



DEADWOOD PLANNING AND ZONING COMMISSION

Wednesday, August 5, 2020 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
 2. Approval of July 15, 2020 Minutes
 3. Sign Review Commission
 - Bart Hamm for Aces Full – 560 Main Street – Replace Existing Wall Sign**
Action Required:
 - a. Approval/Denial by Sign Review Commission
 - Troy Gorans for Latchstring Getaways, LLC – 21 Deadwood Street – Install New Wall Sign**
Action Required:
 - a. Approval/Denial by Sign Review Commission
 - Troy Gorans for Latchstring Getaways, LLC – 27 Deadwood Street – Install New Wall Sign – Three Cousins Pizza and Install New Projecting Sign – Stan & Ollie's**
Action Required:
 - a. Approval/Denial by Sign Review Commission
 4. Planning and Zoning Commission
 - Public Hearing on Proposed Project Approval for Tax Increment District Number Thirteen Boundary**
5:05 - Tobias Morris – Presents Resolution Creating Tax Increment and Project Plan for Tax Increment District Number Thirteen

Public Discussion

Action Required: Recommend Approval or Denial to Board of Adjustment Resolution 2020-19 Tax Increment District Number Thirteen, Creating TIF District #13 and Boundary
 5. Items from Staff
 - Sherman Street Parking Lot Master Plan Review
 6. Adjourn
-

Please practice CDC's social distancing recommendations.

Please be considerate of others and if you no longer have business activities during the meeting do not feel obligated to remain.



PLANNING AND ZONING COMMISSION

Wednesday, July 15, 2020

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairperson John Martinisko on Wednesday, July 15, 2020 at 5:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

Planning and Zoning Commission Present: John Martinisko, Bill Rich, Brett Runge and Josh Keehn

Absent: Jeff Lawler

Board of Adjustments Present: Charlie Mook

Staff Present:
Jeramy Russell, Trent Mohr and Bonny Anfinson

Approval of July 1, 2020 Minutes:

It was moved by Mrs. Runge and seconded by Mr. Keehn to approve the July 1, 2020 meeting minutes. Aye - All. Motion carried.

Sign Review Commission

Carolyn Weber - 610 Main Street - Install New Projecting Sign and One Window Sign

Mr. Mohr reported the applicant is requesting permission install one projecting sign and one window sign. The applicant is opening a Museum at this location. These signs are to advertise the business. The proposed signs and their locations are compliant with the sign ordinance. The proposed sign and location is in compliance with the ordinance and requires no variance.

It was moved by Mr. Keehn and seconded by Mr. Rich to approve the installation of the projecting sign and window sign at 610 Main Street. Aye-All. Motion Carried.

Ms. Weber expressed concerns regarding the cost of the sign application fees. This could be a hardship for non-profits. Ms. Mook thought it could be reviewed when the fee schedule is set for the year.

Nir Giist - 653 Main Street - Install Window and Hanging Signs

Mr. Mohr reported the applicant is requesting permission to install four window signs and one hanging sign. The tenant that was sub-leasing this space from the applicant relocated the store. The applicant has now expanded the business he operates at 653 Main Street into this space. The proposed signs advertise the change. The signs and the locations are compliant with the ordinance and requires no variance.

It was moved by Mrs. Runge and seconded by Mr. Rich to approve the four window signs and one hanging sign at 653 Main Street. Aye-All. Motion Carried.

Planning and Zoning Commission

Transfer Property, Consolidating Parcels and Adjusting property Lines - McGovern Hill - Donald & Anita Hansen, Jadene & Joel Wescott

Mr. Russell reported this is a transfer of property between property owners. Legally described as Formally Lot E-1A Revised of Crawford Addition II located in the NE1/4 of Section 27, T5N, R3E, B.H.M. City of Deadwood, Lawrence County, South Dakota

It was moved by Mrs. Runge and seconded by Mr. Keehn to approve the transfer of property between property owners Donald & Anita Hansen and Jadene & Joel Wescott, Legally described as Formally Lot E-1A Revised of Crawford Addition II located in the NE1/4 of Section 27, T5N, R3E, B.H.M. City of Deadwood, Lawrence County, South Dakota. Aye-All. Motion Carried.

Items from Staff (no action taken)

- Mr. Russell reported the LodgingRevs company has given us a new proposal of \$6,200 a year. They reworked the last proposal and deleted items we would not need. This will not include the business license portion of the software. Plans are to use IWorq at this time.
- Construction cones will be removed Friday and won't be replaced until after the rodeo.

Adjournment:

It was moved by Mr. Keehn and seconded by Mrs. Runge to adjourn the Regular Meeting of the Planning and Zoning Commission. Aye - All. Motion carried.

There being no further business, the Planning and Zoning Commission adjourned at 5:17 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Bonny Anfinson, Planning & Zoning Office/Recording Secretary

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Planning & Zoning
108 Sherman Street
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TRENT MOHR
Building Inspector
Dept. of Planning & Zoning
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SIGN PERMIT STAFF REPORT

Sign Review Commission
August 8, 2020

Applicant: Bart Hamm for Aces Full
Address: 155 Sherman St, Deadwood, SD 57732
Site Address of Proposed Signage: 560 Main Street (Mr. Wu's)

Computation of Sign Area

Building Frontage: 137 Feet
Total Available Signage: 274 Square Feet
Existing Signage: One wall sign to be replaced.
Remaining Available Signage Area: 274 Square Feet
Proposed Sign Project: Replace existing wall sign with one of the same dimension but different colors. The text would remain the same with direct lighting outlining the text. (28.7 Square Feet).
Proposed Building Materials: Vinyl Wrapped Metal. (see attached rendering).
Proposed Lighting of the Signs: Direct Lighting.
Location of Proposed Sign: On the wall facing the parking lot in the place of the existing sign.

Discussion

The sign permit application in review is proposed at a location inside the locally-designated historic district which is regulated by chapter 15.32.300 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. *Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.*

The applicant wishes to replace the existing wall sign. This does include adding direct lighting which is something that we have not seen used recently, but is allowed by ordinance. Please see the following excerpts from the ordinance:

15.32.100 Definitions.

As used in this chapter:

Illumination, Direct. "Direct illumination" means lighting by means of an unshielded light source, including neon tubing, which is effectively visible as part of the sign, where light travels directly from the source to the viewer's eye.

Illumination, Indirect. "Indirect illumination" means lighting of the surface by light source that is directed at the reflected surface in such a way as to illuminate the entire building facade on which a sign is displayed, but does not include lighting that is primarily used for purposes other than sign illumination, including without limitation, parking lot lights or lights inside a building that may silhouette a window sign but that are not primarily installed to serve as inside illumination of a sign.

Illumination, Internal. "Internal illumination" means lighting by means of a light source that is within a sign having translucent foreground or background and silhouettes opaque letters or designs or that is within letters or designs that are themselves made of translucent material. This term shall also extend to and include opaque letters or designs set out from a building or sign face and lit by illumination from behind the letters.

15.32.200 Illumination.

A. Within the local historic district as established by Ordinance No. 777 and any amendment thereto, no internally illuminated signs shall be allowed. Outside the local historic district, opaque letters or designs set out from a building or sign face and lit by soft white illumination from behind the letters may be allowed on new construction within the federally designated Deadwood National Historic Landmark District, as indicated on the zoning map (see 17.68.010(B)). However, no other type of internally illuminated signs shall be allowed within the federally designated Deadwood National Historic Landmark District, as indicated on the zoning map (see 17.68.010(B)), outside of the local historic district as established by Ordinance No. 777 and any amendment thereto. All types of internally illuminated signs may be allowed outside of the federally designated Deadwood National Historic Landmark District, as indicated on the zoning map (see 17.68.010(B)).

B. Exterior signs shall not be illuminated by neon, the sole exception to this being historic landmark signs. Window signs may be illuminated by neon, but will be counted at one hundred (100) percent of their actual size for the purposes of Article V of this chapter.

C. Illumination of signs by direct lighting shall be accomplished in such a manner that light does not spill over onto adjacent properties.



"The Historic City of the Black Hills"
Deadwood, South Dakota 57732

The proposed sign and its location are compliant with the sign ordinance.

Variances

The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area."* However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

Sign Review Commission Action

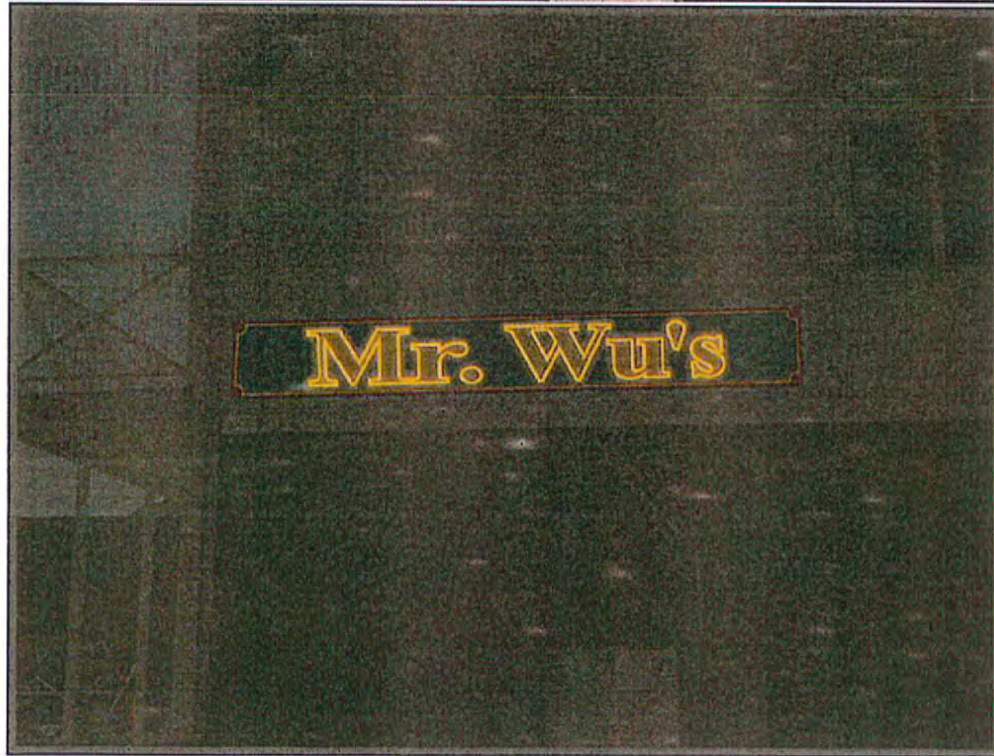
Motion to approve permit for new wall sign at 560 Main Street

OR

Motion to deny proposed sign permit application as submitted.

Layout 2

Vinyl Graphics Applied On Alupanel - No Dimension



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Customer:
Mr. Wu's

Drawn By:
Jonni
Date: **7/20/2020**

Customer Signature: _____ Date: _____



SIGN PERMIT STAFF REPORT

Sign Review Commission
August 5, 2020

Applicant: Troy Gorans for Latchstring Getaways, LLC
Address: 20751 Shirttail Gulch Rd, Sturgis, SD 57785
Site Address of Proposed Signage: 21 Deadwood Street (formerly Shedd's Jewelers)

Computation of Sign Area

Building Frontage: 88 Feet
Total Available Signage: 176 Square Feet
Existing Signage: none
Remaining Available Signage Area: 176 Square Feet
Proposed Sign Project: Install new wall sign (5.7 Square Feet) in place of existing sign.
Proposed Building Materials: Vinyl wrapped metal (see attached renderings).
Proposed Lighting of the Signs: External.
Location of Proposed Sign: Centered on parapet above main entrance.

Discussion

The sign permit application in review is proposed at a location inside the locally-designated historic district which is regulated by chapter 15.32.300 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. *Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.*

The applicant has acquired this property and is operating the sales office at this location. This sign advertises this business.

The proposed sign and its location are compliant with the sign ordinance.

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Deadwood, South Dakota 57732

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Variances

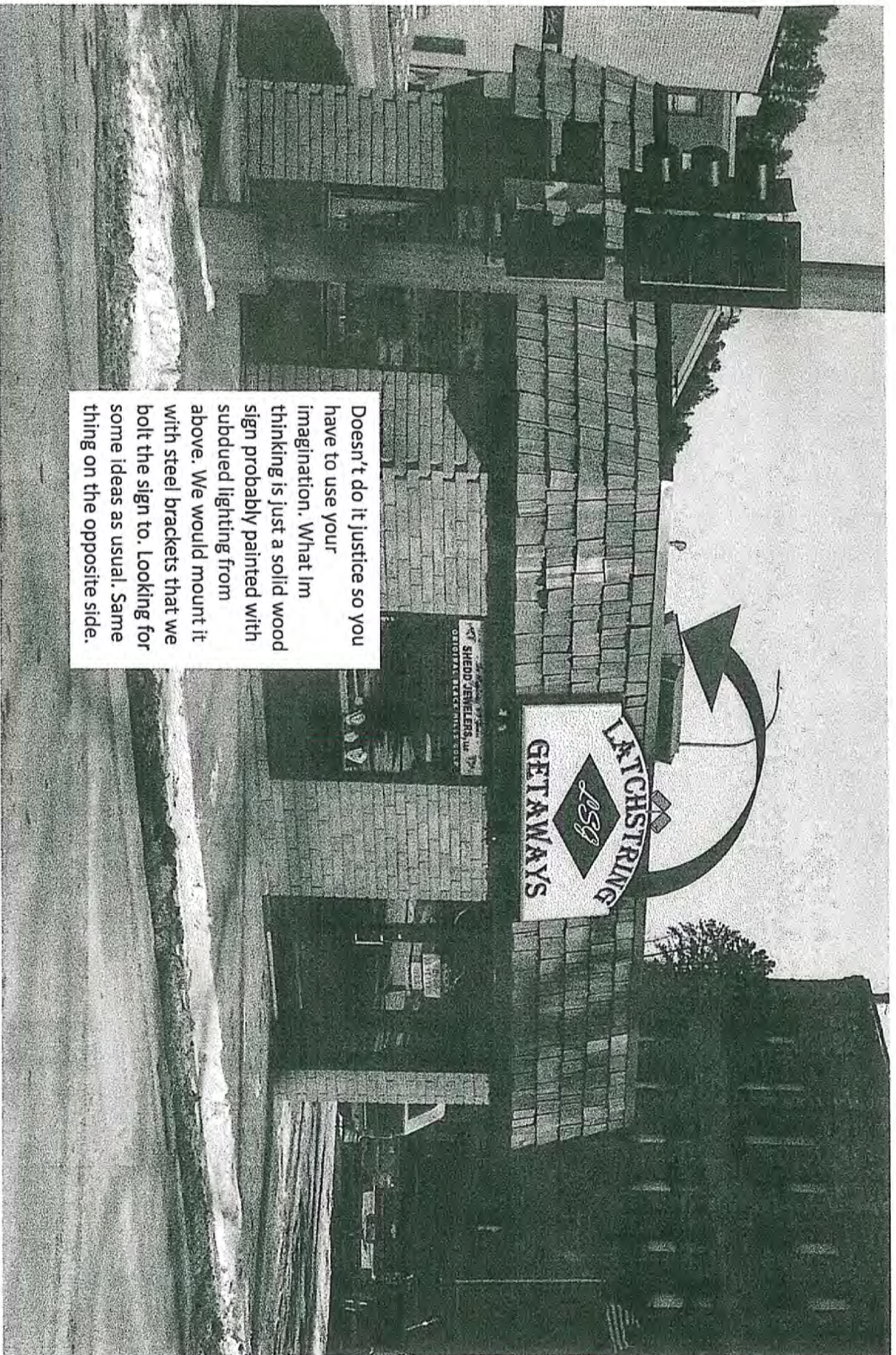
The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area."* However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

Sign Review Commission Action

Motion to approve permit for new wall sign at 21 Deadwood Street

OR

Motion to deny proposed sign permit application as submitted.



Doesn't do it justice so you have to use your imagination. What I'm thinking is just a solid wood sign probably painted with subdued lighting from above. We would mount it with steel brackets that we bolt the sign to. Looking for some ideas as usual. Same thing on the opposite side.



3'10" H
5'6" W

changed to
2' X 2'10"
after
submitted. -
TM



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SIGN PERMIT STAFF REPORT

Sign Review Commission
August 5, 2020

Applicant: Troy Gorans for Latchstring Getaways, LLC
Address: 20751 Shirttail Gulch Rd, Sturgis, SD 57785
Site Address of Proposed Signage: 27 Deadwood Street (Iron Horse Inn)

Computation of Sign Area

Building Frontage: 266 Feet
Total Available Signage: 532 Square Feet
Existing Signage: 2 wall signs (36 SF each) 1 projecting sign (8 SF) 3 window signs (8 SF each counted at 25% = 2 SF each) 1 freestanding sign (15 SF)
Remaining Available Signage Area: 431 Square Feet
Proposed Sign Project: Install new wall sign – Three Cousins Pizza (44 Square Feet) Install new projecting sign – Stan & Ollie's (15 Square Feet).
Proposed Building Materials: Vinyl wrapped metal (see attached renderings).
Proposed Lighting of the Signs: External.
Location of Proposed Sign: See attached renderings.

Discussion

The sign permit applications in review are proposed at a location inside the locally-designated historic district which is regulated by chapter 15.32.300 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. *Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.*

The applicant has acquired this property and is operating two new businesses at this location. These signs advertise these businesses.



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The proposed signs require variances described as follows:

- Three Cousins Pizza wall sign is larger than 2 feet in height which exceeds the maximum vertical dimension in ordinance.

Excerpt from 15.32.300 - 1. **Wall Sign.** *One wall sign per public entrance so long as such entrances and signs are at least ten (10) feet apart. Such sign shall be attached parallel to the building and shall project not more than eight inches from the building surface. The maximum square footage of the sign is fifty (50) square feet. The maximum vertical dimension of the sign shall be two feet. The top of any wall sign shall be no higher than the lowest of the following:*

- a. *Twenty-five (25) feet above grade;*
- b. *The bottom of the sills of the first level of windows above the first story, except in the case of upper story business with exterior entrances;*
- c. *The lowest point of the roof surface, except in the case of a one-story building with a continuous horizontal parapet, the top of such parapet.*

- Stan & Ollie's projecting sign is designed to be mounted on the wall at a 45 degree angle. The ordinance requires projecting signs to be mounted at right angles to the building.

Excerpt from 15.32.300 - 2. **Projecting Sign.** *One projecting sign per public entrance so long as such entrances are at least ten (10) feet apart. Such signs shall be attached at right angles to a building, shall have no more than two faces, shall be located on the same facade as the public entrance and within reasonable proximity to that entrance, and:*

- a. *Shall project no more than six feet from the face of the building, or four feet back from the face of the curb, whichever is less;*
- b. *The maximum area of one face shall not exceed one square foot of signage for each one foot of building frontage, subject to a maximum of thirty-six (36) square feet;*
- c. *The top of the sign shall be no higher than is permitted for a wall sign on that building; and*
- d. *In the case of a building set back more than fifteen (15) feet from the nearest sidewalk, street or property line, a freestanding sign may be substituted for each allowable projecting sign. The area of the sign face shall be the same as for a projecting sign with a maximum of ten (10) square feet, and the bottom of the sign shall not be less than eight feet or more than twelve (12) feet above grade.*

The applicant is requesting variances for these signs. Please see letters attached.

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Variances

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Sign Review Commission Action

Motion to approve permit for new wall sign at 27 Deadwood Street

OR

Motion to deny proposed sign permit application as submitted.

Motion to approve permit for new projecting sign at 27 Deadwood Street

OR

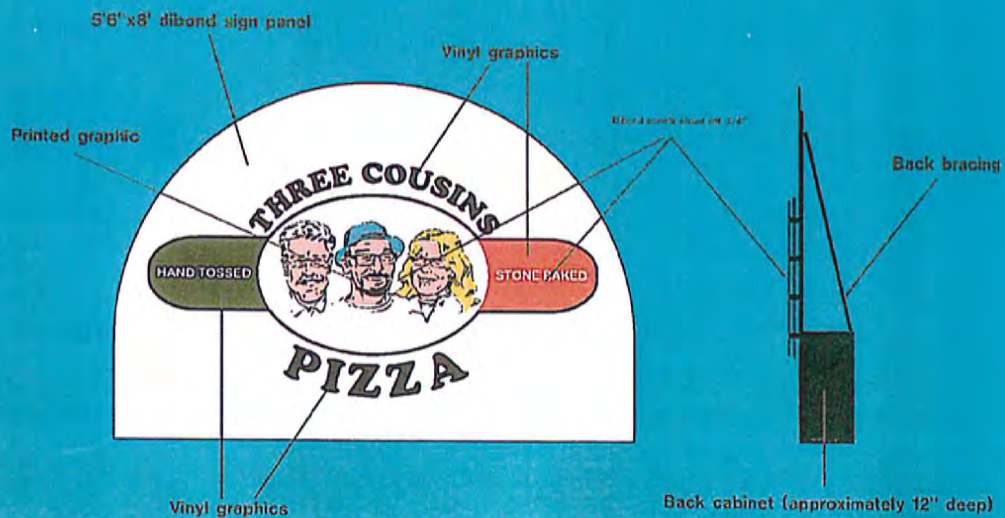
Motion to deny proposed sign permit application as submitted.

Trent Mohr

From: Chris Livingston <tinstagtes@msn.com>
Sent: Wednesday, July 29, 2020 6:05 PM
To: Trent Mohr
Subject: Iron Horse Signage

The final size of the Latchstring Getaways signage would be 2 foot in height x 2 foot 10 inches wide. Thanks for all your work on our behalf.

Chris Livingston



605-342-0481
 Fax: 605-342-9474
 1650 Samco Road
 Rapid City, S.D. 57702

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July 17, 2020

Troy Gorans
Latchstring Getaways LLC
21 Deadwood St
Deadwood, SD, 57732

Deadwood Sign Commission
City of Deadwood Planning & Zoning Office
108 Sherman Street
Deadwood, SD 57732

Re: Signage Permit for Three Cousins Pizza at the Iron Horse Inn (located: 27 Deadwood Street)

Dear members;

Please consider my request for a variance for the installation of the sign located in the arch window, parking lot side of the Iron Horse Inn. The thing I liked about this idea is that it does not clutter up the side of this beautiful building, yet I had signage that would work for visibility. The problem with the 2ft height restriction in this location is that optically it really looks tiny and out of place with all the space around it. It looks like I did it wrong, or on the cheap or something. I would have to redesign using one of two acceptable methods, 1.) mounted flat (again, not an option because I don't want to attach something like that to the side of this building, or 2.) find a good and appropriate place to mount a 90 degree sign, not crazy about that, but I would have to make that work.

So, specifically, I request that the height of sign be allowed to exceed the two (2) foot restriction. This logo requires the additional height to be complete, recognizable and that it accomplish the best visibility for patrons. The final size is designed to fill the arch (5'6" high X 8' wide X 12" deep). This sign would still meet the requirement of no more than 50 square feet. I also think there may be some merit in the fact that this is unique, as it is sort of built into the existing building, set back some and then luminated exteriorly. Optically, I don't believe it will look as tall as it would if it were just a big sign attached to the side of the building, thus maybe having less effect on the precedence, or spirit of the 2ft restriction.

Thank you very much for your time and consideration!

Respectfully submitted,

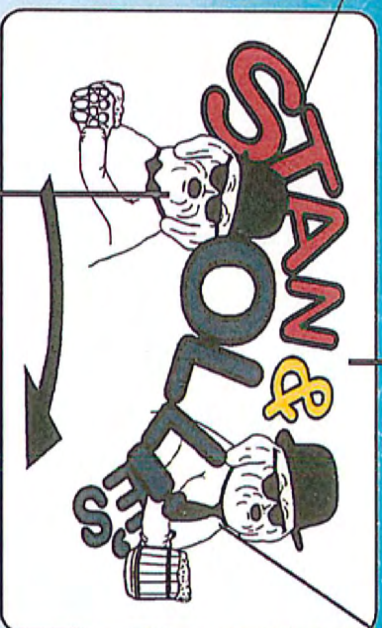
Troy Gorans/CEO
Latchstring Getaways
Deadwood, SD 57732

3'x5' dibond panel

Dimensional letters
(Stan & Ollie's)

Vinyl graphics

Vinyl graphics

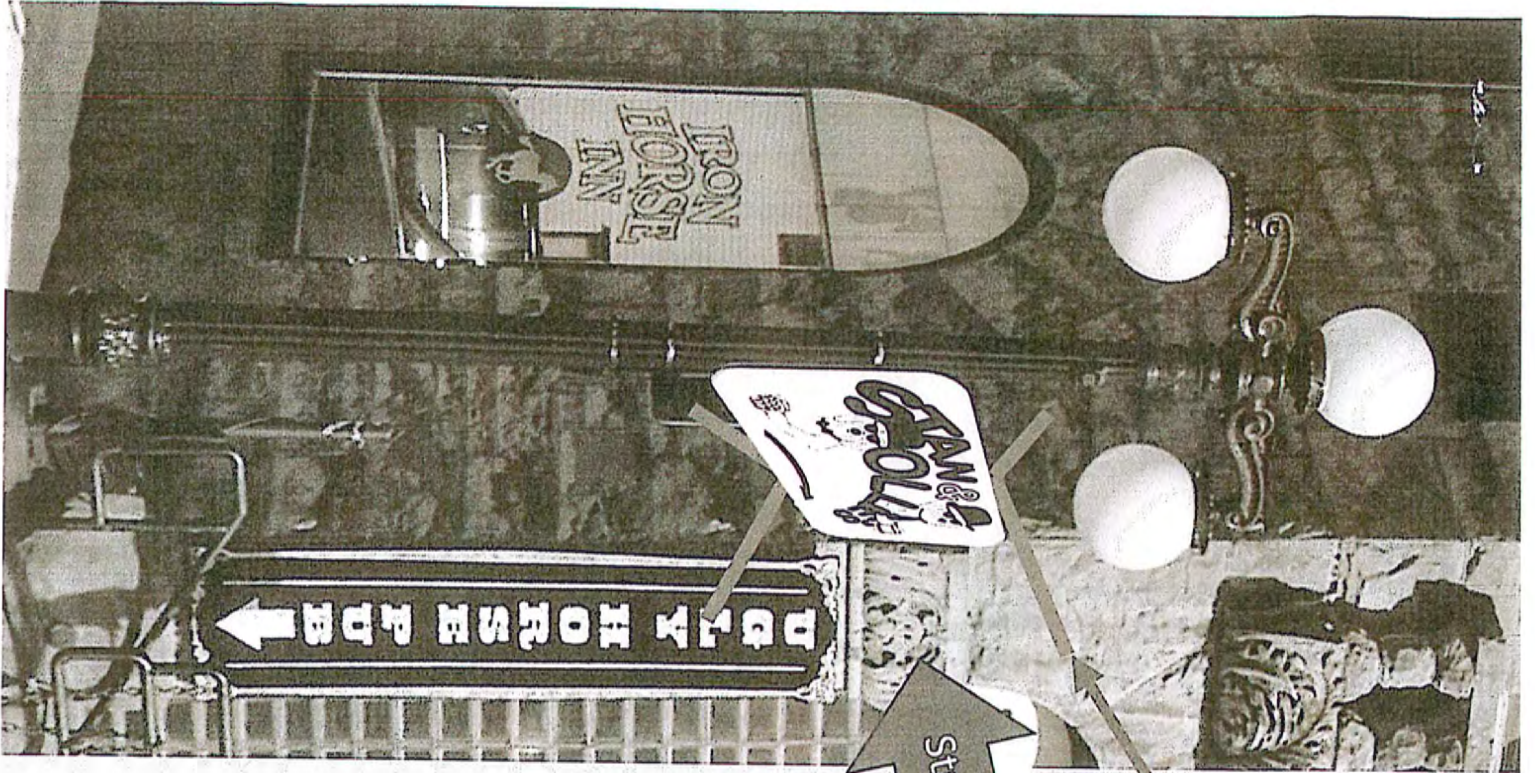


251030

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July 17, 2020

Troy Gorans
Latchstring Getaways LLC
21 Deadwood St
Deadwood, SD, 57732

Deadwood Sign Commission
City of Deadwood Planning & Zoning Office
108 Sherman Street
Deadwood, SD 57732

Re: Signage Permit for Stan & Ollie's at the Iron Horse Inn (located: 27 Deadwood Street)

Dear members;

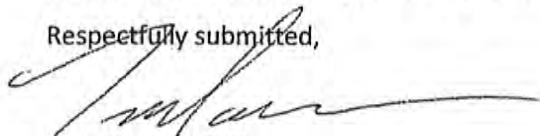
Please consider my request for a variance on the installation of the two sided sign for Stan & Ollie's Pub. Personally, I don't like the idea of doing any flat surface mounted signs on this beautiful building, if it can be avoided. So, whatever we do, I feel it needs to be mounted straight out from the building.

Specifically, I request that we surface mount the metal bracket to the parking lot side, and then angle the bracket appropriately to go off the corner of the building at a 45 degree angle, with subtle exterior lighting, just enough to luminate it. I feel that a 90 degree mount toward Deadwood St would further clutter the block with signage from both directions, and from Pioneer it would start to obstruct all of the signage on the block, most significantly the existing Iron Horse sign.

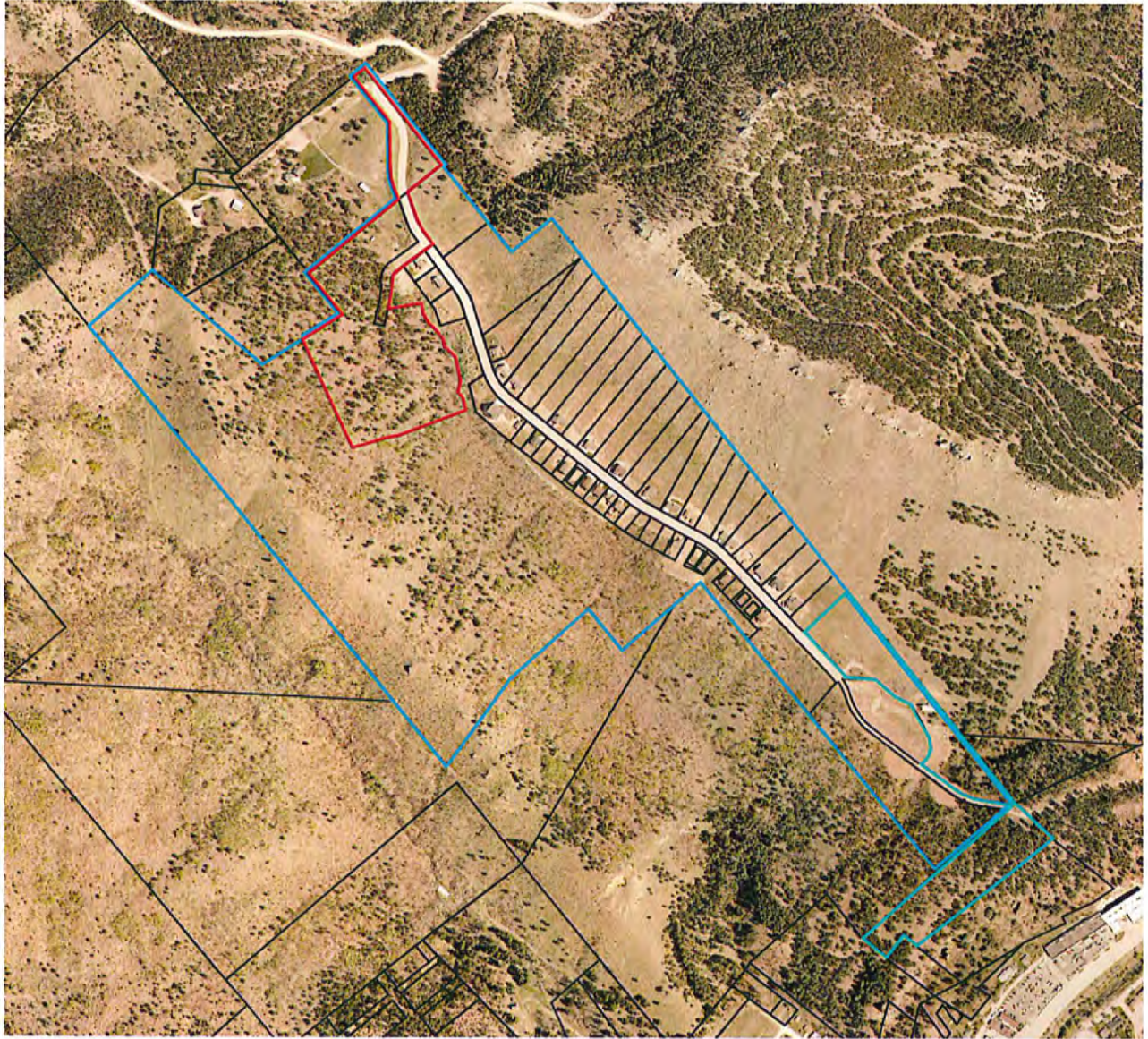
In summary, I feel the 45 degree mounting has advantages for both sides, without looking weird, out of place, or overbearing, a) it helps highlight the two entrances to S & O, Deadwood and parking lot side, and provides a greater degree of visibility, b.) it would reduce the clutter factor on Deadwood, and eliminate obstruction of existing signage on Deadwood.

Thank you very much for your time and consideration!

Respectfully submitted,



Troy Gorans/CEO
Latchstring Getaways
Deadwood, SD 57732



TAX INCREMENT FINANCE DISTRICT #13



CITY OF DEADWOOD

Submitted by:

August 2020

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

Tobin.morris@colliers.com

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INTRODUCTION – THE PROJECT

Tax Increment Financing (TIF) is an incentive utilized by local governments to attract private development and investment. New investment equals new jobs, more customers, and in turn, more investment 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 affordable housing 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 companies 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 provide affordable housing in the City of Deadwood for workforce housing. The Project will consist of increasing the availability of affordable housing, including providing the necessary infrastructure for the development.

Affordable housing is important to the economic vitality of communities. It can attract and retain employees to a community, a selling point for area employers. Affordable homes also support the local workforce so they can live close to their jobs. Based upon the 2016 Deadwood-Lead Housing Study, most Deadwood residents were working close to their home, with nearly 54% having a travel time that was less than 10 minutes. Fewer than 20% of Deadwood's residents were traveling 20 minutes or more for employment. Shorter commutes allow workers to spend more time with their families while the community benefits from reduction in traffic congestion, air pollution, and expenditures on roads.

Although Deadwood has seen a slow decrease in population over the last few decades, the housing study estimates that the trend will start to reverse over the next several years. The Deadwood area has many assets including a K-12 school, several large employers, a Downtown Commercial District, health facilities, recreational and tourism opportunities, historic buildings, natural amenities, etc.

These are strong assets that make Deadwood desirable to live in and are key components to the city's long-term success and viability.

With an increase in the number of households in Deadwood there will be a demand for housing. While the existing housing stock is affordable, much is in need of improvements to meet expectations of potential buyers. This is why, in a revitalizing community such as Deadwood, the construction of dependable, affordable homes is so critical. Not only will it meet the demand needed for more households, it can also help to stimulate economic growth. A healthy mix of housing options ensures opportunities for all individuals to improve their economic situation and contribute to their communities.

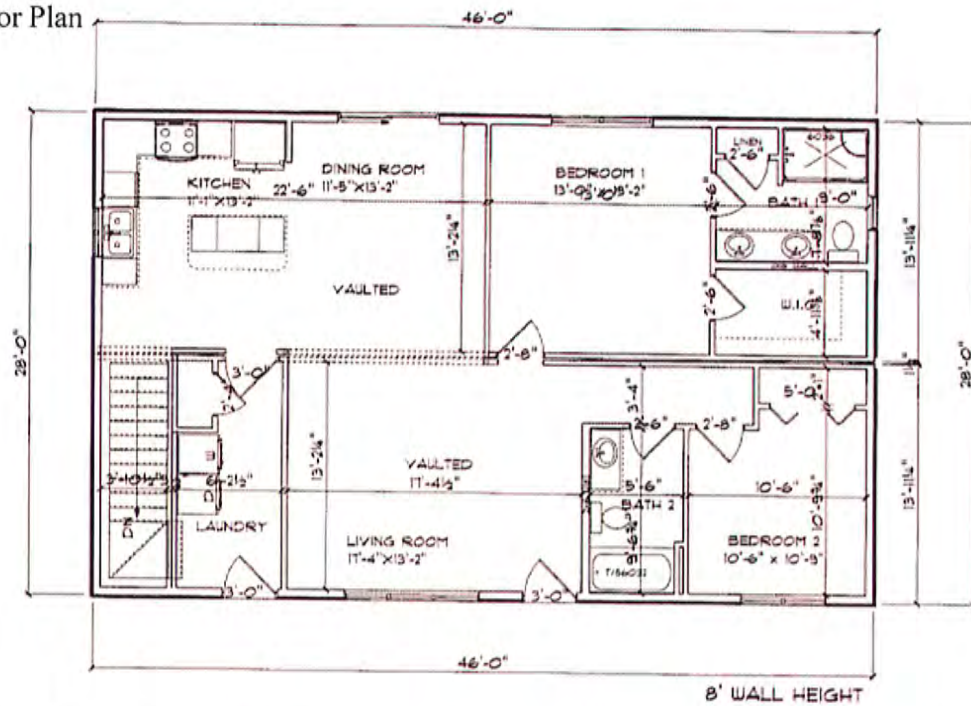
The Developer, William Pearson, is a lifelong Deadwood resident who brings over three decades of experience as a developer. Over the years he has developed office buildings, hotels, multi-family residential buildings, and apartment complexes in the area. He was also a top businessman in the service industry for over 35 years. William was the recipient of the Spirit of Deadwood Award; this award is presented to a community member who does their part to keep Deadwood the famed place it is and keep businesses in Deadwood moving forward. He is very involved in the community having served as a Deadwood City Commissioner and as a member of the Deadwood Planning and Zoning Commission. He was the Project Chairman for Outlaw Square and a board member of multiple boards to include Main Street Initiative, Community Foundation, Deadwood History, Inc., Deadwood Jam, Northern Hills Recreation Association and the Lead YMCA.

The engineer of record is KLJ, is an engineering firm headquartered out of Bismarck, ND that has been dedicated to creating sustainable communities since 1938. They have grown from a small family business into a national multi-disciplinary firm, specializing in a number of markets. KLJ's municipal and rural infrastructure development includes site assessment, environmental evaluation, community planning, concept design, code compliance, impact modeling, construction observation, and landscape architecture. They understand that a well-designed residential development can create diverse housing options, attracting people to a community. Together with local entities, they can create neighborhoods where people want to live. KLJ has numerous offices across seven states including North Dakota, South Dakota, Wyoming, and Colorado.

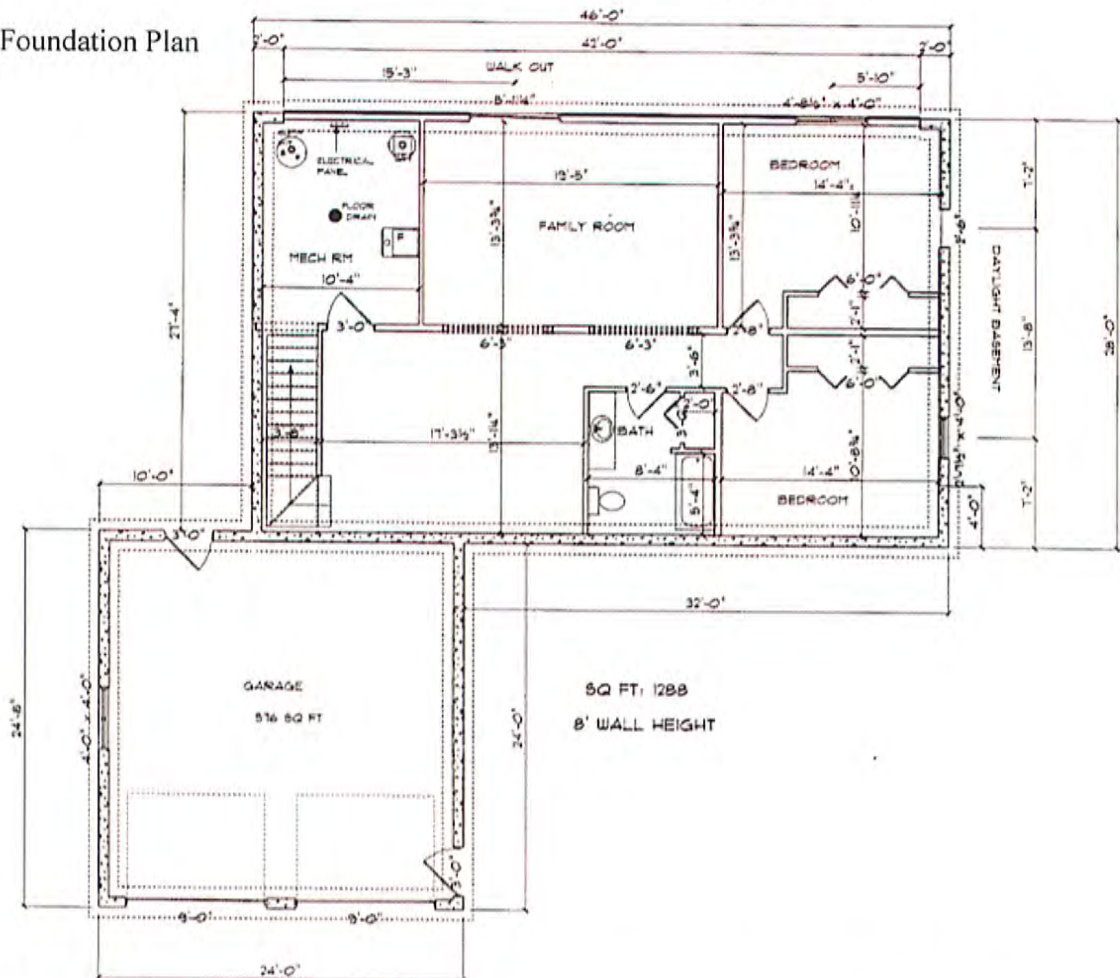
Custom Touch Homes has provided examples and specifications of their 1,288 square foot home that will be available for the Stage Run housing development. Multiple options of siding, roofing, and other aspects are available for the homeowner.



Main Floor Plan



Typical Foundation Plan



Purpose & General Definitions

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

As such, the creation of City of Deadwood TIF #13 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 Deadwood, South Dakota is to satisfy the requirements for a Tax Increment District #13 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 affordable housing and accomplish the City's development objectives for improving the continued viability by promoting economic development within the City of Deadwood.

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 affordable housing.

The intention of this TIF Project is to increase the availability of affordable housing in the City of Deadwood, as well as improve community infrastructure. The lots and homes will be less than \$275,000 for primary homeowners.

The development of affordable housing will provide necessary housing to meet the needs of the increasing attraction to the region. Affordable housing is important to the economic vitality of communities; access to affordable housing improves a community's ability to attract and retain residents and remain competitive in the regional economy. HUD has determined that the 2018 area median family income is \$55,700 for the Lawrence County HUD Area. This affordable housing project targets residents at or just above the Low-Income definition (80% of the area median income) where no more than thirty percent (30%) of income including utilities is allocated for rent and/or mortgage payments. The project plan will ensure that affordable housing costs, including lot sales price, are at no more than the first-time homebuyer sales price, currently at \$275,000, as identified by the South Dakota Housing and Development Authority.

PURCHASE LIMITS:

Effective April 30, 2019

County of Residence	Existing	New Construction
First-time Homebuyers	\$275,000	\$275,000
Repeat Homebuyers OR Targeted Areas *	\$336,000	\$336,000

* Buffalo & Ziebach Counties & parts of Oglala Lakota, Todd and Pennington Counties



FY 2018 INCOME LIMITS DOCUMENTATION SYSTEM

HUD.gov [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2018 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2018 Income Limit Area	Median Family Income Explanation	FY 2018 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Lawrence County, SD	\$69,600	Very Low (50%) Income Limits (\$) Explanation	24,400	27,850	31,350	34,800	37,600	40,400	43,200	45,950
		Extremely Low Income Limits (\$)* Explanation	14,650	16,750	20,780	25,100	29,420	33,740	38,060	42,380
		Low (80%) Income Limits (\$) Explanation	39,000	44,600	50,150	55,700	60,200	64,650	69,100	73,550

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2018 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2018 [Fair Market Rent documentation system](#).

INCOME LIMITS:

Effective May 17, 2019

County of Residence	Maximum Family Income By Family Size	
	2 or less	3 or more
Brookings	76,000	87,400
Edmunds	80,400	92,460
Faulk	77,200	88,780
Hand	76,100	87,515
Hanson	76,600	88,090
Hughes	92,300	106,145
Hyde	78,800	90,620
Lake	79,200	91,080
Lincoln	86,200	99,130
McCook	86,200	99,130
Minnehaha	86,200	99,130
Sully	77,900	89,585
Turner	86,200	99,130
All Other Counties	75,300	86,595
Repeat Homebuyers OR Targeted Areas *	90,360	105,420

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 enhance significantly the value of substantially all of the other real property in the district.

"Commission" means the Board of Commissioners of City of Deadwood, 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 William "Bill" Pearson

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

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

"Governing body" means the Deadwood City Council

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

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

"Planning Commission" means the City of Deadwood Planning Commission

"Plan" means this Project Plan.

"Project Costs" means any expenditure or monetary obligations by City of Deadwood, 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 Deadwood 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 defined and created by resolution of the governing body and named City of Deadwood Tax Incremental District #13.

"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 DEADWOOD TAX INCREMENT DISTRICT #13

Representatives of the Developer have approached officials of City of Deadwood 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 Deadwood, South Dakota.

The TID will consist creating a new housing development in the City of Deadwood and all necessary infrastructure needs.

Affordable housing is important to the economic vitality of communities. It can attract and retain employees to a community, supporting the local workforce so they can live close to their jobs. In revitalizing communities, the construction of affordable homes can also help to stimulate economic growth.

A healthy mix of housing options ensures opportunities for all individuals to improve their economic situation and contribute to their communities. For many families, homeownership represents the American Dream. From a community's perspective, homeowners provide stability to their neighborhoods in which they are invested.

Property within Tax Increment #13

The real property to be located within the Tax Increment District is within the boundaries of the City of Deadwood and described as follows:

BLOCK 3A, BLOCK 4A AND DEDICATED PUBLIC RIGHT OF WAY OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

TRACT D-2, FORMERLY TRACT D OF M.S. 696 PALISADES STONE PLACER, ALL LOCATED IN THE NE ¼ AND THE SE ¼ SECTION 15, T5N, R3E, B.H.M., LAWRENCE COUNTY, SOUTH DAKOTA AND SHOWN ON PLAT DOCUMENT NO. 2008-5076. THE SUBJECT AREA CONTAINS 1.68 ACRES, PLUS OR MINUS.

TAXABLE VALUE OF CITY OF DEADWOOD

State law requires that tax increment districts cannot exceed ten percent of the taxable value of a municipality. The 2020 Taxes Payable value for City of Deadwood is \$227,793,017. The base value of the taxable property for inclusion into this Tax Incremental District #13, as estimated but not yet verified by Lawrence County Director of Equalization, is \$32,145.

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.

CITY OF DEADWOOD

Tax Increment Dist	Base Value
6	\$ 149,580
8	\$ 934,520
9	\$ 10,161,020
10	\$ 1,912,880
11	\$ 3,099,540
12	\$ 32,145
TOTAL	\$ 16,289,685

Deadwood City Current Taxable Value

227,793,017

All TIF Base Value must be less than 10%

22,779,302

The total value of all active TIF districts in City of Deadwood is less than ten (10) percent of total taxable value in the city. Using the estimates provided for TID #13, the value of all existing Tax Incremental Districts combined is 7.2% of the total 2020 Taxable Valuation.

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

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

All Project Costs are found to be necessary and convenient 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 ¹	Amount	Reference ²
Capital Costs (Street, Water & Sewer) (cleaning & grading of land & associated costs) ²	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	\$1,449,512	11-9-15(8)
Eligible Project Costs		\$1,449,512	

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 \$961,627. 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 County or by monetary obligation.

¹ District shall mean the Tax Increment District.

²SDCL §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 receipted 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 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.

It is further understood that the amount of \$1,449,512 will be the maximum amount the City will ever pass on acting as a conduit for TIF #13. This amount will include any and all interest associated with the debt and the controlling value of the TIF will never pay more than \$1,449,512. All TIF revenue will be passed onto the Developer until the full amount has been paid or 20 years from the year of creation, whichever happens first.

The payment of tax increment funds under this Agreement is a grant under 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 \$1,449,512.

Expenditures Exceeding Estimated Cost

Any expenditures, which in sum would exceed the total amount of the TID amount of \$861,627, will require an amendment of this Plan. All amendments would be undertaken pursuant to SDCL §11-9-23.

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

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

Detailed List of Estimated Project Costs

Attached as Schedule 1 is a detailed list of estimated Project Costs for 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 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).

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).

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.

METHOD OF FINANCING, TIMING OF COSTS AND MONETARY OBLIGATIONS

Maximum Amount of Tax Increment Revenue

The maximum amount of tax increment revenue bonds or monetary obligations to be paid through Tax Increment District #13 shall be the amount sufficient to reimburse the City for the payments made for Project Costs and pay all tax increment bonds or monetary obligations in an amount not to exceed **\$1,449,512** 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 the 2020 assessment year for taxes payable in 2021. The tax increment will be available to the taxing jurisdictions after dissolution, which is at or before twenty years after the creation of the District. Schedule 5 details the tax capture implications to each of the local taxing jurisdictions. After the repayment of all bonds and monetary obligations, taxing entities will receive their proportionate share of tax dollars for the base value and the tax incremental values.

GENERAL FUND

Mechanisms are built within State Codified Law to ensure that school districts are held harmless by TIF districts for their General Fund. For these purposes, law (SDCL 13-13-10.2) defines three 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

Public school districts are generally 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 Deadwood TIF #13 will be classified as Affordable Housing; therefore, any lost local effort of the General Fund will be covered through the State Aid to Education Formula.

CAPITAL OUTLAY FUND

The impact of a TIF to the Capital Outlay Fund is minimal. Starting on July 1, 2020, a school district is limited to the amount of capital outlay dollars they can receive by either:

- A. the previous year's maximum allowable can be increased by a growth factor plus 3%
or
- B. a per student amount.

The primary impact would be to the first scenario; a TIF would delay annual growth until the TIF is completed. However, once the TIF is dissolved, all increment value would be considered new growth for the school district.

If a school district falls under a per student limitation, they will see no impact to their funding due to the TIF.

SPECIAL EDUCATION FUND

The Special Ed Fund has the potential to see the greatest negative impact from the creation of a TIF district.

If the school district requests their special education monies in the form of a levy, then the exclusion of the TIF increment in the tax base would mean the school district is not receiving as much as it could.

If the school district submits their request in a dollar amount, then the fund would see no impact from a TIF district.

BOND REDEMPTION FUND

The school district is always able to ask for the needed money for the principal and interest of their bond repayment. The only impact a TIF would have on this fund is by holding back the increment value, lowering tax base for the spreading of the tax burden and creating a slightly higher levy for the local taxpayers.

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
Construction of the homes	\$6,000,000
TOTAL	\$6,000,000

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 & Estimated Captured Taxable Values

SCHEDULE 3 - Economic Development Study

SCHEDULE 4 - Fiscal Impact Statement

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)

SCHEDULE 1 DETAIL OF PROJECT COSTS

The following are estimate costs from the Developer for the project:

Bid Item	Item Description	Quantity	Unit	Unit Price	Total
1	Mobilization	1	LS	\$67,511.50	\$67,511.50
2	Drainage Culvert	400	LF	\$80.00	\$32,000.00
3	Storm Sewer Pipe	0	LF	\$63.00	\$0.00
4	Storm Sewer Inlet	2	EA	\$3,500.00	\$7,000.00
5	48" Sanitary Manhole	5	EA	\$4,200.00	\$21,000.00
6	8" PVC Sanitary Main	1,050	LF	\$42.00	\$44,100.00
7	4" PVC Sanitary Service Line	525	LF	\$35.00	\$18,375.00
8	Sanitary Cleanout	25	EA	\$315.00	\$7,875.00
9	8" C-900 Water Main	1,050	LF	\$40.00	\$42,000.00
10	Water Main Fittings	20	EA	\$370.00	\$7,400.00
11	Gate Valve	5	EA	\$2,100.00	\$10,500.00
12	Fire Hydrant	2	LS	\$5,775.00	\$11,550.00
13	8"x8"x8" Tee	1	EA	\$2,000.00	\$2,000.00
14	1" Poly Service Line	525	LF	\$27.00	\$14,175.00
15	1" Curb Stop & Meter	21	EA	\$1,260.00	\$26,460.00
16	5" Asphalt Pavement	845	Ton	\$100.00	\$84,500.00
17	6" Base Course	1,235	Ton	\$28.00	\$34,580.00
18	Curb & Gutter	2,100	LF	\$30.00	\$63,000.00
19	Sidewalk	5,500	SF	\$6.00	\$33,000.00
20	Excavation	11,000	CY	\$6.00	\$66,000.00
21	Rock Excavation	1,500	CY	\$16.00	\$24,000.00
22	Placing 4" Topsoil	2,000	CY	\$6.00	\$12,000.00
23	Erosion Control	1	LS	\$15,000.00	\$15,000.00
24	Clearing & Grubbing	1	LS	\$15,000.00	\$15,000.00
25	Signs	1	LS	\$0.00	\$0.00
26	Traffic Control	1	LS	\$0.00	\$0.00
27	Construction Staking	1	LS	\$25,000.00	\$25,000.00
28	Street Lighting	3	EA	\$5,000.00	\$15,000.00
29	Private Utilities, Gas, Power, Data	2,100	LF	\$16.00	\$33,600.00
30	Testing	1	LS	\$10,000.00	\$10,000.00

Total Construction Cost \$742,626.50

Contingency 10% \$74,000.00
Engineering Design & Survey \$45,000.00

Total \$861,626.50

Estimates TID Eligible of Project Costs Requested

The City of Deadwood has determined that this will be an affordable housing Tax Increment District, thus the eligible cost will be in the form of an infrastructure grant that will not exceed \$861,626.50 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.

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 \$32,145. The improvements to be made to the property are estimated to add to the assessed valuation. The estimated increment resulting from the improvements would be approximately \$5,775,000 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 Housing Development will be built and fully developed by calendar year 2024.

The County's role is to simply act as a conduit for the revenue and pass on all positive increment to the City, who will then in turn pass on the revenue, per the Developer's Agreement, to the Developer or to reimburse the City for their expenses, of which, will never exceed \$861,626.50 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 Deadwood TID #13 is proven feasible based upon the projections made by the Developer, projecting a total in excess of **\$1,449,512** 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 #13 will be available until the earliest of calendar year 2022 and thereafter.

TID Tax Revenue Estimates Available for City of Deadwood

This project will have properties that are classified as Non-Ag Owner-Occupied

Deadwood Affordable Housing TIF #13					
Assumed Mill Rate for 2020		17.623 estimated			
School "OO"	7.846	0.017623			
City of Deadwood	4.978				
Lawrence County	4				
Sanitary	0.799				
Assumed Percentage of Assessment		90%			
2020 Assumptions Valued by November 1st.					
# of Twin Homes	Avg Price	Total	Mill Rate	Increase in Taxes	
0	\$ 180,000.00	\$ -	0.017623	\$ -	
# of Houses	Avg Price	Total	Mill Rate	Increase in Taxes	
3	\$ 270,000.00	\$ 810,000.00	0.017623	\$ 12,847.17	
Other	Avg Price	Total	Mill Rate	Increase in Taxes	
0	\$ 180,000.00	\$ -	0.017623	\$ -	
		\$ 810,000.00			
2021 Assumptions Valued by November 1st					
# of Twin Homes	Avg Price	Total	Mill Rate	Increase in Taxes	
0	\$ 190,000.00	\$ -	0.017623	\$ -	
# of Houses	Avg Price	Total	Mill Rate	Increase in Taxes	
7	\$ 270,000.00	\$ 1,890,000.00	0.017623	\$ 29,976.72	
Apartments	Avg Price	Total	Mill Rate	Increase in Taxes	
0	\$ 110,000.00	\$ -	0.017623	\$ -	
		\$ 1,890,000.00			
2022 Assumptions Valued by November 1st					
# of Twin Homes	Avg Price	Total	Mill Rate	Increase in Taxes	
0	\$ 190,000.00	\$ -	0.017623	\$ -	
# of Houses	Avg Price	Total	Mill Rate	Increase in Taxes	
5	\$ 270,000.00	\$ 1,350,000.00	0.017623	\$ 21,411.95	
		\$ 1,350,000.00			
2023 Assumptions Valued by November 1st					
# of Twin Homes	Avg Price	Total	Mill Rate	Increase in Taxes	
0	\$ 200,000.00	\$ -	0.017623	\$ -	
# of Houses	Avg Price	Total	Mill Rate	Increase in Taxes	
6	\$ 270,000.00	\$ 1,620,000.00	0.017623	\$ 25,694.33	
		\$ 1,620,000.00			
2024 Assumptions Valued by November 1st					
# of Twin Homes	Avg Price	Total	Mill Rate	Increase in Taxes	
0	\$ 210,000.00	\$ -	0.017623	\$ -	
# of Houses	Avg Price	Total	Mill Rate	Increase in Taxes	
0	\$ 270,000.00	\$ -	0.017623	\$ -	
		\$ -			
Total Twin	0				
Total Homes	21				

Year	New Amt Avail. For D/S		Total Amount Available for Debt Service	
			Annual	Semi
2022	\$	12,847.17	\$ 12,847.17	\$ 6,423.58
2023	\$	42,823.89	\$ 42,823.89	\$ 21,411.95
2024	\$	64,235.84	\$ 64,235.84	\$ 32,117.92
2025	\$	89,930.17	\$ 89,930.17	\$ 44,965.08
2026	\$	89,930.17	\$ 89,930.17	\$ 44,965.08
2027	\$	89,930.17	\$ 89,930.17	\$ 44,965.08
2028	\$	89,930.17	\$ 89,930.17	\$ 44,965.08
2029	\$	89,930.17	\$ 89,930.17	\$ 44,965.08
2030	\$	89,930.17	\$ 89,930.17	\$ 44,965.08
2031	\$	89,930.17	\$ 89,930.17	\$ 44,965.08
2032	\$	89,930.17	\$ 89,930.17	\$ 44,965.08
2033	\$	89,930.17	\$ 89,930.17	\$ 44,965.08
2034	\$	89,930.17	\$ 89,930.17	\$ 44,965.08
2035	\$	89,930.17	\$ 89,930.17	\$ 44,965.08
2036	\$	89,930.17	\$ 89,930.17	\$ 44,965.08
2037	\$	89,930.17	\$ 89,930.17	\$ 44,965.08
2038	\$	89,930.17	\$ 89,930.17	\$ 44,965.08
2039	\$	89,930.17	\$ 89,930.17	\$ 44,965.08
2040	\$	89,930.17	\$ 89,930.17	\$ 44,965.08
			\$ 1,558,789.60	\$ 779,394.80
Year	Increase in Valuation		Total Increase in Valuation	
2021	\$	810,000.00	\$ 810,000.00	
2022	\$	1,890,000.00	\$ 2,700,000.00	
2023	\$	1,350,000.00	\$ 4,050,000.00	
2024	\$	1,620,000.00	\$ 5,670,000.00	
2025	\$	-	\$ 7,290,000.00	

NOTE AMORTIZATION						
Date	Principal	Interest	P & I	Semi-Annual Net Revenue	Accrued Interest	Loan Balance Outstanding
12/01/20	0.00	0.00	0.00	0.00	8,616.26	861,626.00
06/01/21	0.00	0.00	0.00	0.00	17,404.85	870,242.26
12/01/21	0.00	0.00	0.00	0.00	17,752.94	887,647.11
06/01/22	0.00	0.00	0.00	0.00	18,108.00	905,400.05
12/01/22	0.00	0.00	0.00	0.00	18,470.16	923,508.05
06/01/23	0.00	6,423.58	6,423.58	6,423.58	12,415.98	941,978.21
12/01/23	0.00	6,423.58	6,423.58	6,423.58	12,664.30	954,394.19
06/01/24	2,070.78	19,341.17	21,411.95	21,411.95	0.00	967,058.49
12/01/24	2,112.20	19,299.75	21,411.95	21,411.95	0.00	964,987.71
06/01/25	12,860.41	19,257.51	32,117.92	32,117.92	0.00	962,875.51
12/01/25	13,117.62	19,000.30	32,117.92	32,117.92	0.00	950,015.10
06/01/26	26,227.13	18,737.95	44,965.08	44,965.08	0.00	936,897.48
12/01/26	26,751.67	18,213.41	44,965.08	44,965.08	0.00	910,670.35
06/01/27	27,286.71	17,678.37	44,965.08	44,965.08	0.00	883,918.68
12/01/27	27,832.44	17,132.64	44,965.08	44,965.08	0.00	856,631.97
06/01/28	28,389.09	16,575.99	44,965.08	44,965.08	0.00	828,799.53
12/01/28	28,956.87	16,008.21	44,965.08	44,965.08	0.00	800,410.44
06/01/29	29,536.01	15,429.07	44,965.08	44,965.08	0.00	771,453.57
12/01/29	30,126.73	14,838.35	44,965.08	44,965.08	0.00	741,917.56
06/01/30	30,729.26	14,235.82	44,965.08	44,965.08	0.00	711,790.83
12/01/30	31,343.85	13,621.23	44,965.08	44,965.08	0.00	681,061.57
06/01/31	31,970.73	12,994.35	44,965.08	44,965.08	0.00	649,717.72
12/01/31	32,610.14	12,354.94	44,965.08	44,965.08	0.00	617,746.99
06/01/32	33,262.34	11,702.74	44,965.08	44,965.08	0.00	585,136.85
12/01/32	33,927.59	11,037.49	44,965.08	44,965.08	0.00	551,874.51
06/01/33	34,606.14	10,358.94	44,965.08	44,965.08	0.00	517,946.92
12/01/33	35,298.26	9,666.82	44,965.08	44,965.08	0.00	483,340.78
06/01/34	36,004.23	8,960.85	44,965.08	44,965.08	0.00	448,042.52
12/01/34	36,724.31	8,240.77	44,965.08	44,965.08	0.00	412,038.29
06/01/35	37,458.80	7,506.28	44,965.08	44,965.08	0.00	375,313.98
12/01/35	38,207.98	6,757.10	44,965.08	44,965.08	0.00	337,855.18
06/01/36	38,972.14	5,992.94	44,965.08	44,965.08	0.00	299,647.20
12/01/36	39,751.58	5,213.50	44,965.08	44,965.08	0.00	260,675.06
06/01/37	40,546.61	4,418.47	44,965.08	44,965.08	0.00	220,923.48
12/01/37	41,357.54	3,607.54	44,965.08	44,965.08	0.00	180,376.87
06/01/38	42,184.69	2,780.39	44,965.08	44,965.08	0.00	139,019.33
12/01/38	43,028.39	1,936.69	44,965.08	44,965.08	0.00	96,834.64
06/01/39	43,888.95	1,076.13	44,965.08	44,965.08	0.00	53,806.25
12/01/39	9,917.30	198.35	10,115.65	10,115.65	0.00	9,917.30
06/01/40	0.00	0.00	0.00	0.00	0.00	0.00
12/01/40	0.00	0.00	0.00	0.00	0.00	0.00
	967,058.49	377,021.22	1,344,079.71	1,344,079.71	105,432.49	

1,449,512.20

SCHEDULE 3

ECONOMIC DEVELOPMENT STUDY

Introduction

City of Deadwood 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 affordable housing 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 Affordable Housing for State Aid to Education Formula purpose is any area where 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 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. The proposed City of Deadwood TID #13 meets both of these criteria.

The area within the boundaries of the TIF is generally located Stage Run Addition of Deadwood, SD. The project includes development of 21 single family residential lots. It is assumed that platting of the lots will be completed as each street is completed.

The project is expected to be completed during the 2021 calendar year.

Finding That the Improvements to the Area Are Likely To Enhance Significantly the Value Of Substantially All Of The Other Real Property In The District

It is definitively found that once the improvements set forth within the Project Plan are initiated, the improvements will enhance significantly the value of substantially all of the other real property in the district. The City of Deadwood TID #13 will provide much needed affordable housing to the growing City of Deadwood and the Black Hills 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 Deadwood 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 available affordable housing. It is also found that the improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the District in accordance with SDCL 11-9-8.

The Project area is being platted out of a 69-acre tract of land in the Stage Run Addition in the City of Deadwood. The two new plats will be used for an expansion of affordable housing and all necessary infrastructure. The Developer will offer a total of 21 new housing options.

The investment in the Project area will stimulate and develop the general economic welfare and prosperity of the region through the promotion of employment and available housing.

SCHEDULE 4

FISCAL IMPACT STATEMENT FOR CITY OF DEADWOOD TID #13

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 Deadwood Tax Increment District Number 13

"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 \$7,290,000
2. The average tax levy of all taxing districts will be \$17.623 per thousand dollars of taxable valuation.
3. Tax increment will start to be collected in 2022 and end prior to 2040.
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 Lawrence County, 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 Lawrence 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 are estimated to be at the maximum range of \$961,627 covering a span of captured tax years not to exceed 20. Collection is anticipated to begin in 2020, 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:

2020 Property Tax Rate

2019 Payable in 2020	\$ per \$1,000 assessed
Lawrence County	\$ 4.000
Deadwood City	\$ 4.978
Sanitary District	\$ 0.799
<u>School "Owner-Occupied"</u>	<u>\$ 7.846</u>
Total Tax Levy	\$ 17.623

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

ATTACHMENT 1

DESCRIPTIONS OF REAL PROPERTY:

BLOCK 3A, BLOCK 4A AND DEDICATED PUBLIC RIGHT OF WAY OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

TRACT D-2, FORMERLY TRACT D OF M.S. 696 PALISADES STONE PLACER, ALL LOCATED IN THE NE ¼ AND THE SE ¼ SECTION 15, T5N, R3E, B.H.M., LAWRENCE COUNTY, SOUTH DAKOTA AND SHOWN ON PLAT DOCUMENT NO. 2008-5076. THE SUBJECT AREA CONTAINS 1.68 ACRES, PLUS OR MINUS.

ATTACHMENT 2

Conditions picture for City of Deadwood Tax Incremental District #13, SDCL § 11-9-16(1)

The following is a picture showing the current conditions of the proposed location of TIF #13

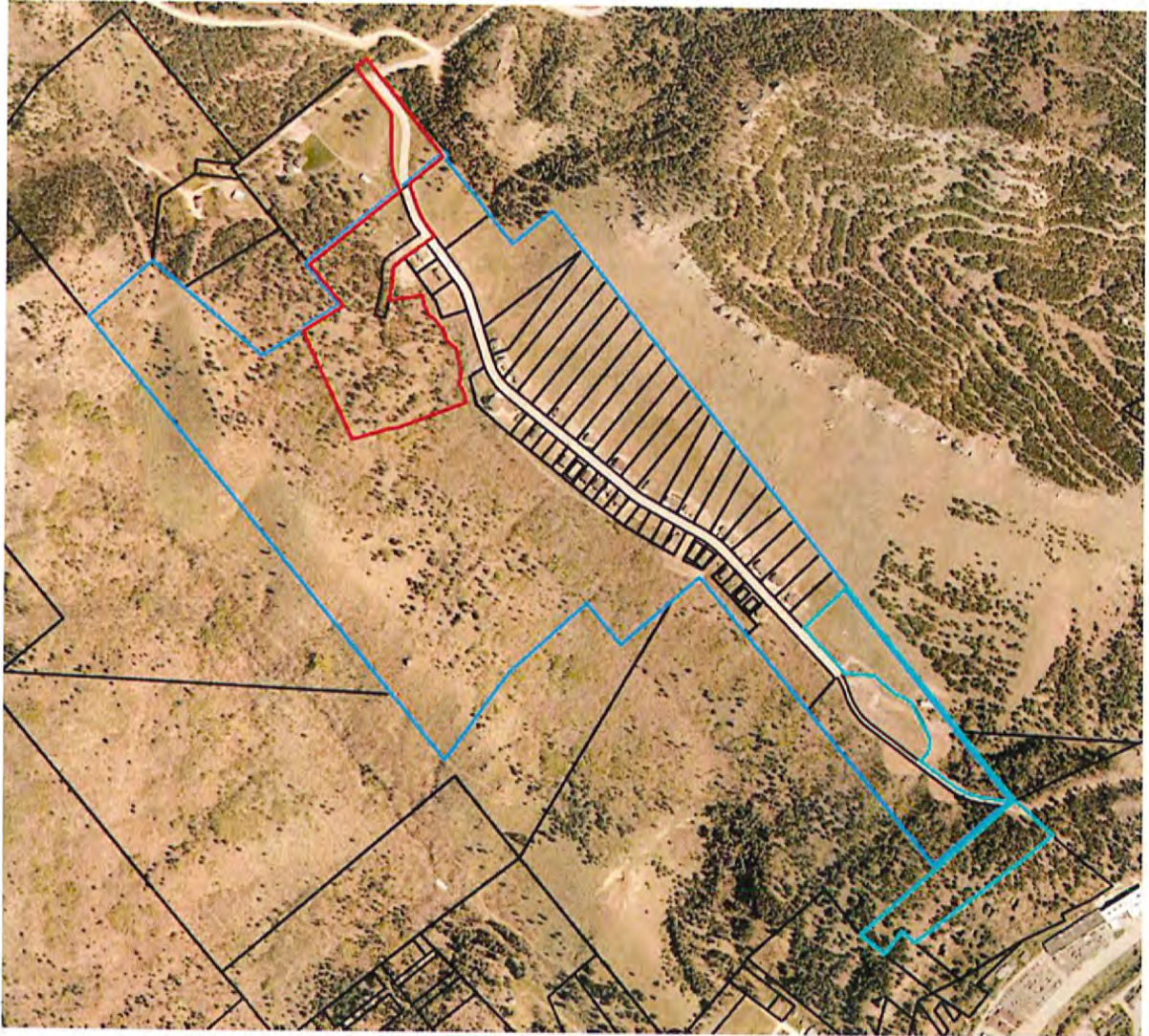


ATTACHMENT 3

Improvements map for City of Deadwood Tax Incremental District #13, SDCL § 11-9-16(2).

The following is a plat map of the Tax Increment District:



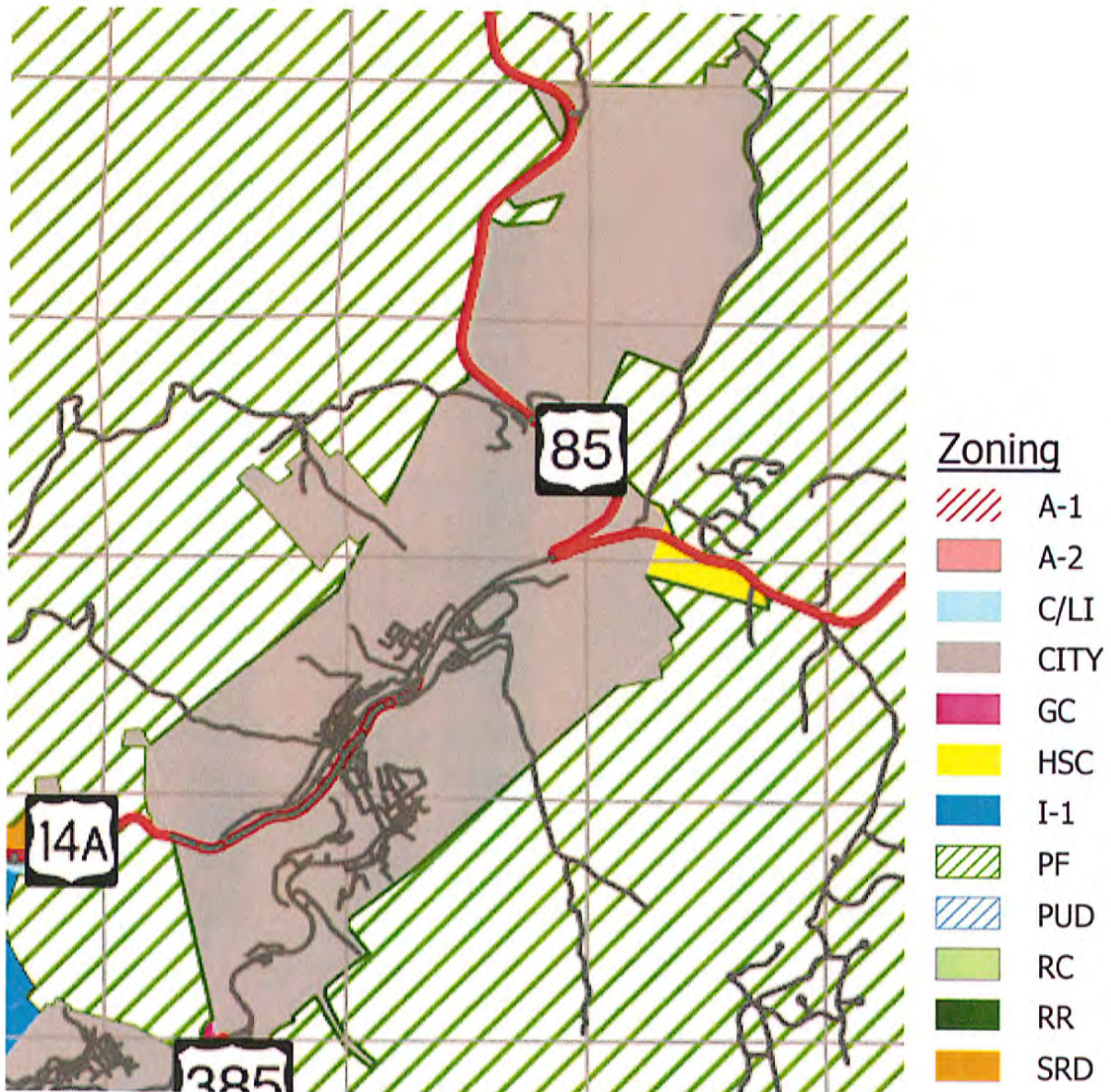


- This map depicts the TIF 13 Boundary which is highlighted in red
- The blue boundary is the original TIF boundary
- The light blue boundary is TIF 12

ATTACHMENT 4

Lawrence County Zoning Map for City of Deadwood Tax Incremental District #13, SDCL § 11-9-16(2).

No changes will be required to the current zoning.





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

July 27, 2020

Tobin Morris
Kevin Wagner
City of Deadwood
108 Sherman St
Deadwood SD 57732

RE: Preliminary Classification of City of Deadwood 13

Dear Tobin Morris:

The Department of Revenue hereby acknowledges receipt of your request for Preliminary Classification of Tax Increment Financing District submitted on 07/21/2020.

Upon review of the provided information the Department has determined the classification for the TIF District "City of Deadwood 13" to be Affordable Housing 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 black ink, appearing to read 'Wendy Semmler', is written over a light blue horizontal line.

Wendy Semmler, Property Tax Program Manager
Property Tax Division

<http://dor.sd.gov>

2020-19
RESOLUTION APPROVING AND RECOMMENDING OF TAX INCREMENTAL
DISTRICT PLAN NUMBER THIRTEEN,
CITY OF DEADWOOD

WHEREAS, the Planning Commission of City of Deadwood, South Dakota, received an application to create a Tax Incremental District and thereafter prepared a Notice of Hearing held on August 5th, 2020 advising interested parties that they were being given a reasonable opportunity to express their views on the proposed creation of a Tax Incremental District on real property consisting of the following parcels:

District Legal Description:

BLOCK 3A, BLOCK 4A AND DEDICATED PUBLIC RIGHT OF WAY OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

TRACT D-2, FORMERLY TRACT D OF M.S. 696 PALISADES STONE PLACER, ALL LOCATED IN THE NE ¼ AND THE SE ¼ SECTION 15, T5N, R3E, B.H.M., LAWRENCE COUNTY, SOUTH DAKOTA AND SHOWN ON PLAT DOCUMENT NO. 2008-5076. THE SUBJECT AREA CONTAINS 1.68 ACRES, PLUS OR MINUS.

WHEREAS, such Notice was published in the official newspapers in City of Deadwood not less than ten (10) nor more than thirty (30) days from the date of the hearing which was held On August 5th, 2020

WHEREAS, a copy of the Notice was sent prior to publication by first-class mail to the Chief Executive Officers of the following taxing entities:

- City of Deadwood
- Lead-Deadwood School District
- Lawrence County Commission
- Lead-Deadwood Sanitation District

WHEREAS, a hearing was held on August 5th, 2020 as provided in such Notice, and all interested parties were allowed a reasonable opportunity to be heard on the proposed Tax Incremental District Thirteen plan;

NOW THEREFORE, BE IT RESOLVED by the Board of Adjustments of the City of Deadwood, South Dakota:

Authority and declaration of necessity. Pursuant to SDCL §§ 11-9-4 & 11-9-13, City of Deadwood Board of Adjustments hereby declares the necessity to form a tax incremental district in the City of Deadwood NOW THEREFORE, IT IS HEREBY RESOLVED:

1. **Authority and Declaration of Necessity.** The Board of Adjustments declares the necessity for the approval of Tax Incremental District Number Thirteen plan, City of Deadwood, Lawrence County (hereinafter sometimes referred to as the "District"), pursuant to SDCL Chapter 11-9, and finds that the improvement of the area within the District are likely to enhance significantly the value of substantially all of the other real property in the District and is necessary for affordable housing within the County and the City of Deadwood.
2. **Findings.** The Board of Adjustments makes the following findings with regard to economic development:
 - a. More than 50% of the property in the District by area will stimulate and develop the general economic welfare and prosperity of the city;
 - b. Improvements to the District will significantly and substantially enhance the value of all property within the District;
 - c. The aggregate assessed value of the District plus the tax incremental base of all other existing Districts in the City does not exceed Ten (10%) percent of the total assessed valuation in the City;
3. **Boundaries of District.** The Boundaries of the district are determined as to be as follows:

BLOCK 3A, BLOCK 4A AND DEDICATED PUBLIC RIGHT OF WAY OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

TRACT D-2, FORMERLY TRACT D OF M.S. 696 PALISADES STONE PLACER, ALL LOCATED IN THE NE ¼ AND THE SE ¼ SECTION 15, T5N, R3E, B.H.M., LAWRENCE COUNTY, SOUTH DAKOTA AND SHOWN ON PLAT DOCUMENT NO. 2008-5076. THE SUBJECT AREA CONTAINS 1.68 ACRES, PLUS OR MINUS.

4. **Recommendation to Board of Adjustments.** The Deadwood City Planning Commission hereby recommends to the Deadwood City Council that the Tax Increment Plan Number Thirteen is recommended as passed, and hereby submits this resolution as its recommendation to the Board of Adjustments.

Passed this 17th day of August

Mayor

ATTEST:

Finance Officer



Existing Site

EXISTING SITE

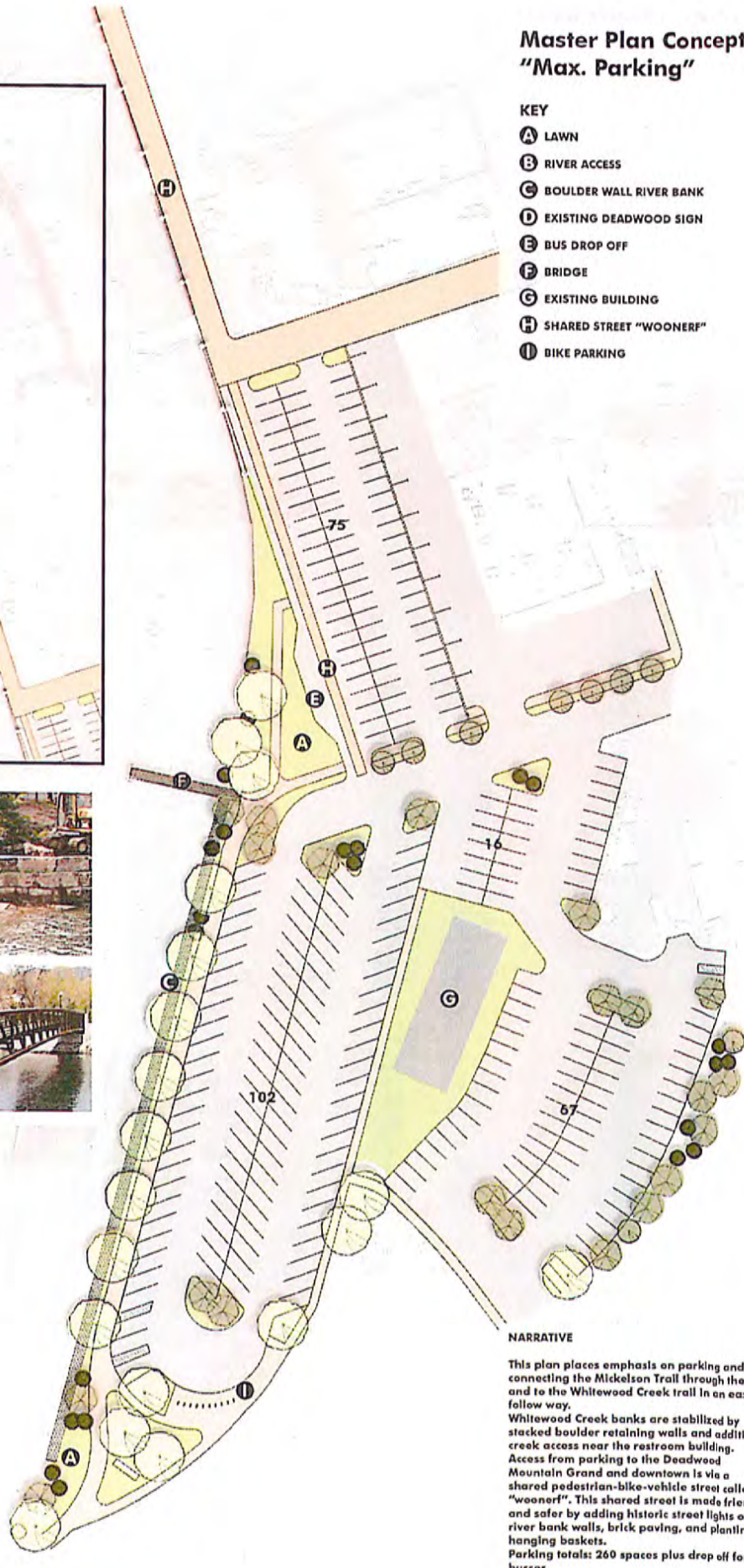
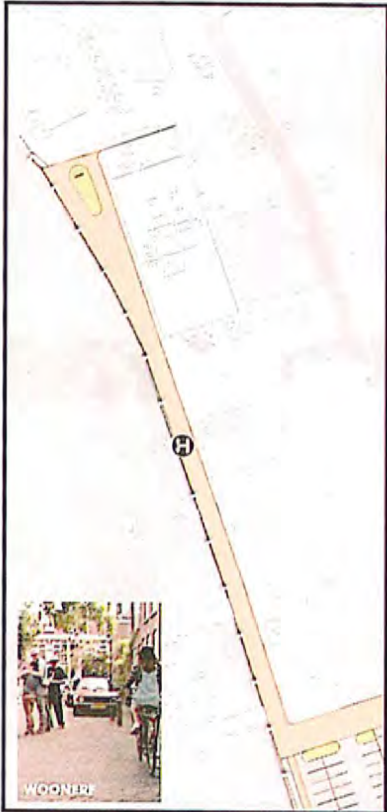
The existing site is used for general vehicle parking, construction staging, trailer and bus parking and recycling drop off. Striping counts do not include 1st Interstate Bank parking or HARC parking. Recycling drop off was counted as parking in this total. Parking totals: 298 spaces



Master Plan Concept 1 "Max. Parking"

KEY

- A LAWN
- B RIVER ACCESS
- C BOULDER WALL RIVER BANK
- D EXISTING DEADWOOD SIGN
- E BUS DROP OFF
- F BRIDGE
- G EXISTING BUILDING
- H SHARED STREET "WOONERF"
- I BIKE PARKING



NARRATIVE

This plan places emphasis on parking and connecting the Mickelson Trail through the City and to the Whitewood Creek trail in an easy-to-follow way. Whitewood Creek banks are stabilized by stacked boulder retaining walls and additional creek access near the restroom building. Access from parking to the Deadwood Mountain Grand and downtown is via a shared pedestrian-bike-vehicle street called a "woonerf". This shared street is made friendlier and safer by adding historic street lights on the river bank walls, brick paving, and planting or hanging baskets. Parking totals: 260 spaces plus drop off for 2 busses.

Master Plan Concept 1
"Max. Parking"

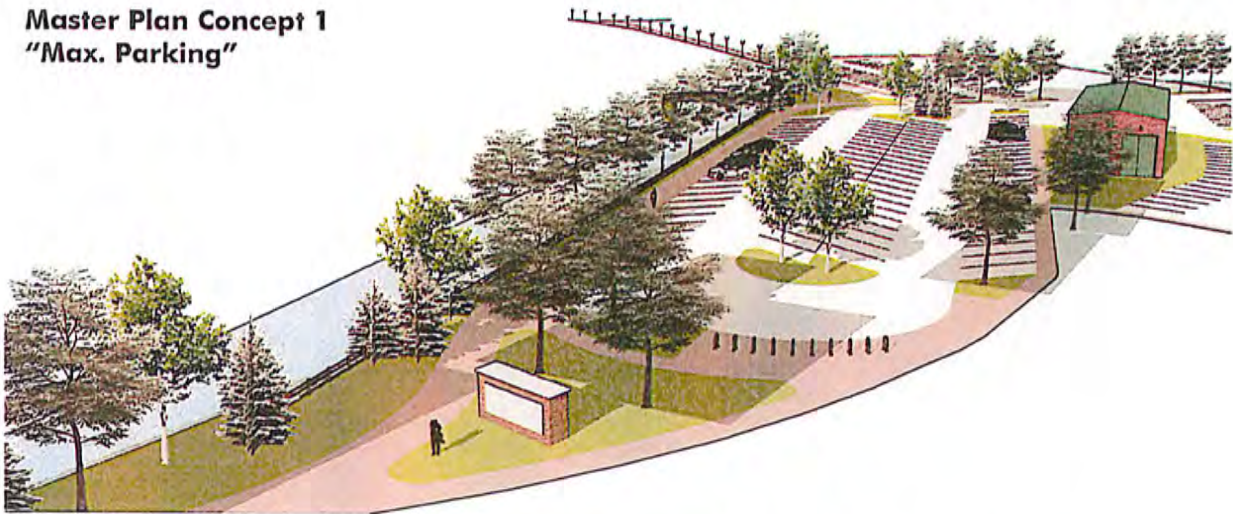
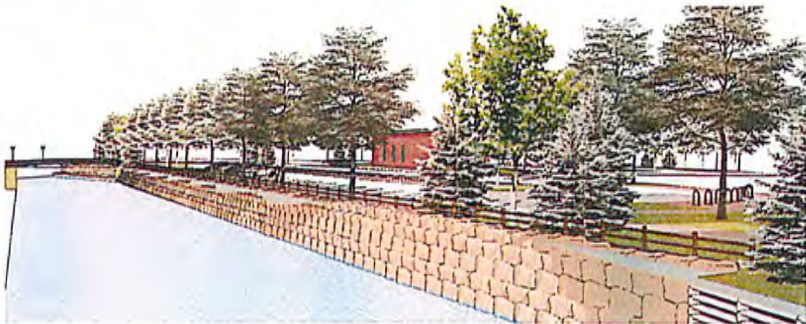


Image above
 This image shows a bird's eye perspective view of the park from the direction of the highway.



Left and Below
 These images illustrate boulder river bank walls, guard rails, the future proposed bridge and plantings.



Image left
 This is a view of the parking lot from near the Deadwood welcome sign. Additional planting provides shade for the parking lot and helps the trail head feel more welcoming.

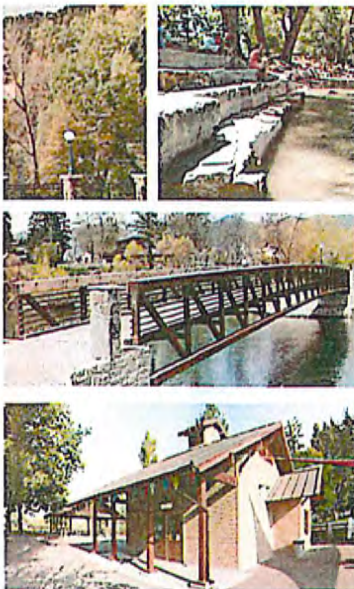
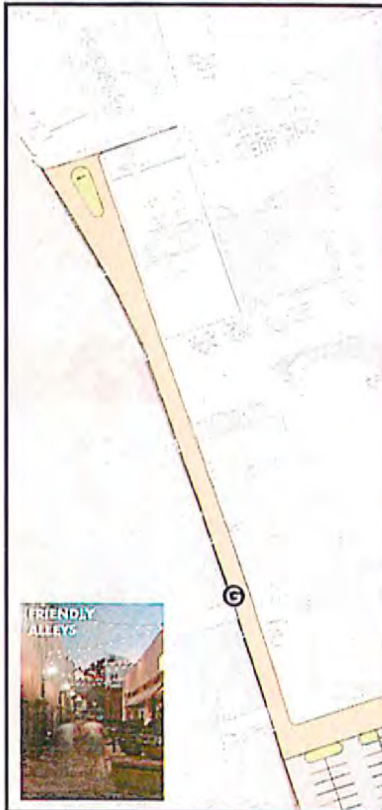
Below
 View toward the proposed bridge and Powerhouse Park from the sidewalk in front of HARCC. Trees and planting islands help define the parking areas.



Master Plan Concept 2 "River Walk"

KEY

- A** LAWN
- B** RIVER ACCESS
- C** BOULDER WALL RIVER BANK
- D** EXISTING DEADWOOD SIGN
- E** BRIDGE
- F** EXISTING BUILDING
- G** SHARED STREET "WOONERF"
- H** PICNIC OVERLOOK AREA
- I** RESTROOM / SHELTER



NARRATIVE

This plan reduces parking slightly and includes bus parking creating more space for creek bank stabilization. The area near the existing Deadwood welcome sign includes a picnic area and restroom and picnic shelter. The Mickelson Trail connection to in-town routes is directed to the top of the river bank.

Whitewood Creek banks are stabilized by stacked boulder retaining walls. Creek access is via boulder steps to a shallow bench in the river. Access from parking to the Deadwood Mountain Grand and downtown is via a shared pedestrian-bike-vehicle street called a "woonerf". This shared street is made friendlier and safer by adding historic street lights on the river bank walls, brick paving, and planting or hanging baskets. Parking totals: 253 spaces, 6 bus parking spaces



Master Plan Concept 2 "River Walk"

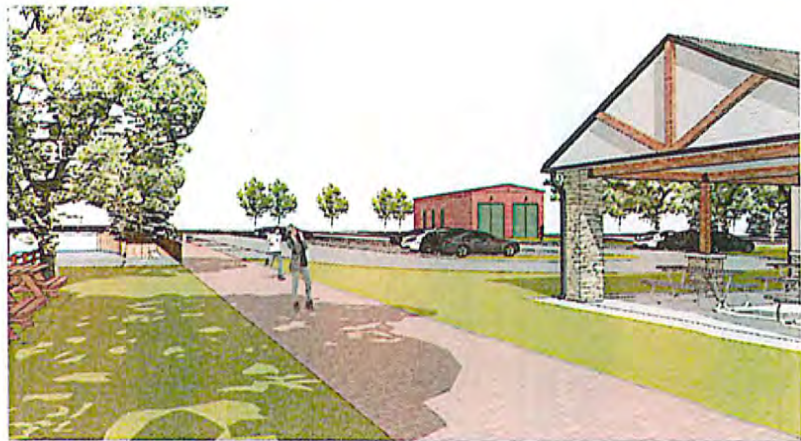


Image above
This image shows a bird's eye perspective view of the river bank stabilization walls, proposed restroom / picnic structure and other elements of this plan

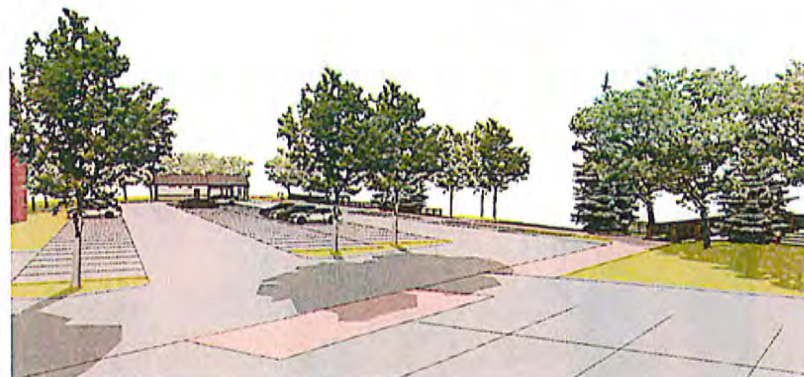


Left
Illustration of the boulder river bank walls with multiple river access areas including stairs into the water and amphitheater style steps surrounded by trees for hanging out or fishing but not direct water access.

Below
Picnic area overlook and park restroom / picnic shelter are close to the stairs down to the river.



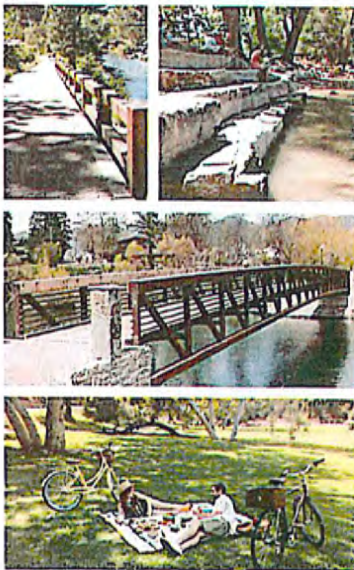
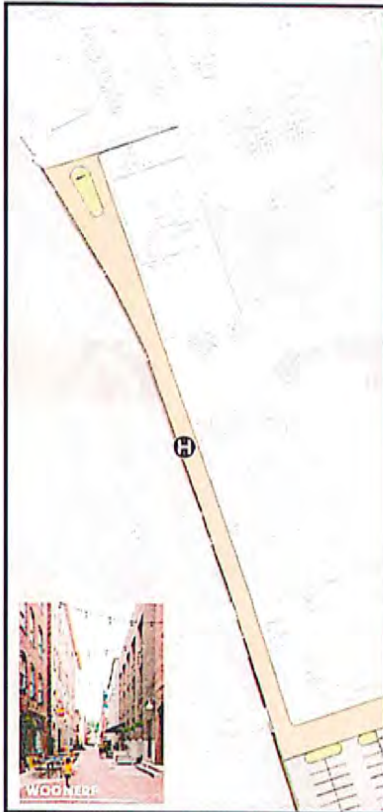
Left
View from near HARCC toward bridge and restroom / picnic shelter.



Master Plan Concept 3 "Linear Park"

KEY

- A LAWN
- B RIVER ACCESS
- C BOULDER WALL RIVER BANK
- D EXISTING DEADWOOD SIGN
- E BUS DROP OFF / PARKING (2 BUSES)
- F BRIDGE
- G EXISTING BUILDING
- H SHARED STREET "WOONERF"
- I RESTROOM
- J BUS SHELTER



NARRATIVE

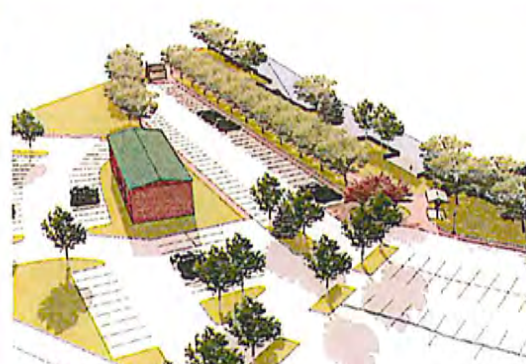
This plan increases the park area slightly directing the Mickelson Trail north with a separate sidewalk for pedestrians on both sides of the parking lot.

Whitewood Creek banks are stabilized by stacked boulder retaining walls with creek access in three locations. A small plaza area at the pedestrian bridge also serves as a bus waiting and drop off area.

Access from parking to the Deadwood Mountain Grand and downtown is via a shared pedestrian-bike-vehicle street called a "woonerf". This shared street is made friendlier and safer by adding historic street lights on the river bank walls, brick paving, and planting or hanging baskets.

Parking totals: 224 spaces, 2 bus drop off

**Master Plan Concept 3
"Linear Park"**

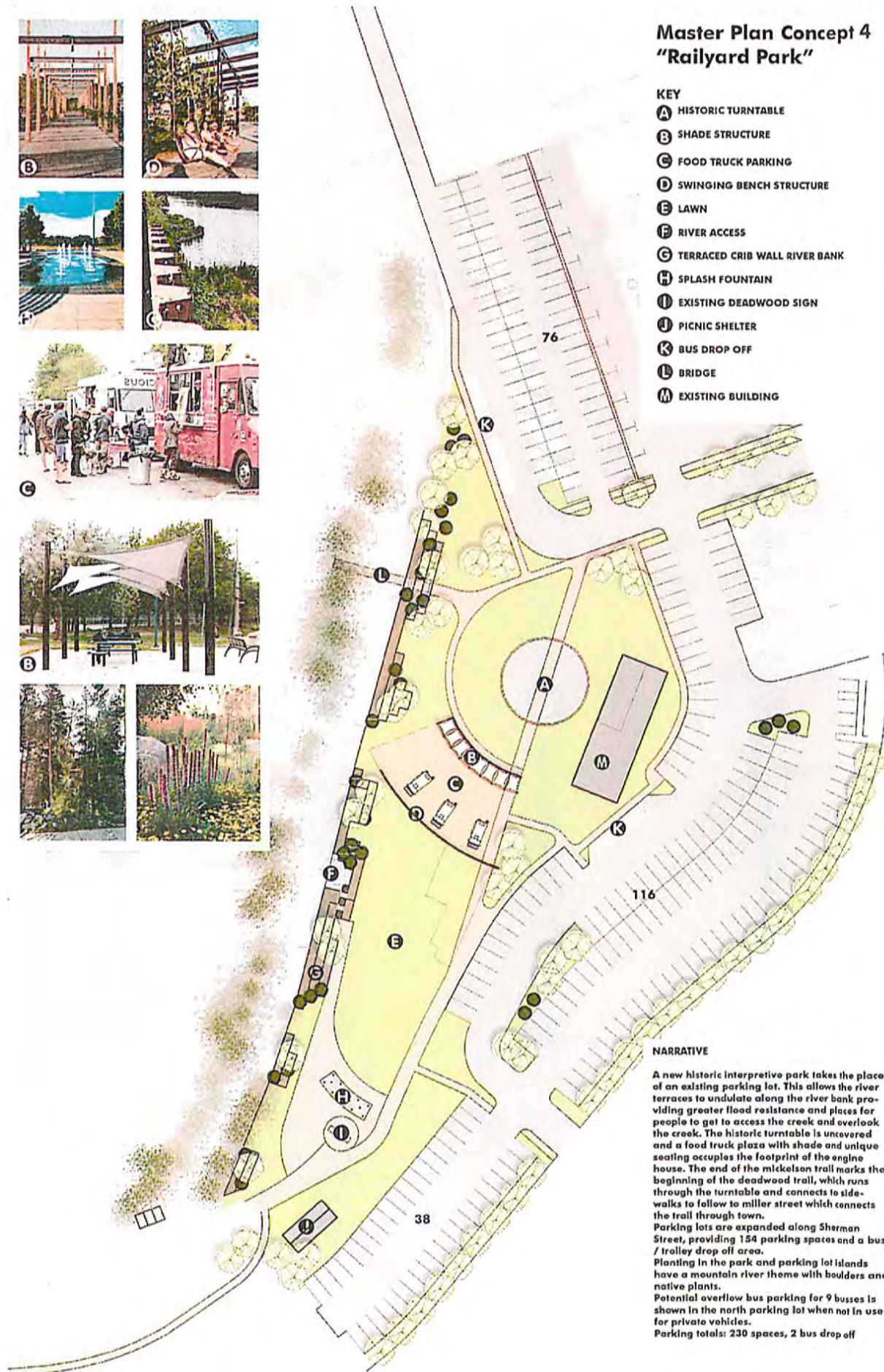




Master Plan Concept 4 "Railyard Park"

KEY

- A** HISTORIC TURNTABLE
- B** SHADE STRUCTURE
- C** FOOD TRUCK PARKING
- D** SWINGING BENCH STRUCTURE
- E** LAWN
- F** RIVER ACCESS
- G** TERRACED CRIB WALL RIVER BANK
- H** SPLASH FOUNTAIN
- I** EXISTING DEADWOOD SIGN
- J** PICNIC SHELTER
- K** BUS DROP OFF
- L** BRIDGE
- M** EXISTING BUILDING



NARRATIVE

A new historic interpretive park takes the place of an existing parking lot. This allows the river terraces to undulate along the river bank providing greater flood resistance and places for people to get to access the creek and overlook the creek. The historic turntable is uncovered and a food truck plaza with shade and unique seating occupies the footprint of the engine house. The end of the Mickelson trail marks the beginning of the deadwood trail, which runs through the turntable and connects to side-walks to follow to Miller Street which connects the trail through town.

Parking lots are expanded along Sherman Street, providing 154 parking spaces and a bus / trolley drop off area.

Planting in the park and parking lot islands have a mountain river theme with boulders and native plants.

Potential overflow bus parking for 9 buses is shown in the north parking lot when not in use for private vehicles.

Parking totals: 230 spaces, 2 bus drop off

Master Plan Concept 4 "Railyard Park"

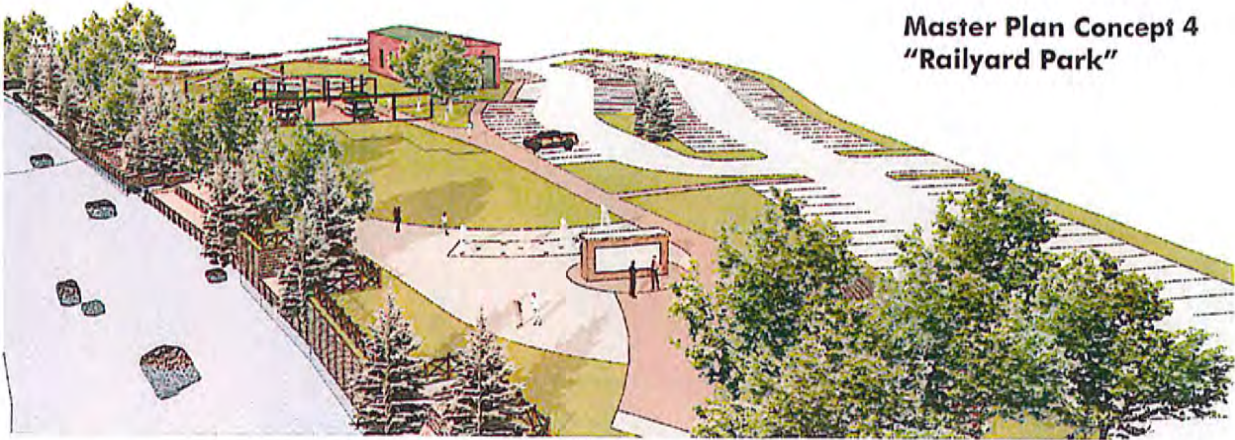
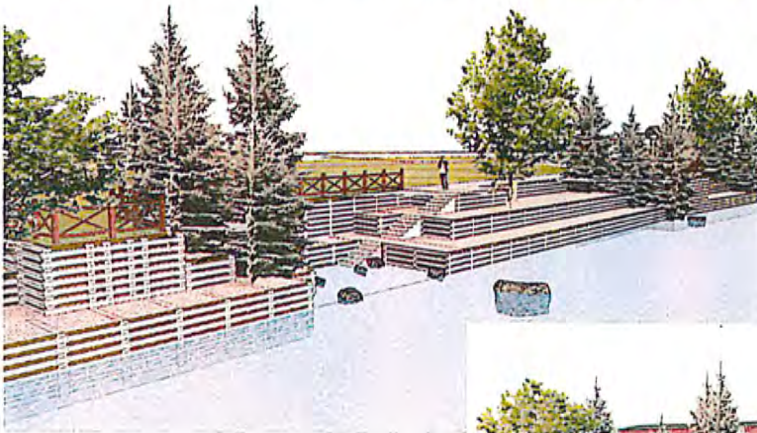


Image above
This image shows a bird's eye perspective view of the park and river bank stabilization walls.



Left and Below
These images illustrate terraced river bank stabilization (crib walls) with planting and river access. Walls could be concrete crib walls, large concrete wall block, or rock. Terracing helps create a natural riverbank feeling while providing the needed bank stabilization and flood protection for this section of creek.



View South (left)
The image shows the path through / over the train turnstile and the pergola-type structures that mark the footprint of the original engine house.



View North (below)
The existing Deadwood welcome sign becomes the center of a plaza area with a small splash pad to attract children and families and provide a place to cool off for Mickelson Trail riders.

