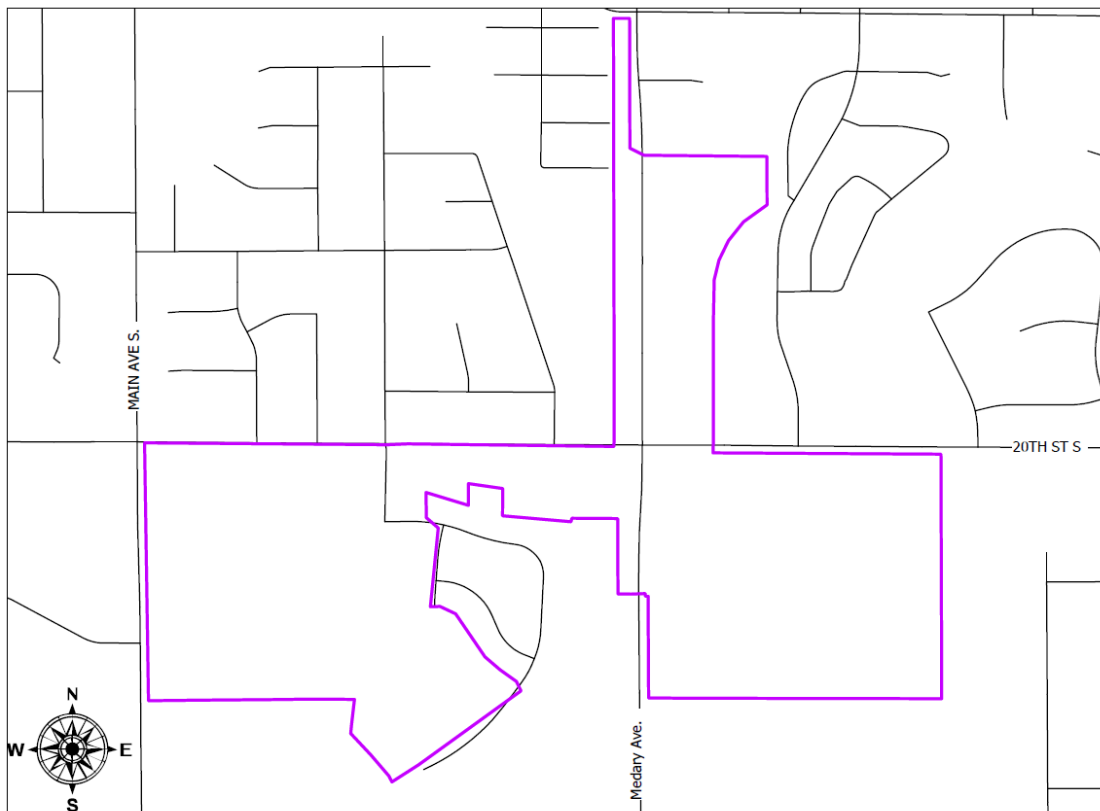


# TAX INCREMENTAL DISTRICT

NUMBER ELEVEN,

CITY OF BROOKINGS



AMENDED

TAX INCREMENTAL  
PROJECT PLAN

TABLE OF CONTENTS

INTRODUCTION AND PURPOSE .....3

GENERAL DEFINITIONS AS USED IN THIS PLAN .....3

Listing Of Kind, Number, Location And Detailed Costs Of Proposed Public Works And Improvements. ....6

    Costs of Public Works or Improvements ..... 7

    Expenditures exceeding Estimated Cost ..... 8

FEASIBILITY STUDY. ....9

BLIGHT STUDY .....9

DETAILED LIST OF ESTIMATED PROJECT COSTS .....9

FISCAL IMPACT STATEMENT .....9

METHOD OF FINANCING, TIMING OF COSTS AND MONETARY OBLIGATIONS .....9

Maximum Amount of Note or Bonded Indebtedness .....9

DURATION OF TAX INCREMENTAL PLAN .....9

ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS.....9

CONDITIONS MAP, IMPROVEMENTS MAP, ZONING CHANGE MAP .....10

CHANGES TO THE CITY OF BROOKINGS MASTER PLAN, MAP, BUILDINGS CODES AND CITY ORDINANCES. ....10

LIST OF ESTIMATED NON-PROJECT COSTS.....10

STATEMENT OF DISPLACEMENT AND RELOCATION PLAN.....10

PERFORMANCE BOND, SURETY BOND OR GUARANTY.....10

SCHEDULE 1 – "DETAIL OF PROJECT COSTS".....12

SCHEDULE 2 – "ESTIMATED CAPTURED TAXABLE VALUES" .....13

SCHEDULE 3 – "ECONOMIC FEASIBILITY STUDY" .....16

SCHEDULE 4. BLIGHT STUDY .....24

    Section 1- Introduction ..... 24

    Section 2 - Study Area Boundary..... 24

    Section 3 - Establishing Blight ..... 24

    Section 4 - History of the Study Area ..... 25

Section 5 - Study Area Description.....	25
Section 6 - Conditions Within the Study Area.....	25
Section 7 - Findings within the Study Area – Analysis.....	26
Section 8 - Conclusions.....	27
SCHEDULE 5 - “FISCAL IMPACT STATEMENT” .....	28
FISCAL IMPACT STATEMENT- TAX INCREMENT DISTRICT NUMBER ELEVEN .....	28
Introduction.....	28
Definitions .....	28
Assumptions: .....	28
FISCAL IMPACT: .....	28
ATTACHMENT 1 .....	29
ATTACHMENT 2 .....	30
ATTACHMENT 3 .....	31

## INTRODUCTION AND PURPOSE

The purpose of this Plan, to be implemented by the City of Brookings, is to satisfy the requirements for a Tax Incremental District Plan Number Eleven, City of Brookings 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 of a functionally obsolete and blighted area of the City.

This Plan was prepared for adoption by the City Council in recognition that the renewal area requires a coordinated, cooperative strategy, with financing possibilities, to eliminate the blight and prevent the spread of blight, and accomplish the City's development objectives for improving the continued viability of public and private development in 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, to help eliminate statutory defined blight, and to prevent the spread of such blight.

Development and redevelopment in the area is anticipated to occur in the near future through public and private partnerships, with the potential for Tax Increment financing to provide the impetus and means to undertake this redevelopment at a faster pace than might occur otherwise.

The development of commercial, institutional, and residential property and to stimulate further economic development is an essential governmental purpose.

## 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<sup>1</sup>; or

Any area which by reason of:

- (1) the presence of a substantial number of substandard, slum, deteriorated, or deteriorating structures;
- (2) predominance of defective or inadequate street layouts;
- (3) faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (4) unsanitary or unsafe conditions;
- (5) deterioration of site or other improvements;

---

<sup>1</sup> SDCL § 11-9-9

- (6) diversity of ownership, tax, or special assessment delinquency exceeding the fair value of the land;
- (7) defective or unusual conditions of title;
- (8) the existence of conditions which endanger life or property by fire and other causes; or
- (9) any combination of such factors;  
substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use, is a blighted area<sup>2</sup>; or

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

**"City Councils"** means the Brookings City Council.

**"City of Brookings"** means Brookings, South Dakota, a home rule form of government.

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

**"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 the City of Brookings.

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

**"Governing body"** means the Brookings City Council

**"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"** any incorporated city in this state.

**"Planning Commission"** means the City Planning Commission.

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

**"Project Costs"** means any expenditure or monetary obligations by the City of Brookings, 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 the City of Brookings in connection with the implementation of this Plan.

---

<sup>2</sup> SDCL § 11-9-10

<sup>3</sup> SDCL § 11-9-11.

**"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 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.

**"Taxable Property"** all real taxable property located in a Tax Incremental District;

**"Tax Incremental District"** a contiguous geographic area within a City defined and created by resolution of the governing body and named City of Brookings Tax Incremental District Number Eleven;

**"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 ZONE

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

Description: N 1780' of NE ¼ EXC E 375' & EXC Platted Areas in Section 2-T109N-R50W, and abutting roads rights-of-way,

Block 3A, Prairie Hills Addition and abutting road rights-of-way,

Lot 2, Block 1, Prairie Hills Addition and abutting road rights-of-way,

Block 1, Trail Addition and abutting road rights-of-way,

N 490' of Block 2, Trail Addition and abutting road rights-of-way,

Substation Addition and abutting road rights-of-way,

NW ¼ NW ¼ EXC Platted Areas in Section1-T109N-R50W and abutting road rights-of-way,

Block 1, Nelson Fifth Addition and abutting road rights-of-way,

Block 3, McClemons Addition and abutting road rights-of-way.

## LISTING OF KIND, NUMBER, LOCATION AND DETAILED COSTS OF PROPOSED PUBLIC WORKS AND IMPROVEMENTS<sup>4</sup>.

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 City. The Project Costs includes capital costs, financing costs, real property assembly costs, professional fee costs, imputed administration costs, relocation costs, organizational costs and discretionary costs, plus any costs incidental thereto, diminished by any income, special assessments, or other revenues, other than tax increments, received, or reasonably expected to be received, by the City.

The City is working to develop an economic and competitive base to benefit the City and the State as a whole. All the Project Costs, land acquisition and professional fees, are found to be necessary and convenient to the creation of the Tax Incremental District and the implementation of the Tax Increment District. The City shall enter into all contracts in accordance with South Dakota law.

A combination of private investment, public investment and tax increment recapture 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;

---

<sup>4</sup> SDCL §11-9-13(1).

- To redevelop and rehabilitate the area in a manner which is compatible with and complementary to unique circumstances in the area;
- To effectively utilize undeveloped and underdeveloped land;
- To improve pedestrian, bicycle, vehicular, and transit-related circulation and safety;
- To ultimately contribute to increased revenues for all taxing entities;
- To encourage the voluntary rehabilitation of buildings, improvements, and conditions;
- To watch for market and/or project opportunities to eliminate blight, and when such opportunities exist, to take action within the financial, legal and political limits of the Authority to acquire land, demolish and remove structures, provide relocation benefits, and pursue redevelopment, improvement and rehabilitation projects; and
- To improve areas that are likely to enhance significantly the value of substantially all property in the district.

## COSTS OF PUBLIC WORKS OR IMPROVEMENTS

In accordance with SDCL 11-9-13(1) & (3) the following is the kind, number, location and dollar amount of estimated Project Costs, costs of public works and improvements.

### **Original Costs of Public Works and Improvements**

Kind of Project Cost	Location <sup>5</sup>	Amount	Reference <sup>6</sup>
Capital Costs	District		11-9-15(1)
Financing Costs	District		11-9-15(2)
Real Property Assembly	District		11-9-15(3)
Professional Fees	District		11-9-15(4)
Administrative Costs	District		11-9-15(5)
Relocation Costs	District		11-9-15(6)
Organizational Costs	District		11-9-15(7)
Discretionary Costs and Grants	District	\$4,500,000*	11-9-15(8)
<b>Eligible Project Costs</b>		<b>\$4,500,000</b>	

\*Eligible Project costs may be reallocated during the five years from creation of the TIF .



## Amended Costs of Public Works and Improvements

Kind of Project Cost	Location <sup>7</sup>	Amount	Reference <sup>8</sup>
Capital Costs	District		11-9-15(1)
Financing Costs	District		11-9-15(2)
Real Property Assembly	District		11-9-15(3)
Professional Fees	District		11-9-15(4)
Administrative Costs	District		11-9-15(5)
Relocation Costs	District		11-9-15(6)
Organizational Costs	District		11-9-15(7)
Discretionary Costs and Grants	District	\$6,070,500*	11-9-15(8)
<b>Eligible Project Costs</b>		<b>\$6,070,500</b>	

The table above represents a 35% increase of the original project costs per **SDCL 11-9-23**.

**Per SDCL 11-9-23**, *If the municipality adopts an amendment to the original project plan for any district that includes additional project costs for which tax increments may be received by the municipality, the tax increment base for the district shall be redetermined pursuant to § 11-9-20. The tax increment base as redetermined under this section is effective for the purposes of this chapter only if it exceeds the original tax increment base determined pursuant to § 11-9-20. The provisions of this section do not apply if the additional project costs are thirty-five percent or less than the amount approved in the original project plan and the additional project costs will be incurred before the expiration of the period specified in § 11-9-13.*

<sup>1</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 made, at the discretion of the governing body, which are found to be necessary or convenient to the creation of a district, the implementation of project plans, or to stimulate and develop the general economic welfare and prosperity of the state. No payment or grant may be used for any residential structure pursuant to SDCL §11-9-42.

### EXPENDITURES EXCEEDING ESTIMATED COST

Any expenditure which in sum would exceed the total amount stated in Eligible Project Costs will require an amendment of this plan. All amendments are undertaken pursuant to SDCL §11-9-23. *When the expenditures are increased above the total Eligible Project Costs, the Department of Revenue will be required to reset the base, in accordance with SDCL §11-9-23. Per SDCL 11-9-23, if the additional project costs are 35% or less the original costs, it is not necessary to redetermine the base.*

## **FEASIBILITY STUDY.<sup>9</sup>**

An economic feasibility study is attached as Schedule 3.

## **BLIGHT STUDY**

Not less than 25% of the area within the proposed district is blighted and in need of redevelopment as indicated in the Blight Study attached as Schedule 4.

## **DETAILED LIST OF ESTIMATED PROJECT COSTS<sup>10</sup>**

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.

## **FISCAL IMPACT STATEMENT<sup>11</sup>**

Attached as Schedule 5 is the Fiscal Impact Statement on other taxing districts found within the Tax Increment District, both until and after the bonds are repaid.

## **METHOD OF FINANCING, TIMING OF COSTS AND MONETARY OBLIGATIONS<sup>12</sup>**

Project Costs shall be paid by the City. There shall be multiple advances by the City. The City will reimburse for employee time and expense from the tax increment fund.

## **MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS**

The City intends to issue no bonded indebtedness payable from the tax increment fund. The City will provide for the improvements through general funds and pay itself back through tax increment revenue.

## **DURATION OF TAX INCREMENTAL PLAN**

The duration of the Plan will extend to the number of years it will take for the retirement of bonded indebtedness except that the Plan duration shall not exceed 20 years from the date of creation of the District.

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

The site will generate taxes to the local jurisdictions at or above the assessed of the Base. All taxing districts shall receive that base which was established in 2021. The tax increment will be available to the taxing jurisdictions at or before 20 years after the creation of the District. Schedule 3 details the tax capture implications to each of the local taxing jurisdictions. After the repayment of the project costs, taxing entities will receive their proportionate share of tax dollars for the base value and the tax incremental values.

---

<sup>9</sup> SDCL §11-9-13(2)

<sup>10</sup> SDCL §11-9-13(3)

<sup>11</sup> SDCL § 11-9-13(4).

<sup>12</sup> SDCL § 11-9-13(5)

## **CONDITIONS MAP<sup>13</sup>, IMPROVEMENTS MAP<sup>14</sup>, ZONING CHANGE MAP<sup>15</sup>**

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

## **CHANGES TO THE CITY OF BROOKINGS MASTER PLAN, MAP, BUILDINGS CODES AND CITY ORDINANCES<sup>16</sup>.**

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

## **LIST OF ESTIMATED NON-PROJECT COSTS<sup>17</sup>.**

The following is a list of the projected non-Project Costs.

Commercial and residential buildings and facilities in an amount not determinable at this time.

## **STATEMENT OF DISPLACEMENT AND RELOCATION PLAN<sup>18</sup>**

No residents or families will be displaced by the Project. Therefore, no relocation Plan is needed.

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

As security for its fulfillment of the agreement with the governing body, a purchaser or lessee of redevelopment property shall 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.

---

<sup>13</sup> SDCL § 11-9-16(1)

<sup>14</sup> SDCL § 11-9-16(2)

<sup>15</sup> SDCL § 11-9-16(3)

<sup>16</sup> SDCL § 11-9-16(4)

<sup>17</sup> SDCL § 11-9-16(5)

<sup>18</sup> SDCL § 11-9-16(16)

---

## **LIST OF SCHEDULES**

SCHEDULE 1 Detail of Project Costs

SCHEDULE 2 Estimated Captured Taxable Values

SCHEDULE 3 Economic Feasibility Schedule

SCHEDULE 4 Blight Study

SCHEDULE 5 Fiscal Impact Statement

---

## **ATTACHMENTS**

Attachment 1. Map and Legal Description and existing uses and conditions

Attachment 2. Map of Real property Improvement and uses

Attachment 3. Map of proposed changes in zoning ordinances

## SCHEDULE 1 – "DETAIL OF PROJECT COSTS"

The project contains 2,100 lineal feet of street with associated water, sanitary sewer, and storm sewer improvements for Tallgrass Parkway and Sweetgrass Drive. The public portion of the project contains approximately 3,800 lineal feet of a shared-use path along 20<sup>th</sup> Street South, storm sewer improvements, grading, and reconstruction of street near the intersection of 20<sup>th</sup> Street South and Medary Avenue as well as improved detention pond facilities.

This project provides for complete infrastructure for a commercial area north and west of Tallgrass Parkway and Sweetgrass Drive. The public project improves pedestrian and bicycle network while the storm sewer improvements addresses a community wide storm water issue impacting the local business community by alleviating flooding concerns at an arterial street intersection impacting commuting patterns to school and work.

### Original Project Costs

The Original Project costs to the City of Brookings TIF #11 are estimated to be \$4,500,000.

### Amended Project Costs

The following shows costs in addition to the original project costs of \$4,500,000. An updated list of project costs shows \$5,024,850. With the additional project costs, the City of Brookings TIF # 11 has total project costs of \$6,024,850.

## 32nd Street Detention + Upstream Conveyance Improvements

ISG

Client Name: City of Brookings, SD

Location: Brookings, SD

ISG Project Number: 22-25588

Date: August 16, 2023

### Engineer's Opinion of Probable Cost - Phase 1 (Storm Sewer & Conveyance Improvements, Storage West of Soccer Fields)

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Excavation	CY	60000	\$20.00	\$1,200,000.00
2	Restoration	LS	1	\$120,000.00	\$120,000.00
3	Pavement	SY	7400	\$90.00	\$666,000.00
4	Storm Sewer Improvements	LS	1	\$140,000.00	\$140,000.00
5	Outlet Control Structure	EA	1	\$10,000.00	\$10,000.00
6	Culvert, 18"	LF	100	\$130.00	\$13,000.00
7	Culvert, 36"	LF	215	\$200.00	\$43,000.00
8	Reinforced Concrete Box Culvert, 6'x3'	LF	330	\$850.00	\$280,500.00
9	Headwalls	EA	4	\$20,000.00	\$80,000.00
10	SWPPP	LS	1	\$25,000.00	\$25,000.00
11	Pavement Removal	SY	7400	\$20.00	\$148,000.00
12	Mobilization	LS	1	\$280,000.00	\$280,000.00
13	Wetland Credits	EA	17	\$20,000.00	\$340,000.00
Construction Costs					<b>\$3,345,500.00</b>
20% Contingency					<b>\$669,100.00</b>
15% Non-Construction Cost					<b>\$501,825.00</b>
<b>TOTAL PROJECT COST</b>					<b>\$4,516,425.00</b>

#### Unit Cost Description

Restoration costs include topsoil preparation, seeding, and hydromulch. Pavement costs include road subgrade preparation, aggregate, pavement, curb and gutter, ramps, and sidewalks. Storm sewer improvements include inlets, manholes, pipes, pipe connections, and pipe removals. Mobilization costs include mobilization, demobilization, staging, and traffic control. The wetland credit item only accounts for the credits themselves. The non-construction costs includes costs for engineering, permitting, and construction administration.

## Engineers Estimate

**20th St South Shared-Use Trail  
TIF 11 Limits**

City of Brookings  
Engineering Division

ITEM NO.	WORK OR MATERIAL	UNITS	PLAN QTY	ENGINEER ESTIMATE	EXTENSION
<b>SCHEDULE A: MAINTENANCE AND OVERLAY</b>					
A1	MOBILIZATION	L.S.	1.00	\$ 30,000.00	\$ 30,000.00
A2	REMOVE ASPHALT CONCRETE PAVEMENT	SQ.YD.		\$ 6.00	\$ -
A3	REMOVE CONCRETE SLABS, VALLEY GUTTER, FILLETS (5-12" thick)	S.F.	1840	\$ 3.50	\$ 6,440.00
A4	REMOVE CONCRETE SLABS, SIDEWALK (3-5" thick)	S.F.	32000.0	\$ 1.60	\$ 51,200.00
A5	REMOVE CONCRETE CURB & GUTTER	LN.FT.	160	\$ 5.00	\$ 800.00
A6	RECLAIM & PICK UP ASPHALT/GRAVEL MIXTURE	CU.YD.		\$ 25.03	\$ -
A7	COLD MILLING ASPHALT PAVEMENT	SQ.YD.		\$ 3.50	\$ -
A8	4" COLD MILLING ASPHALT PAVEMENT (ALLEY w/ INVERTED	SQ.YD.		\$ 7.50	\$ -
A9	GRAVEL PREPARATION	SQ.YD.		\$ 4.25	\$ -
A10	UNCLASSIFIED EXCAVATION & HAULING	CU.YD.	888.88889	\$ 20.00	\$ 17,777.78
A11	CRUSHED GRAVEL BASE COURSE	TON		\$ 22.00	\$ -
A12	CLASS HR ASPHALT COMPOSITE	TON		\$ 107.00	\$ -
A13	ADJUST MANHOLE	EA		\$ 800.00	\$ -
A14	ADJUST WATER VALVE BOX	EA	5	\$ 400.00	\$ 2,000.00
A15	PLACE ASPHALT/GRAVEL RECLAIMED MATERIAL	CU.YD.		\$ 14.50	\$ -
A16	GEOTEXTILE SEPARATOR FABRIC	SQ.YD.		\$ 2.25	\$ -
A17	INSTALL 5" PCC SIDEWALK W/ 4" BASE GRAVEL	S.F.	32000.0	\$ 7.50	\$ 240,000.00
A18	INSTALL COLORED 4" PCC NEW SIDEWALK (RED)	S.F.		\$ 16.00	\$ -
A19	INSTALL 30" PCC CURB & GUTTER	LN.FT.		\$ 27.00	\$ -
A20	INSTALL 6" REINFORCED PCC SLABS	S.F.		\$ 9.75	\$ -
A21	INSTALL 8" REINFORCED PCC FILLETS, VALLEY GUTTERS, AND SLABS	S.F.	1840	\$ 11.50	\$ 21,160.00
A22	INSTALL 2' X 4' TACTILE PANEL - CAST IRON	EA		\$ 425.00	\$ -
A23	INSTALL 2' X 5' TACTILE PANEL - CAST IRON	EA	8	\$ 500.00	\$ 4,000.00
A24	INSTALL 2' X 5' TACTILE PANEL - BLUE FIBERGLASS	EA		\$ 450.00	\$ -
A25	INSTALL 2' X 6' TACTILE PANEL - CAST IRON	EA	8	\$ 650.00	\$ 5,200.00
A26	4X6 SIOUX FALLS TYPE DROP INLET	EA		\$ 9,500.00	\$ -
A27	2'X3' TYPE B GRATE & FRAME ONLY	EA		\$ 1,800.00	\$ -
A29	INSTALL 6" HDPE DRAIN TILE, TRENCHING, FILTER FABRIC, PLACE CITY-FURNISHED ROCK	LN.FT.		\$ 40.00	\$ -
A30	CONTRACTOR FURNISHED TOPSOIL	CU.YD.		\$ 32.00	\$ -
A31	GENERAL LANDSCAPE GRADING, SEEDING, and MULCHING	L.S.	1	\$ 15,000.00	\$ 15,000.00
A32	EPOXY PAVEMENT MARKING PAINT, 4" WHITE	LN.FT.		\$ 2.75	\$ -
A33	EPOXY PAVEMENT MARKING PAINT, 4" YELLOW	LN.FT.		\$ 2.75	\$ -
A34	EPOXY PAVEMENT MARKING PAINT, 24" WHITE (crosswalks, stop bars)	LN.FT.		\$ 13.50	\$ -
A35	EPOXY PAVEMENT MARKING PAINT, WHITE TURN ARROW	EACH		\$ 120.00	\$ -
A36	EPOXY PAVEMENT MARKING PAINT, BIKE LANE AND SHARROW SYMBOL	EACH		\$ 275.00	\$ -
A38	GENERAL TRAFFIC CONTROL	L.S.	1	\$ 5,000.00	\$ 5,000.00
	<b>TOTAL SCHEDULE A:</b>				<b>\$398,577.78</b>
			Contingency:	10.0%	\$ 39,857.78
			Engineering, testing & CA:		\$ 70,000.00
			<b>Total:</b>		<b>\$ 508,435.56</b>

## SCHEDULE 2 – "ESTIMATED CAPTURED TAXABLE VALUES"

BASE-ESTIMATED TAXES THAT WILL GO TO TAXING DISTRICTS DURING TIF  
INCREMENT-ESTIMATED TAXES THAT WILL GO TO TAX INCREMENT FUND DURING TIF

The following table shows the original estimated captured taxable value of the City of Brookings TID #11.

BRING YOUR DREAMS.



TIF Creation Date				9/28/2021					
First Year Assessed				2022					
First Year Collected				2023					
Base				\$573,421					
Year	TIF Year	Assessed	Collected	Assessed Valuation	Taxes	City	County	School District	Water District
1	2021	2022	2023	\$110,400	\$2,208.44	\$287.26	\$463.24	\$1,455.29	\$2.65
2	2022	2023	2024	\$220,800	\$4,416.88	\$574.52	\$926.48	\$2,910.59	\$5.30
3	2023	2024	2025	\$830,530	\$16,613.92	\$2,161.04	\$3,484.90	\$10,948.05	\$19.93
4	2024	2025	2026	\$1,645,190	\$32,910.38	\$4,280.78	\$6,903.22	\$21,686.89	\$39.48
5	2025	2026	2027	\$2,919,850	\$58,408.68	\$7,597.45	\$12,251.69	\$38,489.46	\$70.08
6	2026	2027	2028	\$4,359,190	\$87,201.24	\$11,342.61	\$18,291.16	\$57,462.84	\$104.62
7	2027	2028	2029	\$6,005,300	\$120,130.02	\$15,625.79	\$25,198.24	\$79,161.86	\$144.13
8	2028	2029	2030	\$7,061,000	\$141,248.24	\$18,372.72	\$29,627.96	\$93,078.10	\$169.46
9	2029	2030	2031	\$7,999,400	\$160,020.00	\$20,814.44	\$33,565.48	\$105,448.09	\$191.99
10	2030	2031	2032	\$8,661,800	\$173,270.65	\$22,538.00	\$36,344.91	\$114,179.85	\$207.88
11	2031	2032	2033	\$9,250,600	\$185,049.00	\$24,070.06	\$38,815.52	\$121,941.41	\$222.01
12	2032	2033	2034	\$9,655,400	\$193,146.62	\$25,123.35	\$40,514.06	\$127,277.48	\$231.73
13	2033	2034	2035	\$10,354,600	\$207,133.42	\$26,942.67	\$43,447.90	\$136,494.34	\$248.51
14	2034	2035	2036	\$10,943,400	\$218,911.77	\$28,474.73	\$45,918.51	\$144,255.90	\$262.64
15	2035	2036	2037	\$11,458,600	\$229,217.83	\$29,815.28	\$48,080.29	\$151,047.27	\$275.01
16	2036	2037	2038	\$11,863,400	\$237,315.45	\$30,868.57	\$49,778.83	\$156,383.34	\$284.72
17	2037	2038	2039	\$12,452,200	\$249,093.81	\$32,400.62	\$52,249.43	\$164,144.90	\$298.85
18	2038	2039	2040	\$12,746,600	\$254,982.99	\$33,166.65	\$53,484.73	\$168,025.68	\$305.92
19	2039	2040	2041						
20	2040	2041	2042						

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

### Assumptions:

1. Land values included in base value per state statute..
2. Calculations based upon projected build-out schedule of commercial structures, multi-family housing, and Single-family housing.
3. The discretionary formula was taken into account on a 20%, 40%, 60%, 80% basis for commercial & multi-family properties.

## Amended Estimated Captured Taxable Values

The following tables are projections based on the buildout schedule and the use of the discretionary formula.

Year		2026		
100 Unit Multifamily	Avg Price	Total	Mill Rate	TIF Revenue
100	\$70,000.00	\$7,000,000.00	0.01983	\$124,929.00
Commercial 1 - Dentistry	Avg Price	Total	Mill Rate	
1	\$800,000.00	\$800,000.00	0.01983	\$14,277.60
Commercial 2 - Dance Studio	Avg Price	Total	Mill Rate	
1	\$400,000.00	\$400,000.00	0.01983	\$7,138.80
Other	Avg Price	Total	Mill Rate	
0	\$311,643.00	\$0.00	0.01983	\$0.00
Other	Avg Price	Total	Mill Rate	
0	\$280,000.00	\$0.00	0.01983	\$0.00
Other	Avg Price	Total	Mill Rate	
0	\$312,401.00	\$0.00	0.01983	\$0.00
		\$8,200,000.00		
Year		2027		
96 Unit Multifamily	Avg Price	Total	Mill Rate	TIF Revenue
96	\$70,000.00	\$6,720,000.00	0.01983	\$119,931.84
HME	Avg Price	Total	Mill Rate	
1	\$8,000,000.00	\$8,000,000.00	0.01983	\$142,776.00
Commercial 3 - Office Space	Avg Price	Total	Mill Rate	
1	\$600,000.00	\$600,000.00	0.01983	\$10,708.20
Commercial 4 - Optometry	Avg Price	Total	Mill Rate	
1	\$425,000.00	\$425,000.00	0.01983	\$7,584.98
Other	Avg Price	Total	Mill Rate	
0	\$400,000.00	\$0.00	0.01983	\$0.00
Other	Avg Price	Total	Mill Rate	
0	\$312,401.00	\$0.00	0.01983	\$0.00
		\$15,745,000.00		

Discretionary - Multifamily & HME					
Year	Multifamily 1	Multifamily 2	HME	Total	
2026	\$24,985.80			\$24,985.80	
2027	\$49,971.60	\$23,986.37	\$28,555.20	\$102,513.17	
2028	\$74,957.40	\$47,972.74	\$57,110.40	\$180,040.54	
2029	\$99,943.20	\$71,959.10	\$85,665.60	\$257,567.90	
2030	\$124,929.00	\$95,945.47	\$114,220.80	\$335,095.27	
2031	\$124,929.00	\$119,931.84	\$142,776.00	\$387,636.84	
2032	\$124,929.00	\$119,931.84	\$142,776.00	\$387,636.84	
Discretionary - Commercial					
Year	Commercial 1	Commercial 2	Commercial 3	Commercial 4	Total
2026	\$2,855.52	\$1,427.76			\$4,283.28
2027	\$5,711.04	\$2,855.52	\$2,141.64	\$1,517.00	\$12,225.20
2028	\$8,566.56	\$4,283.28	\$4,283.28	\$3,033.99	\$20,167.11
2029	\$11,422.08	\$5,711.04	\$6,424.92	\$4,550.99	\$28,109.03
2030	\$14,277.60	\$7,138.80	\$8,566.56	\$6,067.98	\$36,050.94
2031	\$14,277.60	\$7,138.80	\$10,708.20	\$7,584.98	\$39,709.58
2032	\$14,277.60	\$7,138.80	\$10,708.20	\$7,584.98	\$39,709.58



The following table shows the total amount of tax increment revenue the tax increment district will produce over the course of its 20 year lifespan - per the projections above.

Year	New Amt Avail. For D/S	Total Amount Available for Debt Service	
		Annual	Semi
2026	\$29,269.08	\$29,269.08	\$14,634.54
2027	\$114,738.36	\$114,738.36	\$57,369.18
2028	\$200,207.65	\$200,207.65	\$100,103.82
2029	\$285,676.93	\$285,676.93	\$142,838.46
2030	\$371,146.21	\$371,146.21	\$185,573.11
2031	\$427,346.42	\$427,346.42	\$213,673.21
2032	\$427,346.42	\$427,346.42	\$213,673.21
2033	\$427,346.42	\$427,346.42	\$213,673.21
2034	\$427,346.42	\$427,346.42	\$213,673.21
2035	\$427,346.42	\$427,346.42	\$213,673.21
2036	\$427,346.42	\$427,346.42	\$213,673.21
2037	\$427,346.42	\$427,346.42	\$213,673.21
2038	\$427,346.42	\$427,346.42	\$213,673.21
2039	\$427,346.42	\$427,346.42	\$213,673.21
2040	\$427,346.42	\$427,346.42	\$213,673.21
2041	\$427,346.42	\$427,346.42	\$213,673.21
		<b>\$5,701,848.80</b>	<b>\$ 2,850,924.40</b>

#### **SDCL 11-9-6 Districts with overlapping boundaries permitted.**

Subject to any agreement with bondholders, a district may overlap with one or more existing districts if the boundaries of the districts are not identical.

The City of Brookings TIF #7 and #11 are overlapping tax increment districts and is allowed per SDCL 11-9-6. TIF #7 will dedicate a portion of its revenue in order to amortize the debt associated with TIF #11 until TIF #11 has received the amended amount of \$6,070,500 in principal and applicable interest.

The table titled “Projected Revenue for TIF #7 and 11” projects the repayment of TIF #11 by using the dedicated tax increment revenue available from TIF #7. Being that TIF #7 will dedicate TIF revenue to TIF #11, the note associated with TIF #11 will be amortized at an accelerated rate. This accelerated amortization will ultimately reduce the life of TIF 11 by approximately 10 years.

# PROJECTED REVENUE FOR TIF #7 & TIF #11

Net TIF #7 & TIF #11 Revenue		
Net TIF #7 Revenue	Annual TIF #11 Revenue	Total Available TIF #7 & TIF #11 Revenue
1,249,810	-	1,249,810
1,322,483	-	1,322,483
1,398,790	-	1,398,790
1,478,912	29,269	1,508,181
1,563,040	114,738	1,677,779
1,651,375	200,208	1,851,583
811,461	285,677	1,097,138
<u>9,475,873</u>	<u>629,892</u>	<u>10,105,765</u>

The following shows the amended amortization of TIF #11 with revenue dedicated from TIF #7:

<b>TIF #11 Amortization</b>							
<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Current Interest</b>	<b>Paid Current Interest</b>	<b>Accrued Interest</b>	<b>Additional Principal</b>	<b>TIF Note Balance</b>
		<b>3.00%</b>					
10/1/2016							
10/1/2017							
10/1/2018							
10/1/2019							
10/1/2020							
10/1/2021							4,500,000
10/1/2022	-	3.00%			135,000	-	4,635,000
10/1/2023	-	3.00%	139,050	-	274,050	1,570,500	6,344,550
10/1/2024	858,097	3.00%	190,337	190,337	-	-	5,212,403
10/1/2025	1,242,418	3.00%	156,372	156,372	-	-	3,969,985
10/1/2026	1,389,082	3.00%	119,100	119,100	-	-	2,580,903
10/1/2027	1,600,352	3.00%	77,427	77,427	-	-	980,551
10/1/2028	980,551	3.00%	29,417	29,417	-	-	-
10/1/2029	-	3.00%	-	-	-	-	-
	<u>6,070,500</u>		<u>711,702</u>	<u>572,652</u>	<u>409,050</u>	<u>1,570,500</u>	

TIF 11 was created in 2021 and has not received any increment to date.

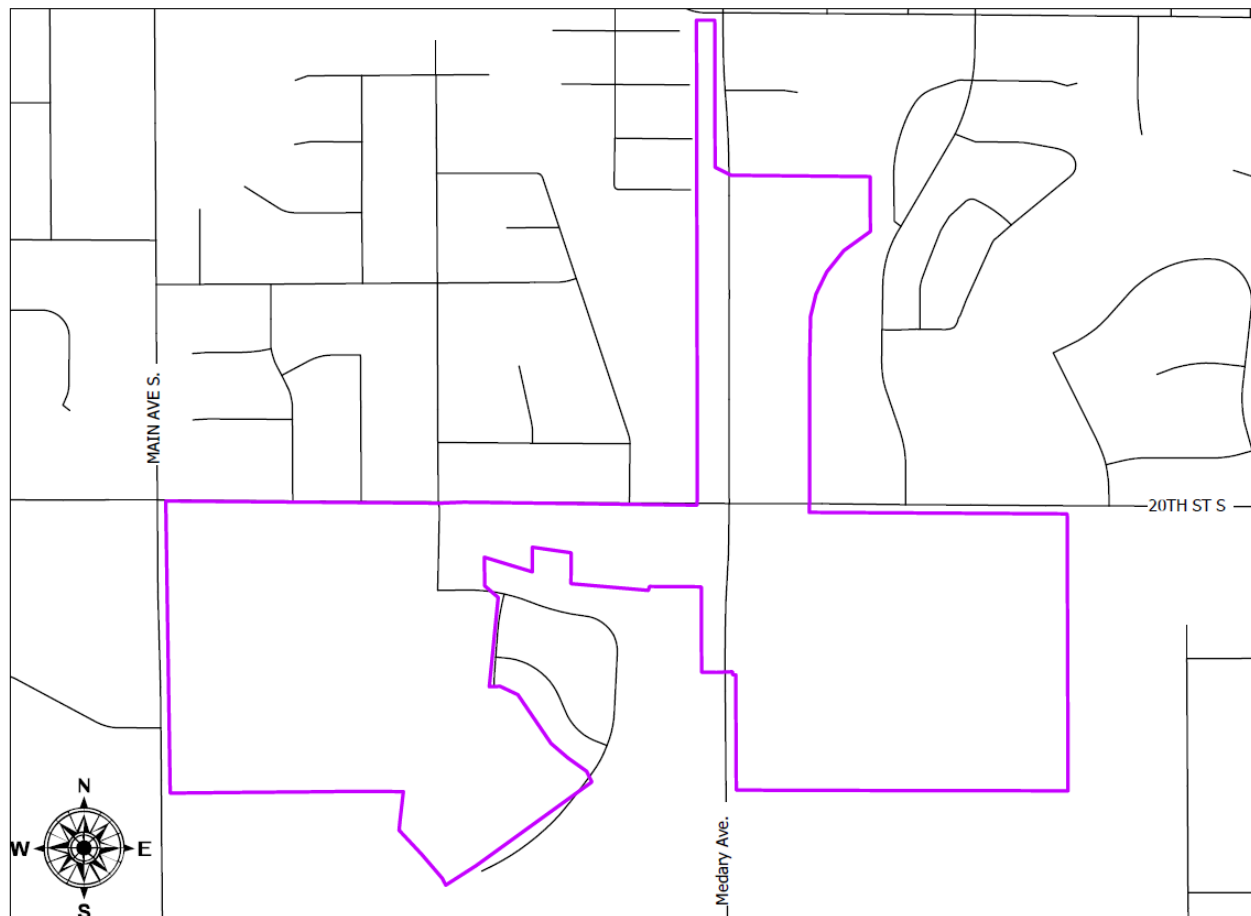
A 3% interested rate was associated with the outstanding original principle of \$4,500,000

35% allowable increase to TIF 11 equates to \$1,570,500 which was adopted in 2023

The following shows the amortization of TIF #7 as it dedicates revenue to TIF #11:

<b>TIF #7 Amortization</b>						
<b>Date</b>	<b>Annual TIF #7 Revenue Inflation @ 5.00%</b>	<b>Principal</b>	<b>Coupon  3.00%</b>	<b>Current Interest</b>	<b>Total P&amp;I</b>	<b>TIF Note Balance</b>
10/1/2016						
10/1/2017						
10/1/2018						
10/1/2019						
10/1/2020						
10/1/2021						
10/1/2022		-	3.00%			2,027,149
10/1/2023	1,453,462	142,837	3.00%	60,814	203,652	1,884,312
10/1/2024	1,526,135	147,122	3.00%	56,529	203,652	1,737,190
10/1/2025	1,602,442	151,536	3.00%	52,116	203,652	1,585,654
10/1/2026	1,682,564	156,082	3.00%	47,570	203,652	1,429,572
10/1/2027	1,766,692	160,765	3.00%	42,887	203,652	1,268,807
10/1/2028	1,855,027	165,587	3.00%	38,064	203,652	1,103,220
10/1/2029	1,947,778	1,103,220	3.00%	33,097	1,136,317	-
	<u>11,834,100</u>	<u>2,027,149</u>		<u>331,077</u>	<u>2,358,227</u>	

### SCHEDULE 3 – “ECONOMIC FEASIBILITY STUDY”



The Developer is installing necessary infrastructure for a commercial and multi-family housing development in the south-central portion of the community. The project will complete infrastructure serving an approximate 40 acre commercial area transitioning to mixed-use development or multi-family housing. The infrastructure improvements will extend necessary utilities into the commercial area to expedite the commercial development within the area. The commercial development within the district is proposing to include office, retail, and service related businesses which further expands upon diversifying the economic base while providing employment opportunities closer to residential areas. The developer is responsible for funding their respective portion of the costs within the development and will be reimbursed by positive tax increment up to the costs of the improvements.

An essential component of the City’s participation is the construction of a shared-use path along 20<sup>th</sup> Street, completing a portion of the trail network by linking Main Avenue to Medary Avenue. Another key component of the City’s portion of the project is drainage improvements near the intersection of Medary Avenue and 20<sup>th</sup> Street South. The Developer and City funding for certain Project Costs (“Project Costs”) needed to support the Project (or any other comprehensive redevelopment of the site), all of which is currently estimated to cost in excess of \$4,500,000.

The City is paying its' portion of the project costs pursuant to (SDCL 11-9-30) and intends to be reimbursed through positive tax increment pursuant to SDCL (11-9-32). If the Tax Increment District #11 dissolves prior to full reimbursement, the City will not be reimbursed for the remaining outstanding balance.

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 for debt service on tax increment bonds, the proceeds of which would be used for the construction of the Project Costs.

Use of a Tax increment fund is permitted only in connection with a "Project Plan" duly adopted by the City. The process is set forth in the Tax Increment District Law, and is generally as follows:

- Any person may request the City Council to designate a tax increment financing district. The request may be through a formal application process, or a presentation to the City Council. Upon receiving any request, the City Council determines preliminary feasibility of the project. This preliminary feasibility determination includes fiscal, legal and political considerations.
- If it is determined feasible, the City Council directs staff or the Planning Commission to initiate the process. The Planning Commission then sets a proposed hearing date and starts the notice procedure.
- Notice of the intent to create a Tax Increment District is published and sent to all taxing districts not less than 10 days prior to the hearing.
- The Planning Commission holds a hearing and allows members of the general public to comment upon the proposed creation of a Tax Increment District. At the end of the hearing, the Planning Commission may recommend the creation of the Tax Increment District to the City Council. The Planning Commission may also recommend a tax increment Project Plan and forward to the City Council for their determination.
- The City Council places the recommendation on the agenda and at the public meeting may pass a resolution to create the Tax Increment District in accordance with the Tax Increment District Law. The resolution is published and becomes effective on the 21<sup>st</sup> day after publication, unless it is referred to a vote of the electors. This resolution may also approve the project plan.
- After the resolution becomes effective, the Department of Revenue of the State of South Dakota is sent a letter requesting to determine the base.
- After the Project Plan is approved, the City Council at any time may authorize the issuance of tax increment bonds "for the purpose of carrying out or administering a Project Plan". The resolution would irrevocably pledge its tax increment revenues to the debt service on the City's tax increment bonds. (See Tax Increment District Law Section 11-9-37).
- The City has five years to spend tax increment revenues or bond proceeds on or for Project Costs.

Estimated Tax Increment Fund Balance is as follows:

The following table shows the original  
estimated captured taxable value of the  
City of Brookings TID #11.

BRING YOUR DREAMS.



TIF Creation Date		9/28/2021							
First Year Assessed		2022							
First Year Collected		2023							
Base		\$573,421							
Year	TIF Year	Assessed	Collected	Assessed Valuation	Taxes	City	County	School District	Water District
1	2021	2022	2023	\$110,400	\$2,208.44	\$287.26	\$463.24	\$1,455.29	\$2.65
2	2022	2023	2024	\$220,800	\$4,416.88	\$574.52	\$926.48	\$2,910.59	\$5.30
3	2023	2024	2025	\$830,530	\$16,613.92	\$2,161.04	\$3,484.90	\$10,948.05	\$19.93
4	2024	2025	2026	\$1,645,190	\$32,910.38	\$4,280.78	\$6,903.22	\$21,686.89	\$39.48
5	2025	2026	2027	\$2,919,850	\$58,408.68	\$7,597.45	\$12,251.69	\$38,489.46	\$70.08
6	2026	2027	2028	\$4,359,190	\$87,201.24	\$11,342.61	\$18,291.16	\$57,462.84	\$104.62
7	2027	2028	2029	\$6,005,300	\$120,130.02	\$15,625.79	\$25,198.24	\$79,161.86	\$144.13
8	2028	2029	2030	\$7,061,000	\$141,248.24	\$18,372.72	\$29,627.96	\$93,078.10	\$169.46
9	2029	2030	2031	\$7,999,400	\$160,020.00	\$20,814.44	\$33,565.48	\$105,448.09	\$191.99
10	2030	2031	2032	\$8,661,800	\$173,270.65	\$22,538.00	\$36,344.91	\$114,179.85	\$207.88
11	2031	2032	2033	\$9,250,600	\$185,049.00	\$24,070.06	\$38,815.52	\$121,941.41	\$222.01
12	2032	2033	2034	\$9,655,400	\$193,146.62	\$25,123.35	\$40,514.06	\$127,277.48	\$231.73
13	2033	2034	2035	\$10,354,600	\$207,133.42	\$26,942.67	\$43,447.90	\$136,494.34	\$248.51
14	2034	2035	2036	\$10,943,400	\$218,911.77	\$28,474.73	\$45,918.51	\$144,255.90	\$262.64
15	2035	2036	2037	\$11,458,600	\$229,217.83	\$29,815.28	\$48,080.29	\$151,047.27	\$275.01
16	2036	2037	2038	\$11,863,400	\$237,315.45	\$30,868.57	\$49,778.83	\$156,383.34	\$284.72
17	2037	2038	2039	\$12,452,200	\$249,093.81	\$32,400.62	\$52,249.43	\$164,144.90	\$298.85
18	2038	2039	2040	\$12,746,600	\$254,982.99	\$33,166.65	\$53,484.73	\$168,025.68	\$305.92
19	2039	2040	2041						
20	2040	2041	2042						

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

Assumptions:

1. Land values included in base value per state statute.
2. Calculations based upon projected build-out schedule of commercial, multi-family & single-family structures.
3. The discretionary formula was taken into account on a 20%, 40%, 60%, 80% basis for commercial properties.

Since the Developer and City are funding the improvements and being reimbursed through collected tax increment, the plan is feasible. The City will collect only such tax increments as are collected in the tax increment fund. The above sheet is only an estimate and will be subject to actual collections. This document represents the feasibility study required under

Tax Increment District Law Section 11-9-13 (Subsections 2, 4 and 5). The study concludes that the proposed project in the project area is feasible.

The following shows the **AMENDED** tax increment revenue generated by the TID based on the assumptions provided by the Developer and the use of the discretionary formula:

Year	New Amt Avail. For D/S	Total Amount Available for Debt Service	
		Annual	Semi
2026	\$29,269.08	\$29,269.08	\$14,634.54
2027	\$114,738.36	\$114,738.36	\$57,369.18
2028	\$200,207.65	\$200,207.65	\$100,103.82
2029	\$285,676.93	\$285,676.93	\$142,838.46
2030	\$371,146.21	\$371,146.21	\$185,573.11
2031	\$427,346.42	\$427,346.42	\$213,673.21
2032	\$427,346.42	\$427,346.42	\$213,673.21
2033	\$427,346.42	\$427,346.42	\$213,673.21
2034	\$427,346.42	\$427,346.42	\$213,673.21
2035	\$427,346.42	\$427,346.42	\$213,673.21
2036	\$427,346.42	\$427,346.42	\$213,673.21
2037	\$427,346.42	\$427,346.42	\$213,673.21
2038	\$427,346.42	\$427,346.42	\$213,673.21
2039	\$427,346.42	\$427,346.42	\$213,673.21
2040	\$427,346.42	\$427,346.42	\$213,673.21
2041	\$427,346.42	\$427,346.42	\$213,673.21
		<b>\$5,701,848.80</b>	\$ 2,850,924.40

Discretionary - Multifamily & HME					
Year	Multifamily 1	Multifamily 2	HME	Total	
2026	\$24,985.80			\$24,985.80	
2027	\$49,971.60	\$23,986.37	\$28,555.20	\$102,513.17	
2028	\$74,957.40	\$47,972.74	\$57,110.40	\$180,040.54	
2029	\$99,943.20	\$71,959.10	\$85,665.60	\$257,567.90	
2030	\$124,929.00	\$95,945.47	\$114,220.80	\$335,095.27	
2031	\$124,929.00	\$119,931.84	\$142,776.00	\$387,636.84	
2032	\$124,929.00	\$119,931.84	\$142,776.00	\$387,636.84	
Discretionary - Commercial					
Year	Commercial 1	Commercial 2	Commercial 3	Commercial 4	Total
2026	\$2,855.52	\$1,427.76			\$4,283.28
2027	\$5,711.04	\$2,855.52	\$2,141.64	\$1,517.00	\$12,225.20
2028	\$8,566.56	\$4,283.28	\$4,283.28	\$3,033.99	\$20,167.11
2029	\$11,422.08	\$5,711.04	\$6,424.92	\$4,550.99	\$28,109.03
2030	\$14,277.60	\$7,138.80	\$8,566.56	\$6,067.98	\$36,050.94
2031	\$14,277.60	\$7,138.80	\$10,708.20	\$7,584.98	\$39,709.58
2032	\$14,277.60	\$7,138.80	\$10,708.20	\$7,584.98	\$39,709.58

It is determined that with the projected revenue from TIF 11 and the additional revenue from TIF 7, the amendment plan is feasible, per the amortization schedules.



## SCHEDULE 4. BLIGHT STUDY

### SECTION 1- INTRODUCTION

The City has initiated the creation of a tax increment district located in the south-central part of the city. In order to determine whether a tax increment district may be created, it has been recommended that city staff together with outside consultants conduct a study of the area to determine if conditions exist that meet the definitions of blight described in Title 11-9 and allow consideration of a Tax Increment District to alleviate those conditions. If the City finds, by Resolution, that "blighted" conditions exist in not less than 25% of the area, it may after notification of affected taxing districts and after a public hearing, create a Tax Increment district.

The Purpose of the study is to determine if impediments to development and other issues of blight exist, pursuant to state law, sufficient enough to warrant the creation of a district in the south-central portion of the City.

In addition to studying the subject area for the defined blighted conditions, staff has evaluated the area for the existence of assets or opportunities for private investment, as creation and reinvestment of TIF funds in a District depends primarily on new private investment generating new property taxes. Finally, staff reviewed the Study Area for localized physical and institutional impediments to investment in the study area.

### SECTION 2 - STUDY AREA BOUNDARY

The Study of Blight is broadly described as:

Description: N 1780' of NE ¼ EXC E 375' & EXC Platted Areas in Section 2-T109N-R50W and abutting rights-of-way,  
Block 3A, Prairie Hills Addition and abutting road rights-of-way,  
Lot 2, Block 1, Prairie Hills Addition and abutting road rights-of-way,  
Block 1, Trail Addition and abutting road rights-of-way,  
N 490' of Block 2, Trail Addition and abutting road rights-of-way,  
Substation Addition and abutting road rights-of-way,  
NW ¼ NW ¼ EXC Platted Areas in Section1-T109N-R50W and abutting road rights-of-way,  
Block 1, Nelson Fifth Addition and abutting road rights-of-way,  
Block 3, McClemans Addition and abutting road rights-of-way.

### SECTION 3 - ESTABLISHING BLIGHT

South Dakota law describes a blighted area as one that contains a set of conditions which constitute blight. There are three statutory areas of blight:

SDCL § 11-9-9 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.

SDCL § 11-9-10. Developed areas impairing growth defined as blighted. Any area which by reason of:

- (1) The presence of a substantial number of substandard, slum, deteriorated, or deteriorating structures;
- (2) Predominance of defective or inadequate street layouts;
- (3) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (4) Insanitary or unsafe conditions;
- (5) Deterioration of site or other improvements;
- (6) Diversity of ownership, tax, or special assessment delinquency exceeding the fair value of the land;
- (7) Defective or unusual conditions of title;
- (8) The existence of conditions which endanger life or property by fire and other causes; or
- (9) Any combination of such factors; substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use, is a blighted area.

SDCL § 11-9-11. Any area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of a municipality, is a blighted area.

Under South Dakota law the finding of blight may be made based upon a single factor found in SDCL § 11-9-9, 11-9-10 or 11-9-11.

## SECTION 4 - HISTORY OF THE STUDY AREA

The study area is comprised of commercial and residential area. A majority of the area is non developable without direct infrastructure improvements. The Developer and City have initiated a development plan whereby it intends to expand into the geographical area and provide infrastructure improvements to expedite the commercial development in the area while improving the storm water drainage and expanding pedestrian and bicycle network.

## SECTION 5 - STUDY AREA DESCRIPTION

An open area with inadequate street layouts, lack of sanitary sewer and water facilities, no storm drainage, or fire control improvements, which, due to geographical limitations, substantially arrests the sound growth of a municipality, constitutes an economic or social liability and is a menace to welfare of the City in its present condition and use.

Area contains substantial diversity of ownership which substantially impairs and arrests the sound growth of a municipality.

## SECTION 6 - CONDITIONS WITHIN THE STUDY AREA

**Infrastructure** - 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.

#### **Public Utilities**

**Sewer**- Analysis of the City of Brookings Sanitary Sewer Maps reveals that the Study Area has limited wastewater coverage.

**Storm water** – Analysis of the City of Brookings Sanitary Sewer Maps reveals that the Study Area has limited storm sewer coverage.

**Potable Water** – Analysis of the City of Brookings Water Maps reveals that the Study Area has limited water coverage.

**Street & Sidewalk Condition** – Analysis of the City of Brookings Street Maps reveals that the Study Area is in need of additional street and sidewalk infrastructure.

#### **Transportation**

According to the Engineering department, the District is in need of street extension and alignment to maintain better control and flow of traffic.

#### **Public Safety**

**Fire** – The City of Brookings Fire Department supplied information pertaining to life safety aspects within the study area. More than twenty-five percent of the District does not meet fire safety standards.

#### **Demographic Character of the Study Area**

There exists population in less than 25 % of the study area.

#### **Tax Generation from the Area**

More than twenty-five percent of the District does not generate taxes sufficient to supply the required infrastructure improvements.

#### **Land Use and Planning**

**Comprehensive Plan**- The Comprehensive plan suggests that public and private improvements are needed within the District.

**Zoning** – No zoning changes are necessary to allow development to occur upon completion of the infrastructure improvements.

### **SECTION 7 - FINDINGS WITHIN THE STUDY AREA – ANALYSIS**

In accordance with State Law, the following addresses specific characteristics of blight found within the Study Area with corresponding portions of 11-9-10 and 11-9-11:

Defective or inadequate street layout. - For the most part, the streets in the Study Area are not adequate, as the current streets dead-end and do not provide acceptable turn-around. The existing street network is inadequate to handle the traffic volumes anticipated with the development of a 40 acre commercial development as well as not providing access and connectivity. The study area would benefit greatly from an improved street and connectivity with existing streets.

Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

Lots and blocks in the Study Area need to be laid out in not less than 25% of the area.

Unsanitary or unsafe conditions.

Some conditions within localized portions of the Study Area listed above achieve unsafe status due to life-safety issues.

The existence of conditions that endanger life or property by fire or other causes.

Some conditions within localized portions of the Study Area listed above achieve unsafe status due to life-safety issues.

## SECTION 8 - CONCLUSIONS

Based on the findings of this study, it is determined that the Study Area contains conditions defined as “blight”.

## SCHEDULE 5 - “FISCAL IMPACT STATEMENT”

### FISCAL IMPACT STATEMENT- TAX INCREMENT DISTRICT NUMBER ELEVEN

#### INTRODUCTION

The fiscal impact statement is intended to provide a succinct analysis of the estimated impact of the Tax Increment District to the public pursuant to SDCL § 11-9-13(4). It is not intended to rival the level of detail required by a detailed financial analysis. A fiscal impact statement shows the impact of the Tax Increment District, both until and after the City is 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 Brookings, Tax Increment District Number Eleven.

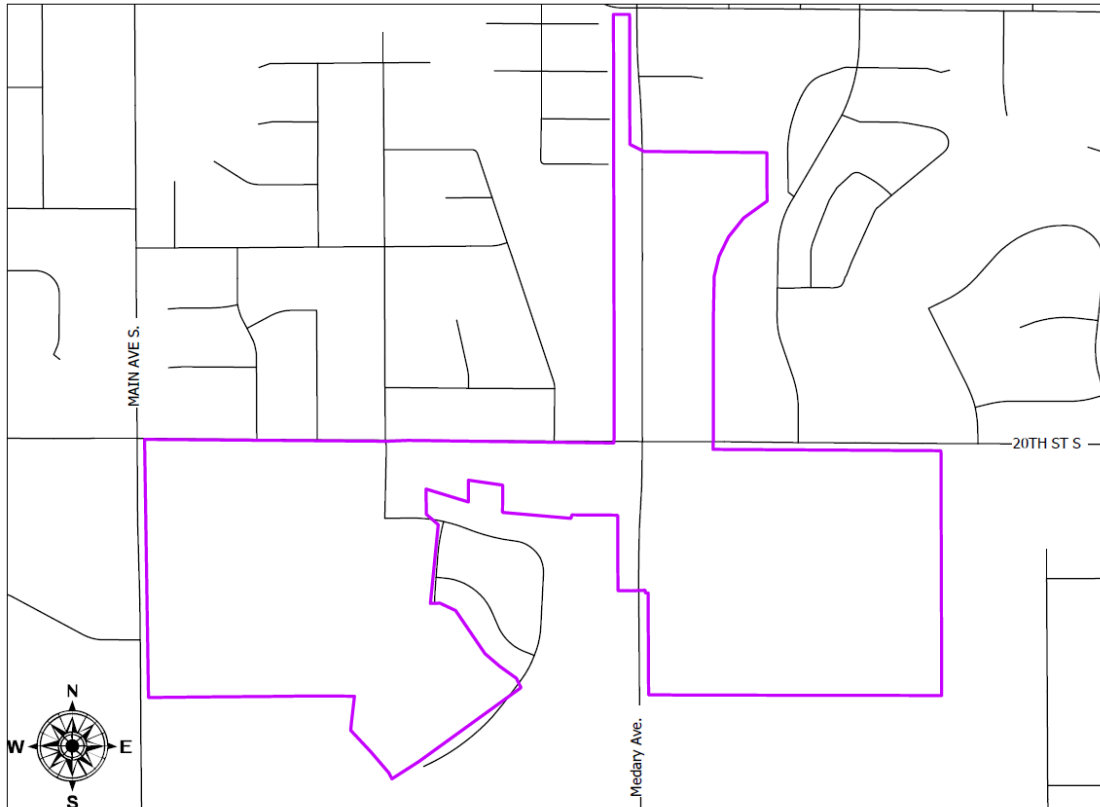
**“Taxing Districts”** means all political subdivisions of the state which have ad valorem taxing power over property within the boundaries of the Tax Increment District.

**“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 \$12,746,000.
2. The average tax levy of all taxing districts will be \$20.004 per thousand dollars of taxable valuation.
3. Tax increment will start to be collected in 2023 and end in 2041.
4. Interest: None:
5. The discretionary formula: 20%, 40%, 60%, 80% applies to commercial structures.

## ATTACHMENT 1

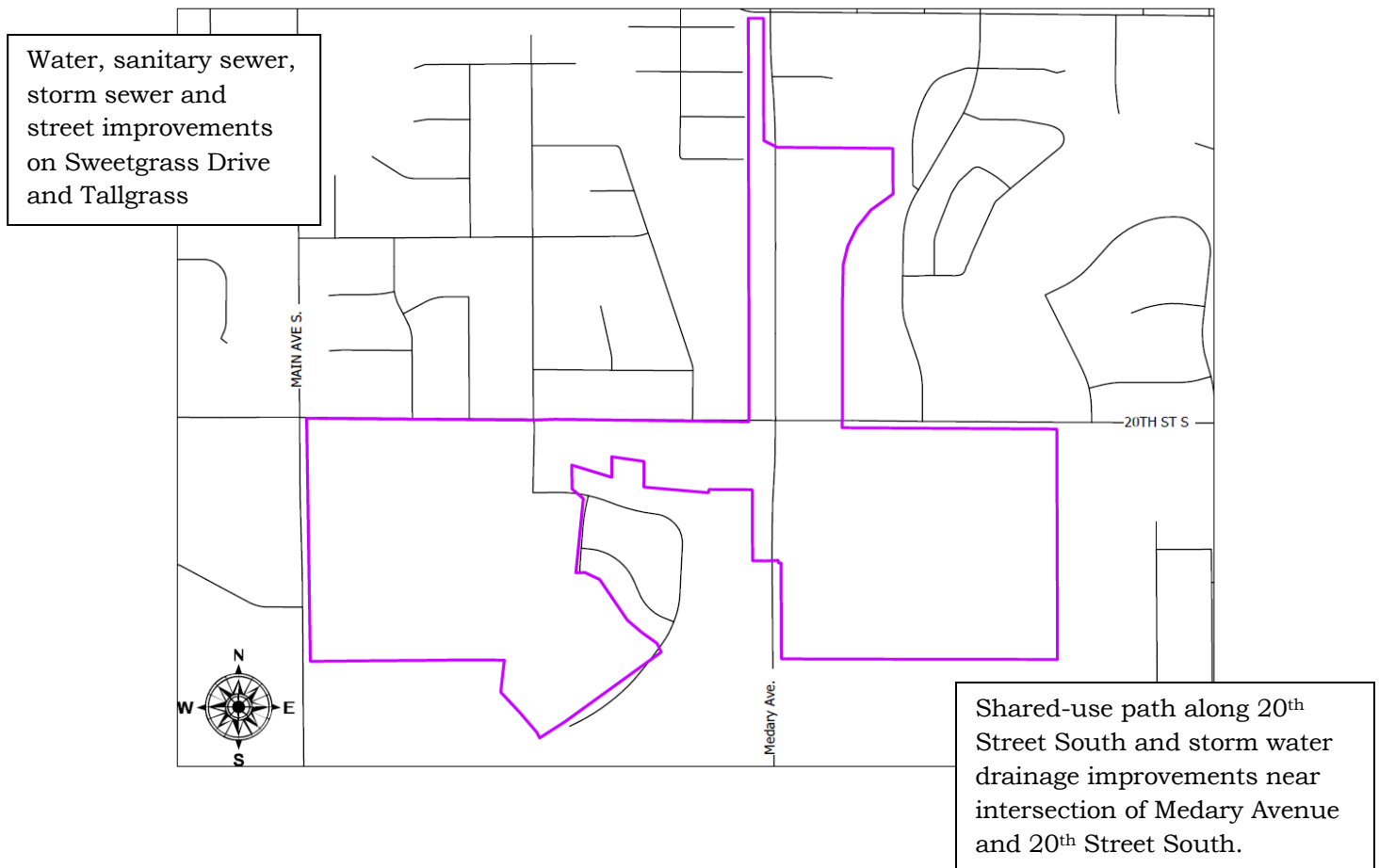


Legal Description:

N 1780' of NE  $\frac{1}{4}$  EXC E 375' & EXC Platted Areas in Section 2-T109N-R50W and abutting rights-of-way,  
Block 3A, Prairie Hills Addition and abutting road rights-of-way,  
Lot 2, Block 1, Prairie Hills Addition and abutting road rights-of-way,  
Block 1, Trail Addition and abutting road rights-of-way,  
N 490' of Block 2, Trail Addition and abutting road rights-of-way,  
Substation Addition and abutting road rights-of-way,  
NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  EXC Platted Areas in Section 1-T109N-R50W and abutting road rights-of-way,  
Block 1, Nelson Fifth Addition and abutting road rights-of-way,  
Block 3, McClellans Addition and abutting road rights-of-way.

## ATTACHMENT 2

(List of Real Property Improvements) Improvements are to be located and are shown below:



The Improvements shall be located in the real property described in Attachment in the Sweetgrass Drive, Tallgrass Parkway, 20<sup>th</sup> Street South and Medary Avenue rights-of-way and the adjacent city owned land will comprise drainage pond and channel improvements. Commercial and multi-family housing is the highest and best use for the real property.

