



**Planning Commission 11-10-25 Agenda**  
City Council Chambers, City Hall, 612 N. Main Street  
November 10, 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: October 27, 2025**
- 6. Schedule Next Meeting: November 24, 2025**
- 7. Variance Permit: Habitat for Humanity**

Habitat for Humanity has applied for a Variance Permit for east side yard setback of 0' vs 3' on Lot 8, Block 13; west side yard setback of 0' vs 3' on Lot 9, Block 13 to build a twin home across property lines. This is located at 1204 & 1208 E 1<sup>st</sup> Ave, legally described as the Lot 8 & 9, Block 13, Gleeson's Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.
- 8. Plat: Marc & Michelle Mebius & Mebius Holdings LLC**

Lots 1, 2 and 3, Mebius Addition, the NW 1/4 of Section 14, Township 103 North, Range 60 West of the 5th P.M., Davison County, South Dakota
- 9. Plat: Servicemen's Memorial Cemetery Association**

Plat of Veterans Memorial Park Tract 1, a subdivision of the SE 1/4 of the WSE 1/4 of the SW 1/4 of Section 9, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota
- 10. Hearing & Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #45**
- 11. Other Business:**
- 12. 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.*
- 13. 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 10-27-25  
City Council Chambers, City Hall, 612 N. Main Street  
October 27, 2025

**1. Call to Order**

Chairperson Genzlinger called the October 27, 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: Bathke, Havlik, Genzlinger, Osterloo, Schmitz, Schreurs, Sonne.

Absent: Gunkel

Staff Present: Boehmer, Dammann, Hegg, Jenniges, J Johnson, Schroeder.

**3. Declaration Of Conflicts Of Interests**

None.

**4. Approve Agenda**

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

**5. Approval of Previous Minutes: October 14, 2025**

Motion by Schmitz, seconded by Osterloo to approve the proposed minutes of the October 14, 2025 Planning Commission Meeting. All present voting aye; motion carried.

**6. Schedule Next Meeting: November 10, 2025**

Motion by Osterloo, seconded by Sonne to set the date for the next Planning Commission Meeting for November 10, 2025. All present voting aye; motion carried.

**7. Plat: James & Julie Thue**

Plat of Tract A of Julie's Addition, in the NE 1/4 of the NE 1/4 of Section 30, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. This is located within the ETJ which makes it the city's zoning jurisdiction but within 3 miles of city limits, so the county will also hear this at their November meetings. The applicant is platting the land to sell as an acreage. The applicant was not present to answer questions.

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

### **8. Plat: Verna Hofer**

Plat of Tract 1 of Verna Hofer's Addition, in the W 1/2 of the NW 1/4 of Section 13, T 102 N, R 60 W of the 5th P.M., Davison County South Dakota.

Jenniges gave an overview of the area using GIS. This is outside the ETJ but within 3 miles of city limits, so it is the county's zoning jurisdiction. They will hear this at their November meetings. The applicant is platting the land to sell. The applicant was not present to answer questions.

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

### **9. Plat: JVN Properties LLC**

Plat of Lot 14C, Block 14, Morningview Addition to the City of Mitchell in the SE 1/4 of Section 28, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. The applicant is combining their parcels for assessment and taxing purposes. The applicant was not present to answer questions.

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

### **10. Plat: Colleen Campbell; Jarrett & Sara Brunsen**

Plat of Lot 1 of Brunsen's Addition in the South 1/2 of the SE 1/4 of Section 21 and the North 1/2 of the NE 1/4 of Section 28, All in T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. Brunsen's are combining two of their existing parcels that are described by measurements and purchasing some land from the neighbor to the east. They are doing this to meet setbacks to build an addition to their house. This is located outside the city limits but within the 3 miles. Zoning on this is split between city and county because the south half is in the ETJ and the north half is the county's zoning jurisdiction. The building permit and setbacks will be with the county since that's where the structure is located. The county will hear this at their November meetings. The applicant was present to answer questions.

Genzlinger questioned if there was access to this plat. Jenniges showed the easement that was previously recorded but shown on the plat.

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

### **11. Other Business:**

None.

**12. Public Input:**

None.

**13. Adjourn**

Chairperson Genzlinger adjourned the meeting at 12:05 P.M.

Kevin Genzlinger  
Planning Commission Chairperson



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

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

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

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

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

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

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

- Description of Variance: East side yard setback of 0' vs 3' on Lot 8, Block 13; West side yard setback of 0' vs 3' on Lot 9, Block 13.
- Description of Hardship: The variance is requested to allow a twinhome with a shared common wall, consistent with IRC standards for attached dwellings. The city code requires a 5-foot side yard setback, which creates a hardship because the homes are designed to be connected for structural efficiency and affordability. Granting this variance will allow full use of the infill lots and support affordable housing goals without negatively impacting adjacent properties.

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

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

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

**This Application is for the following described real property:**

Legal Description: **Lot 8 & 9, Block 13, Gleeson's Addition, City of Mitchell, Davison County South Dakota.**

Property Address: **1204 & 1208 E 1st Ave**

Dated this *21st* of *October*, 2025.

Mitchell Regional Habitat for Humanity c/o Rachel Hagenbaugh  
417 N Main Street #117  
Mitchell, SD 57301

(605) 630-3259 / MitchellRegionalHabitat@gmail.com

**APPLICANT**

Mitchell Regional Habitat for Humanity  
417 N Main Street #117  
Mitchell, SD 57301

**OWNER**



## NOTICE OF HEARING

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

**YOU ARE HEREBY NOTIFIED** that Habitat for Humanity has applied for a Variance Permit for east side yard setback of 0' vs 3' on Lot 8, Block 13; west side yard setback of 0' vs 3' on Lot 9, Block 13 to build a twin home across property lines. This is located at 1204 & 1208 E 1<sup>st</sup> Ave, legally described as the Lot 8 & 9, Block 13, Gleeson's Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

**YOU ARE FURTHER NOTIFIED**, that public hearings will be held by the City Planning Commission on Monday, November 10, 2025, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, November 17, 2025 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated this 23<sup>rd</sup> day of October, 2025.

Michelle Bathke

---

FINANCE OFFICER

Publish once: 29<sup>th</sup> day of October, 2025

**Approximate Cost:**

Habitat for Humanity  
Rachel Hagenbaugh  
417 N Main St #117  
Mitchell, SD 57301

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

Boyd Reimnitz  
817 N Sanborn Blvd  
Mitchell, SD 57301

Gregg Shefner  
1201 E 2<sup>nd</sup> Ave  
Mitchell, SD 57301

Mary Rodriguez  
PO Box 701  
Mitchell, SD 57301

Jerry Fischer  
Julia Fischer  
1209 E 2<sup>nd</sup> Ave  
Mitchell, SD 57301

Kimberly Vanwalleghen  
40813 241<sup>st</sup> St  
Letcher, SD 57359

Aaron & April Miller  
1219 E 2<sup>nd</sup> Ave  
Mitchell, SD 57301

Chad Gerlach  
1225 E 2<sup>nd</sup> Ave  
Mitchell, SD 57301

Sebastian Morales  
25240 413<sup>th</sup> Ave  
Mitchell, SD 57301

Niew LLC  
1218 E 1<sup>st</sup> Ave  
Mitchell, SD 57301

City of Mitchell  
612 N Main  
Mitchell, SD 57301



October 29, 2025

**TO WHOM IT MAY CONCERN:**

**YOU ARE HEREBY NOTIFIED** that Habitat for Humanity has applied for a Variance Permit for east side yard setback of 0' vs 3' on Lot 8, Block 13; west side yard setback of 0' vs 3' on Lot 9, Block 13 to build a twin home across property lines. This is located at 1204 & 1208 E 1<sup>st</sup> Ave, legally described as the Lot 8 & 9, Block 13, Gleeson's Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

**YOU ARE FURTHER NOTIFIED** that the City Planning Commission will be conducting a hearing and make their recommendation to the Board of Adjustment on this application on Monday, November 10, 2025, 12:00 P.M. (Noon) and the Board of Adjustment will render the final decision at a hearing on Monday, November 17, 2025 at 6:00 P.M, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

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

The complete application and all supporting documents can be found on the City of Mitchell's agenda center located @ <https://mitchellsd.portal.civicclerk.com/>. If you have any questions regarding this matter, you can reach Mark Jenniges at the above location and phone number or by email @ [mark.jenniges@cityofmitchellsd.gov](mailto:mark.jenniges@cityofmitchellsd.gov).

I/We

Mid Dakota Properties / Boyd Peinitts  
OWNER

1117 E 1123 E 2nd  
ADDRESS

APPROVE

DISAPPROVE

COMMENTS:

*Great use for those Lots*

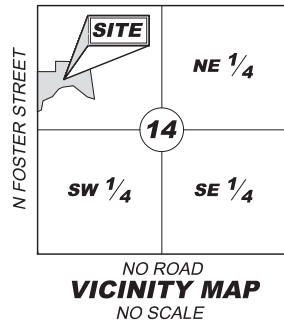
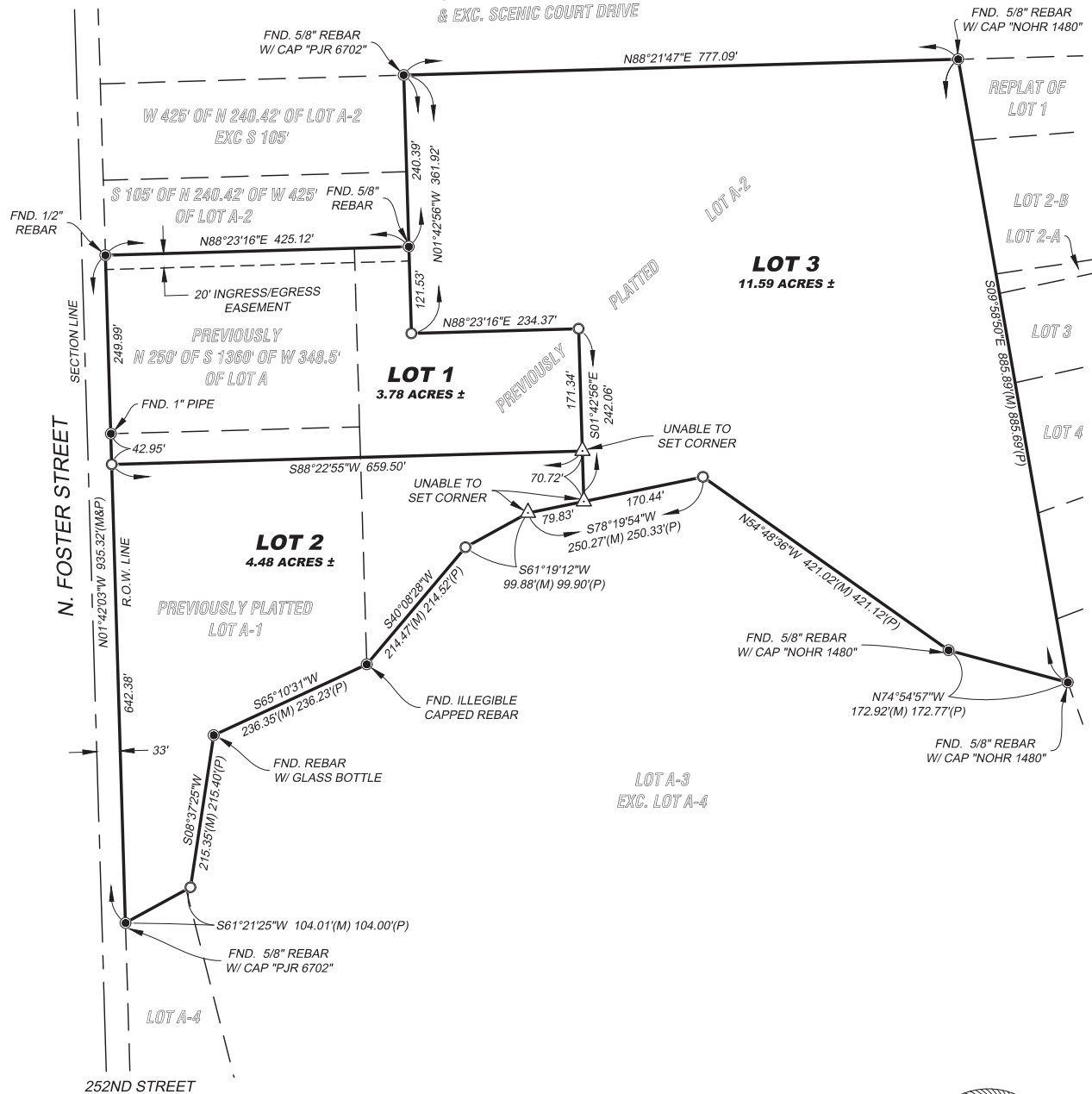
*Lets Go Mitchell*



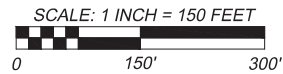
# SURVEY PLAT

OF  
**LOTS 1, 2 AND 3, MEBIUS ADDITION, IN THE NW1/4 OF SECTION 14,  
 TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M.,  
 DAVISON COUNTY, SOUTH DAKOTA**

LOT 1 EXCEPT LOTS 1-6 OF  
 PLEASANT HILLS ADDITION  
 & EXC. SCENIC COURT DRIVE



- LEGEND**
- IRON MONUMENT FOUND  
TYPE NOTED
  - IRON MONUMENT SET  
5/8" x 18" REBAR W/CAP  
"CJG RLS 9923"
  - △ CALCULATED CORNER
  - (M) MEASURED DISTANCE
  - (P) PLATTED DISTANCE
  - R.O.W. RIGHT OF WAY
  - N.A.P. NOT A PART OF THIS SURVEY
  - Y.D. YELLOW DISK
  - F.P. FENCE POST



**SURVEYOR'S NOTES:**

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
2. BASIS OF BEARING: BEARINGS ARE BASED ON GRID NORTH (WGS 84 DATUM) OBTAINED BY DIRECT OBSERVATION USING SURVEY GRADE GPS EQUIPMENT. DISTANCES ARE GROUND IN US SURVEY FEET.

REGISTERED LAND SURVEYOR  
 REG. NO. 9923  
 CHRISTOPHER JOHN GROEN  
 S.D.

ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED. ANY CERTIFICATION EXPRESSED OR IMPLIED IS INVALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF "CHRISTOPHER JOHN GROEN, STATE OF SOUTH DAKOTA, REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 9923".



P.O. BOX 916  
 110 N. FIRST STREET  
 PARKSTON, SD 57366  
 (605) 928-7676

PAGE:	1 OF 4
SCALE:	1" = 150'
PROJECT NO.:	22250402
DRAWN BY:	BDP 10/29/25
SURVEY CREW:	BDP 06/11/25

# SURVEY PLAT

OF

## LOTS 1, 2 AND 3, MEBIUS ADDITION, IN THE NW1/4 OF SECTION 14, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

**SURVEYOR'S CERTIFICATE:**

TO: MEBIUS HOLDINGS, LLC, MARC C. MEBIUS AND MICHELLE C. MEBIUS

I, CHRISTOPHER JOHN GROEN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE DIRECTION OF THE OWNERS, THAT PARCEL OF LAND DESCRIBED AS "LOT A-1, A PORTION OF LOT A-2 AND THE NORTH 250' OF THE SOUTH 1360' OF THE WEST 348.5', ALL IN LOT A OF SKYLINE ESTATES, IN THE SOUTH 100 ACRES OF THE NW1/4 OF SECTION 14, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA", WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION FOLLOWING GENERALLY ACCEPTED PROFESSIONAL STANDARDS FOR SURVEYING AND PLATTING IN THE STATE OF SOUTH DAKOTA, AND I HAVE SUBDIVIDED THE SAME AS SHOWN ON THE ATTACHED PLAT.

THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOTS 1, 2 AND 3, MEBIUS ADDITION, IN THE NW1/4 OF SECTION 14, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

REGISTERED LAND SURVEYOR - CHRISTOPHER J. GROEN, R.L.S. SD-9923

ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED. ANY CERTIFICATION EXPRESSED OR IMPLIED IS INVALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF "CHRISTOPHER JOHN GROEN, STATE OF SOUTH DAKOTA, REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 9923".



**OWNER'S CERTIFICATE:**

WE, MARC C. MEBIUS AND MICHELLE C. MEBIUS, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF A PORTION OF THE LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF LOCATING, MONUMENTING AND PLATTING THE SAME, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS. IT IS FURTHER PROVIDED THAT ANY STREETS, ROADS, ALLEYS, AND/OR OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY, OR HAVE BEEN PREVIOUSLY DEDICATED FOR THE PURPOSES INDICATED THEREON.

**VACATION OF PROPERTY:**

PURSUANT TO SDCL 11.3.20, 11.2.20.1 AND 11.3.20.3, THE APPROVAL AND FILING OF THIS PLAT VACATES THE FOLLOWING:

"LOT A-1, A SUBDIVISION OF A PORTION OF LOT A OF SKYLINE ESTATES, IN THE SOUTH 100 ACRES OF THE NW1/4 OF SECTION 14, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS FILED IN THE DAVISON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK PB13, PAGE 82";

"A PORTION OF LOT A OF SKYLINE ESTATES, IN THE SOUTH 100 ACRES OF THE NW1/4 OF SECTION 14, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS FILED IN THE DAVISON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK PB10, PAGE 62".

\_\_\_\_\_  
MARC C. MEBIUS DATE

\_\_\_\_\_  
MICHELLE C. MEBIUS DATE

**ACKNOWLEDGMENT OF OWNER:**

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME,

\_\_\_\_\_, THE UNDERSIGNED OFFICER,

PERSONALLY APPEARED MARC C. MEBIUS AND MICHELLE C. MEBIUS, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSONS DESCRIBED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THE CAPACITY THEREIN AND FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

**OWNER'S CERTIFICATE:**

WE, MARC MEBIUS, PRESIDENT OF MEBIUS HOLDINGS, LLC, AND ILA MEBIUS, SECRETARY OF MEBIUS HOLDINGS, LLC, DO HEREBY CERTIFY THAT MEBIUS HOLDINGS, LLC, IS THE OWNER OF A PORTION OF THE LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF LOCATING, MONUMENTING AND PLATTING, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS. IT IS FURTHER PROVIDED THAT ANY STREETS, ROADS, ALLEYS, AND/OR OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY, OR HAVE BEEN PREVIOUSLY DEDICATED FOR THE PURPOSES INDICATED THEREON.

**VACATION OF PROPERTY:**

PURSUANT TO SDCL 11.3.20, 11.2.20.1 AND 11.3.20.3, THE APPROVAL AND FILING OF THIS PLAT VACATES THE FOLLOWING:

"A PORTION OF LOT A-2, A SUBDIVISION OF A PORTION OF LOT A OF SKYLINE ESTATES, IN THE SOUTH 100 ACRES OF THE NW1/4 OF SECTION 14, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS FILED IN THE DAVISON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK PB15, PAGE 14";

"THE NORTH 250 FEET OF THE SOUTH 1360 FEET OF THE WEST 348.5 FEET OF LOT A OF SKYLINE ESTATES, IN THE NW1/4 OF SECTION 14, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS FILED IN THE DAVISON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK PB10, PAGE 62";

"A PORTION OF LOT A OF SKYLINE ESTATES, IN THE SOUTH 100 ACRES OF THE NW1/4 OF SECTION 14, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS FILED IN THE DAVISON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK PB10, PAGE 62".

\_\_\_\_\_  
MARC MEBIUS, PRESIDENT DATE  
MEBIUS HOLDINGS, LLC

**ACKNOWLEDGMENT OF OWNER:**

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME,

\_\_\_\_\_, THE UNDERSIGNED OFFICER,

PERSONALLY APPEARED MARC MEBIUS, WHO ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF MEBIUS HOLDINGS, LLC, AND THAT HE AS PRESIDENT, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
ILA MEBIUS, SECRETARY DATE  
MEBIUS HOLDINGS, LLC

**ACKNOWLEDGMENT OF OWNER:**

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME,

\_\_\_\_\_, THE UNDERSIGNED OFFICER,

PERSONALLY APPEARED ILA MEBIUS, WHO ACKNOWLEDGED HERSELF TO BE SECRETARY OF MEBIUS HOLDINGS, LLC, AND THAT SHE AS SECRETARY, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_



P.O. BOX 916  
110 N. FIRST STREET  
PARKSTON, SD 57366  
(605) 928-7676

PAGE:	2 OF 4
SCALE:	NONE
PROJECT NO.:	22250402
DRAWN BY:	JPK 10/29/25
SURVEY CREW:	BDP 06/11/25

# SURVEY PLAT

OF

## LOTS 1, 2 AND 3, MEBIUS ADDITION, IN THE NW1/4 OF SECTION 14, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

**RESOLUTION OF CITY PLANNING COMMISSION:**

WHEREAS, THE PLAT OF LOTS 1, 2 AND 3, MEBIUS ADDITION, IN THE NW1/4 OF SECTION 14, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY CHRISTOPHER JOHN GROEN, 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, 2 AND 3, MEBIUS ADDITION, IN THE NW1/4 OF SECTION 14, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY CHRISTOPHER JOHN GROEN, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRPERSON/VICE-CHAIRPERSON  
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 \_\_\_\_\_, 20\_\_\_\_, AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOTS 1, 2 AND 3, MEBIUS ADDITION, IN THE NW1/4 OF SECTION 14, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS PREPARED BY CHRISTOPHER JOHN GROEN, 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, 2 AND 3, MEBIUS ADDITION, IN THE NW1/4 OF SECTION 14, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY CHRISTOPHER JOHN GROEN, 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 WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING HELD

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
FINANCE OFFICER/DEPUTY FINANCE OFFICER  
CITY OF MITCHELL

**RESOLUTION OF COUNTY PLANNING COMMISSION:**

WHEREAS, THE PLAT OF LOTS 1, 2 AND 3, MEBIUS ADDITION, IN THE NW1/4 OF SECTION 14, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY CHRISTOPHER JOHN GROEN, 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, 2 AND 3, MEBIUS ADDITION, IN THE NW1/4 OF SECTION 14, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY CHRISTOPHER JOHN GROEN, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRPERSON/VICE-CHAIRPERSON  
DAVISON COUNTY, SOUTH DAKOTA  
PLANNING COMMISSION

**RESOLUTION BY BOARD OF COUNTY COMMISSIONER'S:**

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF "LOTS 1, 2 AND 3, MEBIUS ADDITION, IN THE NW1/4 OF SECTION 14, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA", WHICH HAS BEEN SUBMITTED FOR EXAMINATION PURSUANT TO LAW, IS HEREBY APPROVED AND THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRPERSON/VICE-CHAIRPERSON  
DAVISON COUNTY, SOUTH DAKOTA  
BOARD OF COUNTY COMMISSIONERS

**CERTIFICATE OF COUNTY AUDITOR:**

STATE OF SOUTH DAKOTA - COUNTY OF DAVISON

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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, APPROVING THE ABOVE PLAT.

\_\_\_\_\_  
AUDITOR/DEPUTY AUDITOR  
DAVISON COUNTY, SOUTH DAKOTA



P.O. BOX 916  
110 N. FIRST STREET  
PARKSTON, SD 57366  
(605) 928-7676

PAGE:	3 OF 4
SCALE:	NONE
PROJECT NO.:	22250402
DRAWN BY:	JPK 10/29/25
SURVEY CREW:	BDP 06/11/25

# SURVEY PLAT

OF

## LOTS 1, 2 AND 3, MEBIUS ADDITION, IN THE NW1/4 OF SECTION 14, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

**APPROVAL OF HIGHWAY AUTHORITY:**

STATE OF SOUTH DAKOTA - COUNTY OF DAVISON

THE LOCATION OF THE EXISTING/PROPOSED APPROACH(ES) IS HEREBY APPROVED. ANY CHANGE IN THE LOCATION OF THE EXISTING/PROPOSED APPROACH(ES) SHALL REQUIRE ADDITIONAL APPROVAL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
HIGHWAY AUTHORITY DATE

**CERTIFICATE OF DIRECTOR OF EQUALIZATION:**

STATE OF SOUTH DAKOTA - COUNTY OF DAVISON

I DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THE ABOVE PLAT AND SAID PLAT HAS BEEN FILED AT MY OFFICE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DIRECTOR OF EQUALIZATION/ DAVISON COUNTY, SOUTH DAKOTA  
DEPUTY DIRECTOR OF EQUALIZATION

**CERTIFICATE OF COUNTY TREASURER:**

STATE OF SOUTH DAKOTA - COUNTY OF DAVISON

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
TREASURER/DEPUTY TREASURER DAVISON COUNTY, SOUTH DAKOTA

**CERTIFICATE OF REGISTER OF DEEDS**

STATE OF SOUTH DAKOTA - COUNTY OF DAVISON

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., AND RECORDED IN BOOK \_\_\_\_\_ OF PLATS

ON PAGE \_\_\_\_\_ THEREIN.

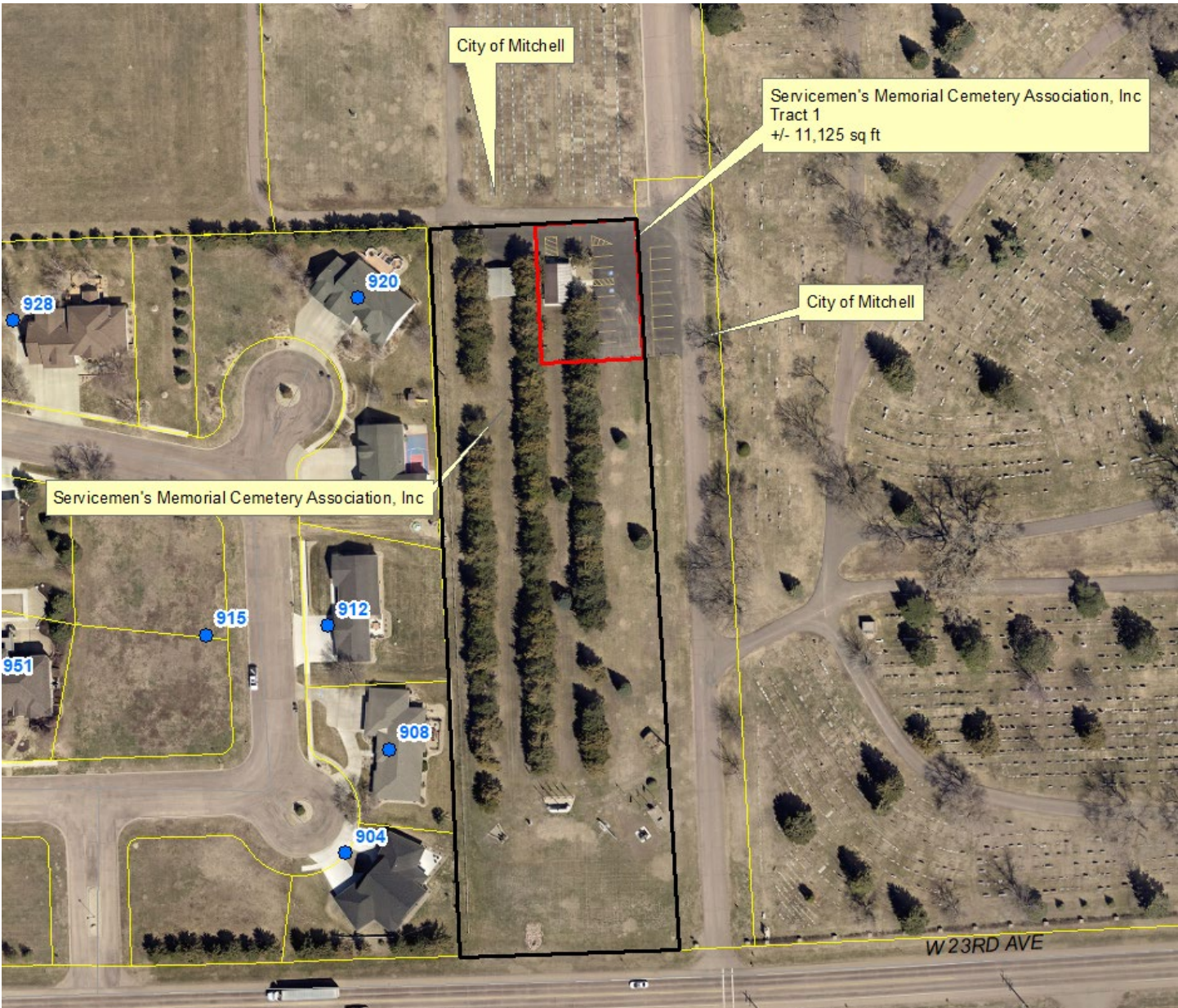
\_\_\_\_\_  
REGISTER OF DEEDS DAVISON COUNTY, SOUTH DAKOTA

BY: \_\_\_\_\_  
DEPUTY



P.O. BOX 916  
110 N. FIRST STREET  
PARKSTON, SD 57366  
(605) 928-7676

PAGE:	4 OF 4
SCALE:	NONE
PROJECT NO.:	22250402
DRAWN BY:	JPK 10/29/25
SURVEY CREW:	BDP 06/11/25





1 Inch = 30 Feet

**LEGEND**

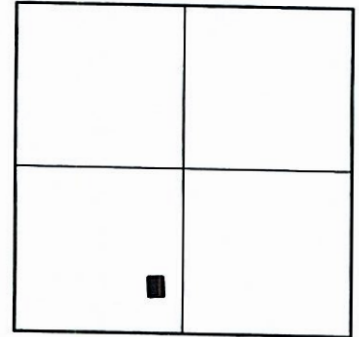
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
- WM =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

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

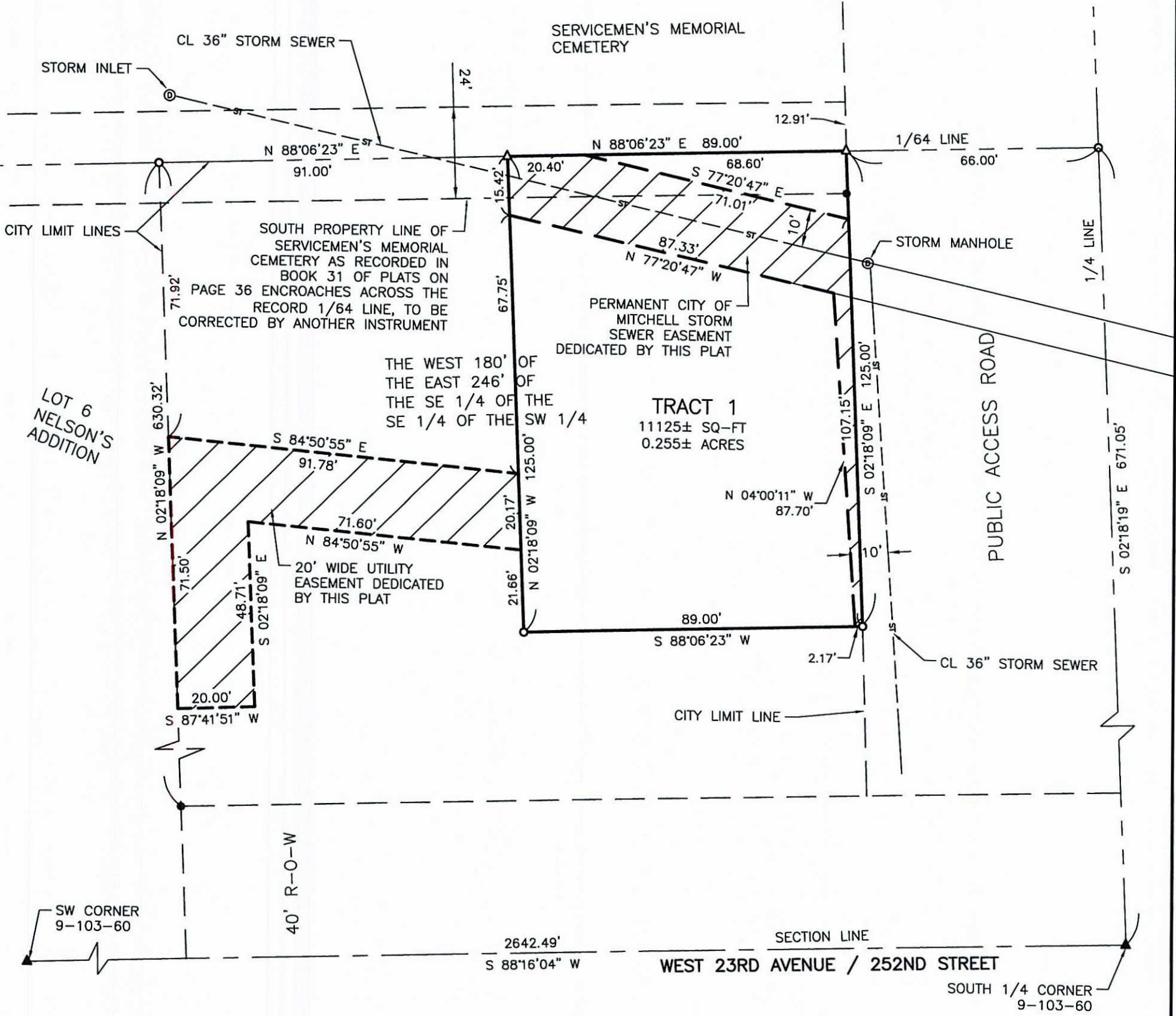
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,  
 STATE PLANE - NORTH AMERICAN  
 DATUM 1983 - GEOID 18.  
 GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

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. 9, T 103 N, R 60 W



LOCATION MAP  
SCALE: 1" = 3000'



**A PLAT OF VETERANS MEMORIAL PARK TRACT 1, A SUBDIVISION OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 9, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**

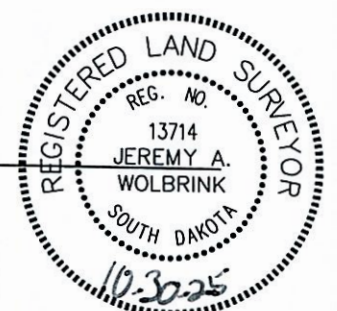
**SURVEYOR'S CERTIFICATE**

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 Servicemen's Memorial Cemetery Association, Inc., a South Dakota nonprofit corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to October 20, 2025, survey those parcels of land described as follows: VETERANS MEMORIAL PARK TRACT 1, A SUBDIVISION OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 9, 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 30th day of October, 2025.

*Jeremy A. Wolbrink*  
 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 VETERANS MEMORIAL PARK TRACT 1, A SUBDIVISION OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 9, T 103 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 VETERANS MEMORIAL PARK TRACT 1, A SUBDIVISION OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 9, 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 VETERANS MEMORIAL PARK TRACT 1, A SUBDIVISION OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 9, 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 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

**RESOLUTION OF COUNTY PLANNING COMMISSION**

WHEREAS, the plat of VETERANS MEMORIAL PARK TRACT 1, A SUBDIVISION OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 9, 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 VETERANS MEMORIAL PARK TRACT 1, A SUBDIVISION OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 9, 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 VETERANS MEMORIAL PARK TRACT 1, A SUBDIVISION OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 9, 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.

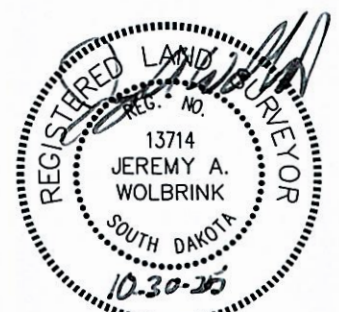
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

**AUDITOR'S CERTIFICATE**

The undersigned does hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on \_\_\_\_\_, 2025, approving the above-named plat.

\_\_\_\_\_  
Auditor/Deputy Auditor, Davison County



**& 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 VETERANS MEMORIAL PARK TRACT 1, A SUBDIVISION OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 9, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

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 VETERANS MEMORIAL PARK TRACT 1, A SUBDIVISION OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 9, T 103 N, R 60 W OF THE 5TH P.M., 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 \_\_\_.

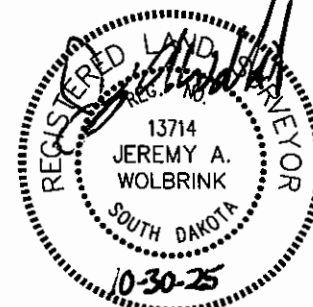
Register of Deeds, Davison County

By

Deputy



& 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





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 November 10, 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-five (45).

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

Lot 3 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., City of Mitchell\*, Davison County, South Dakota;

The Sixty-six feet (66') of Irregular Tract Number 1 Parallel and Adjacent to the above described Lot 3 all in Section 32, T 104 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota;

\*This property is currently not in Mitchell city limits but will be annexed prior to the approval of this Tax Incremental District.

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](http://www.cityofmitchellsd.gov). Following such hearing, the matter will be heard and acted upon by the Mitchell City Council on November 17, 2025 at 6:00 pm in the City Hall Council Chambers.

Dated this 23<sup>rd</sup> day of October, 2025.

---

Michelle Bathke – Finance Officer

Published once: 29<sup>th</sup> day of October, 2025

Approximate publication cost: \_\_\_\_\_

# **City of Mitchell**

## **Tax Increment District #45**



**Submitted to:  
City Administrator, City of Mitchell, South Dakota**

**October 2025**

Prepared by:  
Legacy Shores, LLC

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## INTRODUCTION – THE PROJECT

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

Specifically, money for improvements and other incentives comes from the growth in property valuations and the corresponding property tax revenues – the tax increment. A tax increment is the difference between the amount of property valuation present within the TIF district before the TIF district designation and the amount of property valuation increase due to the creation of a TIF district. Property taxes collected on the original valuation existing in the TIF at the time of designation continue to be distributed to the City, School District, County and all other taxing districts in the same manner as if the TIF district did not exist. Only property taxes collected as a result of the incremental increase in the value of these properties after formation of the TIF district are available for us by the counties or cities to fund project costs in the TIF district.

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

### **Brief Description of Project's Public Benefits**

The primary objective of TIF #45 is to create an event venue development located within the City of Mitchell that provides economic, social and cultural value to the community of Mitchell.

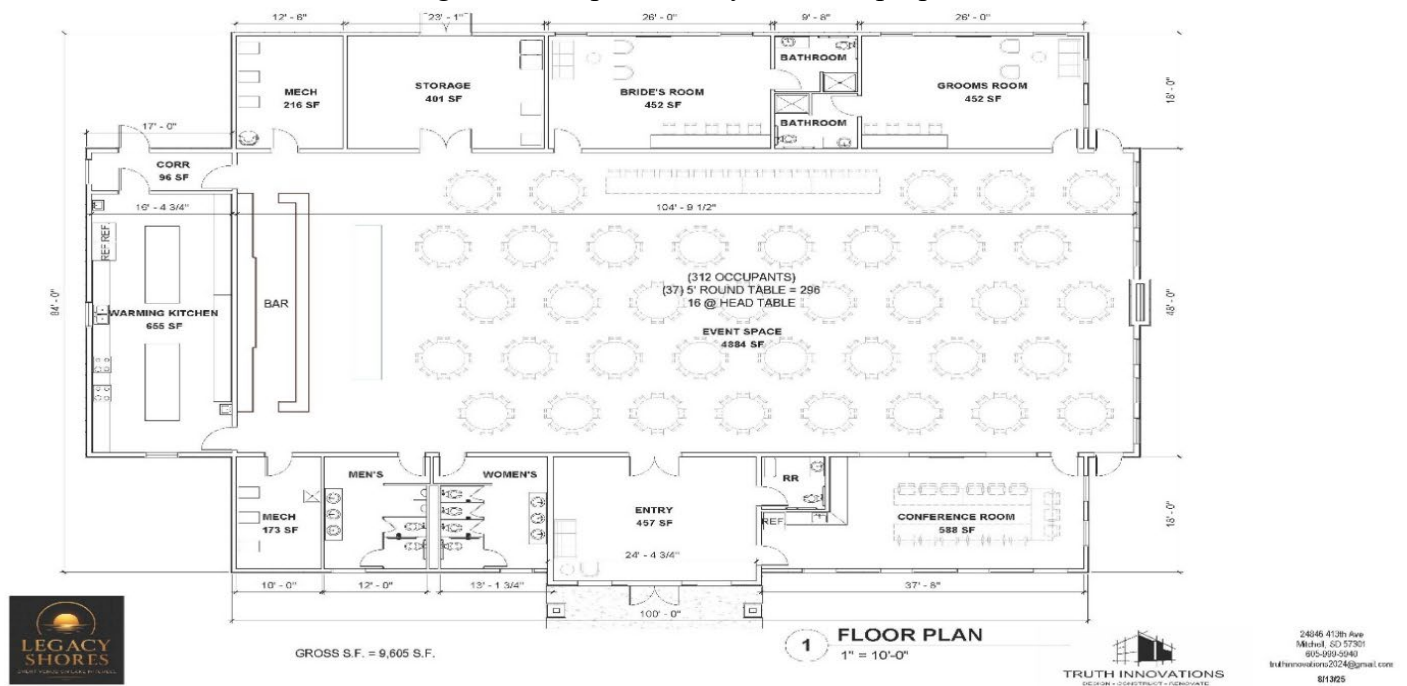
This Project accomplishes two primary goals, Economic Development and Social Enrichment. Economic Development results in additional job creation, boosts to local businesses, increased tourism, and overall increases to tax revenue. This project will create 5+ jobs for the community, increased business to surrounding hotels, restaurants, florists, salons, and photographers. Social Enrichment results in community engagement, networking opportunities, and overall beautification of the area. This project will specifically create a venue for weddings, corporate meetings, fundraisers, and similar functions that promote community connections and collaboration. It will also highlight the Lake Mitchell area to visitors and residents.

### **Brief Description of the Project**

The proposed Mitchell Event Venue will include the following:

- Approximately 8,620 sq ft. of usable event space
- The facility will offer a variety of amenities, including a 300+ capacity main ballroom, a dedicated bride and groom suite, a designated commercial kitchen area, a conference room, and landscaped gardens.

The image below depicts the layout of the proposed event venue:



An event venue of this size and type will benefit the surrounding community and the city through tourism, employment, and community presence. It is anticipated to host 40+ weddings annually, with an additional 30+ miscellaneous events (graduations, corporate outings, reunions, fundraisers, etc.).

#### But For Statement

But for the use of Tax Increment Financing in the amount of \$937,464 to the developer, the proposed event venue would not be financially feasible and therefore would not proceed within the City. The anticipated costs associated with the necessary infrastructure improvements, site development, and other eligible project expenses create a financing gap that cannot be overcome through conventional funding sources alone. The availability of the TIF is essential to bridge this gap, allowing for the construction of the event venue. Absent TIF support, the project would not move forward in its proposed scope, timeframe, or location.

## PURPOSE & GENERAL DEFINITIONS

The property upon which this Tax Incremental District (TID) is, has been annexed into the limits of the City of Mitchell, South Dakota.

As such, the creation of City of Mitchell TIF #45 shall be conditioned upon the creation of the District by resolution, and the establishment of the TID boundaries and approval of the TID Project plan by the City of Mitchell Planning and Zoning Commission along with the City Council.

The purpose of this Plan, to be implemented by City of Mitchell, South Dakota is to satisfy the requirements for a Tax Increment District Number #45 as specified in SDCL Chapter 11-9. The principal purpose of the Plan is to define eligible property and to define a Tax Increment Plan for funding eligible activities in an eligible area of the City. The Plan will describe the boundary, estimated costs, feasibility, and fiscal impact of the District.

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

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

The event venue is projected to draw from neighboring communities and cities including but not limited to Sioux Falls, Madison, Yankton, Brookings, and Chamberlain which are all within a 100-mile radius from the Mitchell community. Due to its proximity to Lake Mitchell this event venue will be a truly unique establishment in this geographical range. This event venue will alleviate the high demand for event space seen in the Mitchell area.

### **General Definitions**

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

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

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

- (1) Not less than twenty-five percent, by area, of the real property within the district is a blighted area or not less than fifty percent, by area, of the real property within the district will stimulate and develop the general economic welfare and prosperity of the state through the promotion and advancement of industrial, commercial, manufacturing, agricultural, or natural resources; and
- (2) The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in the district

**"City Commission"** means the City Commission of Mitchell, South Dakota

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

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

**"Developer"** means Legacy Shores, LLC

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

**"District"** means the Tax Incremental District.

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

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

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

**"Governing body"** means the City of Mitchell, 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.

**"Planning Commission"** means the City of Mitchell Planning Commission

**"Plan"** means this Project Plan.

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

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

**"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 defined and created by resolution of the governing body and named City of Mitchell Tax Incremental District #45.

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

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

# CREATION OF CITY OF MITCHELL TID #45

Representatives of the Developer have approached officials of City of Mitchell regarding the possibility of creating a Tax Incremental Financing District (“TID”) to assist in the Project Costs within the Plan on land located within City of Mitchell.

The primary objective of TIF #45 is to create an event venue development. This major investment into the community will have long-term benefits including new employment opportunities, a stronger community presence, and an estimated annual economic impact of \$330,000.

## Property Within Tax Increment #45

The real property to be located within the Tax Increment District will be within the City of Mitchell. The current legal description is described as follows:

- LOT 3 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST ½ OF THE SE ¼ OF SECTION 32, T 104 N, R 60 W OF THE 5<sup>TH</sup> P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA
- THE SIXTY-SIX FEET (66') OF IRREGULAR TRACT NUMBER 1 PARALLEL AND ADJACENT TO THE ABOVE DESCRIBED LOT 3 ALL IN SECTION 32, T 104 N, R 60 W OF THE 5<sup>TH</sup> P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



# TAXABLE VALUE OF CITY OF MITCHELL

State law requires that tax increment districts cannot exceed ten percent of the taxable value of a municipality. The 2025 Taxes Payable value for City of Mitchell is \$1,584,609,382. The base value of the taxable property for inclusion into this Tax Incremental District #45, as estimated but not yet verified by Davison County Director of Equalization, is \$24,304.

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

There are currently 26 other active TIF Districts in the City of Mitchell:

Tax Increment District Number 8	\$5,900,522
Tax Increment District Number 9	\$49,544
Tax Increment District Number 14	\$37,207
Tax Increment District Number 19	\$13,144
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 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	\$360,071
Tax Increment District Number 43	\$26,040
Tax Increment District Number 44	\$14,323
TOTAL	\$19,184,966

Mitchell City Current Taxable Value: \$1,584,609,382

All TIF Base Value Must Be Less Than 10%: \$158,460,938

There are 26 other active TIF districts in the City of Mitchell. Using these estimates provided for TID #45, the value of all existing Tax Increment Districts combined is less than 2% of the total 2025 Taxable Valuation.

# KIND, NUMBER, LOCATION, AND DETAILED COSTS OF PROPOSED PUBLIC WORKS AND IMPROVEMENTS – SDCL § 11-9-13(1)

In order to implement the provisions of SDCL Chapter 11-9, the following are Project Costs and expenditures made or estimated to be made and the monetary obligations incurred or estimated to be incurred. The Project Costs include capital costs, financing costs, real property assembly costs, professional fee costs, imputed administration costs, relocation costs, organizational costs, discretionary costs and grants, plus any costs incidental thereto.

All Project Costs are found to be necessary and convenient for the creation of the Tax Incremental District and its implementation. The project constitutes economic development which is a proper public purpose of the City. The City exercises the powers expressly stated in and reasonably inferred by SDCL §11-9-15 and Chapter 9-54. The City shall enter into all contracts in accordance with South Dakota Law.

## Costs of Public Works and Improvements

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

Kind of Project	Location <sup>1</sup>	Amount	Reference <sup>2</sup>
Capital Costs (Street, Water & Sewer) (cleaning & grading of land & associated costs) <sup>2</sup>	District		11-9-15(1)
Financing Costs	District		11-9-15(2)
Real Property Assembly	District		11-9-15(3)
Professional Fees	District		11-9-15(4)
Administrative Costs	District	<b>\$250,000</b>	11-9-15(5)
Relocation Costs	District		11-9-15(6)
Organizational Costs	District		11-9-15(7)
Discretionary Costs and Grants	District	<b>\$937,464</b>	11-9-15(8)
<b>Eligible Project Costs</b>		<b>\$1,187,464</b>	

<sup>1</sup>District shall mean the Tax Increment District.

<sup>2</sup>SDCL §11-9-15 (1) Capital costs, including the actual costs of the construction of public works or improvements, buildings, structures, and permanent fixtures; the demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and permanent 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 developer authorized TIF request amount of \$937,464 consistent with the Administrative Costs Section of this project plan.

The City of Mitchell will receive \$250,000 as reimbursement for infrastructure expenses related to the project. This reimbursement will occur only after the developer has been fully paid for all certified TIF-eligible costs.

## **Developer's Agreement**

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

- **Amount.** The total amount of the TIF will not exceed \$1,187,464, consistent with the Administrative Cost section of this project plan.
- **Interest Rate.** The interest rate associated with this project is equal to 0%.
- **Length.** The TIF will not exceed 20 calendar years from the year of creation.
- **Expiration.** The TIF will expire at the end of 20 calendar years or when the \$1,187,464 has been paid out in tax payment, including up to \$937,464 for the Developer's certified project costs and up to \$250,000 for the City's Administrative Costs.

## **Legal Terms**

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

## **Conditions of the Developer Agreement relating to Constitutional Debt**

The exclusive funding mechanism for this TIF will be a grant pass-through of positive tax increment from the TIF received 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 TIF received 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 positive tax increment from the TIF received 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 return 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 TIF to 20 years from the year of creation. As such, it is further understood that the amount of \$937,464 will be the maximum amount the City will ever pass on acting as a conduit for TIF #45 for eligible projects 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 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 \$937,464 in a manner consistent with the Administrative Cost section of this project plan.

Given that the exclusive funding mechanism for this TIF 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 TIF, and the City shall have no obligation to commit other City funds, the City's obligation hereunder shall not be any way be construed to be a debt of the City in contravention of any application constitutional or statutory limitation or requirement concerning the creation of indebtedness by the City, nor shall anything contained herein constitute a pledge of the general credit, tax revenues, funds or moneys of the City. In recognition that the City cannot appropriate funds that have not accrued, the City's exclusive obligation shall be to budget and appropriate the positive tax increment from the TIF received 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 increments to Developer will be financially 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 TIF 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’s Terms:**

- Legacy Shores, 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.

**Administrative Costs:**

City will be reimbursed from TIF proceeds for Administrative Costs in the amount of \$250,000. TIF increment will first be applied to Developer’s certified costs, up to Developer’s estimate of \$937,464. Once Developer’s certified costs have been paid, TIF proceeds will be paid to City for Administrative Costs up to \$250,000. Once both the Developer’s certified costs and the City’s Administrative Costs have been paid, or the 20-year term has lapsed, the TIF will terminate.

**Expenditures Exceeding Estimated Cost**

Any expenditures, which in sum would exceed the total amount of the TID amount of \$1,187,464 will require an amendment of this Plan. All amendments would be undertaken pursuant to SDCL §11-9-23.

When the expenditures within the Plan are increased in excess of more than 35 percent of the total above, the Department of Revenue will be required to reset the base, in accordance with SDCL §11-9-23.

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

**Detailed List of Estimated Project Costs**

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

**Feasibility Study**

An official feasibility study has not been completed by a Third Party. Legacy Shores, LLC has conducted internal studies regarding the costs of the event venue project. These costs included but were not limited to land acquisition, construction, licensing, staffing, architectural considerations, and ongoing management of the facility.

## **Economic Development Study**

Attached is Schedule 3 a Fiscal Impact Statement showing the impact of the Tax Increment District, until and after the bonds are repaid, upon all entities levying property taxes in the district. Required as per SDCL § 11-9-13(4).

## **Fiscal Impact Statement**

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

# **METHOD OF FINANCING, TIMING OF COSTS AND MONETARY OBLIGATIONS**

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

## **Maximum Amount of Tax Increment Revenue**

The maximum amount of tax increment revenue bonds or monetary obligations to be paid through Tax Increment District #45 shall be the amount sufficient to reimburse the City for the payments made for Project Costs and pay all tax increment bonds or monetary obligations in an amount not to exceed \$1,187,464 principal and interest or such lesser amount as may be feasible with the estimated revenue generated by the Tax Increment District. The final terms and conditions will be set forth in the Developer's Agreement.

## **Duration of Tax Increment Plan**

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

# **ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS**

The site will generate taxes to the local jurisdictions at or above the assessed value of the base. All taxing districts shall receive the taxes from that base which will be the value set for the 2024 assessment year for taxes payable in 2025. The tax increment will be available to the taxing jurisdictions after dissolution, which is at or before twenty years after the creation of the District. Schedule 5 details the tax capture implications to each of the local taxing jurisdictions. After the repayment of all bonds and monetary obligations, taxing entities will receive their proportionate share of tax dollars for the base value and the tax incremental values.

## **SUPPLEMENTARY FINDINGS**

### **CHANGES TO CITY COMPREHENSIVE/MASTER PLAN MAP, BUILDING CODES & CITY ORDINANCES PER SDCL §11-9-16 (4)**

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

### **LIST OF ESTIMATED ELIGIBLE & NON-ELIGIBLE PROJECT COSTS**

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

<b>Item</b>	<b>Amount</b>
Estimated Non-Eligible Project Costs	\$2,062,536
Estimated Eligible Project Costs	\$937,464
<b>TOTAL</b>	<b>\$3,000,000</b>

### **STATEMENT OF DISPLACEMENT AND RELOCATION PLAN**

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

### **PERFORMANCE BOND, SURETY BOND OR OTHER GUARANTY**

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

## SCHEDULE 1 DETAIL OF PROJECT COSTS

The following are estimated costs for the project as provided by the Developer:

### Estimates TID Eligible of Project Costs Requested

The City of Mitchell has determined that this will be an economic development Tax Increment District, thus the eligible developer costs will be in the form of an infrastructure grant that will not exceed \$937,464. This is a permitted use under SDCL 11-9-15.

Mitchell TIF #45 Project Costs and TIF Request			
	Total Costs	Developer Costs	TIF Requested
<b>Infrastructure</b>	\$ 772,464.00	\$ -	\$ 772,464.00
- See Est. of Cost (page 18)			
<b>Design</b>	\$ 145,000.00		\$ 145,000.00
- Architect	\$ 55,000.00	\$ -	\$ 55,000.00
- Civil	\$ 30,000.00	\$ -	\$ 30,000.00
- FFE/Interior Design	\$ 30,000.00	\$ -	\$ 30,000.00
- Landscape Design	\$ 30,000.00	\$ -	\$ 30,000.00
<b>Professional Services</b>	\$ 20,000.00		\$ 20,000.00
- Legal/Consultant	\$ 20,000.00	\$ -	\$ 20,000.00
<b>Construction+ 5% contingency</b>	\$ 1,307,536.00	\$ 1,307,536.00	\$ -
<b>Land Purchase</b>	\$ 445,000.00	\$ 445,000.00	\$ -
<b>FFE</b>	\$ 200,000.00	\$ 200,000.00	\$ -
<b>Developer Fee</b>	\$ 70,000.00	\$ 70,000.00	\$ -
<b>Marketing</b>	\$ 40,000.00	\$ 40,000.00	\$ -
<b>Grant Subtotal</b>	\$ -	\$ -	\$ 937,464.00
<b>Administrative Costs</b>	\$ 250,000.00		\$ 250,000.00
<b>Total</b>	\$ 3,250,000.00	\$ 2,062,536.00	\$ 1,187,464.00

<b>A Mobilization, Removals, and Grading</b>					
No.	Description	Unit	Quantity	Unit Costs	Total
A-1	Mobilization	LS	1	\$ 25,000.00	\$ 25,000.00
A-2	Waste	CY	550	\$ 6.00	\$ 3,300.00
A-3	Unclassified Excavation	CY	17,457	\$ 6.50	\$ 113,472.67
A-4	Placing Topsoil	CY	1,670	\$ 12.00	\$ 20,040.00
A-5	Scarify & Recompact (12")	CY	707	\$ 6.00	\$ 4,240.00
A-6	Granular Fill	Ton	2,595	\$ 22.00	\$ 57,098.64
					<b>\$ 223,151.30</b>

<b>B Storm Sewer</b>					
No.	Description	Unit	Quantity	Unit Costs	Total
B-1	24" HDPE	LF	104	\$ 65.00	\$ 6,760.00
B-2	24" Flared End Section	EA	3	\$ 1,200.00	\$ 3,600.00
B-3	2' x 3' Type B Drop Inlet, F&I	EA	1	\$ 2,800.00	\$ 2,800.00
B-4	Type B Frame and Grate, F&I	EA	1	\$ 1,000.00	\$ 1,000.00
B-5	Detention Pond Outlet Structure	EA	1	\$ 2,000.00	\$ 2,000.00
					<b>\$ 16,160.00</b>

<b>C Surfacing and Pavement Markings</b>					
No.	Description	Unit	Quantity	Unit Costs	Total
C-1	8" PCC Fillet and Valley Gutter	SY	164	\$ 90.00	\$ 14,790.00
C-2	6" Colored Concrete Patio	SqFt	3,736	\$ 8.50	\$ 31,756.00
C-3	5" Concrete Sidewalk / PCC Patios	SqFt	1,549	\$ 5.50	\$ 8,519.50
C-4	Detectable Warning Panels	SqFt	12	\$ 65.00	\$ 780.00
C-5	Pavement Marking Paint, 4" White	LF	2,180	\$ 2.00	\$ 4,360.00
C-6	Pavement Marking Paint, Arrow	EA	4	\$ 150.00	\$ 600.00
C-7	Accessible Parking Sign & Post	EA	2	\$ 350.00	\$ 700.00
C-8	Stop Sign & Post	EA	2	\$ 350.00	\$ 700.00
					<b>\$ 62,205.50</b>

<b>D Erosion and Sediment Control</b>					
No.	Description	Unit	Quantity	Unit Costs	Total
D-1	Temporary Tracking Control Entrance	EA	1	\$ 2,000.00	\$ 2,000.00
D-2	Concrete Washout Area	EA	1	\$ 1,200.00	\$ 1,200.00
D-3	Silt Fence	LF	439	\$ 6.00	\$ 2,634.00
D-4	Inlet Sediment Control Device	EA	1	\$ 100.00	\$ 100.00
D-5	Erosion Control Blanket	SY	0	\$ 6.00	\$ -
D-6	Miscellaneous Erosion Control Items	LS	1	\$ 4,000.00	\$ 4,000.00
D-7	Mulching	Ton	4	\$ 3,200.00	\$ 12,160.00
D-8	Permenant Seed Mixture	LB	458	\$ 16.00	\$ 7,328.00
D-9	Fertilizer	LB	550	\$ 1.20	\$ 659.52
					<b>\$ 30,081.52</b>

<b>E Water &amp; Sewer Services</b>					
No.	Description	Unit	Quantity	Unit Costs	Total
E-1	6" C900 Water Service Pipe	LF	287	\$ 65.22	\$ 18,718.14
E-2	6" DI MJ Gate Valve & Box	EA	1	\$ 2,000.00	\$ 2,000.00
E-3	6" DI MJ Fitting	EA	1	\$ 1,200.00	\$ 1,200.00
E-4	Standard Fire Hydrant	EA	1	\$ 5,000.00	\$ 5,000.00
E-5	Connect to Existing Water Main	EA	1	\$ 3,000.00	\$ 3,000.00
E-6	8" Sanitary Sewer Service Pipe	LF	217	\$ 77.91	\$ 16,906.47
E-7	8" Sch 40 PVC Cleanouts	EA	1	\$ 800.00	\$ 800.00
E-8	Connect to Existing Sewer Main	EA	1	\$ 10,000.00	\$ 10,000.00
E-9	48" Dia Sanitary Sewer Manhole	EA	0	\$ 5,262.00	\$ -
E-10	Grease Interceptor	EA	1	\$ 8,800.00	\$ 8,800.00
					<b>\$ 66,424.61</b>

<b>F Base Course &amp; Asphalt Pavement</b>					
No.	Description	Unit	Quantity	Unit Costs	Total
F-1	Concrete Drive (Assumed 6")	SF	46,313	\$ 5.50	\$ 254,721.50
F-2	Aggregate Base Course (Assumed 6")	Ton	1,200	\$ 22.00	\$ 26,400.00
F-3	Aggregate Base Course (5" Under Sidewalks)	Ton	114	\$ 22.00	\$ 2,512.01
F-4	Geotextile Fabric	SY	5,146	\$ 4.00	\$ 20,583.56
					<b>\$ 304,217.06</b>

Notes: This estimate excludes landscaping, irrigation, electrical or any other utilities besides storm, sanitary, and water. Quantities were estimated prior to the completion of the geotechnical exploration. Assumptions were made on the subgrade preparation, base, and

<b>Summary of Costs</b>		
A	Mobilization, Removals, and Grading	\$ 223,151.30
B	Storm Sewer	\$ 16,160.00
C	Surfacing and Pavement Markings	\$ 62,205.50
D	Erosion and Sediment Control	\$ 30,081.52
E	Water & Sewer Services	\$ 66,424.61
F	Base Course & Asphalt Pavement	\$ 304,217.06
<b>Subtotal</b>		<b>\$ 702,240.00</b>
<b>10% Contingency</b>		<b>\$ 70,224.00</b>
<b>Total Opinion of Construction Costs:</b>		<b>\$ 772,463.99</b>

## **SCHEDULE 2**

### **ECONOMIC FEASIBILITY STUDY & TAXABLE VALUE**

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

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

Tax increment financing is permitted only in connection with a “Project Plan” duly adopted by the City. The property is currently estimated to have a taxable value of \$24,304. The improvements to be made to the property are expected to be added to the assessed valuation. The estimated increment resulting from the improvements would be approximately \$3,000,000 in new value once fully developed. Since only positive tax increment will be applied, the proposed project is feasible.

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

The City’s role is to simply act as a conduit for the revenue and pass on all positive increment to the Developer or to reimburse the City for their expenses, of which, will never exceed \$937,464 in total payments, or 20 years, whichever comes first.

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

City of Mitchell TID #45 is proven feasible based upon the projections made by the Developer, projecting a total in excess of the \$937,464 grant request in tax revenue during the life of the 20-year TIF.

**TID Tax Revenue Estimates Available for City of Mitchell**

This project will be classified as Non-Ag Other. The following projections show TIF #45 revenue:

Mitchell  
Tax Increment District #45  
Revenue Assumptions

Assumed Base Value\*\* \$ 24,304

Construction Year	Valuation Year	Revenue Year	Valuation Increment	Total School "Other"	City of Mitchell	County Mill Rate	JR District	Total Mill Rate*	Total Revenue Increment	Total Increment for Debt Service
2025	2026	2027	1,000,000	9.686	4.2509	3.316	0.056	17.3086	\$ 16,887.93	\$ 16,887.93
2026	2027	2028	2,000,000	9.686	4.2509	3.316	0.056	17.3086	\$ 34,617.20	\$ 51,505.13
2027	2028	2029		9.686	4.2509	3.316	0.056	17.3086	\$ -	\$ 51,505.13
2028	2029	2030		9.686	4.2509	3.316	0.056	17.3086	\$ -	\$ 51,505.13
2029	2030	2031		9.686	4.2509	3.316	0.056	17.3086	\$ -	\$ 51,505.13
2030	2031	2032		9.686	4.2509	3.316	0.056	17.3086	\$ -	\$ 51,505.13
2031	2032	2033		9.686	4.2509	3.316	0.056	17.3086	\$ -	\$ 51,505.13
2032	2033	2034		9.686	4.2509	3.316	0.056	17.3086	\$ -	\$ 51,505.13
2033	2034	2035		9.686	4.2509	3.316	0.056	17.3086	\$ -	\$ 51,505.13
2034	2035	2036		9.686	4.2509	3.316	0.056	17.3086	\$ -	\$ 51,505.13
2035	2036	2037		9.686	4.2509	3.316	0.056	17.3086	\$ -	\$ 51,505.13
2036	2037	2038		9.686	4.2509	3.316	0.056	17.3086	\$ -	\$ 51,505.13
2037	2038	2039		9.686	4.2509	3.316	0.056	17.3086	\$ -	\$ 51,505.13
2038	2039	2040		9.686	4.2509	3.316	0.056	17.3086	\$ -	\$ 51,505.13
2039	2040	2041		9.686	4.2509	3.316	0.056	17.3086	\$ -	\$ 51,505.13
2040	2041	2042		9.686	4.2509	3.316	0.056	17.3086	\$ -	\$ 51,505.13
2041	2042	2043		9.686	4.2509	3.316	0.056	17.3086	\$ -	\$ 51,505.13
2042	2043	2044		9.686	4.2509	3.316	0.056	17.3086	\$ -	\$ 51,505.13
2043	2044	2045		9.686	4.2509	3.316	0.056	17.3086	\$ -	\$ 51,505.13
									<b>\$</b>	<b>943,980.30</b>

\* Assumes Mill Levies remain constant for the duration of the TIF  
 \*\* Property is currently outside City Limits and will be annexed in

**Note: The Increment Valuations above are for projection purposes only and do not reflect what the actual number(s) may be. These projection numbers have not been certified or assessed by the Davison County Director of Equalization.**

## **SCHEDULE 3**

### **ECONOMIC DEVELOPMENT STUDY**

The City of Mitchell has been approached concerning the creation of a tax increment district (TID) located within the city limits. Per South Dakota Codified Law 11-9-8, 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.

#### **Study Area Boundary**

The Project boundaries are described and depicted on the maps in Attachments 1 and 2 of this Plan.

#### **Establishing Economic Development**

South Dakota law describes economic development as an 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 definition of Economic Development for State Aid to Education Formula purpose is any area where there is or will be one or more businesses engaged in any activity defined as commercial or industrial. The proposed City of Mitchell TID #45 meets both of these criteria. The area within the boundaries of the TIF is to continue to be developed into an event venue.

The project will lie within the City of Mitchell. The Project is estimated to have an annual economic impact of \$330,000 based on the creation of 5+ jobs.

The project is expected to be completed by 2026 calendar year.

#### **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 definitively found that once the improvements set forth within the Project Plan are initiated, the improvements will enhance significantly the value of substantially all of the other real property in the district. The City of Mitchell TID #45 will have a tremendous economic impact on the region's infrastructure advancement and the labor force.

#### **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.

### **Findings within the Project Area Analysis**

It is found 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 of South Dakota through the promotion and advancement of industrial, commercial, manufacturing, agricultural, and natural resources. It is also 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 accordance with SDCL 11-9-8.

The Project area currently consists of an undeveloped area located along the northern edge of Lake Mitchell, adjacent to the National Guard Amory. The project will create jobs for a growing market and population sector along with creating a vibrant environment that will bring additional housing opportunities to the area.

The investment of about \$3,000,000 in the Project area will stimulate and develop the general economic welfare and prosperity of the State through the promotion of employment and advancement of commerce during the construction period. The Project will enhance the community of Mitchell by creating additional jobs and will have a substantial annual economic impact to the region and state.

## SCHEDULE 4

### FISCAL IMPACT STATEMENT FOR CITY OF MITCHELL TID #45

A fiscal impact statement shows the impact of the TID, both until and after the bonds or obligations are repaid, upon all entities levying taxes upon property in the District. The following fiscal impact statement is intended to provide only a brief analysis of the estimated impact of the Tax Increment District to the public pursuant to SDCL § 11-9- 13(4). It is not intended to challenge a more detailed, complete financial analysis.

#### **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 45

**“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 projects will have improvements, which at completion, are estimated at taxable purposes up to \$3,000,000.
2. The average tax levy of all taxing districts will be \$17.3086 per thousand dollars of taxable valuation.
3. Tax increment will start to be collected in 2027 and end prior to 2047.
4. The discretionary formula will be waived by Developer.

## SCHEDULE 5 ESTIMATED CAPTURED TAXABLE VALUES

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

\* Actual valuation shall depend upon the value determined by the Davison County Director of Equalization when assessed, with the application of dollars-per-thousand from local taxes. All tax increment revenues shall be from Generally Applicable Taxes attributable to the improvements to be constructed in the TID. The potential for total increment collections is estimated to be at the maximum range of \$944,276 covering a span of captured tax years not to exceed 20. Collection is anticipated to begin in 2027, and the schedule carries out the tax captured 20 years from the date of Plan adoption.

The following dollars-per-thousand rates are the current taxing rates of the local taxing jurisdictions for Non-AG Other property types:

### 2024 Property Tax Rate

<b><u>2024 Payable in 2025</u></b>	<b><u>\$ per \$1,000 assessed</u></b>
City of Mitchell	\$ 4.2509
Davison County	\$ 3.3160
JR District	\$ 0.056
<u>School District "Other"</u>	<u>\$ 9.6860</u>
<b>Total Tax Levy</b>	<b>\$ 17.3086</b>

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

# ATTACHMENT 1

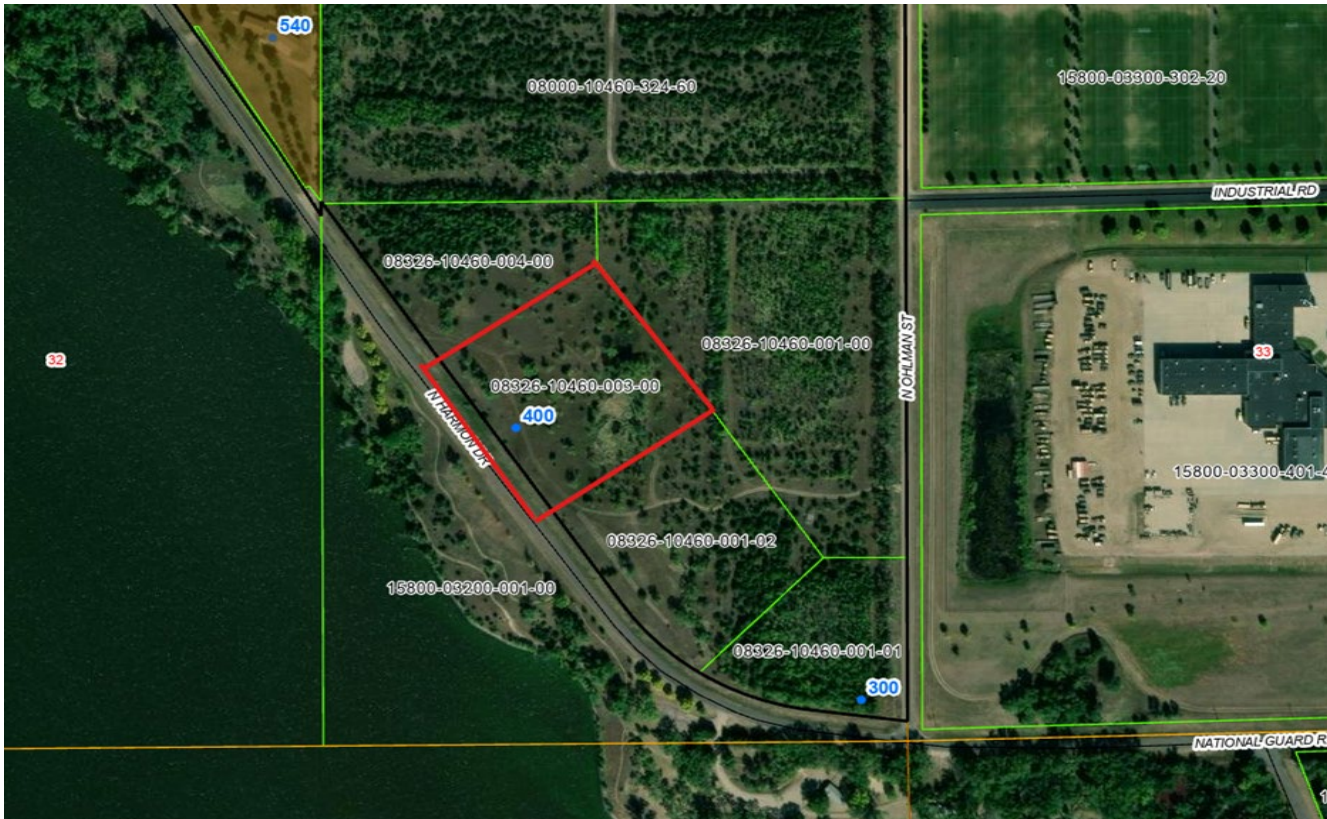
## Description of Real Property:

- LOT 3 OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST ½ OF THE SE ¼ OF SECTION 32, T 104 N, R 60 W OF THE 5<sup>TH</sup> P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA
- THE SIXTY-SIX FEET (66') OF IRREGULAR TRACT NUMBER 1 PARALLEL AND ADJACENT TO THE ABOVE DESCRIBED LOT 3 ALL IN SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

# ATTACHMENT 2

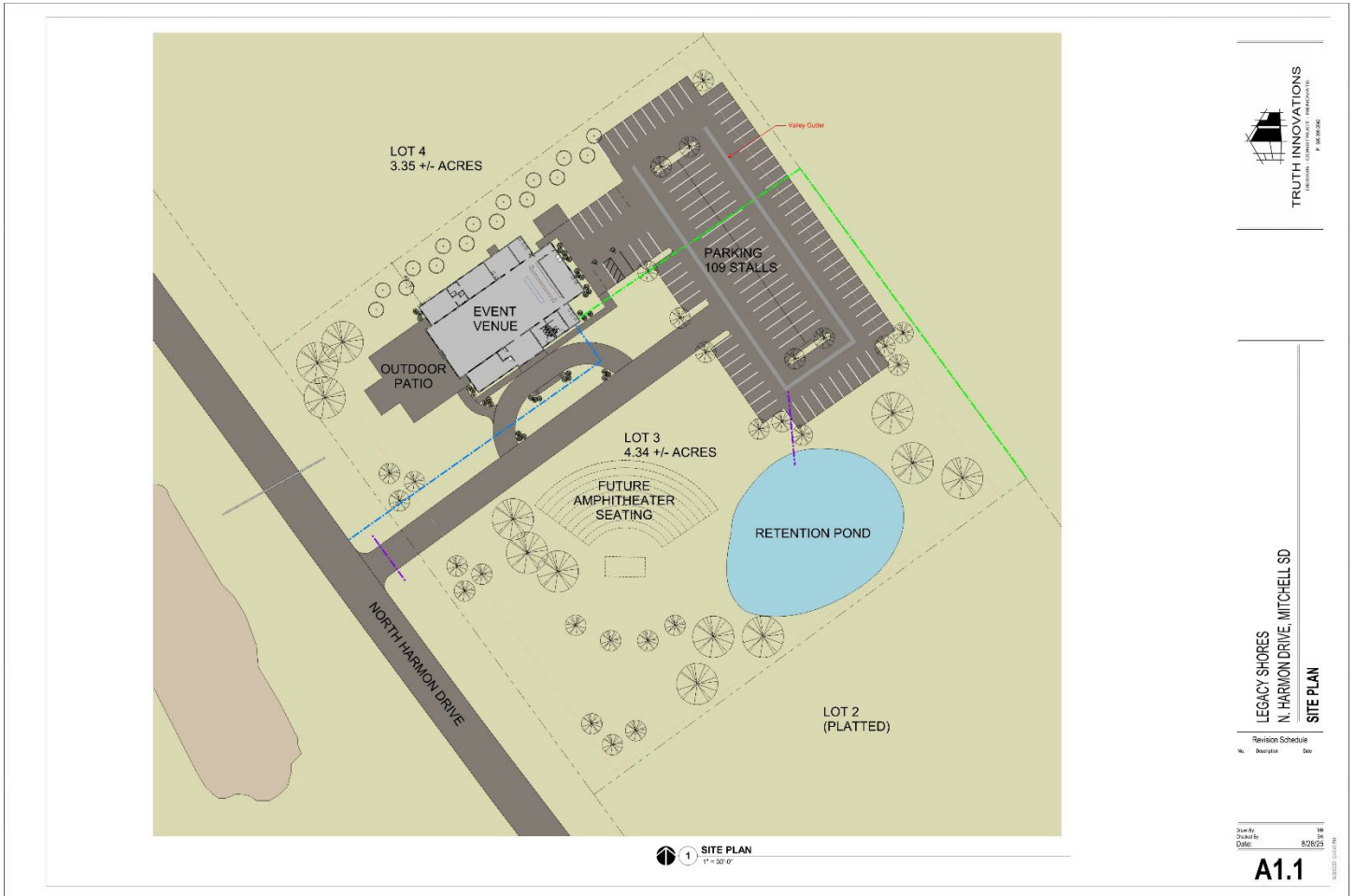
Conditions picture for the City of Mitchell Tax Incremental District #45, SDCL § 11-9-16(1)

The following shows the boundary of the City of Mitchell TID #45:



# ATTACHMENT 3

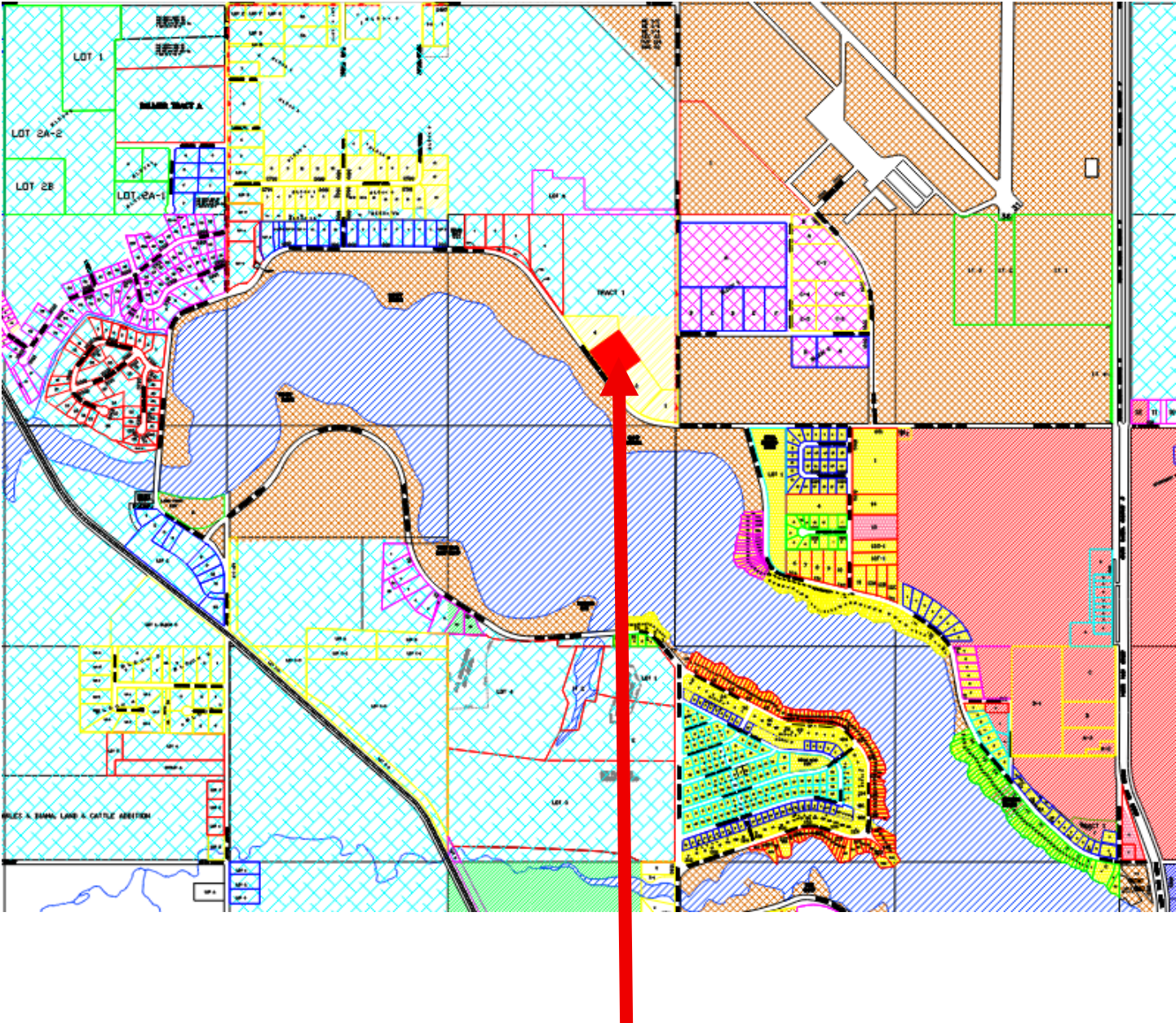
Improvements map for City of Mitchell Tax Incremental District #45, SDCL § 11-9-16(2).



# ATTACHMENT 4

Zoning Map for City of Mitchell Tax Incremental District #45, SDCL § 11-9-16(2).

The Site was rezoned into a Planned Unit Development (“PUD”) in 2025 and no changes to the zoning are necessary.



Proposed Development

# ATTACHMENT 5



**SOUTH DAKOTA DEPARTMENT OF REVENUE**  
445 East Capitol Avenue • Pierre, SD 57501  
(605) 773-3311 • [dor.sd.gov](http://dor.sd.gov)

October 23, 2025

City Finance Office  
612 N Main  
Mitchell SD 57301

RE: Preliminary Classification of City of Mitchell # 45

Dear Michelle Bathke:

The Department of Revenue hereby acknowledges receipt of a request for Preliminary Classification of Tax Increment Financing District submitted on 10/23/2025.

Upon review of the provided information, the Department has determined the preliminary classification for the TIF District "City of Mitchell # 45" to be Economic Development for the purposes of the State Aid to Education formula.

If you have any questions or concerns, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'W Semmler', is written over a light blue circular stamp.

Wendy Semmler, Director  
Property Tax Division

<http://dor.sd.gov>