increment District Number 20	\$149,308
Tax Increment District Number 21	\$139,817
Tax Increment District Number 23	\$2,953,202
Tax Increment District Number 24	\$602,220
Tax Increment District Number 26	\$0
Tax Increment District Number 27	\$985,641
Tax Increment District Number 28	\$2,083,459
Tax Increment District Number 29	\$391,053
Tax Increment District Number 30	\$54,665
Tax Increment District Number 31	\$600,605
Tax Increment District Number 32	\$1,530,600
Tax Increment District Number 33	\$776,329
Tax Increment District Number 34	\$1,250,395
Tax Increment District Number 35	\$130,385
Tax Increment District Number 36	\$217,468
Tax Increment District Number 37	\$77,929
Tax Increment District Number 38	\$93,065
Tax Increment District Number 39	\$208,387
Tax Increment District Number 40	\$174,720
Tax Increment District Number 41	\$364,867
Tax Increment District Number 42	\$473,750
TOTAL	\$24,208,592

The total value of all active TIF districts in Mitchell is less than 10% of total taxable value in the City. Using the base values provided above with the inclusion of the proposed TIF #42, the total Tax Increment Districts combined is less than 1.2% when compared to the 2024 Taxable Valuation.

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

COSTS OF PUBLIC WORKS OR IMPROVEMENTS

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

Kind of Project Cost	Number of Projects	Location ⁴	Amount	Reference ⁵
Capital Costs		District	\$0	11-9-14(1)
Financing Costs		District	\$0	11-9-14(2)
Real Property Assembly		District	\$0	11-9-14(3)
Professional Fees		District	\$0	11-9-14(4)
Administrative Costs		District	\$0	11-9-14(5)
Relocation Costs		District	\$0	11-9-14(6)
Organizational Costs		District	\$0	11-9-14(7)
Discretionary Costs and Grants		District	\$340,105	11-9-14(8)
Eligible Project Costs			\$340,105	

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

⁴ District shall mean the Tax Increment District.

⁵ SDCL §11-9-14

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

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 \$340,105.

EXPENDITURES EXCEEDING ESTIMATED COST

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

DEVELOPER'S AGREEMENT

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

Financing Terms:

- Amount. The total amount of the TIF will not exceed \$340,105.
- Interest Rate. There may be no interest rate associated with this TIF.
- Length. The TIF will not exceed 20 calendar years from the year of creation.
- Expiration. The TIF will expire at the end of 20 years or when the \$340,105 has been paid out in tax payment to the Developer from the taxes generated within the District, whichever comes first.

Legal Terms:

- Any owners of real property located within the TIF District will waive their right to the discretionary tax abatement.

Conditions of the Developer Agreement relating to Constitutional Debt:

The exclusive funding mechanism for this TID will be a grant pass-through of positive tax increment from the TID receipted into the TIF Fund. It is specifically a condition of the proposed Developer's Agreement that the City's obligation to pay is limited to the proceeds of the positive tax increment from the TID receipted into the TIF Fund. The City shall have no obligation to commit any City funds from any other source into the TIF Fund other than the positive tax increment from the TID receipted into the TIF Fund. It is also to be specifically agreed that the City has made no representation that the proceeds from the TIF Fund shall be sufficient to retire any indebtedness incurred by Developer. The parties further acknowledge that SDCL 11-9-25 limits the duration of allocation of the positive tax increment payments and the fund created by the TID to 20 years from the year of creation. As such, it is further understood that the amount of \$340,105 will be the maximum amount the City will ever pass on acting as a conduit for TIF #42 for eligible project costs.

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

Upon completion of the construction of 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 \$340,105 in a manner consistent with this section.

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

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

Developer Terms:

- Long Brothers LLC, will act as the Developer and all TIF proceeds will flow to Developer.
- Developer will certify the costs to the City for reimbursement.
- The Developer shall submit a report to the City no later than November 15 of each calendar year on a form provided by the City.
- The City of Mitchell reserves the right to charge an annual administration expense. This fee will be used to offset any future expenses that may occur due to reporting. The amount will not exceed \$5,000.00 in a calendar year.
- The Developer agrees to waive the discretionary formula for all construction within the TIF.

FEASIBILITY STUDY⁶

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

⁶ SDCL §11-9-16(2)

ECONOMIC DEVELOPMENT STUDY

Not less than 50% of the area will stimulate and develop the general economic welfare and prosperity of the state through the promotion and advancement of industrial, commercial, and manufacturing by creating an expansion to an existing business and expanding the employment opportunities in the City of Mitchell, as indicated in the Economic Development Study attached as Schedule 5.

DETAILED LIST OF ESTIMATED PROJECT COSTS⁷

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

FISCAL IMPACT STATEMENT⁸

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

METHOD OF FINANCING, TIMING OF COSTS AND MONETARY OBLIGATIONS⁹

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

MAXIMUM AMOUNT OF TAX INCREMENTAL REVENUE

The maximum amount of monetary obligations to be paid through Tax Increment Number 42 shall not to exceed \$340,105, or such lesser amount as may be feasible with the estimated revenue generated by the Tax Increment District plus interest. In the alternative or in combination therewith, the City may issue one or more tax increment bond series or may enter into one or more development agreements whereby the tax increment revenues would be used in accordance with the terms and conditions of the development agreements (the "monetary obligation").

DURATION OF TAX INCREMENTAL PLAN

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

⁷ SDCL §11-9-16(3)

⁸ SDCL § 11-9-16(4)

⁹ SDCL § 11-9-13(5)

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 2024 taxes payable in 2025 and thereafter. The tax increment will be available to the taxing jurisdictions at or before 20 years after at the creation of the District. Schedule 2 details the tax capture implications to each of the local taxing jurisdictions. After the repayment of the bonds or monetary obligations, taxing entities will receive their proportionate share of tax dollars for the base value plus the tax incremental values.

CONDITIONS MAP¹⁰, IMPROVEMENTS MAP¹¹, ZONING CHANGE SCHEDULE¹²

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

CHANGES TO THE CITY OF MITCHELL MASTER PLAN, MAP, BUILDING CODES AND CITY ORDINANCES¹³

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

LIST OF ESTIMATED NON-PROJECT COSTS¹⁴

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

Item	Amount
Total Non-Project Cost	\$708,994.56

¹⁰ SDCL § 11-9-16(1)

¹¹ SDCL § 11-9-16(2)

¹² SDCL § 11-9-16(3)

¹³ SDCL §11-9-16(4)

¹⁴ SDCL §11-9-16(5)

STATEMENT OF DISPLACEMENT AND RELOCATION PLAN¹⁵

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

PERFORMANCE BOND, SURETY BOND OR OTHER GUARANTY

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

LIST OF SCHEDULES

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

ATTACHMENTS

Attachment 1. Map and Legal Description and existing uses and conditions
Attachment 2. Map of Real property/Improvement
Attachment 3. List of proposed changes in zoning ordinances

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¹⁵ SDCL §11-9-16(16)

SCHEDULE 1 – "DETAIL OF PROJECT COSTS"

Kind of Project Cost	Number of Projects	Location ¹⁶	Amount	Reference ¹⁷
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	\$340,105	11-9-14(8)
Eligible Project Costs			\$340,105	

¹⁶ District shall mean the Tax Increment District.

¹⁷ SDCL §11-9-14 (see page 9)

TIF ELIGIBLE EXPENSES/RESPONSIBLE DEVELOPER

SDCL 11-9-15

	Dale's A-1 Transmission Addition		
	Total Costs	Developer Costs	TIF Eligible Costs
Building Package	\$ 418,045.00	\$ 418,045.00	
Concrete	\$ 116,271.00	\$ 116,271.00	
Concrete Pads	\$ 9,975.00	\$ 9,975.00	
Electrical-electrical service moved and to building	\$ 25,000.00		\$ 25,000.00
Electrical	\$63,450		\$63,450
Plumbing	\$ 117,500.00		\$ 117,500.00
Overhead Doors	\$ 37,800.00	\$ 37,800.00	
Liner Panel	\$ 19,500.00	\$ 19,500.00	
Dirt Work	\$ 20,000.00		\$ 20,000.00
Fire Suppression System	\$ 80,000.00		\$ 80,000.00
Asphalt	\$ 25,500.00		\$ 25,500.00
HVAC	\$ 54,300.00	\$ 54,300.00	
Arcitechtrual Fees	\$ 23,000.00		\$ 23,000.00
SPNSite Plan	\$ 5,000.00		\$ 5,000.00
Mechanical Engineering	\$ 10,000.00		\$ 10,000.00
Electrical Engineering	\$ 10,000.00		\$ 10,000.00
Concrete Engineering	\$ 4,036.00		\$ 4,036.00
Area Steel	\$ 20,128.45		\$ 20,128.45
Excise Tax Subs	\$ 13,040.69		\$ 13,040.69
Contingency @ 5%	\$ 53,103.56	\$ 53,103.56	
Professional Fees	\$ 25,000.00		\$ 25,000.00
TOTALS	\$ 1,150,649.70	\$ 708,994.56	\$ 416,655.14

SCHEDULE 2 – "ESTIMATED CAPTURED TAXABLE VALUES"

INCREMENT-ESTIMATED TAXES THAT WILL GO TO TAX INCREMENT FUND

Taxing Districts	Levy (\$ per 1000)
Davison County	\$.0033157
Mitchell School District	\$.009686
James River Water Development District	\$.000056
City of Mitchell	\$.042509
Total Tax Levy	\$.0173086

Based upon the foregoing tables and for purposes of this Project Plan, the construction of the project will commence in 2025.

It is anticipated that the Developer will procure financing to fund the applicable developers costs. A commitment letter will be provided confidentially to City officials. Developer will be liable for any additional funds required pursuant to the project.

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

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TO ACCOMMODATE TABLE]

Revenue Assumptions / Feasibility Study					Levies are based on 2024 payable in 2025							
Construction Year	Valuation Year	Revenue Year	Valuation Increments	Valuation Total	Davison County	JRWDD	City of Mitchell	School District	Total Mill Rate*	Non-Ag Factor	Total Revenue Increment	Cumulative Amt Paid
2025	2026	2027	\$ 1,034,185.79	\$ 1,034,185.79	0.0033157	0.0000560	0.004251	0.0096860	0.0173086	0.983	\$ 17,900.31	\$ 17,900.31
2026	2027	2028		\$ 1,034,185.79	0.0033157	0.0000560	0.004251	0.0096860	0.0173086	0.983	\$ 17,900.31	\$ 35,800.62
2027	2028	2029		\$ 1,034,185.79	0.0033157	0.0000560	0.004251	0.0096860	0.0173086	0.983	\$ 17,900.31	\$ 53,700.92
2028	2029	2030		\$ 1,034,185.79	0.0033157	0.0000560	0.004251	0.0096860	0.0173086	0.983	\$ 17,900.31	\$ 71,601.23
2029	2030	2031		\$ 1,034,185.79	0.0033157	0.0000560	0.004251	0.0096860	0.0173086	0.983	\$ 17,900.31	\$ 89,501.54
2030	2031	2032		\$ 1,034,185.79	0.0033157	0.0000560	0.004251	0.0096860	0.0173086	0.983	\$ 17,900.31	\$ 107,401.85
2031	2032	2033		\$ 1,034,185.79	0.0033157	0.0000560	0.004251	0.0096860	0.0173086	0.983	\$ 17,900.31	\$ 125,302.16
2032	2033	2034		\$ 1,034,185.79	0.0033157	0.0000560	0.004251	0.0096860	0.0173086	0.983	\$ 17,900.31	\$ 143,202.47
2033	2034	2035		\$ 1,034,185.79	0.0033157	0.0000560	0.004251	0.0096860	0.0173086	0.983	\$ 17,900.31	\$ 161,102.77
2034	2035	2036		\$ 1,034,185.79	0.0033157	0.0000560	0.004251	0.0096860	0.0173086	0.983	\$ 17,900.31	\$ 179,003.08
2035	2036	2037		\$ 1,034,185.79	0.0033157	0.0000560	0.004251	0.0096860	0.0173086	0.983	\$ 17,900.31	\$ 196,903.39
2036	2037	2038		\$ 1,034,185.79	0.0033157	0.0000560	0.004251	0.0096860	0.0173086	0.983	\$ 17,900.31	\$ 214,803.70
2037	2038	2039		\$ 1,034,185.79	0.0033157	0.0000560	0.004251	0.0096860	0.0173086	0.983	\$ 17,900.31	\$ 232,704.01
2038	2039	2040		\$ 1,034,185.79	0.0033157	0.0000560	0.004251	0.0096860	0.0173086	0.983	\$ 17,900.31	\$ 250,604.32
2039	2040	2041		\$ 1,034,185.79	0.0033157	0.0000560	0.004251	0.0096860	0.0173086	0.983	\$ 17,900.31	\$ 268,504.62
2040	2041	2042		\$ 1,034,185.79	0.0033157	0.0000560	0.004251	0.0096860	0.0173086	0.983	\$ 17,900.31	\$ 286,404.93
2041	2042	2043		\$ 1,034,185.79	0.0033157	0.0000560	0.004251	0.0096860	0.0173086	0.983	\$ 17,900.31	\$ 304,305.24
2042	2043	2044		\$ 1,034,185.79	0.0033157	0.0000560	0.004251	0.0096860	0.0173086	0.983	\$ 17,900.31	\$ 322,205.55
2043	2044	2045		\$ 1,034,185.79	0.0033157	0.0000560	0.004251	0.0096860	0.0173086	0.983	\$ 17,900.31	\$ 340,105.86
2044	2045	-										
2045	-	-										
Valuation Increment * Non-Ag Factor * Total Mill Rate					Assumptions:							
True & Full Value of Improvements \$ 1,052,071.00					* Assumes Mill Levies remain constant for the duration of the TIF							
Assessed Value of Improvements \$ 1,034,185.79					Notes:							
					* These numbers are for projection purposes only and do not reflect what the actual number(s) may be. The projection numbers are based on assumptions provided by the developer.							

SCHEDULE 3 - "FISCAL IMPACT STATEMENT"

FISCAL IMPACT STATEMENT - TAX INCREMENT DISTRICT NUMBER 42

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 42.

"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 an estimated amount of \$1,034,185.
2. The average tax levy of all taxing districts will be \$17.3086 per thousand dollars of taxable valuation (2025).
3. Tax increment will start to be collected in 2027 and end in or prior to 2045.
4. The discretionary formula will be waived by the Developer of the project.

FISCAL IMPACT:

The total fiscal impact upon the taxing entities during the term of the Tax Increment District will be an estimated \$340,105. There will be no fiscal impact for the first year of the Tax Increment District.

SCHEDULE 4 – “ECONOMIC FEASIBILITY STUDY”

The City of Mitchell has been approached by Long Brothers LLC (“Developer”), concerning the creation of a tax increment district to be located within the City of Mitchell, Davison County, South Dakota. The Project will consist of the expansion of Dale’s A1 Transmission consisting of the construction of public infrastructure for a new pre-engineered metal building which will house an additional six (6) bays to the existing four (4) bays and a walkway between the existing building and expansion. The expansion will add up to ten (10) jobs in the City of Mitchell. The project will be located on approximately .567 acres of land, more or less, located within the City of Mitchell. This land has been previously developed as this is the portion of land that the existing land is located upon.

Construction Project

Building construction costs will consist of the following:

- Building furnish materials associated with a 50’ x 115’, 14’ x 95’, and 34 x 19’ Behlen Mfg. pre-engineered metal building
- Design costs
- Roof panels
- Wall panels
- Wall insulation
- Roof insulation
- Framed openings
- Walk doors; and
- Overhead doors

The construction of the new building will result in the creation of up to 10 new jobs, will help fill in an open area within the city limits of Mitchell, South Dakota, connecting to an existing business. However, the real estate to be used for the project and the improvements to the real estate will not be made but for the TIF being approved. The new building will also allow Developer to hire additional employees and create new job opportunities for its business. It is estimated that the expansion will create up to 10 new jobs for the Mitchell area.

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

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

Tax increment financing is permitted only in connection with a “Project Plan” duly adopted by the City. The property is currently taxable at approximately \$473,750. The improvements to be made to the property are estimated to add approximately \$1,052,071 to the value of the building and, when taking into account the Davison County “factor” for this type of property, approximately \$1,034,185 to the tax assessed valuation. The

estimated increment resulting from the improvements would be approximately \$17,900 annually in new taxes once fully developed.

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

For purposes of this Project Plan, the Developer is projecting that the construction of the building will be fully completed by November 1, 2025. It is anticipated that the Developer will procure financing to fund the TID improvements through Developer-advanced funds, however, should the self-funding become unfeasible, the Developer may seek other financing at Developer's sole risk and expense. Developer shall not use TIF proceeds for any interest or fees associated with any such alternative financing. The City at no time shall ever be responsible for any loan the Developer secures. The City's role is to simply act as a conduit for the tax revenue and pass on all positive increment to the Developer, of which, will never exceed \$340,105 in total payments, or 20 years, whichever comes first.

A portion of the development within the District could qualify for the discretionary tax abatement. However, City of Mitchell TIF regulations require a developer to waive the "real property" discretionary formula as a condition of approving a TIF. Developer is aware of this requirement.

For purposes of this Project Plan, it is anticipated no increment generated by City TID #42 will be available until calendar year 2026 and thereafter. The calculation of the estimated tax increment valuation and tax generated for City of Mitchell TID #42 is presented in the table on the following page.

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SCHEDULE 5 – “ECONOMIC DEVELOPMENT STUDY”

SECTION 1 - INTRODUCTION

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

SECTION 2 - STUDY AREA BOUNDARY

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

SECTION 3 - ESTABLISHING ECONOMIC DEVELOPMENT & BLIGHT MITIGATION

South Dakota law describes economic development as activity that stimulates and develops the general economic welfare and prosperity of the state through the promotion and advancement of industrial, commercial, manufacturing, agricultural, or natural resources. The area making up the boundaries of proposed City of Mitchell TID #42 currently consists of an empty lot that, because of where it is situated, will remain difficult to develop. Developer plans to construct a new commercial building and expand its existing commercial business. Because of its addition of a new building to the existing business, Developer will have the capacity to add a minimum of 10 new full-time jobs to its work force.

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

It is specifically found that once the improvements set forth within City of Mitchell TID #42 Project Plan are commenced the improvements enhance significantly the value of substantially all of the other real property in the District and will help the entire City core business district continue to develop, adding sales tax dollars to the City and to the State of South Dakota.

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

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

SECTION 6 - FINDINGS WITHIN THE STUDY AREA ANALYSIS

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

The study area currently consists of a bare lot located within an expanding commercial business district to the City of Mitchell. The Developer is constructing a new commercial building on an open lot connecting it to the existing business building located within one of the “gateways” to the City of Mitchell.

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

The investment of more than \$1,052,071 in the study area will stimulate and develop the general economic welfare and prosperity of the state through the promotion and advancement of commerce during the construction period. More than fifty percent, by area, of the real property within the District will stimulate and develop the general economic welfare and prosperity of the state through the promotion and advancement of commerce. The development will cause more employment and will transform a large vacant lot into a commercial business setting. The completion of the project will generate additional economic activity through retail commerce and development.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ATTACHMENT 1

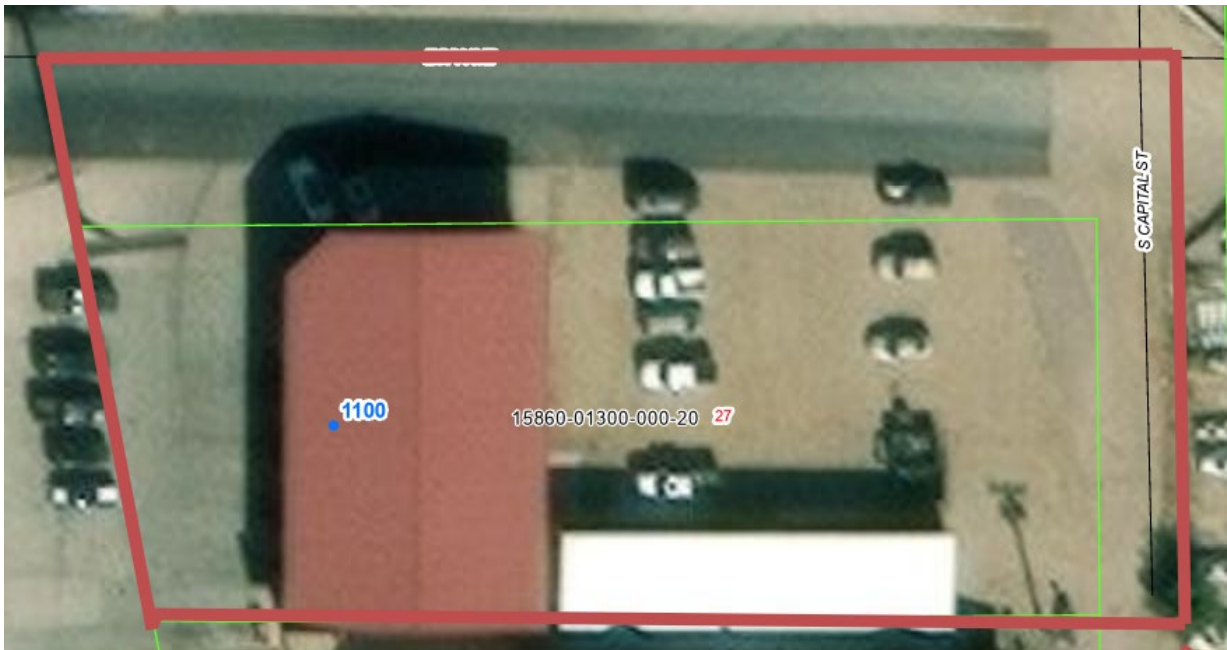
LEGAL DESCRIPTION

North One Hundred Feet (N.100') of Block Thirteen (13), less Lot H-1, and including Lot AB2, Weaver's Squares Addition to the City of Mitchell, Davison County, South Dakota; and those portions of East Ivy Avenue and South Capital Street adjacent thereto.

ATTACHMENT 2

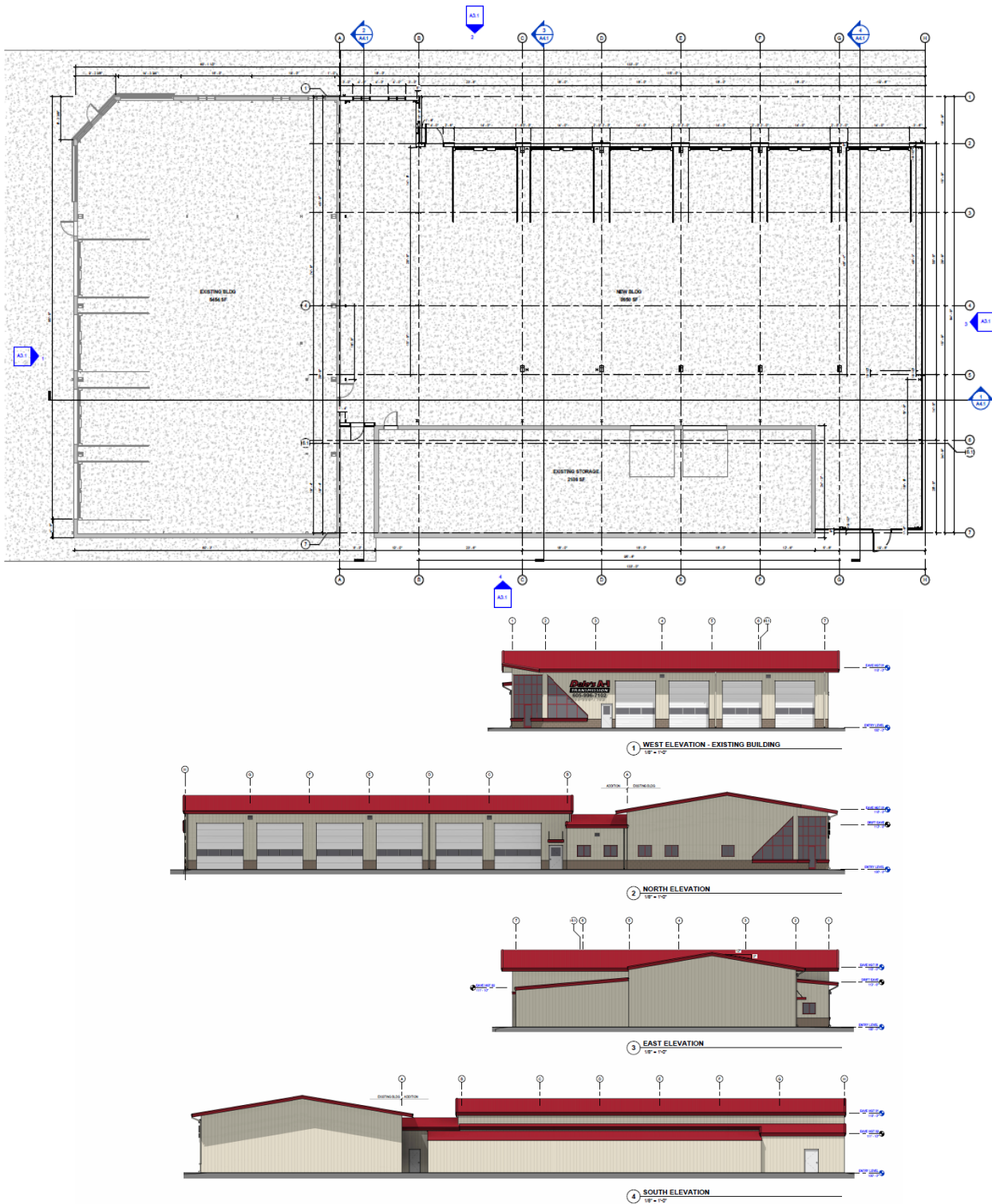
CONDITIONS MAP

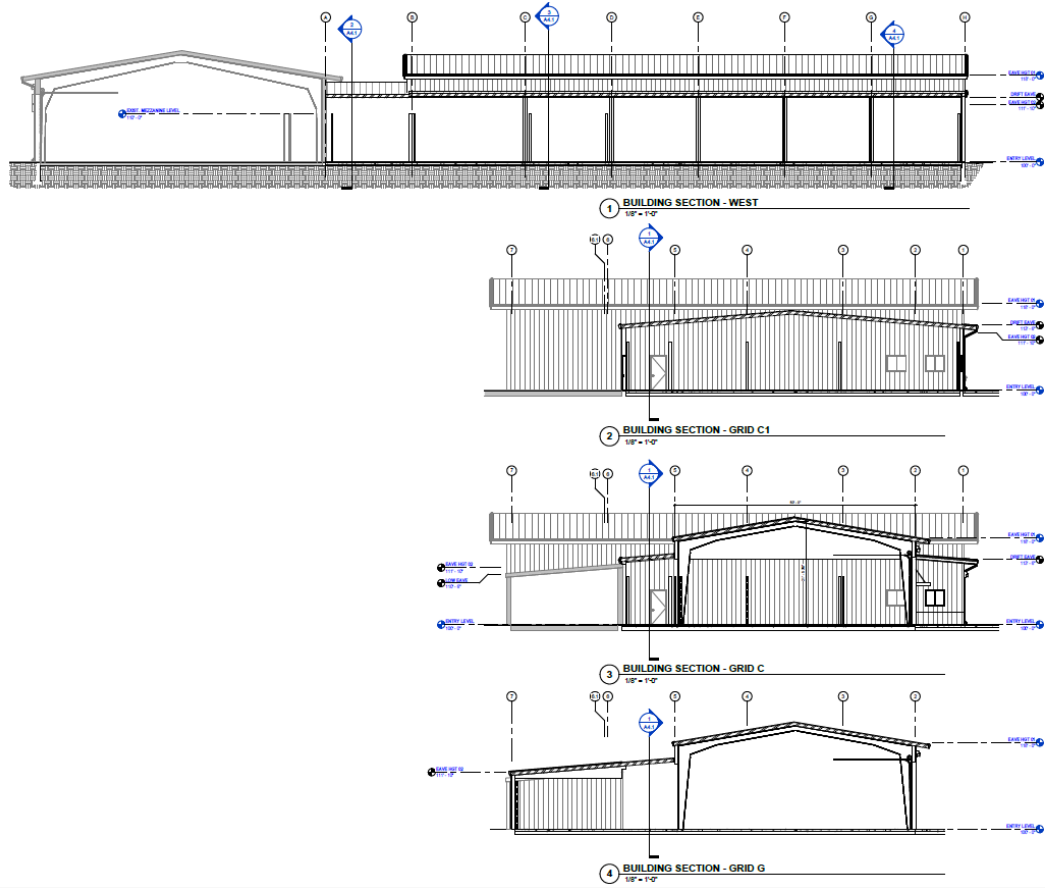
-Outlined in red



ATTACHMENT 3

MAPS OF REAL PROPERTY/IMPROVEMENTS





NE VIEW



NW VIEW 1



ENTRY VIEW



NW VIEW 2



NE AERIAL VIEW

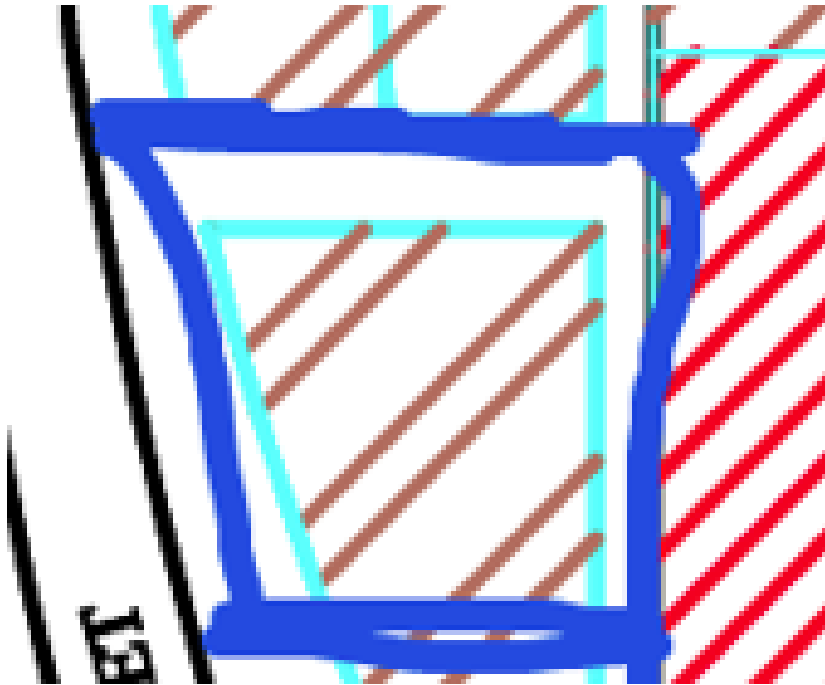


NW AERIAL VIEW

ATTACHMENT 4

ZONING MAP

- No proposed changes as the property is currently zoned as Highway Business.
 - Outlined in blue







1 Inch = 400 Feet

LEGEND

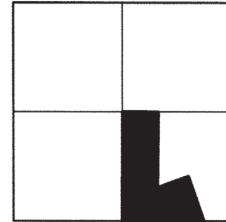
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER JAN-13714
- WM = WITNESS MONUMENT

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

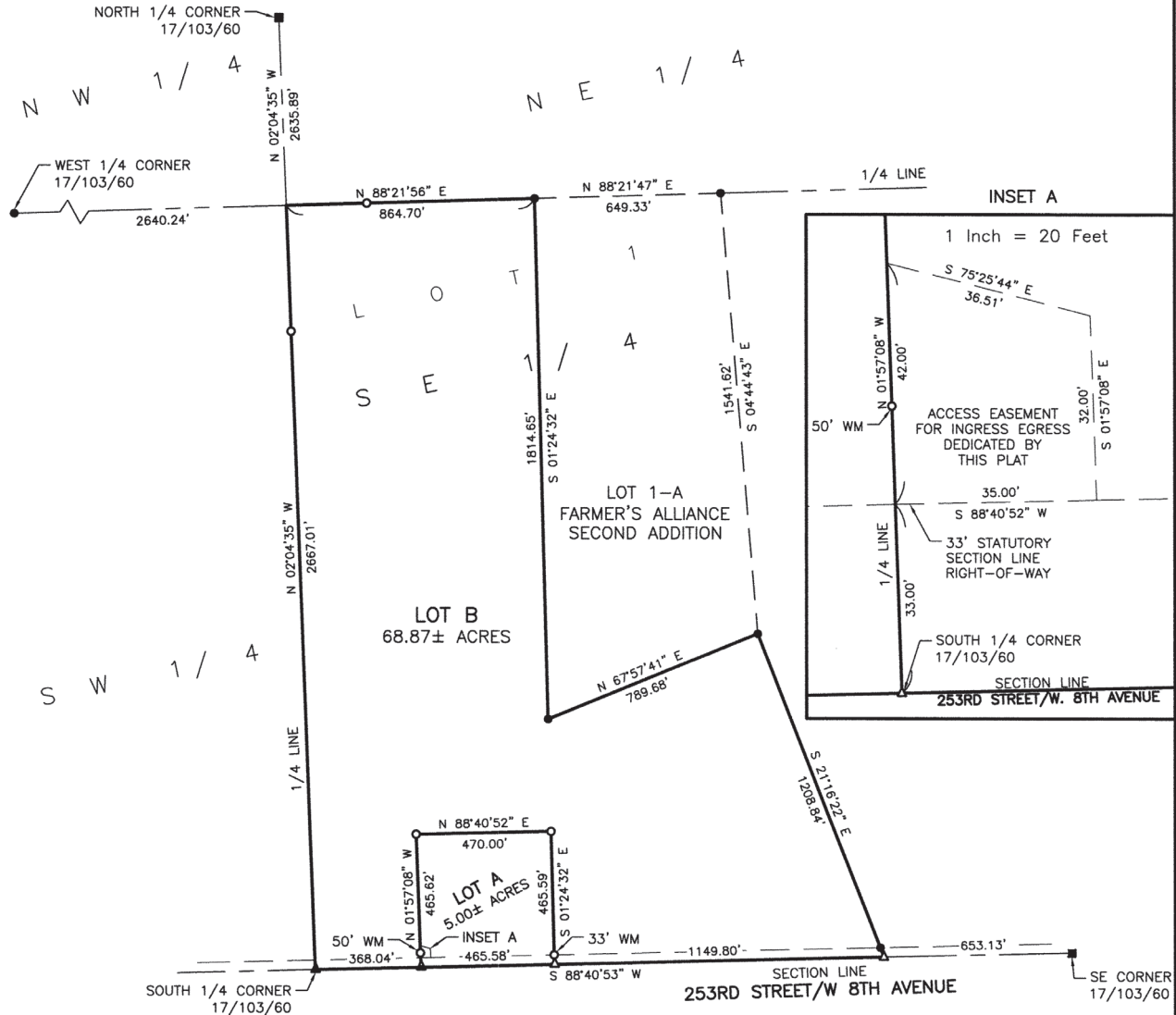
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 18.
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

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

SEC. 17, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of Cindy Miller and Robert King, as Personal Representatives of the Estate of Bertha Jean King, and under their direction for purposes indicated therein, I did on or prior to April 15, 2025, survey those parcels of land described as follows: LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5TH P.M., 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 April, 2025.

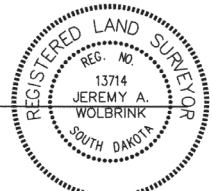
Registered Land Surveyor #SD13714

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



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

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2025.

Cindy Miiler

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

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

Notary Public, South Dakota
My Commission Expires: _____

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2025.

Robert King

STATE OF SOUTH DAKOTA))SS
COUNTY OF _____)

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

Notary Public, South Dakota
My Commission Expires: _____



SPN

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5TH P.M., 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 LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5TH P.M., 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 hereby certifies that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2025.

Chairperson/Vice-Chairperson of Mitchell City Planning Commission

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2025; and

WHEREAS, it appears from an examination of the plat of LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5TH P.M., 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 LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5TH P.M., 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 hereby certifies that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2025.

Finance Officer/Deputy Finance Officer of City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5TH P.M., 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 County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

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

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2025.

Chairperson/Vice-Chairperson of Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Dated this _____ day of _____, 2025.



Chairperson/Vice-Chairperson, Board of County Commissioners of Davison County

SPN

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

A PLAT OF LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

AUDITOR'S CERTIFICATE

I do hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 2025, approving the above-named plat.

Auditor/Deputy Auditor of Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

The location of the existing approach(es) is hereby approved. Any change in the location of the existing approach(es) shall require additional approval.

By: _____
Highway Authority

Title: _____

Date: _____

CERTIFICATE OF COUNTY TREASURER

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

Treasurer/Deputy Treasurer of Davison County

Date

DIRECTOR OF EQUALIZATION

I hereby certify that a copy of the plat of LOTS A AND B, A SUBDIVISION OF LOT 1 OF THE SE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my 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 _____, 2025, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County

By _____
Deputy



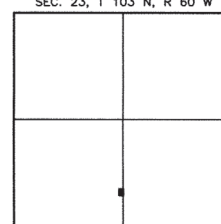
SPN

& 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





LOCATION MAP

SCALE: 1" = 3000'

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 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 JAW-13714
- WM = WITNESS MONUMENT

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

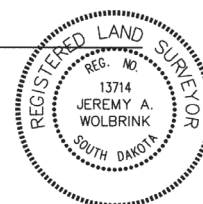
BEARINGS ARE BASED ON AN
ASSUMED COORDINATE SYSTEM
USING GPS GRID BEARINGS/GROUND
DISTANCES

EASEMENTS WITHIN LOT 2, BLOCK 6
DEDICATED BY THIS PLAT:

FRONT ALONG CHARLES AVENUE =
5' UTILITY EASEMENT

SIDE ALONG SOUTH MATTIE STREET =
5' UTILITY EASEMENT

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



A PLAT OF LOT 2, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2025; and

WHEREAS, it appears from an examination of the plat of LOT 2, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, 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 2, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, 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 _____, 2025.

Finance Officer/Deputy Finance Officer of the City of Mitchell

CERTIFICATE OF COUNTY TREASURER

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

Treasurer/Deputy Treasurer of Davison County

Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOT 2, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, 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 _____, 2025, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County

By _____

Deputy



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





1 Inch = 200 Feet

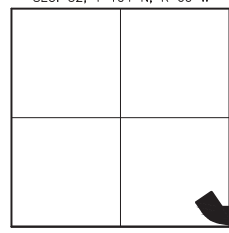
LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
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- ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
- WM = WITNESS MONUMENT

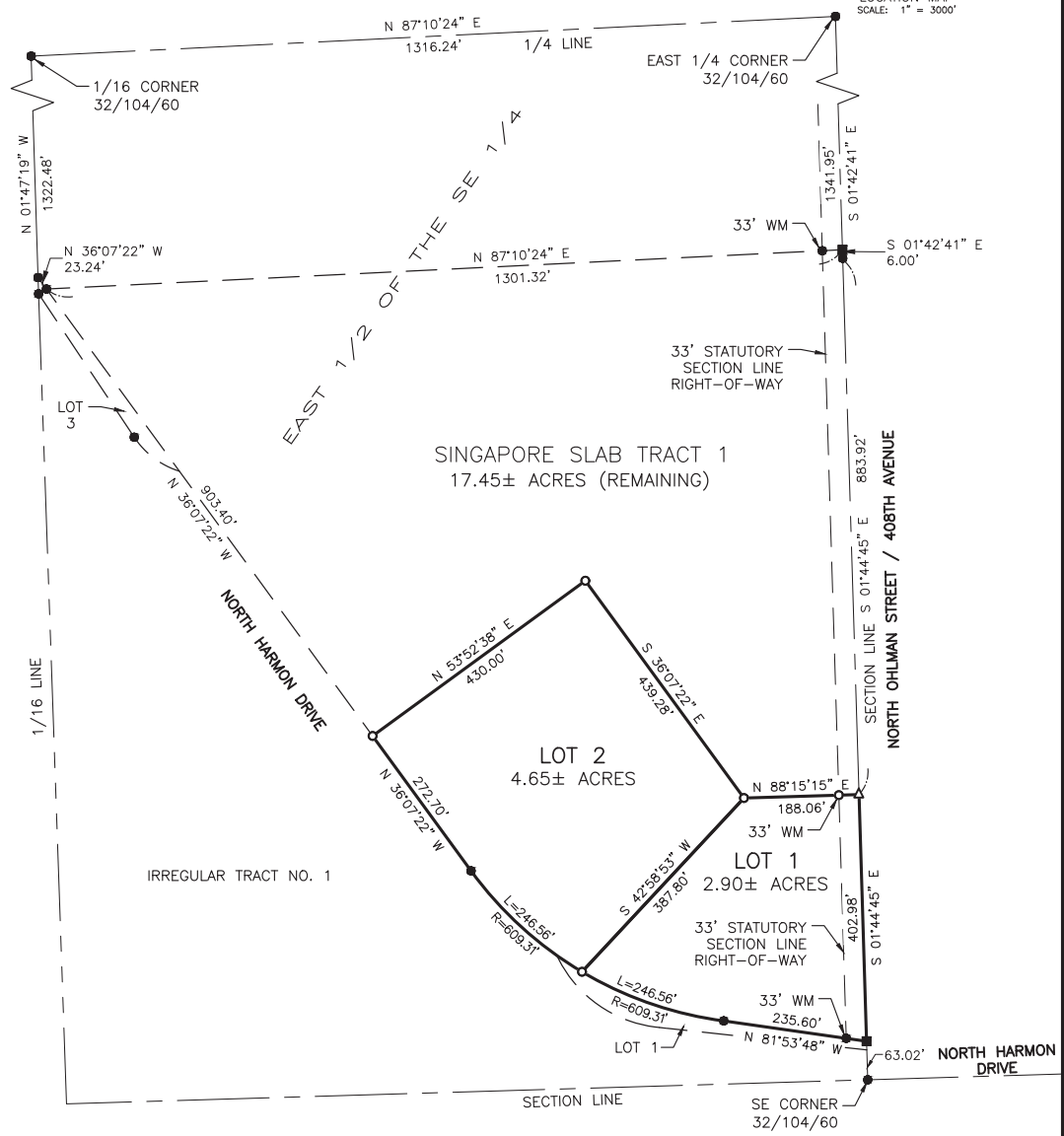
PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

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

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



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOTS 1 AND 2 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

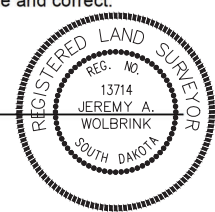
SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of JTZ Properties LLC, a South Dakota Limited Liability Company, as owner, and under its direction for purposes indicated therein, I did on or prior to April 23, 2025, survey those parcels of land described as follows: LOTS 1 AND 2 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., 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 23rd day of April, 2025.

Registered Land Surveyor #SD13714



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

A PLAT OF LOTS 1 AND 2 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., 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 JTZ Properties LLC, a South Dakota Limited Liability Company, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of JTZ Properties LLC, a South Dakota Limited Liability Company, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS 1 AND 2 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and JTZ Properties LLC, a South Dakota Limited Liability Company, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown or described on said plat; and that development of the land included within the boundaries of said Lots 1 and 2 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists North Harmon Drive and North Ohlman Street, a/k/a 408th Avenue. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of 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 _____, 2025.

Justin Thiesse, member of JTZ Properties LLC,
a South Dakota Limited Liability Company

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2025, before me, _____, the undersigned officer, personally appeared Justin Thiesse, who acknowledged himself to be a member of JTZ Properties LLC, a South Dakota Limited Liability Company, and that he, as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as a member.

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

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS 1 AND 2 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., 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;

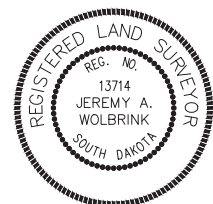
NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOTS 1 AND 2 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a 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 hereby certifies that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2025.

Chairperson/Vice-Chairperson of Mitchell City Planning Commission

SPN

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



**A PLAT OF LOTS 1 AND 2 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION
OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF
THE 5TH P.M., 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 _____, 2025; and

WHEREAS, it appears from an examination of the plat of LOTS 1 AND 2 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., 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 LOTS 1 AND 2 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., 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 hereby certifies that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2025.

Finance Officer/Deputy Finance Officer of City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS 1 AND 2 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., 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 County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

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

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOTS 1 AND 2 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2025.

Chairperson/Vice-Chairperson of Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOTS 1 AND 2 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Chairperson/Vice-Chairperson, Board of County
Commissioners of Davison County

AUDITOR'S CERTIFICATE

I do hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 2025, approving the above-named plat.

Auditor/Deputy Auditor, Davison County



SPN

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

A PLAT OF LOTS 1 AND 2 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION
OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF
THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

CERTIFICATE OF HIGHWAY AUTHORITY

The location(s) of the existing approach(es) is/are hereby approved. Any change in the location(s) of the existing approach(es) shall require additional approval.

By: _____ Title: _____ Date: _____
Highway Authority

CERTIFICATE OF COUNTY TREASURER

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

Treasurer/Deputy Treasurer, Davison County Date

DIRECTOR OF EQUALIZATION

I hereby certify that a copy of the plat of LOTS 1 AND 2 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

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

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2025, at _____, and recorded in Book _____ of Plats on
Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County By _____ Deputy



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