

# **TAX INCREMENT FINANCE DISTRICT #8**



**Submitted by:  
Tobin J. Morris  
Colliers Securities LLC**

**On behalf of  
Hegg Companies  
February 2023**

**Colliers Securities LLC  
124 W Dakota Ave | Pierre, SD 57501**

**[tobin.morris@colliers.com](mailto:tobin.morris@colliers.com)**

# Table of Contents

**Introduction – The Project..... 2**

**Creation of City of Pierre Tax Increment District #8 ..... 10**

**Taxable Value of City of PIERRE..... 11**

**Kind, Number, Location, and Detailed Costs of Proposed Public Works and Improvements  
SDCL § 11-9-13(1)..... 12**

**Feasibility Study, Economic Development Study, and Fiscal Impact Statement ..... 16**

**Method of Financing, Timing of Costs and Monetary Obligations..... 17**

**Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions ..... 18**

**Maps..... 19**

**Supplementary Findings ..... 20**

**Changes to City & County Comprehensive/Master Plan Map, Building Codes & County  
Ordinances per SDCL §11-9-16 (4)..... 20**

**List of Estimated Non-Project Costs ..... 20**

**Statement of Displacement and Relocation Plan ..... 20**

**Performance Bond, Surety Bond or Other Guaranty ..... 20**

**List of Schedules..... 21**

**Schedule 1 ..... 22**

**Schedule 2 ..... 24**

**Schedule 3 ..... 28**

**Schedule 4 ..... 30**

**Schedule 5 ..... 31**

**List of Attachments..... 32**

**Attachment 1 ..... 33**

**Attachment 2 ..... 34**

**Attachment 3 ..... 35**

**Attachment 4 ..... 36**

**Attachment 5 ..... 37**

**Attachment 6 ..... 38**

**Attachment 7 ..... 39**

# 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 opportunity. 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 to 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 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 its 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 use by the counties or cities to fund projects costs in the TIF district.

In addition to increasing property valuation, creating a Tax Increment District for the benefit of economic development can mean retaining and creating more jobs. Today’s business climate allows corporations the flexibility to call any state in the union their home. It is up to local communities to attract and retain businesses to their communities. Using Tax Increment Financing is one of the most powerful economic development tools to help communities achieve their goals.

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/Council.

The intention of this TIF Project is to attract new businesses, new tenants, and to help Pierre’s economy grow. The development will include an 80-room hotel, 60 unit apartment building, mix-use of office and retail spaces as well as an area for parking to meet demands. The project will be a big upgrade to the area with modern building structures, employment opportunities, and living quarters.

Currently, the City of Pierre has a limited number of apartments available to community. The addition of a 60-unit apartment building will help alleviate the shortage of options in the City of Pierre. The proposed 80-room hotel will be a large asset to the City of Pierre due to the large number of incoming travelers within the community. Tourism is South Dakota’s



largest economic impact as 13.5 million people travel to and within the state. It is important to have adequate amounts of hospitality for incoming travelers.

Economic Development is a critical component that drives economic growth in an economy, creating new job opportunities and facilitating an improved quality of life that includes increased access to opportunities created by economic growth for existing and future residents.

The project is set for downtown Pierre and will be led by Sioux Falls-based, Hegg Companies. Hegg Companies Inc. is a real estate firm based in Sioux Falls, South Dakota. The third-generation, family owned business specializes in all aspects of commercial real estate. The company has demonstrated success across the spectrum of commercial real estate disciplines, including hospitality development and management, multi-family development and management, and commercial property development. Some of the most recent developments by Hegg Companies include:

- Hilton Garden Inn-Downtown Sioux Falls
- Hilton Garden Inn-South Sioux Falls
- Hilton Garden Inn-Rapid City
- Hilton Garden Inn-Sioux City Riverfront
- Courtyard by Marriott Sioux Falls
- SpringHill Suites by Marriott Sioux Falls
- Sioux City Marina
- Starbucks – Downtown Sioux Falls
- Crave American Bistro – Downtown Sioux Falls
- Crave American Bistro – Sioux City
- Circle H Ranch – Gregory

#### **Other Significant Projects -**

- Wingate by Wyndham, Gillette, Wyo. (84 rooms)
- Courtyard by Marriott, Moorhead, Minn. (126 rooms)
- Days Inn, Salt Lake City, Utah (110 rooms)
- Dollar General stores in Sioux Falls, Freeman, Flandreau and Madison, S.D.
- Spiegel Call Center, Rapid City, S.D. (43,363 square feet)
- Unisource Distributing Center, Sioux Falls, S.D. (31,212 square feet)
- Prairie Tree Office Park, Sioux Falls, S.D. (16,800 square feet)
- Hegg Building, Sioux Falls, S.D. (19,993 square feet)
- American Express Advisors Building, Sioux Falls, S.D. (8,000 square feet)
- Dakota Dunes Office Building, Dakota Dunes, S.D. (30,000 square feet)
- Majestic View Apartments, Sioux Falls, S.D. (40 units)
- Memorial Park Apartments, Rapid City, S.D. (55 units)
- Prairie View Office Building, Sioux Falls, S.D. (6,375 square feet)
- Deer Run Condominiums, Sioux Falls, S.D. (22 units)
- Country General development projects in South Dakota and North Dakota.
- AmPride Convenience Stores in Kansas and Nebraska
- T.G.I. Fridays Restaurants in Sioux Falls, S.D. and Lincoln, Neb.
- Gateway Apartments, Sioux Falls, S.D. (46 units)
- Willow Wood Apartments, Sioux Falls, S.D. (168 units)
- Western Park Apartments, Sioux Falls, S.D. (64 units)

**Courtyard by Marriott – Sioux Falls, SD**



**Hilton Garden Inn – Rapid City, SD**



**CRAVE – Sioux Falls, SD**



**Springhill Suites, Sioux Falls, SD**



## History of the City of Pierre and Hegg Companies

In 2019, the City of Pierre advertised and solicited a Request for Qualifications from interested developers, contractors, investor groups, partnerships, or individuals to enter into a public / private partnership agreement for the development of a city owned parcel of land located on Sioux Avenue in the City of Pierre. The intent of the RFQD was to develop the land into a master planned development. The City received only one response that met the criteria set forth in the intent of the RFQD, that being Hegg Companies from Sioux Falls, SD, an affiliate of Chapelle.

During the course of 2019, the City and Hegg Companies worked cooperatively to share costs associated with studying site feasibility. The reports resulting from these studies indicated the site was in fact a good fit for the desired development; however, development plans were placed on hold in 2020 with the onset of the COVID-19 pandemic. Due to ongoing economic uncertainty stemming from the pandemic, the project remained idle for the following 18 months, until August 2021, at which the parties re-engaged and started a new round of feasibility studies and development planning.

On September 14<sup>th</sup>, 2021, the City and the Developer entered into a Memorandum of Understanding in which Hegg stated it was their intention to create a mixed-use development that incorporated a hotel with commercial and retail components on the vacant City land adjoining properties, including the Prynt Comm and Hughes County building. Those plans have now expanded to incorporate an apartment building and to bring a Starbucks Coffee location to the footprint of the hotel.

On October 26<sup>th</sup>, 2022, the City of Pierre and Hegg Companies entered into a Memorandum of Understanding highlighting the following areas:

- Tax Increment Finance District
- Business Improvement District
- Sales Tax Rebate Program

## Purpose & General Definitions

The property upon which this Tax Incremental District (TID) is proposed to be implemented is located within City of Pierre, South Dakota.

As such, the creation of City of Pierre TIF #8 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 Planning and Zoning Commission.

The purpose of this Plan, to be implemented by City of Pierre, South Dakota is to satisfy the requirements for a Tax Increment District #8 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 Council 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 of Pierre.

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 by providing new and sustainable infrastructure to the City.

The intention of this TIF Project is to attract new businesses, new tenants, and to help Pierre's economy grow. The Project will consist of increasing the availability of housing, commercial business space, and hotel space within the City of Pierre. The project will be used to attract and retain employment to the area and add a variety of housing options. The proposed apartment building is contingent upon approval of a conditional use permit for the multiple-family use.

Over the course of the last decade, the City of Pierre and the surrounding area has incurred population growth and expansion throughout. According to the 2022 City of Pierre Housing Study, the City needs an additional 350 rental units to accommodate for the shortage of housing and the increased growth of the area. The 2022 Housing Study also stated that within the market rate multifamily segment of the study, there were very few vacant units reported. The estimated vacancy rate was approximately 1.5%. Since 2010, there has only been 2 larger scale multifamily apartments built in the City of Pierre. The median year of construction of rental units in the City is 1980 and 1981 for rental units that are located within the City of Pierre.

The 2022 City of Pierre Housing Study states, "For rental housing, upward adjustment is necessary in 2022, primarily due to the unmet demand that exists as evidenced by the low vacancy rate in many rental segments. With pent-up demand and unit replacement added to growth generated demand, the potential exists for an average of 60 to 70 additional rental units each year."

Shown in the table below are projections provided by two separate sources.

According to the 2022 City of Pierre Housing Study Table 4: although the 2021 population estimate from AGS appeared to be very accurate, this source has greatly underestimated the City's future growth potential. There is no supporting evidence to suggest that the City will lose population over the next five years.

<b>Table 4 Population Projections Through 2026</b>				
	2020 Census	2021 Estimate	2026 Projection	Projected Change
Pierre - AGS	14,090	14,150	13,421	-729
Pierre - Esri	14,090	13,722	13,862	+140
MiSA - AGS	20,745	20,728	20,344	-384
MiSA - Esri	20,745	20,795	21,201	+406

Source: AGS; Esri

Shown in Table 1 the increase in population from 1990-2020. In 2010, the City of Pierre’s population grew from 13,646 to 14,091 in 2020.

<b>Table 1 Population Trends - 1990 to 2020</b>						
	1990 Census	2000 Census	% Change 1990-2000	2010 Census	% Change 2000-2010	2020 Census
Pierre	12,906	13,876	7.5%	13,646	-1.7%	14,091
Pierre/Ft. Pierre	14,760	15,867	7.5%	15,724	-0.9%	16,206
Pierre MiSA	17,270	19,253	11.5%	19,988	3.8%	20,745

Source: U.S. Census

Like other communities in the State, Pierre and Fort Pierre have a growing population of seniors, especially in the age range between 65 and 74 years old. As this age range transitions from home ownership into lower maintenance forms of housing, a single family rental unit will be an appealing option. Town house-style rentals will also represent an attractive option for younger renters and families. The following table shows the growth of the City of Pierre by age:

<b>Table 10 MiSA Projected Households by Age - 2021 to 2026</b>			
Age	2021 Estimate	2026 Projection	Change
15-24	355	345	-10
25-34	1,195	1,240	+45
35-44	1,353	1,295	-58
45-54	1,368	1,336	-32
55-64	1,787	1,594	-193
65-74	1,558	1,701	+143
75+	1,102	1,406	+304
Total	8,718	8,917	+199

Source: Esri

## **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 Council"** means the City Council of Pierre, 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 Hegg Companies LLC

**"Developer's Agreement"** means the agreement between Developer and City of Pierre 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 Pierre

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

**"Governing body"** means the Pierre, City Commission

**"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 Pierre Planning Commission

**“Plan”** means this Project Plan.

**“Project Costs”** means any expenditure or monetary obligations by City of Pierre, 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 Pierre 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 County or City defined and created by resolution of the governing body and named City of Pierre Tax Incremental District #8.

**“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 PIERRE TAX INCREMENT DISTRICT

## #8

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

The TID will consist of supporting economic development in the City of Pierre and all necessary infrastructure needs.

Economic Development is important to the economic fortification of communities. It can be beneficial to a community in many ways such as job creation, industry diversification, business retention and expansion, strengthening the economy, increasing tax revenue, and improving quality of life in the community.

Economic Development is the creation of wealth from which community benefits are realized. It is more than a jobs program; it is an investment in growing your economy and enhancing the prosperity and quality of life for all residents.

### **Property Within Tax Increment #8**

- All of Lots 24 through 36, inclusive, less Lot PE1, Block 4, Original Plat to the City of Pierre, Hughes County, South Dakota, according to the recorded plat thereof,
- The Front 139 Feet of Lots 19,20,21,22, and 23, except the North 10 feet of Rear or Easterly 112 Feet of the said Front 139 Feet reserved for an alley, Block 4, Original Plat to the City of Pierre, Hughes County, South Dakota, according to the recorded plat thereof; AND
- All of Lot 1R of the resurvey of the E1/2 of Block 5 of the Original Plat to the City of Pierre, Hughes County, South Dakota, according to the recorded plat thereof; AND vacated Chapelle Street from the north boundary of Dakota Avenue northerly to the south boundary of Sioux Avenue.

All Located in the City of Pierre, Hughes County, South Dakota including within and adjacent rights-of-way.

## TAXABLE VALUE OF CITY OF PIERRE

State law requires that tax increment districts cannot exceed ten percent of the taxable value of a municipality. The 2023 valuation of the City of Pierre is \$1,128,850,266. The base value of the taxable property for inclusion into this Tax Incremental District #8, as estimated but not yet verified by Hughes County Director of Equalization, is \$410,337.

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 3 other active TIF district in the City of Pierre. Using the estimates provided for TID #8, the value of all existing Tax Increment Districts combined is less than 1.0% of the total 2023 Taxable Valuation.

<b>City of Pierre</b>		
<b>Tax Increment District</b>	<b>Base Value</b>	
4	\$	216,079
6	\$	1,909,952
7	\$	497,000
8	\$	410,337
<b>Total</b>	<b>\$</b>	<b>3,033,368</b>

City of Pierre Taxable Value \$ 1,128,850,266

All TIF Base Value Must be less than 10% \$ 112,885,027

# 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 to 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		11-9-15(5)
Relocation Costs	District		11-9-15(6)
Organizational Costs	District		11-9-15(7)
Discretionary Costs and Grants	District	\$5,450,000	11-9-15(8)
<b>Eligible Project Costs</b>		<b>\$5,450,000</b>	

The above are estimates of the costs involved in the project; the final total may be greater or smaller. An itemized listing of the estimated costs is set forth on Schedule 1. Because the cost estimates are only projected expenditures, the total authorized TID costs is expected to be \$5,450,000. This amount is the controlling value with respect to authorized TID Project Costs rather than the particular line item amounts contained in the above Chart and Schedule 1. The line item categories proposed are for guidance only, and actual costs will be determined upon completion of the improvements. The above total represents eligible Project Costs. Only such amounts as are feasible will be allowed by the City or by monetary obligation.

<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.

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

It is specifically a condition of the proposed Developer's Agreement that the City's obligation to pay is limited to the proceeds of the positive tax increment from the TID received into the TIF Fund. The obligation of the City to pay pursuant to the proposed Agreement does not constitute a general indebtedness of the City or a charge against the City's general taxing power. The provisions of SDCL 11-9-36 are specifically incorporated within the Agreement by reference. It is also to be specifically agreed that the City has made no representation that the proceeds from such Fund shall be sufficient to retire any indebtedness incurred by Developer. The parties further acknowledge that SDCL 11-9-25 limits the duration of allocation of the positive tax increment payments and the fund created by the TID.

Additionally, the City's obligations to make the payments set forth in the proposed Agreement shall be lawfully made from funds to be budgeted and appropriated on an ANNUAL BASIS for that purpose during the City's then current fiscal year, thus not counting towards Constitutional Debt. 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, then the Agreement shall terminate upon the end of the fiscal year for which funds were approved or authorized, without penalty to the City. The City's obligation hereunder shall not in any way be construed to be a debt of the City in contravention of any applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness by the City, nor shall anything contained herein constitute a pledge of the general credit, tax revenues, funds or moneys of the City. Notwithstanding anything to the contrary contained in the proposed Agreement, the City hereby acknowledges and agrees that the obligations of the City under this Agreement are a material inducement for Developer to incur various development and construct improvements upon the TID property and the failure to pay tax increment to Developer will be financially detrimental to future improvements on said property.

The Developer anticipates the project costs in acquiring, developing, financing, and preparing the TIF Property for sale, lease and/or development will meet or exceed Five Million Four Hundred Fifty Thousand Dollars (\$5,450,000). Certain of these costs would be considered TIF-eligible costs within the meaning of SDCL § 11-9-14 and SDCL § 11-9-15.

It is further understood that the amount of \$5,450,000 will be the maximum amount the City will ever pass on acting as a conduit for TIF #8. This amount will include any and all interest associated with the debt and the controlling value of the TIF will never pay more than \$5,450,000.

The payment of tax increment funds under this Agreement is a Grant under Chapter 11-9 of the South Dakota Codified Laws (the "Grant"). The Grant is a personal property right vested with the Developer on the effective date of this Agreement. The City will Grant this amount to the Developer and thus not have to account for any assets on the City's financial statement. The Developer will be responsible for obtaining their financing and the City will not be liable for any Developer debt.

Upon completion of the construction of the infrastructure improvements, the Developer shall certify to the City's Finance Officer the costs of construction, including capital costs, Professional Fees, and contingency costs. The Developer shall provide contractor/supplier invoices or other supporting documentation upon request of the Finance Officer. Upon certification and verification of costs, the City shall pay all available tax increment fund revenues not to exceed \$5,450,000 to the Developer. The discretionary formula will be waived by Developer.

### **Expenditures Exceeding Estimated Cost**

Any expenditures, which in sum would exceed the total amount of the TID amount of \$5,450,000 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.

# FEASIBILITY STUDY, ECONOMIC DEVELOPMENT STUDY, AND FISCAL IMPACT STATEMENT

## **Detailed List of Estimated Project Costs**

Attached as Schedule 1 is a detailed list of estimated Project Costs for each of the phases of 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 economic feasibility study per SDCL § 11-9-13(2) is attached as Schedule 2.

## **Economic Development Study**

Attached is Schedule 3 an Economic Development Study 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 #8 shall be the amount sufficient to reimburse the City for the payments made for Project Costs and pay all tax increment bonds or monetary obligations in an amount not to exceed \$5,450,000 principal and interest or such lesser amount as may be feasible with the estimated revenue generated by the Tax Increment District. The final terms and conditions will be set forth in the Developer's Agreement.

### **Duration of Tax 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 date of creation of the District.

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

The site will generate taxes to the local jurisdictions at or above the assessed value of the base. All taxing districts shall receive the taxes from that base which will be the value set for 2022 taxes payable in 2023. The tax increment will be available to the taxing jurisdictions at or before twenty years after the creation of the District. Schedule 5 details the tax capture implications to each of the local taxing jurisdictions. After the repayment of the bonds and monetary obligations, taxing entities will receive their proportionate share of tax dollars for the base value and the tax incremental values.

Mechanisms are built within State Codified Law to ensure that school districts are held harmless by TIF districts for their General and Special Education Funds. For these purposes, law (SDCL 13-13-10.2) defines four classifications of TIFs:

- Economic Development - Any area where there is or will be one or more businesses engaged in any activity defined as commercial or industrial by the governing body that has zoning authority over the land contained within the tax incremental district
- Industrial – Any factory or any business engaged primarily in the manufacturing or assembly of goods, the processing of raw materials, and the wholesale distribution of products for resale
- Affordable Housing – Includes an area where: 1. The original selling price of any house in the district will be at or below the first-time homebuyer purchase price limit being used by the South Dakota Housing Development Authority as of the date the house is sold; OR 2. The monthly rental rate of all multifamily housing units in the district will be at or below the calculated rent for the state's eighty percent area median income as of the date the district is created, for a minimum of five years following the date of first occupancy.
- Local – Any tax incremental districts that do not fall under Economic Development or Industrial

All public school districts are funded through the State Aid to Education formula. The two primary channels of the formula are State Aid and Local Effort. Multiple agencies of the State of South Dakota calculate the amount of General Fund monies to be distributed to school districts each year through the State portion. Local effort is considered the amount of revenue that is generated by local property taxes at maximum levies.

If a TIF is classified as Economic Development, Industrial, or Affordable Housing, the school funding that would be generated by the increment valuation is considered lost local effort and is paid through the State Aid side of the formula. If a TIF is classified as Local, the affected school district funding must be recouped through local effort in the form of an additional levy added to the General and Special Education Funds. In either scenario, the school district receives the financial need associated with the increment valuation.

City of Pierre TIF #8 will be classified as Economic Development; therefore, any lost local effort will be covered through the State Aid to Education Formula.

## MAPS

The Conditions map, SDCL § 11-9-16(1), is included as Attachment 2.

The Improvements map, SDCL § 11-9-16(2), is included as Attachment 3.

The Zoning Change Map, SDCL § 11-9-16(3), is included as Attachment 4.

## SUPPLEMENTARY FINDINGS

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

No changes to neither City ordinances nor the City Master Plan are required.

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

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

Item	Amount
Hotel	\$12,000,000
Apartments	\$7,000,000
Commercial	\$9,000,000
<b>TOTAL</b>	<b>\$28,000,000</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.

## LIST OF SCHEDULES

SCHEDULE 1 - Estimated Project Cost

SCHEDULE 2 - Economic Feasibility Study & Taxable Value

SCHEDULE 3 - Economic Development Study

SCHEDULE 4 - Fiscal Impact Statement

SCHEDULE 5 – Estimated Captured Taxable Values

# SCHEDULE 1

## ESTIMATED PROJECT COSTS

### Estimates TID Eligible of Project Costs Requested

The City of Pierre has determined that this will be an Economic Development Tax Increment District, thus the eligible cost will be in the form of an infrastructure grant that will not exceed \$5,450,000. This is a permitted use under SDCL 11-9-15.

11-9-15. Specific items included in project costs. Project costs include:

(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 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 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, the implementation of project plans, or to stimulate and develop the general economic welfare and prosperity of the state.

The following are the engineer's estimated project costs for the City of Pierre TIF #8:

Cost Estimate					ISG
Client Name: Hegg Development Location: Pierre, SD					
ISG Project Number: 22-27031 Date: Friday, January 13, 2023					
Engineer's Opinion of Probable Cost					
No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
<b>Site Improvements</b>					
1	Common Excavation - Borrow	CY	19167	\$7.00	\$134,169.00
2	Curb and Gutter, PCC, 2.5' width	LF	5221	\$33.50	\$174,903.50
3	6" Turndown Curb	LF	608	\$24.95	\$15,169.60
4	Concrete Valley Gutter	LF	290	\$75.00	\$21,750.00
5	Concrete Entrances & Fillet	SF	4954	\$8.25	\$40,870.50
6	Unit Paving 6" Concrete - Parking Lot	SF	69900	\$8.25	\$576,675.00
7	Unit Paving 6" Concrete - Alley	SF	8510	\$14.70	\$125,097.00
8	Aggregate Subbase	TON	3950	\$19.50	\$77,025.00
9	PCC Sidewalk, 4"	SF	17139	\$6.60	\$113,117.40
10	7" PCC Pavement	SY	1200	\$85.00	\$102,000.00
11	DOT Pavement Section	SF	190	\$150.00	\$28,500.00
12	Tactile Warning Panels	SF	100	\$60.00	\$6,000.00
13	Pavement Markings 4"	LF	2800	\$3.50	\$9,800.00
14	Pavement Markings, Stop Bar	LF	50	\$10.00	\$500.00
15	Pavement Markings, Symbols, Arrow/ADA	EA	30	\$50.00	\$1,500.00
16	Landscaping	LS	1	\$20,000.00	\$20,000.00
17	Trash Enclosure	LS	1	\$9,500.00	\$9,500.00
18	Site Sign/Monument	LS	1	\$15,000.00	\$15,000.00
19	Irrigation	LS	1	\$16,830.00	\$16,830.00
20	Turf & Grasses	LS	1	\$14,850.00	\$14,850.00
21	Pavment Removal	LS	1	\$36,024.00	\$36,024.00
22	Sidewalk Removal	LS	1	\$13,500.00	\$13,500.00
23	Curb Removal	LS	1	\$6,525.00	\$6,525.00
24	Traffic Control	LS	1	\$13,375.00	\$13,375.00
25	Structure Demolition	LS	1	\$460,000.00	\$460,000.00
26	Site Maintenance - Tracking Stations	EA	3	\$1,500.00	\$4,500.00
27	Site Survey	LS	1	\$8,500.00	\$8,500.00
28	Geotechnical Investigations	LS	1	\$10,400.00	\$10,400.00
<b>Subtotal:</b>					<b>\$2,056,081.00</b>
<b>Utility Removals</b>					
1	Remove 8" Sanitary Sewer	LS	1	\$17,775.00	\$17,775.00
2	Remove Sanitary Sewer Service	EA	3	\$250.00	\$750.00
3	Remove Watermain	LF	484	\$10.00	\$4,840.00
4	Remove Water Service	EA	5	\$500.00	\$2,500.00
5	Remove Storm Sewer	LS	1	\$23,200.00	\$23,200.00
<b>Subtotal:</b>					<b>\$49,065.00</b>

Proposed Utilities					
1	8" Sanitary Sewer, PVC	LF	65	\$70.00	\$4,550.00
2	6" Sanitary Sewer Service	LF	233	\$60.00	\$13,980.00
3	Sanitary Sewer Manhole	EA	1	\$7,500.00	\$7,500.00
4	Sanitary Sewer Cleanout	EA	3	\$2,500.00	\$7,500.00
5	Connect to Existing Sanitary Sewer	EA	2	\$2,500.00	\$5,000.00
6	6" Water Main, PVC, C900	LF	145	\$80.00	\$11,584.00
7	6" Water Service, PVC, C900	LF	246	\$75.00	\$18,465.00
8	Watermain Fittings	EA	8	\$1,000.00	\$8,000.00
9	Watermain Valves	EA	8	\$1,000.00	\$8,000.00
10	Connect to Existing Watermain	EA	2	\$3,500.00	\$7,000.00
11	Fire Hydrant Assembly	EA	1	\$5,750.00	\$5,750.00
12	Storm Sewer, 12" RCP	LF	113	\$65.00	\$7,345.00
13	Storm Sewer, 15" RCP	LF	682	\$70.00	\$47,740.00
14	Storm Sewer, 18" RCP	LF	754	\$85.00	\$64,090.00
15	Storm Sewer Intake	EA	14	\$4,250.00	\$59,500.00
16	Storm Sewer Manhole	EA	10	\$4,500.00	\$45,000.00
17	Connect to Existing Storm Sewer	EA	4	\$2,500.00	\$10,000.00
Subtotal:					\$331,004.00
Estimated Construction Costs					\$2,436,150.00
10% Contingency					\$129,220.00
<b>TOTAL PROJECT COST</b>					<b>\$2,565,370.00</b>

Project Description	Project Cost	TIF Eligible	TIF Requested
Land (purchase price)			
Prynt	\$615,000	\$615,000	\$615,000
County	\$ 175,000	\$ 175,000	
Demo	\$538,000	\$538,000	\$538,000
Storm / Sewer / Site			
City land	\$645,000	\$645,000	
GC	\$80,868	\$80,868	
Engineering	\$120,000	\$120,000	\$120,000
ISG Cost Estimate	\$2,565,370	\$2,565,370	\$2,000,000
Underground Parking	\$1,250,000	\$1,250,000	
Interest (bank loan)	\$2,441,676	\$2,441,676	\$2,177,000
Contingency			
<b>Total</b>	<b>\$8,430,914</b>	<b>\$8,430,914</b>	<b>\$5,450,000</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 \$410,337. The improvements to be made to the property are estimated to add to the assessed valuation. The estimated valuation resulting from the improvements would be approximately \$21,300,000 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 to the creation of the Tax Incremental District and the implementation of the project. For purposes of this Project Plan, the Developer is projecting that the property will be built and fully developed by calendar year 2027.

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 \$5,450,000 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 Pierre TID #8 is proven feasible based upon the projections made by the Developer, projecting a total in excess of \$5,450,000 in tax revenue during the life of the 20-year TIF. The calculations of the estimated tax increment valuation and tax generated for the TID can be found in the following tables. For purposes of this Project Plan, it is anticipated no increment generated by City TID #8 will be available until the earliest of calendar year 2025 and not to exceed 2043.

## TID Tax Revenue Estimates Available for City of Pierre

This project will have properties that are classified as Non-Ag Other. Listed below is a preliminary projection of the potential of development to demonstrate the gross revenue available within the District.

School	County	City	Fire	Water	Total
10.429	2.952	3.15	0	0.013	16.544

Construction Year	Valuation Year	Revenue Year	Project 1	Project 2	Project 3	Total Amount Available for D/S
2023	2024	2025	\$ 39,292	\$ 20,680		\$ 59,972
2024	2025	2026	\$ 157,168	\$ 82,720	\$ 28,125	\$ 268,013
2025	2026	2027	\$ 157,168	\$ 82,720	\$ 112,499	\$ 352,387
2026	2027	2028	\$ 157,168	\$ 82,720	\$ 112,499	\$ 352,387
2027	2028	2029	\$ 157,168	\$ 82,720	\$ 112,499	\$ 352,387
2028	2029	2030	\$ 157,168	\$ 82,720	\$ 112,499	\$ 352,387
2029	2030	2031	\$ 157,168	\$ 82,720	\$ 112,499	\$ 352,387
2030	2031	2032	\$ 157,168	\$ 82,720	\$ 112,499	\$ 352,387
2031	2032	2033	\$ 157,168	\$ 82,720	\$ 112,499	\$ 352,387
2032	2033	2034	\$ 157,168	\$ 82,720	\$ 112,499	\$ 352,387
2033	2034	2035	\$ 157,168	\$ 82,720	\$ 112,499	\$ 352,387
2034	2035	2036	\$ 157,168	\$ 82,720	\$ 112,499	\$ 352,387
2035	2036	2037	\$ 157,168	\$ 82,720	\$ 112,499	\$ 352,387
2036	2037	2038	\$ 157,168	\$ 82,720	\$ 112,499	\$ 352,387
2037	2038	2039	\$ 157,168	\$ 82,720	\$ 112,499	\$ 352,387
2038	2039	2040	\$ 157,168	\$ 82,720	\$ 112,499	\$ 352,387
2039	2040	2041	\$ 157,168	\$ 82,720	\$ 112,499	\$ 352,387
2040	2041	2042	\$ 157,168	\$ 82,720	\$ 112,499	\$ 352,387
2041	2042	2043	\$ 157,168	\$ 82,720	\$ 112,499	\$ 352,387
			\$2,829,024	\$ 1,488,960	\$ 1,940,611	\$ 6,318,567

<b>Project 1</b>	
Hotel 81 Rooms	
Total Project Costs	\$12,000,000
Projected Valuation	\$9,500,000
Projected Taxes	\$ 157,168
Year Built	2024
% assessed in year 1	25%
Taxes per key	\$ 1,940.35
<b>Project 2</b>	
Apartments	60
Total Project Costs	\$7,000,000
Projected Valuation	\$5,000,000
Projected Taxes	\$82,720
Year Built	2024
% assessed in year 1	25%
Tax per room	\$ 1,378.67

<b>Project 3</b>	
Commercial	22500 sq. ft
Total Project Costs	\$9,000,000
Projected Valuation	\$6,800,000
Projected Taxes	\$112,499
Year Built	2024
% assessed in year 1	25%

The following amortization schedule shows financial feasibility of the City of Pierre TIF #8:

Note Date: 08/01/23  
 Note Rate: 6.25%  
 Proceeds: 3,550,000.00  
 Reserve Fund \$0  
 Cap Interest \$517,708  
 Fee's 0%  
 Net Proceeds \$3,032,292

NOTE AMORTIZATION						
Date	Principle	Interest	P & I	Semi-Annual Net Revenue	Capitalized Interest	Loan Balance Outstanding
						3,550,000.00
12/01/23	0.00	0.00	0.00	0.00	73,958.33	3,550,000.00
06/01/24	0.00	0.00	0.00	0.00	110,937.50	3,550,000.00
12/01/24	0.00	0.00	0.00	0.00	110,937.50	3,550,000.00
06/01/25	0.00	0.00	0.00	0.00	110,937.50	3,550,000.00
12/01/25	0.00	0.00	0.00	0.00	110,937.50	3,550,000.00
06/01/26	23,068.90	110,937.50	134,006.40	134,006.40	0.00	3,526,931.10
12/01/26	23,789.80	110,216.60	134,006.40	134,006.40	0.00	3,503,141.30
06/01/27	66,720.43	109,473.17	176,193.60	176,193.60	0.00	3,436,420.87
12/01/27	68,805.45	107,388.15	176,193.60	176,193.60	0.00	3,367,615.42
06/01/28	70,955.62	105,237.98	176,193.60	176,193.60	0.00	3,296,659.80
12/01/28	73,172.98	103,020.62	176,193.60	176,193.60	0.00	3,223,486.82
06/01/29	75,459.64	100,733.96	176,193.60	176,193.60	0.00	3,148,027.18
12/01/29	77,817.75	98,375.85	176,193.60	176,193.60	0.00	3,070,209.43
06/01/30	80,249.56	95,944.04	176,193.60	176,193.60	0.00	2,989,959.87
12/01/30	82,757.35	93,436.25	176,193.60	176,193.60	0.00	2,907,202.52
06/01/31	85,343.52	90,850.08	176,193.60	176,193.60	0.00	2,821,859.00
12/01/31	88,010.51	88,183.09	176,193.60	176,193.60	0.00	2,733,848.49
06/01/32	90,760.83	85,432.77	176,193.60	176,193.60	0.00	2,643,087.66
12/01/32	93,597.11	82,596.49	176,193.60	176,193.60	0.00	2,549,490.55
06/01/33	96,522.02	79,671.58	176,193.60	176,193.60	0.00	2,452,968.53
12/01/33	99,538.33	76,655.27	176,193.60	176,193.60	0.00	2,353,430.20
06/01/34	102,648.91	73,544.69	176,193.60	176,193.60	0.00	2,250,781.29
12/01/34	105,856.68	70,336.92	176,193.60	176,193.60	0.00	2,144,924.61
06/01/35	109,164.71	67,028.89	176,193.60	176,193.60	0.00	2,035,759.90
12/01/35	112,576.10	63,617.50	176,193.60	176,193.60	0.00	1,923,183.80
06/01/36	116,094.11	60,099.49	176,193.60	176,193.60	0.00	1,807,089.69
12/01/36	119,722.05	56,471.55	176,193.60	176,193.60	0.00	1,687,367.64
06/01/37	123,463.36	52,730.24	176,193.60	176,193.60	0.00	1,563,904.28
12/01/37	127,321.59	48,872.01	176,193.60	176,193.60	0.00	1,436,582.69
06/01/38	131,300.39	44,893.21	176,193.60	176,193.60	0.00	1,305,282.30
12/01/38	135,403.53	40,790.07	176,193.60	176,193.60	0.00	1,169,878.77
06/01/39	139,634.89	36,558.71	176,193.60	176,193.60	0.00	1,030,243.88
12/01/39	143,998.48	32,195.12	176,193.60	176,193.60	0.00	886,245.40
06/01/40	148,498.43	27,695.17	176,193.60	176,193.60	0.00	737,746.97
12/01/40	153,139.01	23,054.59	176,193.60	176,193.60	0.00	584,607.96
06/01/41	157,924.60	18,269.00	176,193.60	176,193.60	0.00	426,683.36
12/01/41	162,859.74	13,333.86	176,193.60	176,193.60	0.00	263,823.62
06/01/42	167,949.11	8,244.49	176,193.60	176,193.60	0.00	95,874.51
12/01/42	95,874.51	2,996.08	98,870.59	98,870.59	0.00	0.00
06/01/43	0.00	0.00	0.00	0.00	0.00	0.00
12/01/43	0.00	0.00	0.00	0.00	0.00	0.00
	3,550,000.00	2,278,884.99	5,828,884.99	5,828,884.99	517,708.33	

Total TIF Amount 6,346,593.32

## SCHEDULE 3

# ECONOMIC DEVELOPMENT STUDY

### Introduction

City of Pierre has been approached concerning the creation of a tax increment district (TID). 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 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 purposes is any area where there is or will be one or more businesses engaged in any activity defined as commercial or industrial. The proposed Pierre TID #8 meets both of these criteria.

### 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 significantly enhance the value of substantially all of the other real property in the district. The City of Pierre TID #8 will provide much needed economic development to the growing City of Pierre region. (A supplemental use of the TIF will be improvements as deemed necessary within the developed area.)

### Conditions Within The Study Area; Land Use And Planning Land Use, Planning And Comprehensive Plan

The City of Pierre 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 significantly enhance the value of substantially all of the other real property in the District in accordance with SDCL 11-9-8.

The investment in the Project area will stimulate and develop the general economic welfare and prosperity of the region through the promotion of employment, retail/commercial housing units, as well as an attraction to the area.

## SCHEDULE 4

# FISCAL IMPACT STATEMENT FOR CITY OF PIERRE TID #8

### Introduction

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 Pierre Tax Increment District Number 8

**“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 is estimated at taxable purposes at \$21,300,000
2. The average tax levy of all taxing districts will be \$16.544 per thousand dollars of taxable valuation.
3. Tax increment will start to be collected in 2025 and end prior to 2043.
4. The discretionary formula will be waived by Developer.

## SCHEDULE 5

### ESTIMATED CAPTURED TAXABLE VALUES

For purposes of this Project Plan, it is assumed that the **Developer will elect not to use the real property tax discretionary formula** currently utilized in City of Pierre, 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 Hughes County Director of Equalization when assessed, with the application of dollars-per-thousand from local taxes. All tax increment revenues shall be from Generally Applicable Taxes attributable to the improvements to be constructed in the TID. The potential for total increment collections is estimated to be at the maximum range of \$5,450,000 covering a span of captured tax years not to exceed 20. Collection is anticipated to begin in 2025, 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 Owner Occupied property types:

<b><u>2023 Property Tax Rate</u></b>	
<b><u>2022 Payable in 2023</u></b>	<b><u>\$ per \$1,000 assessed</u></b>
Hughes County	\$ 2.952
City of Pierre	\$ 3.150
Central Plains Water	\$ 0.013
<u>School "Other"</u>	<u>\$ 10.429</u>
<b>Total Tax Levy</b>	<b>\$16.544</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.

## LIST OF ATTACHMENTS

Attachment 1 - Descriptions of Real Property

Attachment 2 - Conditions map, SDCL § 11-9-16(1)

Attachment 3 - Improvements map, SDCL § 11-9-16(2)

Attachment 4 - Zoning Change Map SDCL § 11-9-16(3)

Attachment 5 – TID Boundary Map

Attachment 6 – Classification Letter from the Department of Revenue

Attachment 7 – Comparable Property Valuations

# ATTACHMENT 1

## DESCRIPTIONS OF REAL PROPERTY:

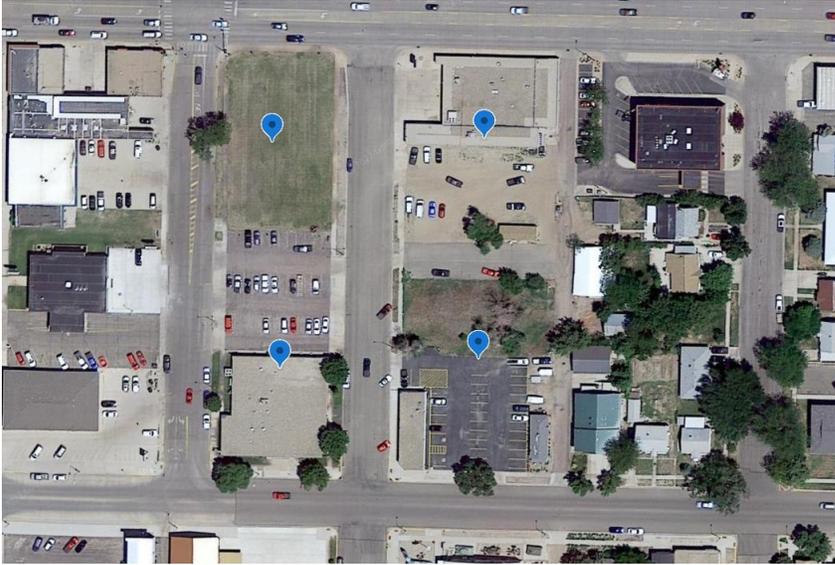
- All of Lots 24 through 36, inclusive, less Lot PE1, Block 4, Original Plat to the City of Pierre, Hughes County, South Dakota, according to the recorded plat thereof,
- The Front 139 Feet of Lots 19,20,21,22, and 23, except the North 10 feet of Rear or Easterly 112 Feet of the said Front 139 Feet reserved for an alley, Block 4, Original Plat to the City of Pierre, Hughes County, South Dakota, according to the recorded plat thereof; AND
- All of Lot 1R of the resurvey of the E1/2 of Block 5 of the Original Plat to the City of Pierre, Hughes County, South Dakota, according to the recorded plat thereof; AND vacated Chapelle Street from the north boundary of Dakota Avenue northerly to the south boundary of Sioux Avenue.

All Located in the City of Pierre, Hughes County, South Dakota including within and adjacent rights-of-ways.

# ATTACHMENT 2

Conditions picture for City of Pierre Tax Incremental District #8, SDCL § 11-9-16(1)

The following pictures show the current conditions of the proposed location of TIF #8:



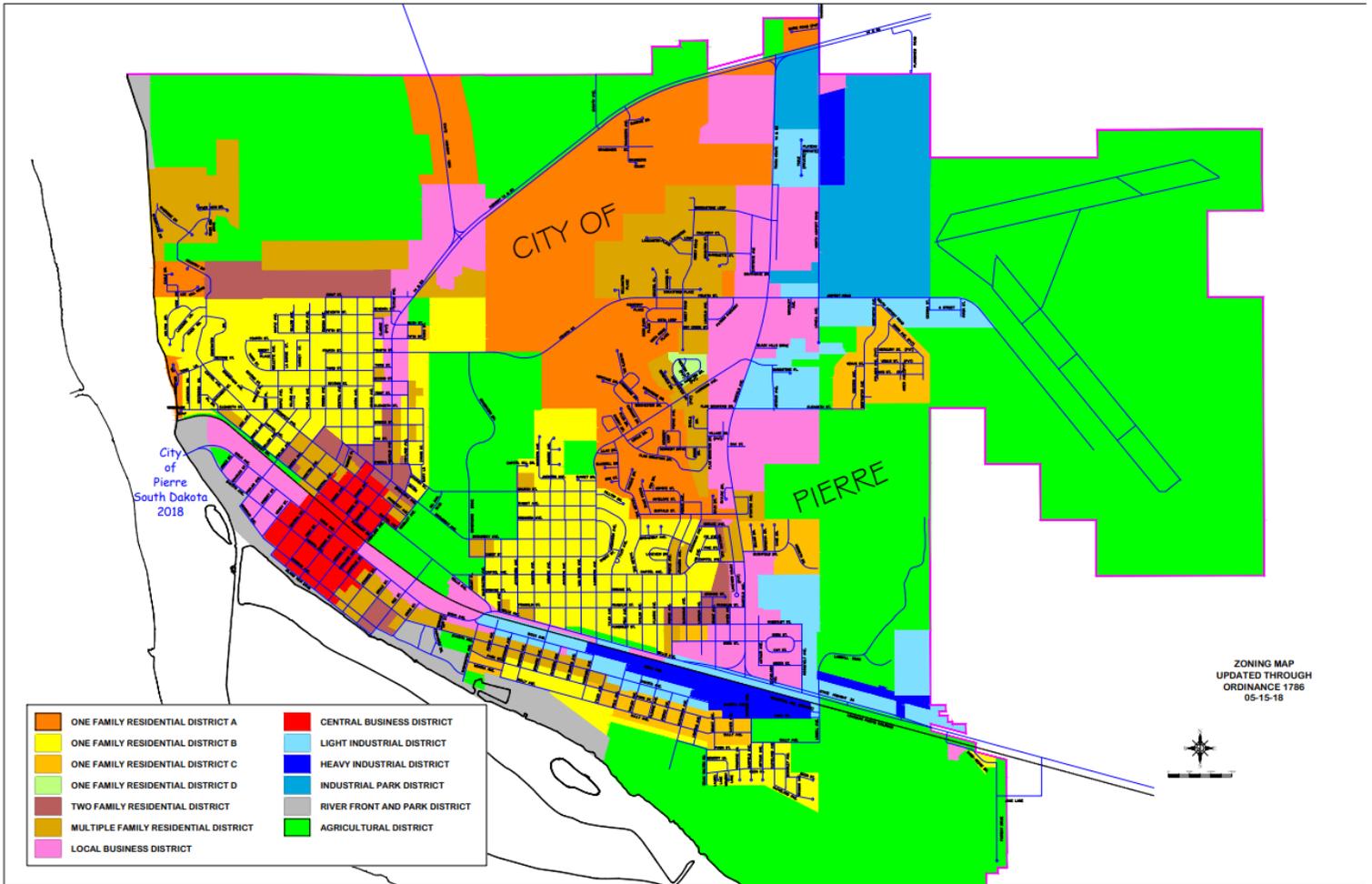
# ATTACHMENT 3

Improvements map for City of Pierre Tax Incremental District #8, SDCL § 11-9-16(2).



# ATTACHMENT 4

Zoning Map for City of Pierre Tax Incremental District #8, SDCL § 11-9-16(2).



# ATTACHMENT 5

The following shows the TID boundary of the City of Pierre TIF #8:



## ATTACHMENT 6

Classification Letter from The Department of Revenue:



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

January 12, 2023

City Finance Office  
2301 Patron Parkway  
Pierre SD 57501

RE: Preliminary Classification of City of Pierre # 8

Dear Kristi Honeywell:

The Department of Revenue hereby acknowledges receipt of your request for Preliminary Classification of Tax Increment Financing District submitted on 01/12/2023.

Upon review of the provided information, the Department has determined the preliminary classification for the TIF District "City of Pierre # 8" 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

## ATTACHMENT 7

The following shows comparable property valuations within the City of Pierre:

Comparable Valuations in City of Pierre		
Property	2021 Assessed Value	2022 Assessed Value
Highland Ridge Apts	\$ 4,031,420	\$ 4,232,991
Prairie Vista Apts	\$ 6,992,297	\$ 7,341,912
Club House Hotel	\$ 8,805,641	\$ 9,245,923
Ramkota Hotel	\$ 5,300,038	\$ 5,565,040
Country Inn & Suites	\$ 858,267	\$ 901,180