

Tax Increment Financing Annual Report



2023

Introduction

What is a TIF?

Tax Increment Financing, or TIF, is a means of financing public improvements in a defined geographic area, known as a tax increment financing district, or TIF district. In South Dakota, a TIF district can be created by either a municipality or county.

TIF has been authorized in South Dakota since 1978. Over the last 45 years, TIF has become an increasingly popular tool for communities looking to upgrade existing infrastructure or as a means to provide an incentive for new investments in infrastructure for economic development.

This annual report details project descriptions, valuation information, and timelines for each TIF district.

Section 1: TIF Classification

South Dakota state law authorizes four classifications for TIF districts: Local, Industrial, Economic Development, and Affordable Housing. TIF district classification is a function of the state-aid to education formula and determines how a given TIF district impacts school funding in South Dakota.

Local

Local classification is the default classification. Unless the TIF district meets the definition of an Industrial, Economic Development, or Affordable Housing TIF district, it is a Local TIF district.

- The projects usually benefit the local government instead of having a regional or statewide benefit.

Example Projects

- Public infrastructure improvements

Impact on State-Aid to Education Formula

- Included in local effort
- The county auditor is required to impose an additional school levy on all real property within any impacted school district to hold the district(s) harmless.

What's Inside

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TIF Guidelines for Local Governments
TIF Tax Fact

Section 1 TIF Classifications (Continued)

Industrial

Industrial classification includes an area where activities are recognized as industrial by zoning authorities. ([SDCL 13-13-10.2](#))

- Including any factory or business whose primary business is the manufacturing or assembly of goods, the processing of raw materials, and the wholesale of products for resale.

Example Projects

- Animal processing plant
- Ethanol plant

Impact on State-Aid to Education Formula

- Not included as local effort in the state aid calculation
- Exempt from imposing an additional school levy on all real property within the district ([SDCL 10-12-44\(1\)](#))

Economic Development

Economic development classification includes 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 TIF district. ([SDCL 13-13-10.2](#))

Example Projects

- Public infrastructure improvements for commercial or retail development

Impact on State-Aid to Education Formula

- Not included as local effort in the state aid calculation
- Exempt from imposing an additional school levy on all real property within the district ([SDCL 10-12-44\(1\)](#))

Affordable Housing

Affordable Housing classification includes an area where:

1. The original selling price of any house in the district will be at or below the first-time home buyer 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.

For more information on the Affordable Housing criteria, call the South Dakota Housing Development Authority at 605-773-3181.

Section 1 TIF Classifications (Continued)

Affordable Housing (Continued)

Example Projects

- Housing development infrastructure improvements
- Housing development
- Workforce housing

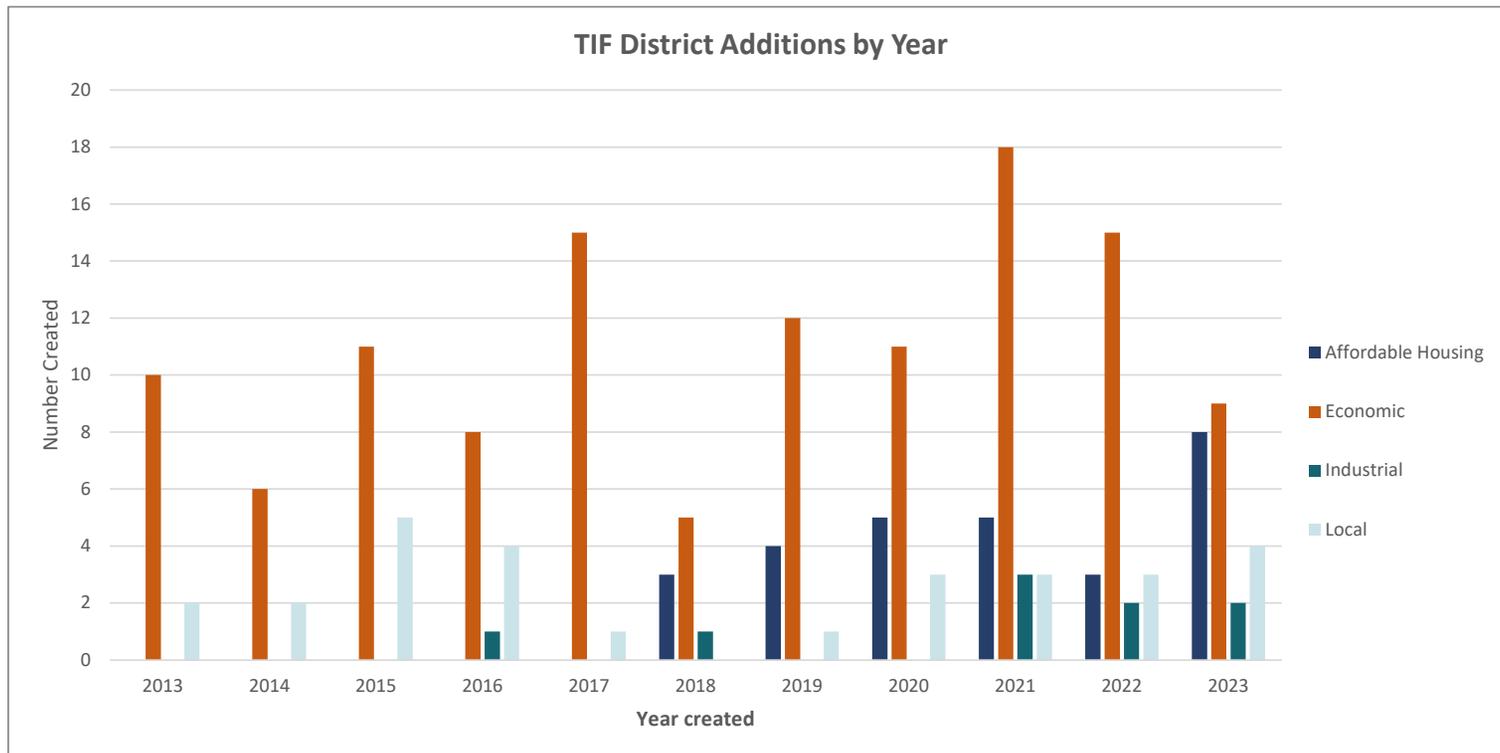
Impact on State-Aid to Education Formula

- Not included as local effort in the state aid calculation
- Exempt from imposing an additional school levy on all real property within the district ([SDCL 10-12-44\(1\)](#))

Section 2: TIF District Summary

Since TIF was first authorized in 1978, there have been a total of 453 TIF districts created in South Dakota. There are currently 244 active TIF districts.

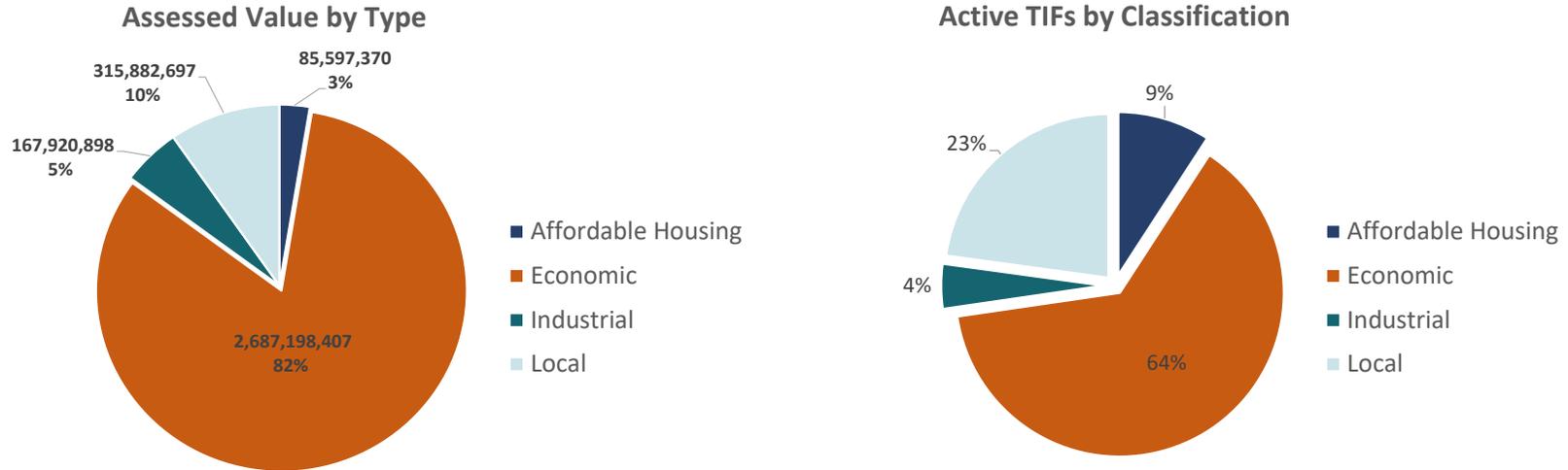
The chart below shows the number and type of TIF districts created by year since 2013:



Section 2: TIF District Summary (Continued)

As explained in Section 1, the type of TIF district determines how the “increment value” is treated in the state-aid to education formula.

The following chart shows how much increment value exists by type of TIF district for the 2023 assessment year (taxes payable in 2024):



Section 3: Dissolved TIFs

A dissolved TIF is defined as a Tax Increment Finance District that has reached the maturity of 20 years since the inception or the approved project has been completed prior to the maturity date. At the end of 2023, 12 Districts were dissolved; Codington had 3 dissolve, Pennington had 2 dissolve, Minnehaha, Clark, Custer, Davison, Hughes, Lawrence and Union each had 1 dissolve. Since 2016, the number of dissolved TIFs has been between 8-14 districts annually. The rate of dissolution is projected to remain the same for the next several years.



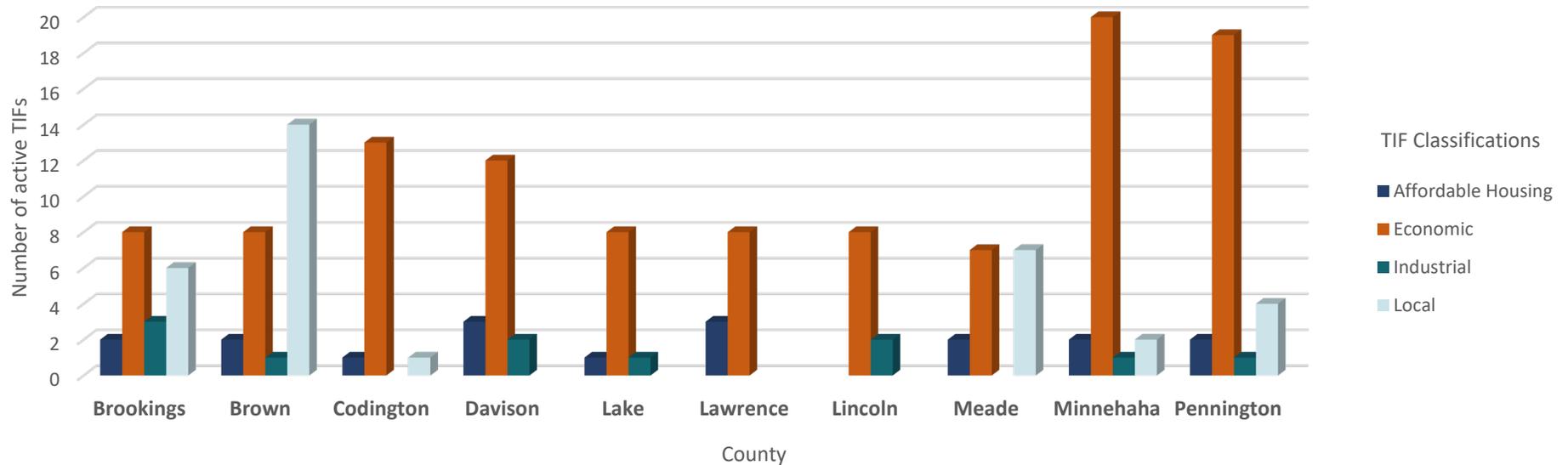
Section 4: Active TIF Districts

This section provides a breakdown of each active TIF throughout South Dakota as well as background information for each TIF.

This section is organized by the TIF's governing body and provides content such as creation dates, estimated jobs created and the anticipated project cost. Each individual TIF listing also includes a brief project description, school district, and contact information for the governing body.

The following table represents the top 10 counties with the most active TIF districts.

Top 10 Counties



Section 3: Active TIF Districts (Continued)

TIF by Governing body (Click on the entity to go directly to its section)

Cities				Counties	
A	E	M	V	B	J
Aberdeen	Elkton	Madison	Vermillion	Brown	Jerauld
Alexandria	F	Milbank	Volga	Brookings	L
B	Flandreau	Mitchell	W	Brule	Lake
Belle Fourche	Fort Pierre	N	Watertown	C	Lincoln
Beresford	G	North Sioux City	Whitewood	Clark	Lyman
Box Elder	Garretson	P	Y	D	M
Brandon	Gregory	Parkston	Yankton	Davison	Meade
Brookings	H	Plankinton		Douglas	Minnehaha
Bryant	Harrisburg	Platte		F	P
C	Hartford	Piedmont		Faulk	Pennington
Chamberlain	Hermosa	Pierre		H	S
Clark	Hill City	R		Hamlin	Sully
Clear Lake	Howard	Rapid City		Hand	T
Colman	Huron	S		Hughes	Turner
Corsica	K	Sioux Falls		Hutchinson	Y
Crooks	Kennebec	Spearfish			Yankton
Custer	Kimball	Sturgis			
D	L	Summerset			
Deadwood	Lake Norden	T			
Dell Rapids	Lake Preston	Tea			
	Lemmon				



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2023 TIF ANNUAL REPORT

City of Plankinton

County: Aurora

City of Plankinton #1

Created on: 5/4/2022

Dissolution Date

Sch Dist 1-1

GOVERNING BODY	City of Plankinton	PROJECT DESCRIPTION	Affordable workforce single family housing
CONTACT NAME	Kylee Urban	LOCATION	Lot 1 through 16 inclusive, Briggs Addition to the City of Plankinton
PHONE NUMBER	605-942-7767	PUBLIC BENEFITS	Affordable housing in the city
E-MAIL ADDRESS	kylee@cityofplankinton.com	EST OF MATURITY	2042
DATE OF PLANNING HEARING	05/04/2022	Equalized base minus reductions is	\$105,156
PLAN CREATION DATE	05/04/2022	The 2023 equalized value minus reductions is	\$290,063
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	\$115,178
ANTICIPATED PROJECT COST	\$500,000	Total Current Increment	\$184,907

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





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2023 TIF ANNUAL REPORT

City of Huron

County: Beadle

City of Huron #3

Created on: 7/11/2016

Dissolution Date

Sch Dist 2-2

GOVERNING BODY	City of Huron	PROJECT DESCRIPTION	Infrastructure, roads, curb and gutter, water/sewer lines and hookups
CONTACT NAME	Paullyn Carey	LOCATION	Huron, SD
PHONE NUMBER	605-353-8502	PUBLIC BENEFITS	Development and Redevelopment of the area businesses and housing
E-MAIL ADDRESS	financeofficer@huronsd.com	EST OF MATURITY	2036
DATE OF PLANNING HEARING	07/06/2016	Equalized base minus reductions is	\$682,562
PLAN CREATION DATE	07/11/2016	The 2023 equalized value minus reductions is	\$11,271,793
EST JOBS CREATED	80	The 2022 equalized value minus reductions is	\$9,960,772
ANTICIPATED PROJECT COST	\$3,409,528	Total Current Increment	\$10,589,231

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

City of Huron

County: Beadle

City of Huron #4

Created on: 1/23/2017

Dissolution Date

Sch Dist 2-2

GOVERNING BODY	City of Huron	PROJECT DESCRIPTION	Dakota Provisions Expansion 70,000 sq.ft. building infrastructure
CONTACT NAME	Paullyn Carey	LOCATION	Huron, SD
PHONE NUMBER	605-353-8502	PUBLIC BENEFITS	
E-MAIL ADDRESS	financeofficer@huronsd.com	EST OF MATURITY	2037
DATE OF PLANNING HEARING	01/18/2017	Equalized base minus reductions is	\$1,580,558
PLAN CREATION DATE	01/23/2017	The 2023 equalized value minus reductions is	\$6,171,591
EST JOBS CREATED	250	The 2022 equalized value minus reductions is	\$5,326,324
ANTICIPATED PROJECT COST	\$26,852,185	Total Current Increment	\$4,591,033

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

City of Huron

County: Beadle

City of Huron #5

Created on: 1/23/2017

Dissolution Date

Sch Dist 2-2

GOVERNING BODY	City of Huron	PROJECT DESCRIPTION	Infrastructure improvements to provide for affordable workforce housing.
CONTACT NAME	Paullyn Carey	LOCATION	Huron, SD
PHONE NUMBER	605-353-8502	PUBLIC BENEFITS	
E-MAIL ADDRESS	financeofficer@huronsd.com	EST OF MATURITY	2037
DATE OF PLANNING HEARING	01/18/2017	Equalized base minus reductions is	\$2,325,436
PLAN CREATION DATE	01/23/2017	The 2023 equalized value minus reductions is	\$24,418,401
EST JOBS CREATED	10	The 2022 equalized value minus reductions is	\$11,912,391
ANTICIPATED PROJECT COST	\$2,565,158	Total Current Increment	\$22,092,965

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

City of Huron

County: Beadle

City of Huron #6

Created on: 9/16/2019

Dissolution Date

Sch Dist 2-2

GOVERNING BODY	City of Huron	PROJECT DESCRIPTION	Affordable Housing
CONTACT NAME	Paulyn Carey	LOCATION	South Town Area Huron SD. One half mile east and one half mile south of High
PHONE NUMBER	605-353-8502	PUBLIC BENEFITS	Redevelopment of area
E-MAIL ADDRESS	financeofficer@huronsd.com	EST OF MATURITY	2040
DATE OF PLANNING HEARING	09/11/2019	Equalized base minus reductions is	\$14,196,522
PLAN CREATION DATE	09/16/2019	The 2023 equalized value minus reductions is	\$14,196,522
EST JOBS CREATED	25	The 2022 equalized value minus reductions is	\$14,196,522
ANTICIPATED PROJECT COST	\$4,883,000	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





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2023 TIF ANNUAL REPORT

City of Huron

County: Beadle

City of Huron #7

Created on: 02/13/2023

Dissolution Date

Sch Dist 2-2

GOVERNING BODY	City of Huron	PROJECT DESCRIPTION	Senior Living Development
CONTACT NAME	Paullyn Carey	LOCATION	Lot 7 Broadland Creek Industrial Park and Lot 8 Broadland Creek Industrial Par
PHONE NUMBER	605-353-8502	PUBLIC BENEFITS	Alleivate need for housing for seniors
E-MAIL ADDRESS	financeofficer@huronsd.com	EST OF MATURITY	2043
DATE OF PLANNING HEARING	01/31/2023	Equalized base minus reductions is	\$0
PLAN CREATION DATE	02/13/2023	The 2023 equalized value minus reductions is	\$0
EST JOBS CREATED	20	The 2022 equalized value minus reductions is	
ANTICIPATED PROJECT COST	\$4,900,000	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

Brookings County

County: Brookings

Brookings County #2

Created on: 05/01/2018

Dissolution Date

Sch Dist 5-5

GOVERNING BODY	Brookings County	PROJECT DESCRIPTION	Create larger plant by increasing SD Soybean Processor 45,000 sq ft.
CONTACT NAME	Vicki Buseth	LOCATION	
PHONE NUMBER	605-696-8250	PUBLIC BENEFITS	Once entire campus is complete the estimated property tax increase will be up to 150,000 for local government and increase labor force by 35.
E-MAIL ADDRESS	vbuseth@brookingscountysd.gov	EST OF MATURITY	2038
DATE OF PLANNING HEARING	05/01/2018	Equalized base minus reductions is	\$171,162
PLAN CREATION DATE	08/07/2018	The 2023 equalized value minus reductions is	\$3,877,091
EST JOBS CREATED	35	The 2022 equalized value minus reductions is	\$2,744,320
ANTICIPATED PROJECT COST	\$45,000,000	Total Current Increment	\$3,705,929

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





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2023 TIF ANNUAL REPORT

City of Brookings

County: Brookings

City of Brookings #1

Created on: 5/8/2007

Dissolution Date

Sch Dist 5-1

GOVERNING BODY	City of Brookings	PROJECT DESCRIPTION	Complete infrastructure for a 125 acre research/technology park adjacent to SDSU in the city of Brookings.
CONTACT NAME	Mike Struck	LOCATION	City of Brookings
PHONE NUMBER	605-692-6629	PUBLIC BENEFITS	An industrial park that will attract new innovative business, and keep SDSU grads in town.
E-MAIL ADDRESS	mstruck@cityofbrookings.org	EST OF MATURITY	2028
DATE OF PLANNING HEARING	04/07/2009	Equalized base minus reductions is	\$10,261,680
PLAN CREATION DATE	04/28/2009	The 2023 equalized value minus reductions is	\$48,954,060
EST JOBS CREATED	230	The 2022 equalized value minus reductions is	\$40,814,850
ANTICIPATED PROJECT COST	\$4,859,000	Total Current Increment	\$38,692,380

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





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2023 TIF ANNUAL REPORT

City of Brookings

County: Brookings

City of Brookings #5

Created on: 9/13/2011

Dissolution Date

Sch Dist 5-1

GOVERNING BODY	City of Brookings	PROJECT DESCRIPTION	Construct 2,600 linear feet of infrastructure and one on-site storm water retention pond.
CONTACT NAME	Mike Struck	LOCATION	Brookings, SD
PHONE NUMBER	605-692-6629	PUBLIC BENEFITS	This road allows for additional development providing more jobs and tax revenue.
E-MAIL ADDRESS	mstruck@cityofbrookings.org	EST OF MATURITY	2031
DATE OF PLANNING HEARING	09/06/2011	Equalized base minus reductions is	\$0
PLAN CREATION DATE	11/22/2011	The 2023 equalized value minus reductions is	\$11,094,755
EST JOBS CREATED	125	The 2022 equalized value minus reductions is	\$10,172,495
ANTICIPATED PROJECT COST	\$1,742,900	Total Current Increment	\$11,094,755

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





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2023 TIF ANNUAL REPORT

City of Brookings

County: Brookings

City of Brookings #6

Created on: 1/24/2012

Dissolution Date

Sch Dist 5-1

GOVERNING BODY	City of Brookings	PROJECT DESCRIPTION	To construct anaerobic digester for the Bel Brands Cheese plant and workforce development grants.
CONTACT NAME	Mike Struck	LOCATION	City of Brookings
PHONE NUMBER	605-692-6629	PUBLIC BENEFITS	Provide additional jobs to the community and to increase tax revenue.
E-MAIL ADDRESS	mstruck@cityofbrookings.org	EST OF MATURITY	2032
DATE OF PLANNING HEARING	01/17/2012	Equalized base minus reductions is	\$0
PLAN CREATION DATE	03/27/2012	The 2023 equalized value minus reductions is	\$21,587,048
EST JOBS CREATED	250	The 2022 equalized value minus reductions is	\$19,487,700
ANTICIPATED PROJECT COST	\$8,050,000	Total Current Increment	\$21,587,048

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





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2023 TIF ANNUAL REPORT

City of Brookings

County: Brookings

City of Brookings #7

Created on: 2/11/2014

Dissolution Date

Sch Dist 5-1

GOVERNING BODY	City of Brookings	PROJECT DESCRIPTION	Complete infrastructure for a 300+ acre area of commercial, residential, and institutional development in the SW portion of the community.
CONTACT NAME	Mike Struck	LOCATION	City of Brookings
PHONE NUMBER	605-692-6629	PUBLIC BENEFITS	Access for new development including housing, elementary school, fire station, and commercial.
E-MAIL ADDRESS	mstruck@cityofbrookings.org	EST OF MATURITY	2034
DATE OF PLANNING HEARING	02/04/2014	Equalized base minus reductions is	\$8,061,712
PLAN CREATION DATE	02/11/2014	The 2023 equalized value minus reductions is	\$110,672,202
EST JOBS CREATED	70	The 2022 equalized value minus reductions is	\$86,338,725
ANTICIPATED PROJECT COST	\$7,355,000	Total Current Increment	\$102,610,490

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

City of Brookings

County: Brookings

City of Brookings #8

Created on: 08/28/2018

Dissolution Date

Sch Dist 5-1

GOVERNING BODY

City of Brookings

PROJECT DESCRIPTION

Site work, infrastructure improvements, drainage improvements, and street improvements for the development of affordable workforce residential lots.

CONTACT NAME

Arnold Ehlers

LOCATION

City of Brookings

PHONE NUMBER

605-692-6281

PUBLIC BENEFITS

Infrastructure improvements, drainage improvements and street improvements will provide for the development of 42 affordable workforce residential lots to secure the community, businesses, and industries. Also opportunities for Brookings are workforce to obtain home ownership.

E-MAIL ADDRESS

EST OF MATURITY

2038

DATE OF PLANNING HEARING

08/07/2018

Equalized base minus reductions is

\$163,395

PLAN CREATION DATE

08/28/2018

The 2023 equalized value minus reductions is

\$11,132,945

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$6,012,460

ANTICIPATED PROJECT COST

\$3,500,000

Total Current Increment

\$10,969,550

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Brookings

County: Brookings

City of Brookings #9

Created on: 9/23/2020

Dissolution Date

Sch Dist 5-1

GOVERNING BODY	City of Brookings	PROJECT DESCRIPTION	Construction of street and storm sewer improvements
CONTACT NAME	Erick Rangel	LOCATION	Lot 1 & 2, Block 11, Freeland Addition, Block 11 excluding Lots 1 & 2, Block 10
PHONE NUMBER	605-697-8640	PUBLIC BENEFITS	Improved street and drainage for industrial park and open up land for additional undeveloped land for industrial development
E-MAIL ADDRESS	erangel@cityofbrookings.org	EST OF MATURITY	2040
DATE OF PLANNING HEARING	09/01/2020	Equalized base minus reductions is	\$2,808,849
PLAN CREATION DATE	09/23/2020	The 2023 equalized value minus reductions is	\$7,038,677
EST JOBS CREATED	9	The 2022 equalized value minus reductions is	\$3,768,060
ANTICIPATED PROJECT COST	\$1,000,000	Total Current Increment	\$4,229,828

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

City of Brookings

County: Brookings

City of Brookings #10

Created on: 9/23/2020

Dissolution Date

Sch Dist 5-1

GOVERNING BODY	City of Brookings	PROJECT DESCRIPTION	Water, sanitary sewer and storm sewer
CONTACT NAME	Erick Rangel	LOCATION	Brookings SD
PHONE NUMBER	605-697-8640	PUBLIC BENEFITS	Improved street, utilities and drainage
E-MAIL ADDRESS	erangel@cityofbrookings.org	EST OF MATURITY	2041
DATE OF PLANNING HEARING	09/01/2020	Equalized base minus reductions is	\$1,063,292
PLAN CREATION DATE	09/23/2020	The 2023 equalized value minus reductions is	\$2,154,373
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	\$1,481,490
ANTICIPATED PROJECT COST	\$3,000,000	Total Current Increment	\$1,091,081

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

City of Brookings

County: Brookings

City of Brookings #11

Created on: 09/28/2021

Dissolution Date

Sch Dist 5-1

GOVERNING BODY	City of Brookings	PROJECT DESCRIPTION	Infrastructure for development of water, sanitary sewer, storm sewer and streets
CONTACT NAME	Erick Rangel	LOCATION	N 1788' of the NE 1/4 EXC E 375' & EXC platted area in Section 2-T-109N-R50
PHONE NUMBER	605-697-8640	PUBLIC BENEFITS	Development and drainage Improvements
E-MAIL ADDRESS	ernagel@cityofbrookings-sd.gov	EST OF MATURITY	2041
DATE OF PLANNING HEARING	09/07/2021	Equalized base minus reductions is	\$559,400
PLAN CREATION DATE	09/28/2021	The 2023 equalized value minus reductions is	\$559,400
EST JOBS CREATED	150	The 2022 equalized value minus reductions is	\$519,525
ANTICIPATED PROJECT COST	\$4,500,000	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

City of Brookings

County: Brookings

City of Brookings #12

Created on: 5/10/2022

Dissolution Date

Sch Dist 5-1

GOVERNING BODY	City of Brookings	PROJECT DESCRIPTION	Commercial development consisting of hotel, public and private parking, professional offices and restaurant
CONTACT NAME	Erick Rangel	LOCATION	Lot 1, Front Street Addition, City of Brookings, Brrokings County
PHONE NUMBER	605-697-8640	PUBLIC BENEFITS	Infrastructure, utility relocation
E-MAIL ADDRESS	erangel@cityofbrookings-sd.gov	EST OF MATURITY	2022
DATE OF PLANNING HEARING	04/05/2022	Equalized base minus reductions is	\$0
PLAN CREATION DATE	05/10/2022	The 2023 equalized value minus reductions is	\$0
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	\$0
ANTICIPATED PROJECT COST	\$4,500,000	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

City of Brookings

County: Brookings

City of Brookings #14

Created on: 8/1/2023

Dissolution Date

Sch Dist 5-1

GOVERNING BODY	City of Brookings	PROJECT DESCRIPTION	Affordable Housing units
CONTACT NAME	Mike Struck	LOCATION	North 1/2 of the Northwest 1/4, excepting the East 600 feet, and excepting th
PHONE NUMBER	605-697-8635	PUBLIC BENEFITS	Affordable housing options
E-MAIL ADDRESS	mstruck@brookings-sd.gov	EST OF MATURITY	2043
DATE OF PLANNING HEARING	08/01/2023	Equalized base minus reductions is	\$178,246
PLAN CREATION DATE	08/22/2023	The 2023 equalized value minus reductions is	\$178,246
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	
ANTICIPATED PROJECT COST	\$9,000,000	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





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2023 TIF ANNUAL REPORT

City of Elkton

County: Brookings

City of Elkton #2

Created on: 8/1/2006

Dissolution Date

Sch Dist 5-3

GOVERNING BODY	City of Elkton	PROJECT DESCRIPTION	Tear down old buildings, build new, add on to locker
CONTACT NAME	Susan Schuurman	LOCATION	Elkton
PHONE NUMBER	605-542-5411	PUBLIC BENEFITS	
E-MAIL ADDRESS	cityelk@itctel.com	EST OF MATURITY	2027
DATE OF PLANNING HEARING	07/17/2006	Equalized base minus reductions is	\$29,566
PLAN CREATION DATE	08/14/2006	The 2023 equalized value minus reductions is	\$666,895
EST JOBS CREATED	5	The 2022 equalized value minus reductions is	\$276,000
ANTICIPATED PROJECT COST	\$95,350	Total Current Increment	\$637,329

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Elkton

County: Brookings

City of Elkton #3

Created on: 8/6/2007

Dissolution Date

Sch Dist 5-3

GOVERNING BODY	City of Elkton	PROJECT DESCRIPTION	Infrastructure and roads for new housing development
CONTACT NAME	Susan Schuurman	LOCATION	Elkton
PHONE NUMBER	605-542-5411	PUBLIC BENEFITS	Affordable homes
E-MAIL ADDRESS	cityelk@itctel.com	EST OF MATURITY	2027
DATE OF PLANNING HEARING	09/05/2007	Equalized base minus reductions is	\$79,984
PLAN CREATION DATE	09/05/2007	The 2023 equalized value minus reductions is	\$3,003,944
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$2,926,800
ANTICIPATED PROJECT COST	\$631,970	Total Current Increment	\$2,923,960

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Volga

County: Brookings

City of Volga #2

Created on: 5/4/2015

Dissolution Date

Sch Dist 5-5

GOVERNING BODY	City of Volga	PROJECT DESCRIPTION	19 SF Lots - all w/homes
CONTACT NAME	Jameson Berreth	LOCATION	Volga
PHONE NUMBER	605-627-9113	PUBLIC BENEFITS	Affordable Housing
E-MAIL ADDRESS	jameson@volgacity.com	EST OF MATURITY	2031
DATE OF PLANNING HEARING	05/26/2015	Equalized base minus reductions is	\$19,482
PLAN CREATION DATE	06/01/2015	The 2023 equalized value minus reductions is	\$5,634,902
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$4,607,700
ANTICIPATED PROJECT COST	\$627,806	Total Current Increment	\$5,615,420

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Volga

County: Brookings

City of Volga #3

Created on: 5/4/2015

Dissolution Date

Sch Dist 5-5

GOVERNING BODY	City of Volga	PROJECT DESCRIPTION	1 Commerical lot, 20 Residential lots, SF & MF
CONTACT NAME	Jameson Berreth	LOCATION	Volga
PHONE NUMBER	605-627-9113	PUBLIC BENEFITS	SF, MF, Commercial Lots
E-MAIL ADDRESS	jameson@volgacity.com	EST OF MATURITY	2031
DATE OF PLANNING HEARING	05/26/2015	Equalized base minus reductions is	\$48,226
PLAN CREATION DATE	06/01/2015	The 2023 equalized value minus reductions is	\$11,219,651
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$8,962,480
ANTICIPATED PROJECT COST	\$596,448	Total Current Increment	\$11,171,425

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Volga

County: Brookings

City of Volga #4

Created on: 12/19/2016

Dissolution Date

Sch Dist 5-5

GOVERNING BODY	City of Volga	PROJECT DESCRIPTION	29 SF Residential Lots (some w/homes, some lot only)
CONTACT NAME	Jameson berreth	LOCATION	Volga
PHONE NUMBER	605-627-9113	PUBLIC BENEFITS	Affordable Housing/Residential Lots
E-MAIL ADDRESS	jameson@volgacity.com	EST OF MATURITY	2037
DATE OF PLANNING HEARING	02/21/2017	Equalized base minus reductions is	\$29,584
PLAN CREATION DATE	03/20/2017	The 2023 equalized value minus reductions is	\$7,524,199
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$6,123,900
ANTICIPATED PROJECT COST	\$829,765	Total Current Increment	\$7,494,615

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





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2023 TIF ANNUAL REPORT

City of Volga

County: Brookings

City of Volga #5

Created on: 8/21/2017

Dissolution Date

Sch Dist 5-5

GOVERNING BODY	City of Volga	PROJECT DESCRIPTION	4 SF Residential Lots, 1 Commercial Lot
CONTACT NAME	Jameson Berreth	LOCATION	Volga
PHONE NUMBER	605-627-9113	PUBLIC BENEFITS	Residential Lots
E-MAIL ADDRESS	jameson@volgacity.com	EST OF MATURITY	2037
DATE OF PLANNING HEARING	09/11/2017	Equalized base minus reductions is	\$118,361
PLAN CREATION DATE	09/18/2017	The 2023 equalized value minus reductions is	\$6,242,496
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$3,926,780
ANTICIPATED PROJECT COST	\$468,000	Total Current Increment	\$6,124,135

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

City of Volga

County: Brookings

City of Volga #6

Created on: 05/25/2021

Dissolution Date

Sch Dist 5-5

GOVERNING BODY	City of Volga	PROJECT DESCRIPTION	Residential housing
CONTACT NAME	Krista Larson	LOCATION	South 500 feet of the West 524 feet of Lot C in the NE 1/4 22-110-51
PHONE NUMBER	605-627-9113	PUBLIC BENEFITS	Additional housing
E-MAIL ADDRESS	krista@volgacity.com	EST OF MATURITY	2042
DATE OF PLANNING HEARING	05/03/2021	Equalized base minus reductions is	\$51,595
PLAN CREATION DATE	05/24/2021	The 2023 equalized value minus reductions is	\$4,396,699
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	\$1,171,800
ANTICIPATED PROJECT COST	\$1,492,987	Total Current Increment	\$4,345,104

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Volga

County: Brookings

City of Volga #7

Created on: 06/08/2021

Dissolution Date

Sch Dist 5-5

GOVERNING BODY	City of Volga	PROJECT DESCRIPTION	Light industrail and business lots infrastructure
CONTACT NAME	Krista Larson	LOCATION	SW 1/4 of the SW 1/4 14-110-51
PHONE NUMBER	605-627-9113	PUBLIC BENEFITS	City revenue
E-MAIL ADDRESS	krista@cityofvolga.com	EST OF MATURITY	2042
DATE OF PLANNING HEARING	05/24/2021	Equalized base minus reductions is	\$27,118
PLAN CREATION DATE	06/08/2021	The 2023 equalized value minus reductions is	\$474,149
EST JOBS CREATED	30	The 2022 equalized value minus reductions is	\$291,780
ANTICIPATED PROJECT COST	\$1,200,000	Total Current Increment	\$447,031

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #40

Created on: 7/23/2023

Dissolution Date

Sch Dist

6-1

GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Redevelop and repurpose dilapidated apartment complex
CONTACT NAME	Jordan McQuillen	LOCATION	Lots 7 through 12, Block 14, except the West 15 feet of each said lots, Sullivan
PHONE NUMBER	605-626-7021	PUBLIC BENEFITS	Renovations, redevelopment, improve structures.
E-MAIL ADDRESS	rdan.mcquillen@aberdeen.sd.us	EST OF MATURITY	2043
DATE OF PLANNING HEARING	06/20/2023	Equalized base minus reductions is	\$3,065,893
PLAN CREATION DATE	07/10/2023	The 2023 equalized value minus reductions is	\$3,065,893
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	
ANTICIPATED PROJECT COST	\$4,751,118	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

Brown County

County: Brown

Brown County #1

Created on: 10/31/2006

Dissolution Date

Sch Dist 6-1

GOVERNING BODY	Brown County	PROJECT DESCRIPTION	Beef Packing Plant
CONTACT NAME	Maxine Fischer	LOCATION	Aberdeen
PHONE NUMBER	605-626-7110	PUBLIC BENEFITS	
E-MAIL ADDRESS	ne.fischer@browncounty.sd.gov	EST OF MATURITY	2027
DATE OF PLANNING HEARING	01/21/2003	Equalized base minus reductions is	\$59,612
PLAN CREATION DATE		The 2023 equalized value minus reductions is	\$59,681,517
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$52,788,986
ANTICIPATED PROJECT COST	\$46,721,876	Total Current Increment	\$59,621,905

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #2

Created on: 7/22/2002

Dissolution Date

Sch Dist 6-1

GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	New office building, renovation of Ward hotel, parking ramp
CONTACT NAME	Karl Alberts	LOCATION	Aberdeen
PHONE NUMBER	605-626-7034	PUBLIC BENEFITS	
E-MAIL ADDRESS	karl.alberts@aberdeen.sd.us	EST OF MATURITY	2022
DATE OF PLANNING HEARING	07/09/2002	Equalized base minus reductions is	\$655,310
PLAN CREATION DATE	07/09/2002	The 2023 equalized value minus reductions is	\$9,581,800
EST JOBS CREATED	150	The 2022 equalized value minus reductions is	\$10,235,659
ANTICIPATED PROJECT COST	\$3,705,000	Total Current Increment	\$8,926,490

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #8

Created on: 11/27/2007

Dissolution Date

Sch Dist 6-1

GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Public Infrastructure for Molded Fiberglass
CONTACT NAME	Karl Alberts	LOCATION	Aberdeen
PHONE NUMBER	605-626-7034	PUBLIC BENEFITS	
E-MAIL ADDRESS	karl.alberts@aberdeen.sd.us	EST OF MATURITY	2027
DATE OF PLANNING HEARING	11/20/2007	Equalized base minus reductions is	\$78,250
PLAN CREATION DATE	11/20/2007	The 2023 equalized value minus reductions is	\$9,711,663
EST JOBS CREATED	250	The 2022 equalized value minus reductions is	\$8,696,365
ANTICIPATED PROJECT COST	\$3,800,000	Total Current Increment	\$9,633,413

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #14

Created on: 9/26/2011

Dissolution Date

Sch Dist 6-1

GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Infrastructure improvements for residential development
CONTACT NAME	Karl Alberts	LOCATION	Aberdeen
PHONE NUMBER	605-626-7034	PUBLIC BENEFITS	
E-MAIL ADDRESS	karl.alberts@aberdeen.sd.us	EST OF MATURITY	2027
DATE OF PLANNING HEARING	09/20/2011	Equalized base minus reductions is	\$33,657
PLAN CREATION DATE	09/20/2011	The 2023 equalized value minus reductions is	\$11,558,001
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$10,149,395
ANTICIPATED PROJECT COST	\$1,729,222	Total Current Increment	\$11,524,344

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #15

Created on: 10/24/2011

Dissolution Date

Sch Dist 6-1

GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Infrastructure Improvements for Residential Development
CONTACT NAME	Karl Alberts	LOCATION	Aberdeen
PHONE NUMBER	605-626-7034	PUBLIC BENEFITS	
E-MAIL ADDRESS	karl.alberts@aberdeen.sd.us	EST OF MATURITY	2029
DATE OF PLANNING HEARING	10/18/2011	Equalized base minus reductions is	\$24,716
PLAN CREATION DATE	10/18/2011	The 2023 equalized value minus reductions is	\$11,931,577
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$10,833,474
ANTICIPATED PROJECT COST	\$2,673,452	Total Current Increment	\$11,906,861

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #17

Created on: 10/29/2012

Dissolution Date

Sch Dist 6-1

GOVERNING BODY

City of Aberdeen

PROJECT DESCRIPTION

Renovate unused school building into apartments.

CONTACT NAME

Karl Alberts

LOCATION

Aberdeen

PHONE NUMBER

605-626-7034

PUBLIC BENEFITS

E-MAIL ADDRESS

karl.alberts@aberdeen.sd.us

EST OF MATURITY

2032

DATE OF PLANNING HEARING

10/16/2012

Equalized base minus reductions is

\$5,746,505

PLAN CREATION DATE

10/16/2012

The 2023 equalized value minus reductions is

\$8,076,969

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$7,809,560

ANTICIPATED PROJECT COST

\$2,091,850

Total Current Increment

\$2,330,464

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #18

Created on: 3/4/2013

Dissolution Date

Sch Dist 6-1

GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Infrastructure improvements for residential development
CONTACT NAME	Karl Alberts	LOCATION	Aberdeen
PHONE NUMBER	605-626-7034	PUBLIC BENEFITS	
E-MAIL ADDRESS	karl.alberts@aberdeen.sd.us	EST OF MATURITY	2030
DATE OF PLANNING HEARING	02/19/2013	Equalized base minus reductions is	\$749,349
PLAN CREATION DATE	02/19/2013	The 2023 equalized value minus reductions is	\$6,080,266
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$4,970,086
ANTICIPATED PROJECT COST	\$485,000	Total Current Increment	\$5,330,917

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #19

Created on: 8/26/2013

Dissolution Date

Sch Dist 6-1

GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Infrastructure improvements for residential development
CONTACT NAME	Karl Alberts	LOCATION	Aberdeen
PHONE NUMBER	605-626-7034	PUBLIC BENEFITS	
E-MAIL ADDRESS	karl.alberts@aberdeen.sd.us	EST OF MATURITY	2032
DATE OF PLANNING HEARING	08/20/2013	Equalized base minus reductions is	\$31,040
PLAN CREATION DATE	08/20/2013	The 2023 equalized value minus reductions is	\$14,737,221
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$13,591,571
ANTICIPATED PROJECT COST	\$2,966,700	Total Current Increment	\$14,706,181

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #20

Created on: 3/24/2014

Dissolution Date

Sch Dist 6-1

GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Infrastructure improvements for residential development
CONTACT NAME	Karl Alberts	LOCATION	Aberdeen
PHONE NUMBER	605-626-7034	PUBLIC BENEFITS	
E-MAIL ADDRESS	karl.alberts@aberdeen.sd.us	EST OF MATURITY	2030
DATE OF PLANNING HEARING	02/18/2014	Equalized base minus reductions is	\$580,391
PLAN CREATION DATE	02/18/2014	The 2023 equalized value minus reductions is	\$5,647,586
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$5,483,286
ANTICIPATED PROJECT COST	\$430,000	Total Current Increment	\$5,067,195

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #21

Created on: 3/31/2014

Dissolution Date

Sch Dist 6-1

GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Infrastructure improvements for residential development.
CONTACT NAME	Karl Alberts	LOCATION	Aberdeen
PHONE NUMBER	605-626-7034	PUBLIC BENEFITS	
E-MAIL ADDRESS	karl.alberts@aberdeen.sd.us	EST OF MATURITY	2034
DATE OF PLANNING HEARING	03/18/2014	Equalized base minus reductions is	\$67,784
PLAN CREATION DATE	03/18/2014	The 2023 equalized value minus reductions is	\$10,223,135
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$8,348,858
ANTICIPATED PROJECT COST	\$1,021,460	Total Current Increment	\$10,155,351

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #23

Created on: 9/22/2014

Dissolution Date

Sch Dist

6-1

GOVERNING BODY

City of Aberdeen

PROJECT DESCRIPTION

Remodel old railroad depot into office space.

CONTACT NAME

Karl Alberts

LOCATION

Aberdeen

PHONE NUMBER

605-626-7034

PUBLIC BENEFITS

E-MAIL ADDRESS

karl.alberts@aberdeen.sd.us

EST OF MATURITY

2034

DATE OF PLANNING HEARING

09/16/2014

Equalized base minus reductions is

\$1,355,468

PLAN CREATION DATE

09/16/2014

The 2023 equalized value minus reductions is

\$5,293,023

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$4,598,453

ANTICIPATED PROJECT COST

\$877,248

Total Current Increment

\$3,937,555

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #24

Created on: 8/24/2015

Dissolution Date

Sch Dist 6-1

GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Infrastructure improvements for residential development
CONTACT NAME	Karl Alberts	LOCATION	Aberdeen
PHONE NUMBER	605-626-7034	PUBLIC BENEFITS	
E-MAIL ADDRESS	karl.alberts@aberdeen.sd.us	EST OF MATURITY	2036
DATE OF PLANNING HEARING	08/18/2015	Equalized base minus reductions is	\$4,996,091
PLAN CREATION DATE	08/18/2015	The 2023 equalized value minus reductions is	\$16,426,484
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$13,507,538
ANTICIPATED PROJECT COST	\$625,890	Total Current Increment	\$11,430,393

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #25

Created on: 3/21/2016

Dissolution Date

Sch Dist 6-1

GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Infrastructure improvements for residential development
CONTACT NAME	Karl Alberts	LOCATION	Aberdeen
PHONE NUMBER	605-626-7034	PUBLIC BENEFITS	
E-MAIL ADDRESS	karl.alberts@aberdeen.sd.us	EST OF MATURITY	2036
DATE OF PLANNING HEARING	03/15/2016	Equalized base minus reductions is	\$66,506
PLAN CREATION DATE	03/15/2016	The 2023 equalized value minus reductions is	\$3,042,248
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$2,275,179
ANTICIPATED PROJECT COST	\$1,671,158	Total Current Increment	\$2,975,742

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #26

Created on: 4/25/2016

Dissolution Date

Sch Dist 6-1

GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Infrastructure for residential development
CONTACT NAME	Karl Alberts	LOCATION	Aberdeen
PHONE NUMBER	605-626-7034	PUBLIC BENEFITS	
E-MAIL ADDRESS	karl.alberts@aberdeen.sd.us	EST OF MATURITY	2033
DATE OF PLANNING HEARING	04/19/2016	Equalized base minus reductions is	\$40,921
PLAN CREATION DATE	04/19/2016	The 2023 equalized value minus reductions is	\$14,043,177
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$12,687,551
ANTICIPATED PROJECT COST	\$1,445,597	Total Current Increment	\$14,002,256

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

445 East Capitol Avenue • Pierre, SD 57501
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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #27

Created on: 6/26/2017

Dissolution Date

Sch Dist 6-1

GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Infrastructure improvements for residential development
CONTACT NAME	Karl Alberts	LOCATION	Aberdeen
PHONE NUMBER	605-626-7034	PUBLIC BENEFITS	
E-MAIL ADDRESS	karl.alberts@aberdeen.sd.us	EST OF MATURITY	2034
DATE OF PLANNING HEARING	06/20/2017	Equalized base minus reductions is	\$25,240
PLAN CREATION DATE	06/20/2017	The 2023 equalized value minus reductions is	\$11,705,628
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$10,328,116
ANTICIPATED PROJECT COST	\$1,151,413	Total Current Increment	\$11,680,388

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

445 East Capitol Avenue • Pierre, SD 57501
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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #29

Created on: 06/25/2018

Dissolution Date

Sch Dist 6-1

GOVERNING BODY

City of Aberdeen

PROJECT DESCRIPTION

The purpose of the TIF request is to fund the necessary installation of public infrastructure (water, sewer, curb, gutter, and streets) for a new residential subdivision.

CONTACT NAME

Karl Alberts

LOCATION

Aberdeen

PHONE NUMBER

605-626-7034

PUBLIC BENEFITS

Provide housing for low and moderate income buyers.

E-MAIL ADDRESS

karl.alberts@aberdeen.sd.us

EST OF MATURITY

2038

DATE OF PLANNING HEARING

06/19/2018

Equalized base minus reductions is

\$256,440

PLAN CREATION DATE

06/25/2018

The 2023 equalized value minus reductions is

\$15,770,699

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$8,297,065

ANTICIPATED PROJECT COST

\$3,201,899

Total Current Increment

\$15,514,259

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #30

Created on: 7/8/2019

Dissolution Date

Sch Dist

6-1

GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Installation of public infrastructure (water, curb, gutter, sewer and streets) for new residential subdivision
CONTACT NAME	Karl Alberts	LOCATION	Willowwood Fourth Addition City of Aberdeen
PHONE NUMBER	605-626-7034	PUBLIC BENEFITS	Housing and employments opportunities
E-MAIL ADDRESS	karl.alberts@aberdeen.sd.us	EST OF MATURITY	2040
DATE OF PLANNING HEARING	06/18/2019	Equalized base minus reductions is	\$30,244,307
PLAN CREATION DATE	07/08/2019	The 2023 equalized value minus reductions is	\$41,601,669
EST JOBS CREATED	0	The 2022 equalized value minus reductions is	\$37,627,758
ANTICIPATED PROJECT COST	\$3,209,025	Total Current Increment	\$11,357,362

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #31

Created on: 7/29/2019

Dissolution Date

Sch Dist 6-1

GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Installation of public infrastructure
CONTACT NAME	Karl Albers	LOCATION	Abredeem SD
PHONE NUMBER	605-626-7034	PUBLIC BENEFITS	Provide new housing and employment oportunities
E-MAIL ADDRESS	karl.albers@aberdeen.sd.us	EST OF MATURITY	2040
DATE OF PLANNING HEARING	06/18/2019	Equalized base minus reductions is	\$2,125,459
PLAN CREATION DATE	07/29/2019	The 2023 equalized value minus reductions is	\$3,603,581
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	\$3,582,087
ANTICIPATED PROJECT COST	\$2,641,458	Total Current Increment	\$1,478,122

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #32

Created on: 9/22/2020

Dissolution Date

Sch Dist 6-1

GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Water, sewer, curb, gutter and streets
CONTACT NAME	Karl Alberts, Finance Officer	LOCATION	The refuge retreats addition to the city of aberden in the NE 1/4 of section 18
PHONE NUMBER	605-626-7034	PUBLIC BENEFITS	reduced maintenance housing for seniors and employment opportunities
E-MAIL ADDRESS	karl.alberts@aberdeen.sd.us	EST OF MATURITY	2041
DATE OF PLANNING HEARING	09/15/2020	Equalized base minus reductions is	\$555,386
PLAN CREATION DATE	10/22/2020	The 2023 equalized value minus reductions is	\$7,159,504
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	\$3,292,052
ANTICIPATED PROJECT COST	\$2,878,438	Total Current Increment	\$6,604,118

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #35

Created on: 12/20/2021

Dissolution Date

Sch Dist 6-1

GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Infrastructure including street, water, and wastewater for multi family housing
CONTACT NAME	Karl Alberts	LOCATION	Dakota Estates Third Subdivision in the SW4 of Section 6, Township 124 North,
PHONE NUMBER	605-626-7034	PUBLIC BENEFITS	Housing and public infrastructure
E-MAIL ADDRESS	karl.alberts@aberdden.sd.us	EST OF MATURITY	2041
DATE OF PLANNING HEARING	10/19/2021	Equalized base minus reductions is	\$36,763
PLAN CREATION DATE	12/20/2021	The 2023 equalized value minus reductions is	\$5,665,960
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	\$337,243
ANTICIPATED PROJECT COST	\$833,267	Total Current Increment	\$5,629,197

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #37

Created on: 02/22/2022

Dissolution Date

Sch Dist 6-1

GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Redevelopment of Van Slyke Building to include 1 commercial rental and 22 residential units.
CONTACT NAME	Karl Alberts	LOCATION	Lot 13 and 14 Block 6, Lot 15 Block 6, Lot 16 Block 6, Lot 17 Block 6, Lot 13 Blo
PHONE NUMBER	605-626-7034	PUBLIC BENEFITS	To provide for repurposing historic Van Slyke Building to accommodate commercial and residential rentals
E-MAIL ADDRESS	karl.alberts@aberdden.sd.us	EST OF MATURITY	2043
DATE OF PLANNING HEARING	02/15/2022	Equalized base minus reductions is	\$6,210,659
PLAN CREATION DATE	03/22/2022	The 2023 equalized value minus reductions is	\$7,175,629
EST JOBS CREATED	0	The 2022 equalized value minus reductions is	\$6,764,503
ANTICIPATED PROJECT COST	\$1,579,038	Total Current Increment	\$964,970

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #38

Created on: 6/7/2022

Dissolution Date

Sch Dist 6-1

GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Retirement community with 10 residential villas, 48 assisted living units and 26 memory care units
CONTACT NAME	Jordan McQuillen	LOCATION	Lots 1 and 3, Evans Third Subdivision to Aberddden in the SE 1/4 of Section 7To
PHONE NUMBER	605-626-7021	PUBLIC BENEFITS	Provides for development of residential units and assocaited with public infrastructure
E-MAIL ADDRESS	rdan.mcquillen@aderdeen.sd.us	EST OF MATURITY	2042
DATE OF PLANNING HEARING	05/17/2022	Equalized base minus reductions is	\$65,732
PLAN CREATION DATE	06/06/2022	The 2023 equalized value minus reductions is	\$394,011
EST JOBS CREATED	20	The 2022 equalized value minus reductions is	\$65,800
ANTICIPATED PROJECT COST	\$30,000,000	Total Current Increment	\$328,279

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #39

Created on: 5/15/2023

Dissolution Date

Sch Dist

GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Infrastructure for new residential subdivision
CONTACT NAME	Jordan Mc Quillen	LOCATION	All lots in Hapi 2nd North Subdivision to the City of Aberdeen in the NW 1/4 of
PHONE NUMBER	605-626-7021	PUBLIC BENEFITS	Housing for low to moderate income home buyers
E-MAIL ADDRESS	rdan.mcquillen@aberdeen.sd.us	EST OF MATURITY	2043
DATE OF PLANNING HEARING	04/18/2023	Equalized base minus reductions is	\$41,535
PLAN CREATION DATE	05/15/2023	The 2023 equalized value minus reductions is	\$41,535
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	
ANTICIPATED PROJECT COST	\$4,174,585	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Aberdeen

County: Brown

City of Aberdeen #33

Created on: 10/19/2021

Dissolution Date

Sch Dist 6-1

GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Redevelopment and re purposing of the Citizens Building
CONTACT NAME	Karl Alberts	LOCATION	Lot 1, Citizens Building Addition to Aberdeen, Lot 1 Dakotah Bank 2nd Additio
PHONE NUMBER	605-626-7034	PUBLIC BENEFITS	Residential rental units and commercial retail rentals
E-MAIL ADDRESS	karl.alberts@aberdeen.sd.us	EST OF MATURITY	2042
DATE OF PLANNING HEARING	09/15/2021	Equalized base minus reductions is	\$14,997,061
PLAN CREATION DATE	10/19/2021	The 2023 equalized value minus reductions is	\$17,292,858
EST JOBS CREATED	0	The 2022 equalized value minus reductions is	\$15,175,200
ANTICIPATED PROJECT COST	\$2,388,555	Total Current Increment	\$2,295,797

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Brule County

County: Brule

Brule County #1

Created on: 12/6/2011

Dissolution Date

Sch Dist 7-2

GOVERNING BODY

Brule County

PROJECT DESCRIPTION

2.2M bushels of grain storage, 1.5 mile loop track for loading, 40K ton fertilizer plant

CONTACT NAME

Anica Olson

LOCATION

PHONE NUMBER

402-889-4058

PUBLIC BENEFITS

E-MAIL ADDRESS

EST OF MATURITY 2030

DATE OF PLANNING HEARING

09/27/2011

Equalized base minus reductions is

\$181,894

PLAN CREATION DATE

10/04/2011

The 2023 equalized value minus reductions is

\$14,385,147

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$14,183,755

ANTICIPATED PROJECT COST

\$2,070,000

Total Current Increment

\$14,203,253

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Chamberlain

County: Brule

City of Chamberlain #1

Created on: 9/8/2015

Dissolution Date

Sch Dist 7-1

GOVERNING BODY	City of Chamberlain	PROJECT DESCRIPTION	25,860 square foot retail store-ShopKo
CONTACT NAME	Nicky Gaulke	LOCATION	City of Chamberlain
PHONE NUMBER	605-234-4401	PUBLIC BENEFITS	
E-MAIL ADDRESS	chamberlainng@midstatesd.net	EST OF MATURITY	2030
DATE OF PLANNING HEARING	09/08/2015	Equalized base minus reductions is	\$212,253
PLAN CREATION DATE	09/08/2015	The 2023 equalized value minus reductions is	\$2,103,673
EST JOBS CREATED	15	The 2022 equalized value minus reductions is	\$2,074,222
ANTICIPATED PROJECT COST	\$500,000	Total Current Increment	\$1,891,420

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Chamberlain

County: Brule

City of Chamberlain #2

Created on: 07/07/2021

Dissolution Date

Sch Dist 7-1

GOVERNING BODY	City of Chamberlain	PROJECT DESCRIPTION	Infrastructure for commercial presence
CONTACT NAME	Greg Powell	LOCATION	Lloyd Priebe Tract SW 27-104-71 (Lying N & E of I-90) Brule County SD
PHONE NUMBER	605-734-4400	PUBLIC BENEFITS	strengthen economy
E-MAIL ADDRESS	chamberlaingp@midstatesd.net	EST OF MATURITY	2041
DATE OF PLANNING HEARING	07/07/2021	Equalized base minus reductions is	\$142,969
PLAN CREATION DATE	07/21/2021	The 2023 equalized value minus reductions is	\$272,319
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	\$121,523
ANTICIPATED PROJECT COST	\$10,000,000	Total Current Increment	\$129,350

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Kimball

County: Brule

City of Kimball #1

Created on: 09/08/2021

Dissolution Date

Sch Dist 7-2

GOVERNING BODY	City of Kimball	PROJECT DESCRIPTION	Infrastructure
CONTACT NAME	Barb Gakin	LOCATION	M GLANZER TRT OUTLOTS KIMBALL in the NESE 10-10368 and LOT 1 OF CAHIL
PHONE NUMBER	6065-778-6277	PUBLIC BENEFITS	Increment to cover infrastructure expenses
E-MAIL ADDRESS	kimballcitysd@midstated.net	EST OF MATURITY	2037
DATE OF PLANNING HEARING	09/07/2021	Equalized base minus reductions is	\$136,757
PLAN CREATION DATE	09/08/2021	The 2023 equalized value minus reductions is	\$3,800,392
EST JOBS CREATED	25	The 2022 equalized value minus reductions is	\$3,742,472
ANTICIPATED PROJECT COST	\$10,000,000	Total Current Increment	\$3,663,635

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Belle Fourche

County: Butte

City of Belle Fourche #4

Created on: 8/17/2015

Dissolution Date

Sch Dist 9-1

GOVERNING BODY	City of Belle Fourche	PROJECT DESCRIPTION	Infrastructure for new development
CONTACT NAME	Sharon Mins	LOCATION	Belle Fourche
PHONE NUMBER	605-892-2494	PUBLIC BENEFITS	
E-MAIL ADDRESS	sharon@bellefourche.org	EST OF MATURITY	2027
DATE OF PLANNING HEARING	11/01/2015	Equalized base minus reductions is	\$1,998,328
PLAN CREATION DATE	08/01/2015	The 2023 equalized value minus reductions is	\$6,654,547
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$6,883,258
ANTICIPATED PROJECT COST	\$1,000,000	Total Current Increment	\$4,656,219

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Platte

County: Charles Mix

City of Platte #1

Created on: 12/06/2021

Dissolution Date

Sch Dist 11-5

GOVERNING BODY	City of Platte	PROJECT DESCRIPTION	Housing development
CONTACT NAME	Shauna Meyerink	LOCATION	Lots 3-6, Block 1, Lots 1-3 Block 2, Lots 1-6 Block 3 and all right of ways locate
PHONE NUMBER	605-337-3921	PUBLIC BENEFITS	Housing opportunities for curemnt and new residents
E-MAIL ADDRESS	plattefo@plattesd.org	EST OF MATURITY	2041
DATE OF PLANNING HEARING	11/15/2021	Equalized base minus reductions is	\$71,510
PLAN CREATION DATE	12/06/2021	The 2023 equalized value minus reductions is	\$903,508
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	\$70,332
ANTICIPATED PROJECT COST	\$727,319	Total Current Increment	\$831,998

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Clark

County: Clark

City of Clark #1

Created on: 8/2/2005

Dissolution Date

Sch Dist 12-2

GOVERNING BODY	City of Clark	PROJECT DESCRIPTION	Street Improvements, curb, gutter, and road shaping
CONTACT NAME	Jackie Luttrell	LOCATION	City of Clark
PHONE NUMBER	605-532-5665	PUBLIC BENEFITS	
E-MAIL ADDRESS	clarkfinanceofficer@itctel.com	EST OF MATURITY	2021
DATE OF PLANNING HEARING		Equalized base minus reductions is	\$88,866
PLAN CREATION DATE	10/03/2005	The 2023 equalized value minus reductions is	\$656,466
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$655,131
ANTICIPATED PROJECT COST	\$70,000	Total Current Increment	\$567,600

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Clark County

County: Clark

Clark County #2

Created on: 10/21/2020

Dissolution Date

Sch Dist 12-2

GOVERNING BODY	Clark County	PROJECT DESCRIPTION	Riverview Dairy is constructing a new dairy to supply Agropur in Lake Norden for the new cheese plant
CONTACT NAME	Christine Tarbox	LOCATION	NW 1/4 3-115-59, NE 1/4 3-115-59, SE 1/4 3-115-59, SW 1/4 3-115-59, 415th
PHONE NUMBER	605-532-5921	PUBLIC BENEFITS	Construct and repair county road to improve transportation from dairy to cheese plant
E-MAIL ADDRESS	christine.tarbox@state.sd.us	EST OF MATURITY	2041
DATE OF PLANNING HEARING	08/18/2020	Equalized base minus reductions is	\$2,647,760
PLAN CREATION DATE	10/21/2020	The 2023 equalized value minus reductions is	\$43,010,590
EST JOBS CREATED	42	The 2022 equalized value minus reductions is	\$38,835,095
ANTICIPATED PROJECT COST	\$60,000,000	Total Current Increment	\$40,362,830

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Vermillion

County: Clay

City of Vermillion #5

Created on: 5/20/2013

Dissolution Date

Sch Dist 13-1

GOVERNING BODY	City of Vermillion	PROJECT DESCRIPTION	30,000 square foot office building and related site improvements.
CONTACT NAME	Mike Carlson	LOCATION	City of Vermillion
PHONE NUMBER	605-677-7056	PUBLIC BENEFITS	Job Creation
E-MAIL ADDRESS	mikec@cityofvermillion.com	EST OF MATURITY	2033
DATE OF PLANNING HEARING	04/08/2013	Equalized base minus reductions is	\$53,263
PLAN CREATION DATE	05/20/2013	The 2023 equalized value minus reductions is	\$4,152,618
EST JOBS CREATED	135	The 2022 equalized value minus reductions is	\$3,952,847
ANTICIPATED PROJECT COST	\$4,920,000	Total Current Increment	\$4,099,355

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Vermillion

County: Clay

City of Vermillion #6

Created on: 7/15/2013

Dissolution Date

Sch Dist 13-1

GOVERNING BODY	City of Vermillion	PROJECT DESCRIPTION	Additional housing options.
CONTACT NAME	Mike Carlson	LOCATION	City of Vermillion
PHONE NUMBER	605-677-7056	PUBLIC BENEFITS	Workforce housing
E-MAIL ADDRESS	mikec@cityofvermillion.com	EST OF MATURITY	2028
DATE OF PLANNING HEARING	07/08/2013	Equalized base minus reductions is	\$55,063
PLAN CREATION DATE	08/19/2013	The 2023 equalized value minus reductions is	\$23,535,820
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$19,640,880
ANTICIPATED PROJECT COST	\$2,095,810	Total Current Increment	\$23,480,757

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Vermillion

County: Clay

City of Vermillion #7

Created on: 03/16/2021

Dissolution Date

Sch Dist 13-1

GOVERNING BODY	City of Vermillion	PROJECT DESCRIPTION	Water, sanitary sewer, electric, natural gas cable, internet, storm sewer, street lights and surfacing.
CONTACT NAME	Mike Carlson	LOCATION	Outlot A, Bliss Point Addition to the City of Vermillion
PHONE NUMBER	605-677-7056	PUBLIC BENEFITS	Develop workforce housing
E-MAIL ADDRESS	mikec@cityofvermillion.com	EST OF MATURITY	2038
DATE OF PLANNING HEARING	09/28/2020	Equalized base minus reductions is	\$27,470
PLAN CREATION DATE	03/16/2021	The 2023 equalized value minus reductions is	\$1,353,943
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	\$1,027,835
ANTICIPATED PROJECT COST	\$2,031,792	Total Current Increment	\$1,326,473

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Watertown

County: Codington

City of Watertown #2

Created on: 10/6/2003

Dissolution Date

Sch Dist 14-4

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	Mallrd Pointe Industrial Park
CONTACT NAME	Kristen Bobzien	LOCATION	Watertown, SD
PHONE NUMBER	605-753-3563	PUBLIC BENEFITS	
E-MAIL ADDRESS	kbobzien@watertownsd.us	EST OF MATURITY	2024
DATE OF PLANNING HEARING	09/18/2003	Equalized base minus reductions is	\$24,678
PLAN CREATION DATE	08/02/2004	The 2023 equalized value minus reductions is	\$4,344,888
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$4,430,170
ANTICIPATED PROJECT COST	\$2,794,427	Total Current Increment	\$4,320,210

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

445 East Capitol Avenue • Pierre, SD 57501
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2023 TIF ANNUAL REPORT

City of Watertown

County: Codington

City of Watertown #5

Created on: 9/4/2007

Dissolution Date

Sch Dist 14-4

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	1st Avenue North Extension
CONTACT NAME	Kristen Bobzien	LOCATION	Watertown, SD
PHONE NUMBER	605-753-3563	PUBLIC BENEFITS	
E-MAIL ADDRESS	kbobzien@watertownsd.us	EST OF MATURITY	2030
DATE OF PLANNING HEARING	08/23/2007	Equalized base minus reductions is	\$480,279
PLAN CREATION DATE	02/02/2009	The 2023 equalized value minus reductions is	\$32,154,133
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$16,507,604
ANTICIPATED PROJECT COST	\$3,832,439	Total Current Increment	\$31,673,854

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

445 East Capitol Avenue • Pierre, SD 57501
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2023 TIF ANNUAL REPORT

City of Watertown

County: Codington

City of Watertown #7

Created on: 5/6/2019

Dissolution Date

Sch Dist 14-4

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	To improve Mallard Pointe Business Park
CONTACT NAME	Tobin Morris	LOCATION	Lots 1-8 less Lot H1 Blk 3 Interstate Offiice ADD Lots 5 -8 Less Lot H1 Blk 4 Int
PHONE NUMBER	605-224-5557	PUBLIC BENEFITS	Industrial park for current and future tenants
E-MAIL ADDRESS	:morris@doughertymarkets.com	EST OF MATURITY	2040
DATE OF PLANNING HEARING	04/04/2019	Equalized base minus reductions is	\$119,201
PLAN CREATION DATE	05/06/2019	The 2023 equalized value minus reductions is	\$22,673,128
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	\$23,118,158
ANTICIPATED PROJECT COST	\$7,000,000	Total Current Increment	\$22,553,927

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Watertown

County: Codington

City of Watertown #8

Created on: 07/18/2019

Dissolution Date

Sch Dist 14-4

GOVERNING BODY	Watertown City Council	PROJECT DESCRIPTION	Lot of Calvin Industrial Park First Addition to the City of Watertown, Codington County, South Dakota
CONTACT NAME	Kristen Bobzien	LOCATION	Watertown South Dakota
PHONE NUMBER	605-753-3563	PUBLIC BENEFITS	Infrastructure
E-MAIL ADDRESS	kbobzien@watertownsd.us	EST OF MATURITY	2039
DATE OF PLANNING HEARING	07/18/2019	Equalized base minus reductions is	\$0
PLAN CREATION DATE	07/18/2019	The 2023 equalized value minus reductions is	\$2,777,455
EST JOBS CREATED	25	The 2022 equalized value minus reductions is	\$2,831,971
ANTICIPATED PROJECT COST	\$802,000	Total Current Increment	\$2,777,455

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Watertown

County: Codington

City of Watertown #9

Created on: 8/19/2019

Dissolution Date

Sch Dist 14-4

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	Development of Lot 3 to promote new growth opportunities
CONTACT NAME	Kristen Bobzien	LOCATION	Lot 3 of Calvin Industrial Park First Addition to the City of Watertown
PHONE NUMBER	605-753-3563	PUBLIC BENEFITS	Infrastructure
E-MAIL ADDRESS	kbobzien@watertownsd.us	EST OF MATURITY	2040
DATE OF PLANNING HEARING	07/18/2019	Equalized base minus reductions is	\$0
PLAN CREATION DATE	08/19/2019	The 2023 equalized value minus reductions is	\$2,075,165
EST JOBS CREATED	10	The 2022 equalized value minus reductions is	\$2,115,896
ANTICIPATED PROJECT COST	\$591,000	Total Current Increment	\$2,075,165

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

City of Watertown

County: Codington

City of Watertown #10

Created on: 8/19/2019

Dissolution Date

Sch Dist 14-4

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	Commercial and Housing
CONTACT NAME	Kristen Bobzien	LOCATION	Lot 15 & 16, Block 4 and Lot 17, Block 4 and Lot 18, 19 and North 1/2 of Lot 20
PHONE NUMBER	605-753-3563	PUBLIC BENEFITS	Improvements to downtown area
E-MAIL ADDRESS	kbobzien@watertownsd.us	EST OF MATURITY	2040
DATE OF PLANNING HEARING	08/08/2019	Equalized base minus reductions is	\$69,179
PLAN CREATION DATE	08/19/2019	The 2023 equalized value minus reductions is	\$146,012
EST JOBS CREATED	20	The 2022 equalized value minus reductions is	\$2,496,672
ANTICIPATED PROJECT COST	\$6,500,000	Total Current Increment	\$76,833

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Watertown

County: Codington

City of Watertown #11

Created on: 04/16/2021

Dissolution Date

Sch Dist 14-4

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	Commercial and housing infrastructure
CONTACT NAME	Kristen Bobzien	LOCATION	The North 10 feet of Lots 1 and 2; and all of 3 and 4; all of lotas 5,6 and 7 of St
PHONE NUMBER	605-753-3563	PUBLIC BENEFITS	Support commercail and retail development, parking and housing.
E-MAIL ADDRESS	kbobzien@watertownsd.us	EST OF MATURITY	2040
DATE OF PLANNING HEARING	02/04/2021	Equalized base minus reductions is	\$121,636
PLAN CREATION DATE	04/16/2021	The 2023 equalized value minus reductions is	\$184,994
EST JOBS CREATED	40	The 2022 equalized value minus reductions is	\$164,022
ANTICIPATED PROJECT COST	\$2,968,880	Total Current Increment	\$63,358

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

City of Watertown

County: Codington

City of Watertown #12

Created on: 5/19/2020

Dissolution Date

Sch Dist 14-4

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	Infrastructure for commercial and housing development
CONTACT NAME	Kristen Bobzien	LOCATION	Lots 15 & 16 together with the west half and the east half of the 20' wide vaca
PHONE NUMBER	605-753-3563	PUBLIC BENEFITS	Improvements downtown, support commercial and retail development, create jobs and encourage growth.
E-MAIL ADDRESS	kbobzien@watertownsd.us	EST OF MATURITY	2039
DATE OF PLANNING HEARING	03/19/2020	Equalized base minus reductions is	\$65,406
PLAN CREATION DATE	05/19/2020	The 2023 equalized value minus reductions is	\$3,010,707
EST JOBS CREATED	20	The 2022 equalized value minus reductions is	\$2,562,752
ANTICIPATED PROJECT COST	\$5,000,000	Total Current Increment	\$2,945,301

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

City of Watertown

County: Codington

City of Watertown #13

Created on: 04/09/2021

Dissolution Date

Sch Dist 14-4

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	Housing project for apartment building and senior citizens center
CONTACT NAME	Kristen Bobzien	LOCATION	LOTS 1-4 OHTNESS SUBD OF LOTS 12-14 BLK 17 ORIGINAL PLAT & LOT 11 OF B
PHONE NUMBER	605-753-3563	PUBLIC BENEFITS	Remedy conditions in area, enhance property value, increased revenue taxing districts.
E-MAIL ADDRESS	kbobzien@watertownsd.us	EST OF MATURITY	2041
DATE OF PLANNING HEARING	11/02/2020	Equalized base minus reductions is	\$68,484
PLAN CREATION DATE	04/09/2021	The 2023 equalized value minus reductions is	\$5,562,998
EST JOBS CREATED	0	The 2022 equalized value minus reductions is	\$3,057,591
ANTICIPATED PROJECT COST	\$2,070,349	Total Current Increment	\$5,494,514

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

City of Watertown

County: Codington

City of Watertown #14

Created on: 09/10/2020

Dissolution Date

Sch Dist 14-4

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	Commercial and housing development
CONTACT NAME	Kristen Bobzien	LOCATION	That portion of Govt Lot 3 lying South and West of Forestburg Addition and th
PHONE NUMBER	605-753-3563	PUBLIC BENEFITS	Promote economic development
E-MAIL ADDRESS	kbobzien@watertownsd.us	EST OF MATURITY	2040
DATE OF PLANNING HEARING	08/06/2020	Equalized base minus reductions is	\$1,228,036
PLAN CREATION DATE	09/10/2020	The 2023 equalized value minus reductions is	\$18,359,731
EST JOBS CREATED	20	The 2022 equalized value minus reductions is	\$7,350,906
ANTICIPATED PROJECT COST	\$19,000,000	Total Current Increment	\$17,131,695

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

City of Watertown

County: Codington

City of Watertown #15

Created on: 02/16/2021

Dissolution Date

Sch Dist 14-4

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	Apartment housing infrastructure
CONTACT NAME	Kristen Bobzien	LOCATION	E660' N1/2 SE1/4 SE 1/4/LESS LOT H2 & LESS PT16TH AVE N LY WITHIN CITY L
PHONE NUMBER	605-753-3563	PUBLIC BENEFITS	Land development, enhance value of property, tax revenue.
E-MAIL ADDRESS	kbobzien@watertown.sd.us	EST OF MATURITY	2040
DATE OF PLANNING HEARING	02/04/2021	Equalized base minus reductions is	\$166,844
PLAN CREATION DATE	02/16/2021	The 2023 equalized value minus reductions is	\$6,248,051
EST JOBS CREATED	20	The 2022 equalized value minus reductions is	\$668,800
ANTICIPATED PROJECT COST	\$20,000,000	Total Current Increment	\$6,081,207

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Watertown

County: Codington

City of Watertown #16

Created on: 03/01/2021

Dissolution Date

Sch Dist 14-4

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	Infrastructure for housing and new and existing commercial business
CONTACT NAME	Kristen Bobzien	LOCATION	West 85' of Lot 19, 20, 21 & 22 in Block 1 of the original plat in the City of Wat
PHONE NUMBER	605-753-3563	PUBLIC BENEFITS	Create jobs and encourage futue growth
E-MAIL ADDRESS	kbobzien@watertownsd.us	EST OF MATURITY	2040
DATE OF PLANNING HEARING	03/01/2021	Equalized base minus reductions is	\$70,757
PLAN CREATION DATE	03/01/2021	The 2023 equalized value minus reductions is	\$2,222,339
EST JOBS CREATED	20	The 2022 equalized value minus reductions is	\$106,967
ANTICIPATED PROJECT COST	\$9,000,000	Total Current Increment	\$2,151,582

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

City of Watertown

County: Codington

City of Watertown #17

Created on: 9/7/2021

Dissolution Date

Sch Dist 14-4

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	Develop area for affordable single family homes
CONTACT NAME	Kristen Bobzien	LOCATION	East 580' less the South 1128' of the NW1/4 Section 35 T117N R53W, Codingt
PHONE NUMBER	605-882-6201	PUBLIC BENEFITS	72 homes
E-MAIL ADDRESS	kbobzien@watertownsd.us	EST OF MATURITY	2042
DATE OF PLANNING HEARING	08/19/2021	Equalized base minus reductions is	\$41,369
PLAN CREATION DATE	09/07/2021	The 2023 equalized value minus reductions is	\$42,721
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	\$41,700
ANTICIPATED PROJECT COST	\$5,600,000	Total Current Increment	\$1,352

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





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2023 TIF ANNUAL REPORT

City of Watertown

County: Codington

City of Watertown #19

Created on: 4/18/2022

Dissolution Date

Sch Dist 14-5

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	Commercial, retail and housing development
CONTACT NAME	Kristen Bobzien	LOCATION	Part of Outlot 6 lying Norhrt of Lot H-1 (Willow Creek Driove) less East 66 Feet
PHONE NUMBER	605-882-6201	PUBLIC BENEFITS	Infrastructure
E-MAIL ADDRESS	kbobzien@watertwonsd.us	EST OF MATURITY	2042
DATE OF PLANNING HEARING	04/07/2022	Equalized base minus reductions is	\$1,645,498
PLAN CREATION DATE	04/18/2022	The 2023 equalized value minus reductions is	\$1,731,504
EST JOBS CREATED	50	The 2022 equalized value minus reductions is	\$1,677,790
ANTICIPATED PROJECT COST	\$2,500,000	Total Current Increment	\$86,006

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

City of Watertown

County: Codington

City of Watertown #20

Created on: 8/1/2022

Dissolution Date

Sch Dist 14-4

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	Infrastructure to prepare area for commercial development
CONTACT NAME	Kristen Bobzien	LOCATION	That portion of Outlot D in Lot 3 in the SE 1/4 od the NE 1/4 of Section 5, T116
PHONE NUMBER	605-882-6201	PUBLIC BENEFITS	Attract workforce and new business
E-MAIL ADDRESS	kbobzien@watertownsd.us	EST OF MATURITY	2043
DATE OF PLANNING HEARING	05/19/2022	Equalized base minus reductions is	\$2,408,296
PLAN CREATION DATE	08/01/2022	The 2023 equalized value minus reductions is	\$3,463,743
EST JOBS CREATED	50	The 2022 equalized value minus reductions is	\$2,455,566
ANTICIPATED PROJECT COST	\$2,500,000	Total Current Increment	\$1,055,447

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Custer #2		City of Custer		County: Custer	
	Created on:	6/19/2006	Dissolution Date	Sch Dist	16-1
GOVERNING BODY	City of Custer	PROJECT DESCRIPTION	Residential		
CONTACT NAME	Mike Tennyson	LOCATION	City of Custer		
PHONE NUMBER	605-673-2350	PUBLIC BENEFITS	Housing		
E-MAIL ADDRESS	srcc@gwtc.net	EST OF MATURITY	2025		
DATE OF PLANNING HEARING	06/19/2006	Equalized base minus reductions is		\$642,964	
PLAN CREATION DATE	06/19/2006	The 2023 equalized value minus reductions is		\$8,882,238	
EST JOBS CREATED		The 2022 equalized value minus reductions is		\$6,384,013	
ANTICIPATED PROJECT COST	\$1,593,384	Total Current Increment		\$8,239,274	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Custer #4		City of Custer		County: Custer	
	Created on:	9/27/2007	Dissolution Date	Sch Dist	16-1
GOVERNING BODY	City of Custer	PROJECT DESCRIPTION	Downtown Lighting		
CONTACT NAME	Laurie Woodward	LOCATION	City of Custer		
PHONE NUMBER	605-673-4824	PUBLIC BENEFITS	Beautification		
E-MAIL ADDRESS	laurie@cityofcuster.com	EST OF MATURITY	2027		
DATE OF PLANNING HEARING	06/22/2009	Equalized base minus reductions is		\$1,540,594	
PLAN CREATION DATE	09/27/2007	The 2023 equalized value minus reductions is		\$12,201,458	
EST JOBS CREATED		The 2022 equalized value minus reductions is		\$8,449,043	
ANTICIPATED PROJECT COST	\$1,508,494	Total Current Increment		\$10,660,864	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Local		





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Custer #6		City of Custer		County: Custer	
City of Custer #6	Created on:	8/21/2023	Dissolution Date	Sch Dist	16-1
GOVERNING BODY	City of Custer	PROJECT DESCRIPTION	Commercaill business and multi family rentals		
CONTACT NAME	Laurie Woodward	LOCATION	Rhoased Tract of Harbach Placer MS # 570 Sec19/30 T-3S R - 5R		
PHONE NUMBER	605-673-4824	PUBLIC BENEFITS	Increased business locations, job opportunities and houdsing options		
E-MAIL ADDRESS	laurie@cityofcuster.com	EST OF MATURITY	2043		
DATE OF PLANNING HEARING	08/08/2023	Equalized base minus reductions is		\$489,699	
PLAN CREATION DATE	08/21/2023	The 2023 equalized value minus reductions is		\$489,699	
EST JOBS CREATED	40	The 2022 equalized value minus reductions is			
ANTICIPATED PROJECT COST	\$1,800,066	Total Current Increment		\$0	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Hermosa

County: Custer

City of Hermosa #1

Created on: 9/20/2005

Dissolution Date

Sch Dist 16-1

GOVERNING BODY	City of Hermosa	PROJECT DESCRIPTION	Water and Sewer Lines
CONTACT NAME	Bobbie Johnson	LOCATION	Hermosa
PHONE NUMBER	605-255-4291	PUBLIC BENEFITS	
E-MAIL ADDRESS	twnhrmsa@custercountysd.com	EST OF MATURITY	2025
DATE OF PLANNING HEARING	09/20/2005	Equalized base minus reductions is	\$1,640,985
PLAN CREATION DATE		The 2023 equalized value minus reductions is	\$11,950,787
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$7,332,442
ANTICIPATED PROJECT COST	\$400,771	Total Current Increment	\$10,309,802

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Mitchell

County: Davison

City of Mitchell #8

Created on: 7/17/2006

Dissolution Date

Sch Dist 17-2

GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Highland Business Park/Conference Center
CONTACT NAME	Thomsen Enterprises LLC	LOCATION	City of Mitchell
PHONE NUMBER		PUBLIC BENEFITS	
E-MAIL ADDRESS		EST OF MATURITY	2026
DATE OF PLANNING HEARING	07/10/2006	Equalized base minus reductions is	\$5,840,341
PLAN CREATION DATE	07/17/2006	The 2023 equalized value minus reductions is	\$13,767,764
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$12,396,690
ANTICIPATED PROJECT COST	\$2,100,000	Total Current Increment	\$7,927,423

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Mitchell

County: Davison

City of Mitchell #9

Created on: 5/21/2007

Dissolution Date

Sch Dist 17-2

GOVERNING BODY

City of Mitchell

PROJECT DESCRIPTION Vantage Point

CONTACT NAME

Vantage Point

LOCATION City of Mitchell

PHONE NUMBER

PUBLIC BENEFITS

E-MAIL ADDRESS

EST OF MATURITY 2027

DATE OF PLANNING HEARING

05/14/2007

Equalized base minus reductions is

\$46,015

PLAN CREATION DATE

05/21/2007

The 2023 equalized value minus reductions is

\$5,939,651

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$5,355,905

ANTICIPATED PROJECT COST

\$624,895

Total Current Increment

\$5,893,636

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Mitchell

County: Davison

City of Mitchell #14

Created on: 7/13/2010

Dissolution Date

Sch Dist 17-2

GOVERNING BODY

City of Mitchell

PROJECT DESCRIPTION Pepsi Plant

CONTACT NAME

MADC/Pepsi

LOCATION

City of Mitchell

PHONE NUMBER

PUBLIC BENEFITS

E-MAIL ADDRESS

EST OF MATURITY 2029

DATE OF PLANNING HEARING

06/28/2010

Equalized base minus reductions is

\$34,557

PLAN CREATION DATE

07/06/2010

The 2023 equalized value minus reductions is

\$3,303,915

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$2,979,445

ANTICIPATED PROJECT COST

\$520,164

Total Current Increment

\$3,269,358

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Mitchell

County: Davison

City of Mitchell #16

Created on: 9/22/2011

Dissolution Date

Sch Dist 17-2

GOVERNING BODY

City of Mitchell

PROJECT DESCRIPTION Innovative Systems

CONTACT NAME

Innovative Systems LLC

LOCATION

City of Mitchell

PHONE NUMBER

PUBLIC BENEFITS

E-MAIL ADDRESS

EST OF MATURITY 2031

DATE OF PLANNING HEARING

09/12/2011

Equalized base minus reductions is

\$4,570,017

PLAN CREATION DATE

09/19/2011

The 2023 equalized value minus reductions is

\$10,292,226

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$9,221,925

ANTICIPATED PROJECT COST

\$1,522,300

Total Current Increment

\$5,722,209

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Mitchell

County: Davison

City of Mitchell #19

Created on: 2/4/2013

Dissolution Date

Sch Dist 17-2

GOVERNING BODY

City of Mitchell

PROJECT DESCRIPTION Public Infrastructure

CONTACT NAME

Antach management Corp

LOCATION

City of Mitchell

PHONE NUMBER

PUBLIC BENEFITS

E-MAIL ADDRESS

EST OF MATURITY 2033

DATE OF PLANNING HEARING

01/28/2013

Equalized base minus reductions is

\$12,207

PLAN CREATION DATE

02/04/2013

The 2023 equalized value minus reductions is

\$1,357,294

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$1,221,590

ANTICIPATED PROJECT COST

\$300,000

Total Current Increment

\$1,345,087

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Mitchell

County: Davison

City of Mitchell #20

Created on: 4/1/2013

Dissolution Date

Sch Dist 17-2

GOVERNING BODY

City of Mitchell

PROJECT DESCRIPTION Infrastructure Improvements

CONTACT NAME

Morris Inc.

LOCATION

City of Mitchell

PHONE NUMBER

PUBLIC BENEFITS

E-MAIL ADDRESS

EST OF MATURITY 2033

DATE OF PLANNING HEARING

03/25/2013

Equalized base minus reductions is

\$138,676

PLAN CREATION DATE

04/01/2013

The 2023 equalized value minus reductions is

\$1,146,513

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$1,022,380

ANTICIPATED PROJECT COST

\$200,000

Total Current Increment

\$1,007,837

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Mitchell

County: Davison

City of Mitchell #21

Created on: 5/18/2015

Dissolution Date

Sch Dist 17-2

GOVERNING BODY

City of Mitchell

PROJECT DESCRIPTION

Mitchell Vistor Center

CONTACT NAME

Hohn Enterprises

LOCATION

City of Mitchell

PHONE NUMBER

PUBLIC BENEFITS

E-MAIL ADDRESS

EST OF MATURITY

2035

DATE OF PLANNING HEARING

05/11/2015

Equalized base minus reductions is

\$114,200

PLAN CREATION DATE

05/18/2015

The 2023 equalized value minus reductions is

\$1,372,272

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$1,233,345

ANTICIPATED PROJECT COST

\$320,000

Total Current Increment

\$1,258,072

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Mitchell

County: Davison

City of Mitchell #23

Created on: 5/18/2017

Dissolution Date

Sch Dist 17-2

GOVERNING BODY

City of Mitchell

PROJECT DESCRIPTION

Vantage Point Expansion

CONTACT NAME

MADC/Vantage Point

LOCATION

City of Mitchell

PHONE NUMBER

PUBLIC BENEFITS

E-MAIL ADDRESS

EST OF MATURITY

2035

DATE OF PLANNING HEARING

05/08/2017

Equalized base minus reductions is

\$2,766,957

PLAN CREATION DATE

05/15/2017

The 2023 equalized value minus reductions is

\$2,766,957

EST JOBS CREATED

40

The 2022 equalized value minus reductions is

\$2,766,957

ANTICIPATED PROJECT COST

\$655,000

Total Current Increment

\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Mitchell

County: Davison

City of Mitchell #24

Created on: 9/5/17

Dissolution Date

Sch Dist 17-2

GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Expansion of dog food processing plant Performance Pet
CONTACT NAME	Michelle Bathke	LOCATION	Mitchell, SD
PHONE NUMBER	605-995-8420	PUBLIC BENEFITS	
E-MAIL ADDRESS	mbathke@cityofmitchell.org	EST OF MATURITY	2035
DATE OF PLANNING HEARING	09/05/2017	Equalized base minus reductions is	\$366,841
PLAN CREATION DATE	09/05/2017	The 2023 equalized value minus reductions is	\$6,826,511
EST JOBS CREATED	30	The 2022 equalized value minus reductions is	\$4,238,710
ANTICIPATED PROJECT COST	\$2,600,000	Total Current Increment	\$6,459,670

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Mitchell

County: Davison

City of Mitchell #26

Created on: 09/21/2021

Dissolution Date

Sch Dist 17-2

GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Reconstruction and remodel of historic building
CONTACT NAME	Michelle Bathke	LOCATION	The South 20' of Lot 6 and all of Lots 7,8,9,10 and 11 all in Block 3 original tow
PHONE NUMBER	605-995-8418	PUBLIC BENEFITS	New business, retain and expand existing business.
E-MAIL ADDRESS	mbathke@cityof mitchell.org	EST OF MATURITY	2041
DATE OF PLANNING HEARING	09/13/2021	Equalized base minus reductions is	\$0
PLAN CREATION DATE	09/20/2021	The 2023 equalized value minus reductions is	\$606,877
EST JOBS CREATED	25	The 2022 equalized value minus reductions is	\$233,770
ANTICIPATED PROJECT COST	\$4,000,000	Total Current Increment	\$606,877

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

City of Mitchell

County: Davison

City of Mitchell #27

Created on: 4/02/2022

Dissolution Date

Sch Dist 17-2

GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Affordable Housing, 22 lots to be developed with a selling price at or below the first time home buyers price limit
CONTACT NAME	Michelle Bathke	LOCATION	Lot 2 and 3 of Fiala's Addition in the E1/2 of the NE1/4 OF Section 4 Township
PHONE NUMBER	605-995-8418	PUBLIC BENEFITS	Affordable workforce housing to stimulate economic development
E-MAIL ADDRESS	mbathke@cityof mitchell.org	EST OF MATURITY	2042
DATE OF PLANNING HEARING	03/28/2022	Equalized base minus reductions is	\$915,451
PLAN CREATION DATE	04/04/2022	The 2023 equalized value minus reductions is	\$2,008,654
EST JOBS CREATED	0	The 2022 equalized value minus reductions is	\$1,114,550
ANTICIPATED PROJECT COST	\$627,889	Total Current Increment	\$1,093,203

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Mitchell

County: Davison

City of Mitchell #28

Created on: 9/20/2022

Dissolution Date

Sch Dist 17-2

GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Redevelopment of hotel into workforce housing complex.
CONTACT NAME	Michelle Bathke	LOCATION	Block Four, Sunny Side addition
PHONE NUMBER	605-995-8418	PUBLIC BENEFITS	Provide housing nad promote economic developemnt
E-MAIL ADDRESS	mbathke@cityofmitchell.org	EST OF MATURITY	2042
DATE OF PLANNING HEARING	09/12/2022	Equalized base minus reductions is	\$1,935,094
PLAN CREATION DATE	09/20/2022	The 2023 equalized value minus reductions is	\$2,247,826
EST JOBS CREATED	20	The 2022 equalized value minus reductions is	\$1,578,363
ANTICIPATED PROJECT COST	\$2,013,621	Total Current Increment	\$312,732

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





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2023 TIF ANNUAL REPORT

City of Mitchell

County: Davison

City of Mitchell #29

Created on: 3/6/2023

Dissolution Date

Sch Dist 17-2

GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Reconstruct and remodel a historic building
CONTACT NAME	Michelle Bathke	LOCATION	Lots 7,8,9 and 10 Block 2 Original Town
PHONE NUMBER	605-995-8418	PUBLIC BENEFITS	Recruit new business,
E-MAIL ADDRESS	mbathke@cityofmitchell.org	EST OF MATURITY	2043
DATE OF PLANNING HEARING	02/27/2023	Equalized base minus reductions is	\$363,205
PLAN CREATION DATE	03/06/2023	The 2023 equalized value minus reductions is	\$418,979
EST JOBS CREATED	0	The 2022 equalized value minus reductions is	
ANTICIPATED PROJECT COST	\$1,720,000	Total Current Increment	\$55,774

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Mitchell

County: Davison

City of Mitchell #30

Created on: 5/15/2023

Dissolution Date

Sch Dist 17-2

GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Public infrastructure for an affordable housing project
CONTACT NAME	Michelle Bathke	LOCATION	Lots 1 through 13 and Lot A of Sharpstone Duece Addition in the W 1/2 of the
PHONE NUMBER	605-995-8418	PUBLIC BENEFITS	Affordable Housing - Workforce housing to promote economic development
E-MAIL ADDRESS	mle.bathke@cityofmitchellsd.gov	EST OF MATURITY	2043
DATE OF PLANNING HEARING	05/08/2023	Equalized base minus reductions is	\$50,772
PLAN CREATION DATE	05/15/2023	The 2023 equalized value minus reductions is	\$56,079
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	
ANTICIPATED PROJECT COST	\$1,002,469	Total Current Increment	\$5,307

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Davison County

County: Davison

Davison County #2

Created on: 6/11/2013

Dissolution Date

Sch Dist 17-2

GOVERNING BODY

PROJECT DESCRIPTION

CONTACT NAME

LOCATION

PHONE NUMBER

PUBLIC BENEFITS

E-MAIL ADDRESS

EST OF MATURITY

DATE OF PLANNING HEARING

Equalized base minus reductions is

\$2,254,938

PLAN CREATION DATE

The 2023 equalized value minus reductions is

\$23,640,953

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$920,265

ANTICIPATED PROJECT COST

Total Current Increment

\$21,386,015

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Davison County

County: Davison

Davison County #3

Created on: 7/9/2013

Dissolution Date

Sch Dist 17-2

GOVERNING BODY

PROJECT DESCRIPTION

CONTACT NAME

LOCATION

PHONE NUMBER

PUBLIC BENEFITS

E-MAIL ADDRESS

EST OF MATURITY 2033

DATE OF PLANNING HEARING

Equalized base minus reductions is

\$76,400

PLAN CREATION DATE

The 2023 equalized value minus reductions is

\$8,559,941

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$7,719,195

ANTICIPATED PROJECT COST

Total Current Increment

\$8,483,541

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Davison County

County: Davison

Davison County #4

Created on: 5/23/2023

Dissolution Date

Sch Dist 17-2

GOVERNING BODY	Davison County	PROJECT DESCRIPTION	Multit seed processing plant
CONTACT NAME	Jeff Bathke	LOCATION	NW 1/4 EX LOT A OF JOHNSON SUBDIVISION & EX H1 H2 RY, SW 1/4 EX RY &
PHONE NUMBER	605-995-8615	PUBLIC BENEFITS	Demand for locally produced grain
E-MAIL ADDRESS	jeffb@davisoncounty.org	EST OF MATURITY	2043
DATE OF PLANNING HEARING	04/04/2023	Equalized base minus reductions is	\$479,290
PLAN CREATION DATE	05/23/2023	The 2023 equalized value minus reductions is	\$479,290
EST JOBS CREATED	85	The 2022 equalized value minus reductions is	
ANTICIPATED PROJECT COST	\$503,971,758	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Clear Lake

County: Deuel

City of Clear Lake #1

Created on: 09/21/2021

Dissolution Date

Sch Dist 19-4

GOVERNING BODY	City of Clear Lake	PROJECT DESCRIPTION	Crystal Springs Fedds Corn Processing Facility
CONTACT NAME	Christa Bittner	LOCATION	Lot 1 of Crystal Springs Feed Addition located in the City of Clear Lake and in t
PHONE NUMBER	605-874-2121	PUBLIC BENEFITS	Infrastructure related to feed facility
E-MAIL ADDRESS	clcity@itctel.com	EST OF MATURITY	2022
DATE OF PLANNING HEARING	08/16/2021	Equalized base minus reductions is	\$12,054
PLAN CREATION DATE	08/16/2021	The 2023 equalized value minus reductions is	\$201,936
EST JOBS CREATED	15	The 2022 equalized value minus reductions is	\$76,023
ANTICIPATED PROJECT COST	\$350,000	Total Current Increment	\$189,882

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Corsica

County: Douglas

City of Corsica #1

Created on: 12/23/2021

Dissolution Date

Sch Dist 21-3

GOVERNING BODY	City of Corsica	PROJECT DESCRIPTION	Costruction of public infrastructure for Affordable Housing
CONTACT NAME	Lori Heidinger	LOCATION	All existing lots located in Block 2, Block 3, Block 4, Block 5 and Block 6 in Hous
PHONE NUMBER	605-946-5421	PUBLIC BENEFITS	Additional Affordable Housing
E-MAIL ADDRESS	corsicacity@siouxvalley.net	EST OF MATURITY	2041
DATE OF PLANNING HEARING	12/01/2021	Equalized base minus reductions is	\$1,257,297
PLAN CREATION DATE	12/23/2021	The 2023 equalized value minus reductions is	\$3,672,503
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	\$1,509,512
ANTICIPATED PROJECT COST	\$382,551	Total Current Increment	\$2,415,206

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Douglas County

County: Douglas

Douglas County #1

Created on: 7/15/2014

Dissolution Date

Sch Dist 21-3

GOVERNING BODY	Douglas County	PROJECT DESCRIPTION	Public Infrastructure
CONTACT NAME	Phyllis Barker	LOCATION	
PHONE NUMBER	605-724-2423	PUBLIC BENEFITS	
E-MAIL ADDRESS	phyllis.barker@state.sd.us	EST OF MATURITY	2034
DATE OF PLANNING HEARING	07/10/2014	Equalized base minus reductions is	\$1,414,643
PLAN CREATION DATE	07/10/2014	The 2023 equalized value minus reductions is	\$2,302,535
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$2,157,413
ANTICIPATED PROJECT COST	\$373,000	Total Current Increment	\$887,892

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Faulk County

County: Faulk

Faulk County #1

Created on: 8/2/2016

Dissolution Date

Sch Dist 24-4

GOVERNING BODY	Faulk County	PROJECT DESCRIPTION	Residential Development
CONTACT NAME	Trevor Cramer	LOCATION	Faulkton
PHONE NUMBER	605-949-9507	PUBLIC BENEFITS	Housing
E-MAIL ADDRESS	trevorcramer@yahoo.com	EST OF MATURITY	2035
DATE OF PLANNING HEARING	07/26/2016	Equalized base minus reductions is	\$91,624
PLAN CREATION DATE	07/26/2016	The 2023 equalized value minus reductions is	\$563,668
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$559,586
ANTICIPATED PROJECT COST	\$600,000	Total Current Increment	\$472,044

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Milbank

County: Grant

City of Milbank #2

Created on: 5/8/2006

Dissolution Date

Sch Dist 25-4

GOVERNING BODY

City of Milbank

PROJECT DESCRIPTION

CONTACT NAME

LOCATION

PHONE NUMBER

PUBLIC BENEFITS

E-MAIL ADDRESS

EST OF MATURITY

DATE OF PLANNING HEARING

Equalized base minus reductions is

\$9,855

PLAN CREATION DATE

The 2023 equalized value minus reductions is

\$209,304

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$214,013

ANTICIPATED PROJECT COST

Total Current Increment

\$199,449

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local

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SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Milbank

County: Grant

City of Milbank #3

Created on: 1/14/2020

Dissolution Date

Sch Dist 25-4

GOVERNING BODY	City of Milbank	PROJECT DESCRIPTION	Housing Development
CONTACT NAME	John Forman	LOCATION	Milbank SD
PHONE NUMBER	605-432-9575	PUBLIC BENEFITS	Affordable housing in Milbank
E-MAIL ADDRESS	cityadministrator@itctel.com	EST OF MATURITY	2039
DATE OF PLANNING HEARING	12/02/2019	Equalized base minus reductions is	\$36,121
PLAN CREATION DATE	01/14/2020	The 2023 equalized value minus reductions is	\$3,544,792
EST JOBS CREATED	25	The 2022 equalized value minus reductions is	\$3,624,492
ANTICIPATED PROJECT COST	\$5,000,000	Total Current Increment	\$3,508,671

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Milbank

County: Grant

City of Milbank #4

Created on: 08/10/2021

Dissolution Date

Sch Dist 25-4

GOVERNING BODY	City of Milbank	PROJECT DESCRIPTION	Senior Living Community
CONTACT NAME	John Forman City Administrator	LOCATION	Outlots Lot A3 in the SW1/4 Ex Lt P-1 & Lot 1 Koch School Addition A, Part of L
PHONE NUMBER	605-651-0234	PUBLIC BENEFITS	Economic Development
E-MAIL ADDRESS		EST OF MATURITY	2042
DATE OF PLANNING HEARING	06/07/2021	Equalized base minus reductions is	\$0
PLAN CREATION DATE	08/10/2021	The 2023 equalized value minus reductions is	\$7,295,680
EST JOBS CREATED	30	The 2022 equalized value minus reductions is	\$0
ANTICIPATED PROJECT COST	\$11,000,000	Total Current Increment	\$7,295,680

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Gregory

County: Gregory

City of Gregory #1

Created on: 9/20/2022

Dissolution Date

Sch Dist 26-4

GOVERNING BODY	City of Gregory	PROJECT DESCRIPTION	Improving water main, infrastructure and roadway surfacing and restoration.
CONTACT NAME	Alex Hamilton	LOCATION	Lot I of block2, Lots J and K of Block 3, Lots G and H of Block 4, Lots E and F of
PHONE NUMBER	605835-8270	PUBLIC BENEFITS	Promote economic development
E-MAIL ADDRESS	alex@cityofgregory.com	EST OF MATURITY	2042
DATE OF PLANNING HEARING	09/19/2022	Equalized base minus reductions is	\$79,916
PLAN CREATION DATE	09/19/2022	The 2023 equalized value minus reductions is	\$430,550
EST JOBS CREATED	25	The 2022 equalized value minus reductions is	\$83,520
ANTICIPATED PROJECT COST	\$2,000,000	Total Current Increment	\$350,634

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Bryant

County: Hamlin

City of Bryant #1

Created on: 9/15/2011

Dissolution Date

Sch Dist 28-3

GOVERNING BODY

City of Bryant

PROJECT DESCRIPTION Commercial

CONTACT NAME

Kristie Sikkink

LOCATION Bryant, SD

PHONE NUMBER

605-628-2931

PUBLIC BENEFITS

E-MAIL ADDRESS

bryantsd@itctel.com

EST OF MATURITY

DATE OF PLANNING HEARING

Equalized base minus reductions is

\$753,375

PLAN CREATION DATE

09/15/2011

The 2023 equalized value minus reductions is

\$2,537,485

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$2,387,949

ANTICIPATED PROJECT COST

Total Current Increment

\$1,784,110

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Lake Norden

County: Hamlin

City of Lake Norden #

Created on: 3/8/2023

Dissolution Date

Sch Dist 28-3

GOVERNING BODY	City of Lake Norden	PROJECT DESCRIPTION	Affordable Housing: Nine twin homes and eight single family dwellings
CONTACT NAME	Shari Laymand	LOCATION	Lots 1,2,3,4,5,6 and 7 in Block 1, Lots 1,2,3 and 4 in Block 2, Lots 1,2,3,5 in Blo
PHONE NUMBER	605-785-3602	PUBLIC BENEFITS	Affordable Housing and alleviate shortage of housing.
E-MAIL ADDRESS	cityln@itctel.com	EST OF MATURITY	2043
DATE OF PLANNING HEARING	03/08/2023	Equalized base minus reductions is	\$61,160
PLAN CREATION DATE	03/08/2023	The 2023 equalized value minus reductions is	\$61,160
EST JOBS CREATED	20	The 2022 equalized value minus reductions is	
ANTICIPATED PROJECT COST	\$1,500,000	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Hamlin County

County: Hamlin

Hamlin County #1

Created on: 2/20/2018

Dissolution Date

Sch Dist 28-3

GOVERNING BODY	Hamlin County	PROJECT DESCRIPTION	250,000 square foot expansion of The Lake Norden Cheese Company. The Project would expand the plant's processing capacity by four million pounds, allowing for the final facility to handle up to seven million pounds of milk per day.	
CONTACT NAME	Dixie Opdahl	LOCATION	Lake Norden City	
PHONE NUMBER	605-783-3201	PUBLIC BENEFITS	Utility Infrastructure, Electrical Substation, Water-Sewer Treatment Plant	
E-MAIL ADDRESS	dixie.opdahl@state.sd.us	EST OF MATURITY	2038	
DATE OF PLANNING HEARING	01/30/2018	Equalized base minus reductions is		\$8,550,571
PLAN CREATION DATE		The 2023 equalized value minus reductions is		\$41,799,107
EST JOBS CREATED	125	The 2022 equalized value minus reductions is		\$41,258,914
ANTICIPATED PROJECT COST	\$250,000,000	Total Current Increment		\$33,248,536

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Hamlin County

County: Hamlin

Hamlin County #2

Created on: 9/25/2019

Dissolution Date

Sch Dist 28-3

GOVERNING BODY	Hamlin County	PROJECT DESCRIPTION	Infrastructure for future development
CONTACT NAME	Tobin Morris	LOCATION	Hamlin County
PHONE NUMBER	605224-5557	PUBLIC BENEFITS	New business in community
E-MAIL ADDRESS	:morris@doughertymarkets.com	EST OF MATURITY	2039
DATE OF PLANNING HEARING	07/24/2018	Equalized base minus reductions is	\$125,665
PLAN CREATION DATE	09/25/2019	The 2023 equalized value minus reductions is	\$854,690
EST JOBS CREATED	5	The 2022 equalized value minus reductions is	\$845,046
ANTICIPATED PROJECT COST	\$700,000	Total Current Increment	\$729,025

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Hand County

County: Hand

Hand County #1

Created on: 4/3/2012

Dissolution Date

Sch Dist 29-4

GOVERNING BODY

Hand County

PROJECT DESCRIPTION Rebuild road and add turning lane

CONTACT NAME

LOCATION

PHONE NUMBER

PUBLIC BENEFITS

E-MAIL ADDRESS

EST OF MATURITY 2032

DATE OF PLANNING HEARING

08/07/2012

Equalized base minus reductions is

\$210,878

PLAN CREATION DATE

04/03/2012

The 2023 equalized value minus reductions is

\$7,412,923

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$8,173,853

ANTICIPATED PROJECT COST

\$1,325,000

Total Current Increment

\$7,202,045

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

445 East Capitol Avenue • Pierre, SD 57501
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2023 TIF ANNUAL REPORT

City of Alexandria

County: Hanson

City of Alexandria #1

Created on: 8/25/2010

Dissolution Date

Sch Dist 30-1

GOVERNING BODY	City of Alexandria	PROJECT DESCRIPTION	Infrastructure improvements for residential development
CONTACT NAME	Jessica Bahmuller	LOCATION	Alexandria, SD
PHONE NUMBER	605-239-4764	PUBLIC BENEFITS	
E-MAIL ADDRESS	mgcityofalec@triotel.net	EST OF MATURITY	2030
DATE OF PLANNING HEARING	09/01/2010	Equalized base minus reductions is	\$97,422
PLAN CREATION DATE		The 2023 equalized value minus reductions is	\$1,928,720
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$1,406,123
ANTICIPATED PROJECT COST	\$105,500	Total Current Increment	\$1,831,298

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

445 East Capitol Avenue • Pierre, SD 57501
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2023 TIF ANNUAL REPORT

City of Alexandria

County: Hanson

City of Alexandria #2

Created on: 11/18/2015

Dissolution Date

Sch Dist 30-1

GOVERNING BODY City of Alexandria
CONTACT NAME Jessica Bahmuller
PHONE NUMBER 605-239-4764
E-MAIL ADDRESS mgcityofalec@triotel.net

PROJECT DESCRIPTION
LOCATION Alexandria, SD
PUBLIC BENEFITS
EST OF MATURITY 2035

DATE OF PLANNING HEARING

Equalized base minus reductions is

\$12,964

PLAN CREATION DATE

The 2023 equalized value minus reductions is

\$2,650,285

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$1,910,741

ANTICIPATED PROJECT COST \$353,600

Total Current Increment

\$2,637,321

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

445 East Capitol Avenue • Pierre, SD 57501
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2023 TIF ANNUAL REPORT

City of Alexandria

County: Hanson

City of Alexandria #3

Created on: 9/19/2022

Dissolution Date

Sch Dist 30-1

GOVERNING BODY	City of Alexandria	PROJECT DESCRIPTION	Infrastructure for housing
CONTACT NAME	Jessica Bahmuller	LOCATION	Lots 7-12 Block 5 Lots 1-6 Block 7
PHONE NUMBER	605-359-9459	PUBLIC BENEFITS	Housing
E-MAIL ADDRESS	mgcityofalex@triotel.net	EST OF MATURITY	2043
DATE OF PLANNING HEARING	09/19/2022	Equalized base minus reductions is	\$8,028
PLAN CREATION DATE	09/19/2022	The 2023 equalized value minus reductions is	\$8,028
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	
ANTICIPATED PROJECT COST	\$750,000	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

445 East Capitol Avenue • Pierre, SD 57501
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2023 TIF ANNUAL REPORT

City of Pierre

County: Hughes

City of Pierre #6

Created on: 6/13/2010

Dissolution Date

Sch Dist 32-2

GOVERNING BODY	City of Pierre	PROJECT DESCRIPTION	Clubhouse Inn & Suites & Conf. Rooms
CONTACT NAME	Sharon Pruess	LOCATION	Pierre
PHONE NUMBER	605-773-7341	PUBLIC BENEFITS	
E-MAIL ADDRESS	sharon.pruess@ci.pierre.sd.us	EST OF MATURITY	2025
DATE OF PLANNING HEARING	05/26/2010	Equalized base minus reductions is	\$1,898,424
PLAN CREATION DATE	06/08/2010	The 2023 equalized value minus reductions is	\$13,711,595
EST JOBS CREATED	20	The 2022 equalized value minus reductions is	\$11,046,993
ANTICIPATED PROJECT COST	\$10,700,000	Total Current Increment	\$11,813,171

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Pierre

County: Hughes

City of Pierre #7

Created on: 8/18/2014

Dissolution Date

Sch Dist 32-2

GOVERNING BODY	City of Pierre	PROJECT DESCRIPTION	Comm. Retail Bldg. for Menard's
CONTACT NAME	Sharon Pruess	LOCATION	Pierre
PHONE NUMBER	605-773-7341	PUBLIC BENEFITS	
E-MAIL ADDRESS	sharon.pruess@ci.pierre.sd.us	EST OF MATURITY	2029
DATE OF PLANNING HEARING	07/21/2014	Equalized base minus reductions is	\$494,000
PLAN CREATION DATE	04/07/2015	The 2023 equalized value minus reductions is	\$6,947,192
EST JOBS CREATED	150	The 2022 equalized value minus reductions is	\$5,597,131
ANTICIPATED PROJECT COST	\$10,900,000	Total Current Increment	\$6,453,192

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Pierre

County: Hughes

City of Pierre #8

Created on: March 7, 202

Dissolution Date

Sch Dist 32-2

GOVERNING BODY	City of Pierre	PROJECT DESCRIPTION	80 Room hotel, 60 unit apartment, mix use office and rtail space, a Starbucks and parking.
CONTACT NAME	Kristi Honeywell	LOCATION	All of Lots 24-36, inclusive less Lot PE1, Block 4 and Front 130 Fett of Lots 19,2
PHONE NUMBER	605-773-7407	PUBLIC BENEFITS	Alleviate the shortage of housing, hotel for travelers and more food and drink options.
E-MAIL ADDRESS	kristi.honeywell@ci.pierre.sd.us	EST OF MATURITY	2043
DATE OF PLANNING HEARING	02/27/2023	Equalized base minus reductions is	\$405,413
PLAN CREATION DATE	03/07/2023	The 2023 equalized value minus reductions is	\$405,413
EST JOBS CREATED	50	The 2022 equalized value minus reductions is	
ANTICIPATED PROJECT COST	\$5,000,000	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Hughes County

County: Hughes

Hughes County #1

Created on: 1/4/2010

Dissolution Date

Sch Dist 32-2

GOVERNING BODY Hughes County
CONTACT NAME Kevin Hipple
PHONE NUMBER 605-773-7477
E-MAIL ADDRESS kevin.hipple@co.hughes.sd.us

PROJECT DESCRIPTION Shuttle Loader
LOCATION Harrold
PUBLIC BENEFITS
EST OF MATURITY 2025

DATE OF PLANNING HEARING

Equalized base minus reductions is

\$390,853

PLAN CREATION DATE 01/04/2010

The 2023 equalized value minus reductions is

\$13,635,843

EST JOBS CREATED 15

The 2022 equalized value minus reductions is

\$11,028,432

ANTICIPATED PROJECT COST \$25,000,000

Total Current Increment

\$13,244,990

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Parkston

County: Hutchinson

City of Parkston #1

Created on: 10/16/2019

Dissolution Date

Sch Dist 33-3

GOVERNING BODY	City of Parkston	PROJECT DESCRIPTION	Business condo, duplex, four plex, affordable housing
CONTACT NAME	Rachel Weber	LOCATION	Parkston SD
PHONE NUMBER	605-928-3321	PUBLIC BENEFITS	Available lots to build
E-MAIL ADDRESS	parkstoncity@santel.net	EST OF MATURITY	2040
DATE OF PLANNING HEARING	10/16/2019	Equalized base minus reductions is	\$12,553
PLAN CREATION DATE	10/16/2019	The 2023 equalized value minus reductions is	\$1,563,746
EST JOBS CREATED	10	The 2022 equalized value minus reductions is	\$712,943
ANTICIPATED PROJECT COST	\$993,275	Total Current Increment	\$1,551,193

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Hutchinson County

County: Hutchinson

Hutchinson County #1

Created on: 12/6/2012

Dissolution Date

Sch Dist 33-3

GOVERNING BODY	Hutchinson County	PROJECT DESCRIPTION	Building Addition
CONTACT NAME	Steve Hohn	LOCATION	Parkston
PHONE NUMBER	605-928-7951	PUBLIC BENEFITS	
E-MAIL ADDRESS		EST OF MATURITY	2031
DATE OF PLANNING HEARING	12/03/2012	Equalized base minus reductions is	\$926,917
PLAN CREATION DATE	11/15/2012	The 2023 equalized value minus reductions is	\$2,412,224
EST JOBS CREATED	20	The 2022 equalized value minus reductions is	\$2,263,818
ANTICIPATED PROJECT COST	\$1,993,000	Total Current Increment	\$1,485,307

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Jerauld County

County: Jerauld

Jerauld County #1

Created on: 4/3/2012

Dissolution Date

Sch Dist 36-2

GOVERNING BODY	Jerauld County	PROJECT DESCRIPTION	Construct Addition to LSI, which forces Alpena to expand and upgrade sewer lagoon system.
CONTACT NAME	Cindy Peterson	LOCATION	
PHONE NUMBER	605-539-9301	PUBLIC BENEFITS	Create jobs
E-MAIL ADDRESS	cindy.peterson@state.sd.us	EST OF MATURITY	2032
DATE OF PLANNING HEARING	02/15/2012	Equalized base minus reductions is	\$8,361,242
PLAN CREATION DATE	04/03/2012	The 2023 equalized value minus reductions is	\$33,470,385
EST JOBS CREATED	106	The 2022 equalized value minus reductions is	\$15,300,823
ANTICIPATED PROJECT COST	\$3,755,173	Total Current Increment	\$25,109,143

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Lake Preston

County: Kingsbury

City of Lake Preston #1

Created on: 9/06/2022

Dissolution Date

Sch Dist 38-3

GOVERNING BODY	City of Lake Preston	PROJECT DESCRIPTION	Promote economic development
CONTACT NAME	Brenda Klug	LOCATION	Southeast Development Addition Excluding Lot 8, Lot 2 Highlands Addition, Lot
PHONE NUMBER	605-847-4140	PUBLIC BENEFITS	Affordable Housing
E-MAIL ADDRESS	cityoflakepreston@gmail.com	EST OF MATURITY	2043
DATE OF PLANNING HEARING	07/26/2022	Equalized base minus reductions is	\$0
PLAN CREATION DATE	08/08/2022	The 2023 equalized value minus reductions is	\$744,355
EST JOBS CREATED	0	The 2022 equalized value minus reductions is	
ANTICIPATED PROJECT COST	\$1,377,000	Total Current Increment	\$744,355

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Madison

County: Lake

City of Madison #1

Created on: 11/19/2007

Dissolution Date

Sch Dist 39-2

GOVERNING BODY

City of Madison

PROJECT DESCRIPTION

Strip mall to be built along with 12 living units for low to moderate income persons.

CONTACT NAME

Jennifer Eimers

LOCATION

PHONE NUMBER

PUBLIC BENEFITS

E-MAIL ADDRESS

EST OF MATURITY

DATE OF PLANNING HEARING

Equalized base minus reductions is

\$554,380

PLAN CREATION DATE

The 2023 equalized value minus reductions is

\$3,453,635

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$3,058,665

ANTICIPATED PROJECT COST

Total Current Increment

\$2,899,255

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Madison

County: Lake

City of Madison #2

Created on: 07/23/2018

Dissolution Date

Sch Dist 39-2

GOVERNING BODY	City of Madison	PROJECT DESCRIPTION	Hotel and a proposed conference center.
CONTACT NAME	Jennifer Eimers	LOCATION	City of Madison
PHONE NUMBER	605-256-7500	PUBLIC BENEFITS	Job creation, economic development and additional revenue for the City of Madison.
E-MAIL ADDRESS	er.eimers@cityofmadisonsd.com	EST OF MATURITY	2038
DATE OF PLANNING HEARING	07/16/2018	Equalized base minus reductions is	\$25,000
PLAN CREATION DATE	07/23/2018	The 2023 equalized value minus reductions is	\$2,647,765
EST JOBS CREATED	25	The 2022 equalized value minus reductions is	\$2,630,225
ANTICIPATED PROJECT COST	\$7,000,000	Total Current Increment	\$2,622,765

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Madison

County: Lake

City of Madison #3

Created on: 6/7/2022

Dissolution Date

Sch Dist 39-2

GOVERNING BODY	City of Madison	PROJECT DESCRIPTION	Senior Living Town Homes
CONTACT NAME	Jameson Berreth	LOCATION	Lot 5 of Schultz's Addition in the N 1/2 of Section 18, Township 106, Range 52
PHONE NUMBER	605-256-7500	PUBLIC BENEFITS	Job creation and housing
E-MAIL ADDRESS	j.berreth@cityofmadisonsd.com	EST OF MATURITY	2042
DATE OF PLANNING HEARING	05/31/2022	Equalized base minus reductions is	\$23,970
PLAN CREATION DATE	06/07/2022	The 2023 equalized value minus reductions is	\$23,970
EST JOBS CREATED	30	The 2022 equalized value minus reductions is	\$29,328
ANTICIPATED PROJECT COST	\$4,000,000	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Madison

County: Lake

City of Madison #3

Created on: 6/7/2022

Dissolution Date

Sch Dist 39-2

GOVERNING BODY	City of Madison	PROJECT DESCRIPTION	Senior living and townhomes
CONTACT NAME	Jameson Berreth	LOCATION	Lot 5 of Schultz's Addition in the N1/2 of Section 18 Madison, Lake County
PHONE NUMBER	605-256-7500	PUBLIC BENEFITS	Job creation and housing
E-MAIL ADDRESS	j.berreth@cityofmadisonsd.com	EST OF MATURITY	2042
DATE OF PLANNING HEARING	05/31/2022	Equalized base minus reductions is	\$29,328
PLAN CREATION DATE	06/07/2022	The 2023 equalized value minus reductions is	\$29,328
EST JOBS CREATED	30	The 2022 equalized value minus reductions is	\$29,328
ANTICIPATED PROJECT COST	\$4,000,000	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES: Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Madison

County: Lake

City of Madison #3

Created on: 6/7/2022

Dissolution Date

Sch Dist 39-2

GOVERNING BODY	City of Madison	PROJECT DESCRIPTION	Senior living and townhomes
CONTACT NAME	Jameson Berreth	LOCATION	Lot 5 of Schultz's Addition in the N1/2 of Section 18 Madison, Lake County
PHONE NUMBER	605-256-7500	PUBLIC BENEFITS	Job creation and housing
E-MAIL ADDRESS	j.berreth@cityofmadisonsd.com	EST OF MATURITY	2042
DATE OF PLANNING HEARING	05/31/2022	Equalized base minus reductions is	\$29,328
PLAN CREATION DATE	06/07/2022	The 2023 equalized value minus reductions is	\$29,328
EST JOBS CREATED	30	The 2022 equalized value minus reductions is	\$29,328
ANTICIPATED PROJECT COST	\$4,000,000	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Madison

County: Lake

City of Madison #3

Created on: 6/7/2022

Dissolution Date

Sch Dist 39-2

GOVERNING BODY	City of Madison	PROJECT DESCRIPTION	Senior Living Town Homes
CONTACT NAME	Jameson Berreth	LOCATION	Lot 5 of Schultz's Addition in the N 1/2 of Section 18, Township 106, Range 52
PHONE NUMBER	605-256-7500	PUBLIC BENEFITS	Job creation and housing
E-MAIL ADDRESS	j.berreth@cityofmadisonsd.com	EST OF MATURITY	2042
DATE OF PLANNING HEARING	05/31/2022	Equalized base minus reductions is	\$23,970
PLAN CREATION DATE	06/07/2022	The 2023 equalized value minus reductions is	\$23,970
EST JOBS CREATED	30	The 2023 equalized value minus reductions is	\$29,328
ANTICIPATED PROJECT COST	\$4,000,000	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Madison

County: Lake

City of Madison #5

Created on: 4/17/2023

Dissolution Date

Sch Dist 39-2

GOVERNING BODY	City of Madison	PROJECT DESCRIPTION	Commercial, retail and single family lots, multi family units and twin homes
CONTACT NAME	Jameson Barreth	LOCATION	All that part of Kinney's subdivision of the NW1/4 of Section 5, Township 106
PHONE NUMBER	605-281-0704	PUBLIC BENEFITS	New business, job opportunities and additional housing
E-MAIL ADDRESS	j.barreth@cityofmadisonsd.com	EST OF MATURITY	2043
DATE OF PLANNING HEARING	04/11/2023	Equalized base minus reductions is	\$76,753
PLAN CREATION DATE	05/17/2023	The 2023 equalized value minus reductions is	\$76,753
EST JOBS CREATED	15	The 2023 equalized value minus reductions is	
ANTICIPATED PROJECT COST	\$4,475,433	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Lake County

County: Lake

Lake County #2

Created on: 9/19/2013

Dissolution Date

Sch Dist 39-2

GOVERNING BODY

Lake County

PROJECT DESCRIPTION Townhomes

CONTACT NAME

Bobbi Janke

LOCATION Madison

PHONE NUMBER

605-275-4252

PUBLIC BENEFITS Housing

E-MAIL ADDRESS

EST OF MATURITY 2027

DATE OF PLANNING HEARING

09/11/2013

Equalized base minus reductions is

\$24,800

PLAN CREATION DATE

The 2023 equalized value minus reductions is

\$1,940,510

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$1,939,540

ANTICIPATED PROJECT COST

\$423,645

Total Current Increment

\$1,915,710

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Lake County

County: Lake

Lake County #3

Created on: 8/19/2014

Dissolution Date

Sch Dist 39-2

GOVERNING BODY

Lake County

PROJECT DESCRIPTION Townhomes

CONTACT NAME

Bobbi Janke

LOCATION Madison

PHONE NUMBER

605-256-7600

PUBLIC BENEFITS Housing

E-MAIL ADDRESS

EST OF MATURITY 2028

DATE OF PLANNING HEARING

08/13/2014

Equalized base minus reductions is

\$101,890

PLAN CREATION DATE

The 2023 equalized value minus reductions is

\$1,128,370

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$1,116,115

ANTICIPATED PROJECT COST

\$375,000

Total Current Increment

\$1,026,480

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

Lake County

County: Lake

Lake County #4

Created on: 4/19/2016

Dissolution Date

Sch Dist 39-2

GOVERNING BODY	Lake County	PROJECT DESCRIPTION	Townhomes/Commercial Development
CONTACT NAME	Bobbi Janke	LOCATION	Madison
PHONE NUMBER	605-256-7600	PUBLIC BENEFITS	Housing
E-MAIL ADDRESS		EST OF MATURITY	2032
DATE OF PLANNING HEARING	04/13/2016	Equalized base minus reductions is	\$72,295
PLAN CREATION DATE		The 2023 equalized value minus reductions is	\$3,357,420
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$3,345,440
ANTICIPATED PROJECT COST	\$875,000	Total Current Increment	\$3,285,125

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Lake County

County: Lake

Lake County #5

Created on: 9/26/2019

Dissolution Date

Sch Dist 39-2

GOVERNING BODY	Lake County	PROJECT DESCRIPTION	Single Family Housing
CONTACT NAME	Bobbi Janke	LOCATION	Tract 1 Millers Fifth Addition
PHONE NUMBER	605-256-7600	PUBLIC BENEFITS	Affordable Housing
E-MAIL ADDRESS	lakeauditor@lake.sd.gov	EST OF MATURITY	2037
DATE OF PLANNING HEARING	09/11/2019	Equalized base minus reductions is	\$85,285
PLAN CREATION DATE	09/26/2019	The 2023 equalized value minus reductions is	\$7,851,130
EST JOBS CREATED	25	The 2022 equalized value minus reductions is	\$3,604,065
ANTICIPATED PROJECT COST	\$1,800,000	Total Current Increment	\$7,765,845

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Lake County

County: Lake

Lake County #6

Created on: 1/3/2023

Dissolution Date

Sch Dist 39-2

GOVERNING BODY	Lake County	PROJECT DESCRIPTION	Manitou manufacturing expansion
CONTACT NAME	Shelli Gust	LOCATION	Lot 1, 2, 3, 4 in Madison Industrial Park, W262.6' of N334.4' Lot 9 Auditors Fou
PHONE NUMBER	605-256-7630	PUBLIC BENEFITS	Roads, infrastructure, jobs and economic development
E-MAIL ADDRESS	lakesa@lake.sd.gov	EST OF MATURITY	2043
DATE OF PLANNING HEARING	12/19/2022	Equalized base minus reductions is	\$6,796,590
PLAN CREATION DATE	01/03/2023	The 2023 equalized value minus reductions is	\$6,796,590
EST JOBS CREATED	65	The 2022 equalized value minus reductions is	
ANTICIPATED PROJECT COST	\$16,000,000	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Deadwood

County: Lawrence

City of Deadwood #8

Created on: 12/18/2006

Dissolution Date

Sch Dist 40-1

GOVERNING BODY	City of Deadwood	PROJECT DESCRIPTION	Stage Run Development
CONTACT NAME	Mary Jo Nelson	LOCATION	Deadwood
PHONE NUMBER	605-578-2600	PUBLIC BENEFITS	Residential Housing
E-MAIL ADDRESS	maryjo@cityofdeadwood.com	EST OF MATURITY	2023
DATE OF PLANNING HEARING	12/06/2006	Equalized base minus reductions is	\$941,063
PLAN CREATION DATE	12/18/2006	The 2023 equalized value minus reductions is	\$23,087,016
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$15,953,579
ANTICIPATED PROJECT COST	\$1,500,000	Total Current Increment	\$22,145,953

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

445 East Capitol Avenue • Pierre, SD 57501
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2023 TIF ANNUAL REPORT

City of Deadwood

County: Lawrence

City of Deadwood #9

Created on: 4/25/2011

Dissolution Date

Sch Dist 40-1

GOVERNING BODY	City of Deadwood	PROJECT DESCRIPTION	Optima LLC
CONTACT NAME	Mary Jo Nelson	LOCATION	Deadwood
PHONE NUMBER	605-578-2600	PUBLIC BENEFITS	Upgraded city infrastructure/improved trolley stop
E-MAIL ADDRESS	maryjo@cityofdeadwood.com	EST OF MATURITY	2030
DATE OF PLANNING HEARING	04/20/2011	Equalized base minus reductions is	\$10,232,148
PLAN CREATION DATE	04/25/2011	The 2023 equalized value minus reductions is	\$19,712,619
EST JOBS CREATED	50	The 2022 equalized value minus reductions is	\$19,416,478
ANTICIPATED PROJECT COST	\$1,224,000	Total Current Increment	\$9,480,471

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

445 East Capitol Avenue • Pierre, SD 57501
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2023 TIF ANNUAL REPORT

City of Deadwood

County: Lawrence

City of Deadwood #10

Created on: 9/18/2016

Dissolution Date

Sch Dist 40-1

GOVERNING BODY City of Deadwood
CONTACT NAME Mary Jo Nelson
PHONE NUMBER 605-578-2600
E-MAIL ADDRESS maryjo@cityofdeadwood.com

PROJECT DESCRIPTION TRU Hotel
LOCATION Deadwood
PUBLIC BENEFITS upgraded city infrastructure
EST OF MATURITY 2029

DATE OF PLANNING HEARING		Equalized base minus reductions is	\$1,773,276
PLAN CREATION DATE	09/21/2016	The 2023 equalized value minus reductions is	\$14,588,791
EST JOBS CREATED	50	The 2022 equalized value minus reductions is	\$14,254,760
ANTICIPATED PROJECT COST	\$2,600,000	Total Current Increment	\$12,815,515

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

445 East Capitol Avenue • Pierre, SD 57501
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2023 TIF ANNUAL REPORT

City of Deadwood

County: Lawrence

City of Deadwood #11

Created on: 09/16/2019

Dissolution Date

Sch Dist 40-1

GOVERNING BODY	City of Deadwood	PROJECT DESCRIPTION	Hotel and parking garage
CONTACT NAME	Bob Nelson	LOCATION	Deadwood SD
PHONE NUMBER	605-578-2082	PUBLIC BENEFITS	promote economic development
E-MAIL ADDRESS	bobjr@cityofdeadwood.com	EST OF MATURITY	2040
DATE OF PLANNING HEARING	09/04/2019	Equalized base minus reductions is	\$3,121,239
PLAN CREATION DATE	09/16/2019	The 2023 equalized value minus reductions is	\$11,386,884
EST JOBS CREATED	25	The 2022 equalized value minus reductions is	\$11,320,182
ANTICIPATED PROJECT COST	\$8,000,000	Total Current Increment	\$8,265,645

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Deadwood

County: Lawrence

City of Deadwood #12

Created on: 05/06/2020

Dissolution Date

Sch Dist 40-1

GOVERNING BODY	City of Deadwood	PROJECT DESCRIPTION	Affordable housing construction of 36 to 40 apartment units.
CONTACT NAME	Jessica McKeown	LOCATION	Lot C2 of Block 1 of Palisade Tract, Deadwood Stage Addition, Section 14 and
PHONE NUMBER	605-578-2600	PUBLIC BENEFITS	Diversified housing options
E-MAIL ADDRESS	jessica@cityofdeadwood.com	EST OF MATURITY	2040
DATE OF PLANNING HEARING	04/19/2019	Equalized base minus reductions is	\$14,430
PLAN CREATION DATE	05/06/2019	The 2023 equalized value minus reductions is	\$17,955
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	\$18,543
ANTICIPATED PROJECT COST	\$871,000	Total Current Increment	\$3,525

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Deadwood

County: Lawrence

City of Deadwood #13

Created on: 9/18/2020

Dissolution Date

Sch Dist 40-1

GOVERNING BODY	City of Deadwood	PROJECT DESCRIPTION	21 affordable homes for workforce housing infrastructure
CONTACT NAME	Kevin Wager / Tobin Morris	LOCATION	Deadwood SD
PHONE NUMBER	605-722-6939	PUBLIC BENEFITS	Promote economic development
E-MAIL ADDRESS	tobin.morris@colliers.com	EST OF MATURITY	2041
DATE OF PLANNING HEARING	08/05/2020	Equalized base minus reductions is	\$34,884
PLAN CREATION DATE	09/18/2020	The 2023 equalized value minus reductions is	\$5,851
EST JOBS CREATED	20	The 2022 equalized value minus reductions is	\$4,878
ANTICIPATED PROJECT COST	\$7,500,000	Total Current Increment	(\$29,033)

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Deadwood

County: Lawrence

City of Deadwood #14

Created on: 11/15/2021

Dissolution Date

Sch Dist 40-1

GOVERNING BODY City of Deadwood
CONTACT NAME Jessica McKeown
PHONE NUMBER 605-578-2600
E-MAIL ADDRESS jessica@cityofdeadwood.com

PROJECT DESCRIPTION 200 Multi family housing units, commercial property infrastructure
LOCATION Preacher Smith Tract in the City of Deadwood, Lawrence County
PUBLIC BENEFITS Road, sewer, water and workforce housing
EST OF MATURITY 2041

DATE OF PLANNING HEARING 10/06/2021
PLAN CREATION DATE 11/15/2021
EST JOBS CREATED 150
ANTICIPATED PROJECT COST \$10,500

Equalized base minus reductions is	\$109,553
The 2023 equalized value minus reductions is	\$1,494,018
The 2022 equalized value minus reductions is	\$85,051
Total Current Increment	\$1,384,465

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Spearfish

County: Lawrence

City of Spearfish #1

Created on: 5/23/2005

Dissolution Date

Sch Dist 40-2

GOVERNING BODY	City of Spearfish	PROJECT DESCRIPTION	New golf course, streets, water and sewer systems
CONTACT NAME	Daryll Propp	LOCATION	Spearfish
PHONE NUMBER	303-233-4000	PUBLIC BENEFITS	Recreation, new housing, convenience market and gas station,
E-MAIL ADDRESS	dpropp@propprealty.com	EST OF MATURITY	2025
DATE OF PLANNING HEARING	04/12/2005	Equalized base minus reductions is	\$226,997
PLAN CREATION DATE	11/20/2006	The 2023 equalized value minus reductions is	\$59,805,754
EST JOBS CREATED	500	The 2022 equalized value minus reductions is	\$49,170,290
ANTICIPATED PROJECT COST	\$8,370,000	Total Current Increment	\$59,578,757

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Spearfish

County: Lawrence

City of Spearfish #4

Created on: 7/7/2014

Dissolution Date

Sch Dist 40-2

GOVERNING BODY	City of Spearfish	PROJECT DESCRIPTION	Water/Sewer system, new street (Yukon Place), Highway 85 upgrades
CONTACT NAME	Ryan Wordeman	LOCATION	Spearfish
PHONE NUMBER	605-484-7803	PUBLIC BENEFITS	Development of a mixed use residential and commercial property
E-MAIL ADDRESS	ryanwordeman@gmail.com	EST OF MATURITY	2030
DATE OF PLANNING HEARING	06/17/2014	Equalized base minus reductions is	\$1,860,392
PLAN CREATION DATE	07/07/2014	The 2023 equalized value minus reductions is	\$13,760,918
EST JOBS CREATED	110	The 2022 equalized value minus reductions is	\$13,190,559
ANTICIPATED PROJECT COST	\$1,423,636	Total Current Increment	\$11,900,526

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Spearfish

County: Lawrence

City of Spearfish #6

Created on: 9/18/2020

Dissolution Date

Sch Dist 40-2

GOVERNING BODY	City of Spearfish	PROJECT DESCRIPTION	Infracstructure for 150 affordable housing homes
CONTACT NAME	Michelle DeNeui	LOCATION	Tract V-1 of Skyridge subdivision part of Tract V Elkhorn Ridge Addition to the
PHONE NUMBER	605-642-1325	PUBLIC BENEFITS	Creation of affordable housing
E-MAIL ADDRESS	elle.deneui@cityofspearfish.com	EST OF MATURITY	2041
DATE OF PLANNING HEARING	08/17/2020	Equalized base minus reductions is	\$84,581
PLAN CREATION DATE	09/18/2020	The 2023 equalized value minus reductions is	\$4,645,292
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	\$0
ANTICIPATED PROJECT COST	\$17,764,919	Total Current Increment	\$4,560,711

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Whitewood

County: Lawrence

City of Whitewood #2

Created on: 6/19/2017

Dissolution Date

Sch Dist 46-1

GOVERNING BODY	City of Whitewood	PROJECT DESCRIPTION	Affordable housing
CONTACT NAME	Cory Heckenlaible	LOCATION	Whitewood
PHONE NUMBER	605-269-2247	PUBLIC BENEFITS	Affordable Housing
E-MAIL ADDRESS	whitewood@rushmore.com	EST OF MATURITY	2037
DATE OF PLANNING HEARING	05/23/2017	Equalized base minus reductions is	\$2,860,552
PLAN CREATION DATE	09/20/2017	The 2023 equalized value minus reductions is	\$12,622,512
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$9,561,968
ANTICIPATED PROJECT COST	\$1,500,000	Total Current Increment	\$9,761,960

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Beresford

County: Lincoln

City of Beresford #3

Created on: 8/14/2017

Dissolution Date

Sch Dist 61-2

GOVERNING BODY

City of Beresford

PROJECT DESCRIPTION Turkey hatchery

CONTACT NAME

Jerry Zeimitz

LOCATION Beresford

PHONE NUMBER

605-763-2008

PUBLIC BENEFITS

E-MAIL ADDRESS

jerry@bmtc.net

EST OF MATURITY 2029

DATE OF PLANNING HEARING

07/10/2017

Equalized base minus reductions is

\$0

PLAN CREATION DATE

08/14/2017

The 2023 equalized value minus reductions is

\$6,302,575

EST JOBS CREATED

70

The 2022 equalized value minus reductions is

\$3,638,856

ANTICIPATED PROJECT COST

\$792,000

Total Current Increment

\$6,302,575

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Harrisburg

County: Lincoln

City of Harrisburg #2

Created on: 9/16/2013

Dissolution Date

Sch Dist 41-2

GOVERNING BODY	City of Harrisburg	PROJECT DESCRIPTION	Affordable Housing
CONTACT NAME	Andrew Pietrus	LOCATION	Harrisburg
PHONE NUMBER	605-767-5068	PUBLIC BENEFITS	
E-MAIL ADDRESS	ndrew.pietrus@harrisburgsd.gov	EST OF MATURITY	2025
DATE OF PLANNING HEARING	09/10/2013	Equalized base minus reductions is	\$976,897
PLAN CREATION DATE	09/16/2010	The 2023 equalized value minus reductions is	\$5,726,928
EST JOBS CREATED	50	The 2022 equalized value minus reductions is	\$5,182,844
ANTICIPATED PROJECT COST	\$900,000	Total Current Increment	\$4,750,031

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Harrisburg

County: Lincoln

City of Harrisburg #3

Created on: 8/21/2017

Dissolution Date

Sch Dist 41-2

GOVERNING BODY City of Harrisburg
CONTACT NAME Andrew Pietrus
PHONE NUMBER 605-767-5068
E-MAIL ADDRESS andrew.pietrus@harrisburgsd.gov

PROJECT DESCRIPTION Housing
LOCATION Harrisburg

PUBLIC BENEFITS
EST OF MATURITY 2032

DATE OF PLANNING HEARING	08/08/2017	Equalized base minus reductions is	\$310,967
PLAN CREATION DATE	08/14/2017	The 2023 equalized value minus reductions is	\$31,509,012
EST JOBS CREATED	95	The 2022 equalized value minus reductions is	\$13,075,937
ANTICIPATED PROJECT COST	\$5,000,000	Total Current Increment	\$31,198,045

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Harrisburg

County: Lincoln

City of Harrisburg #4

Created on: 1/16/2018

Dissolution Date

Sch Dist 41-2

GOVERNING BODY	City of Harrisburg	PROJECT DESCRIPTION	Workforce Housing
CONTACT NAME	Mary McClung	LOCATION	Harrisburg, SD
PHONE NUMBER	605-743-5872	PUBLIC BENEFITS	Infrastructure improvements to make workforce housing available
E-MAIL ADDRESS	mary.mcclung@harrisburgsd.gov	EST OF MATURITY	2033
DATE OF PLANNING HEARING	01/09/2018	Equalized base minus reductions is	\$417,845
PLAN CREATION DATE	01/16/2018	The 2023 equalized value minus reductions is	\$61,182,490
EST JOBS CREATED	100	The 2022 equalized value minus reductions is	\$29,056,715
ANTICIPATED PROJECT COST	\$5,000,000	Total Current Increment	\$60,764,645

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Harrisburg

County: Lincoln

City of Harrisburg #5

Created on: 10/5/2021

Dissolution Date

Sch Dist 41-2

GOVERNING BODY	City of Harrisburg	PROJECT DESCRIPTION	Infrastructure for improvements to Harrisburg Industrial Park
CONTACT NAME	Mary McClung	LOCATION	Unplatted portion in the North 1/2 of the Northwest 1/4 of Section 36, Towns
PHONE NUMBER	605-767-5008	PUBLIC BENEFITS	Promotion of industrial development
E-MAIL ADDRESS	mary.mcclung@harrisburgsd.gov	EST OF MATURITY	2041
DATE OF PLANNING HEARING	09/28/2021	Equalized base minus reductions is	\$1,763,610
PLAN CREATION DATE	10/05/2021	The 2023 equalized value minus reductions is	\$7,660,857
EST JOBS CREATED	15	The 2022 equalized value minus reductions is	\$3,242,375
ANTICIPATED PROJECT COST	\$2,500,000	Total Current Increment	\$5,897,247

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Tea

County: Lincoln

City of Tea #1

Created on: 4/24/2019

Dissolution Date

Sch Dist 41-5

GOVERNING BODY

City of Tea

PROJECT DESCRIPTION Commercial Development

CONTACT NAME

Tobin Morris

LOCATION Tract 2 of Bakker Landing 1st Addition City of Tea

PHONE NUMBER

605-224-5557

PUBLIC BENEFITS Enhance sales tax

E-MAIL ADDRESS :morris@doughertymarkets.com

EST OF MATURITY 2039

DATE OF PLANNING HEARING 10/09/2018

Equalized base minus reductions is **\$206,682**

PLAN CREATION DATE 04/24/2019

The 2023 equalized value minus reductions is **\$25,028,870**

EST JOBS CREATED 10

The 2022 equalized value minus reductions is **\$17,050,287**

ANTICIPATED PROJECT COST \$7,400,000

Total Current Increment **\$24,822,188**

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Tea #2		City of Tea		County: Lincoln	
Created on:	09/21/2021	Dissolution Date		Sch Dist	41-2
GOVERNING BODY	City of Tea	PROJECT DESCRIPTION	Expand infrastructure improvements for commercial and light industrial park		
CONTACT NAME	Dan Zulkosky	LOCATION	Tract 1 of Bakker Landing 1st Addition (Except Tract 1A Bakker Landing, Lots 5		
PHONE NUMBER	605-498-5195	PUBLIC BENEFITS	Enhance community by creating additional jobs		
E-MAIL ADDRESS	dzulkosky@iw.net	EST OF MATURITY	2041		
DATE OF PLANNING HEARING	08/10/2021	Equalized base minus reductions is		\$1,962,760	
PLAN CREATION DATE	09/28/2021	The 2023 equalized value minus reductions is		\$14,143,266	
EST JOBS CREATED	100	The 2022 equalized value minus reductions is		\$6,356,678	
ANTICIPATED PROJECT COST	\$5,000,000	Total Current Increment		\$12,180,506	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Lincoln County

County: Lincoln

Lincoln County #7

Created on: 3/22/2011

Dissolution Date

Sch Dist 41-1

GOVERNING BODY Lincoln County
CONTACT NAME Marlene Sweeter
PHONE NUMBER 605-764-2581
E-MAIL ADDRESS auditor@lincolncountysd.org

PROJECT DESCRIPTION Industrial Park

LOCATION Canton

PUBLIC BENEFITS

EST OF MATURITY

DATE OF PLANNING HEARING

Equalized base minus reductions is

\$129,488

PLAN CREATION DATE

03/24/2011

The 2023 equalized value minus reductions is

\$7,913,148

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$6,155,341

ANTICIPATED PROJECT COST

\$3,430,400

Total Current Increment

\$7,783,660

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Lincoln County

County: Lincoln

Lincoln County #8

Created on: 4/26/2016

Dissolution Date

Sch Dist 41-2

GOVERNING BODY Lincoln County
CONTACT NAME Marlene Sweeter
PHONE NUMBER 605-764-2581
E-MAIL ADDRESS auditor@lincolncountysd.org

PROJECT DESCRIPTION Step up housing
LOCATION Harrisburg
PUBLIC BENEFITS
EST OF MATURITY 2032

DATE OF PLANNING HEARING

Equalized base minus reductions is

\$290,135

PLAN CREATION DATE

The 2023 equalized value minus reductions is

\$54,378,064

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$39,936,737

ANTICIPATED PROJECT COST \$5,550,000

Total Current Increment

\$54,087,929

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Lincoln County

County: Lincoln

Lincoln County #9

Created on: 4/20/2020

Dissolution Date

Sch Dist 41-4

GOVERNING BODY	Lincoln County	PROJECT DESCRIPTION	Affordable housing project
CONTACT NAME	Marelene Sweeter	LOCATION	Lennox South Dakota
PHONE NUMBER	605-764-2581	PUBLIC BENEFITS	To provide affordable housing in Lennox
E-MAIL ADDRESS	msweeter@lincolncountysd.org	EST OF MATURITY	2041
DATE OF PLANNING HEARING	11/18/2019	Equalized base minus reductions is	\$223,426
PLAN CREATION DATE	04/07/2020	The 2023 equalized value minus reductions is	\$13,953,198
EST JOBS CREATED	75	The 2022 equalized value minus reductions is	\$3,047,703
ANTICIPATED PROJECT COST	\$30,000,000	Total Current Increment	\$13,729,772

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Lyman County

County: Lyman

Lyman County #1

Created on: 6/19/2018

Dissolution Date

Sch Dist 42-1

GOVERNING BODY	Lyman County South Dakota	PROJECT DESCRIPTION	Road improvement for grain loading facility
CONTACT NAME	Deb Halverson	LOCATION	Presho SD
PHONE NUMBER	605-869-2247	PUBLIC BENEFITS	Infrastructure advancement and labor force
E-MAIL ADDRESS	auditor@lymancounty.org	EST OF MATURITY	2038
DATE OF PLANNING HEARING	06/01/2018	Equalized base minus reductions is	\$461,271
PLAN CREATION DATE	06/20/2018	The 2023 equalized value minus reductions is	\$11,093,243
EST JOBS CREATED	10	The 2022 equalized value minus reductions is	\$11,060,910
ANTICIPATED PROJECT COST	\$25,000,000	Total Current Increment	\$10,631,972

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Town of Kennebec

County: Lyman

Town of Kennebec #1

Created on: 1/3/2022

Dissolution Date

Sch Dist 42-1

GOVERNING BODY	Town of Kennebec	PROJECT DESCRIPTION	Infrastructure to include site preparation, streets, and drainage
CONTACT NAME	Sarah Caslin	LOCATION	Lot A in the NE1/4 NW1/4 of Section 17 Township 105 Range 75 and Lot 1 of
PHONE NUMBER	605-869-2263	PUBLIC BENEFITS	Recruit new business to Kennebec and retain and expand existing businesses
E-MAIL ADDRESS	becsd@kennebectelephone.com	EST OF MATURITY	2042
DATE OF PLANNING HEARING	01/03/2022	Equalized base minus reductions is	\$13,648
PLAN CREATION DATE	01/03/2022	The 2023 equalized value minus reductions is	\$22,537
EST JOBS CREATED	10	The 2022 equalized value minus reductions is	\$40,061
ANTICIPATED PROJECT COST	\$664,000	Total Current Increment	\$8,889

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Piedmont

County: Meade

City of Piedmont #1

Created on: 4/7/2015

Dissolution Date

Sch Dist 46-1

GOVERNING BODY	City of Piedmont	PROJECT DESCRIPTION	Central sewer system and expansion of water system.
CONTACT NAME	Phil Anderson	LOCATION	Piedmont
PHONE NUMBER	605-787-5886	PUBLIC BENEFITS	
E-MAIL ADDRESS	pander17@midco.net	EST OF MATURITY	
DATE OF PLANNING HEARING	04/07/2015	Equalized base minus reductions is	\$3,494,281
PLAN CREATION DATE		The 2023 equalized value minus reductions is	\$5,151,515
EST JOBS CREATED	100	The 2022 equalized value minus reductions is	\$4,681,713
ANTICIPATED PROJECT COST	\$1,000,000	Total Current Increment	\$1,657,234

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Sturgis

County: Meade

City of Sturgis # 24

Created on: 1/21/2023

Dissolution Date

Sch Dist 46-1

GOVERNING BODY	City of Sturgis	PROJECT DESCRIPTION	Single Family lots
CONTACT NAME	Fay Bueno	LOCATION	Block c and Lot 2 Revised 2A Davenport Ranch Addition, Lot 2-1 Davenport Ra
PHONE NUMBER	605-347-4422	PUBLIC BENEFITS	Provide housing
E-MAIL ADDRESS	fayb@sturgisgov.com	EST OF MATURITY	2043
DATE OF PLANNING HEARING	11/15/2022	Equalized base minus reductions is	\$517,072
PLAN CREATION DATE	01/20/2023	The 2023 equalized value minus reductions is	\$763,721
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	
ANTICIPATED PROJECT COST	\$1,775,000	Total Current Increment	\$246,649

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Sturgis

County: Meade

City of Sturgis #11

Created on: 9/4/2014

Dissolution Date

Sch Dist 46-1

GOVERNING BODY	City of Sturgis	PROJECT DESCRIPTION	Commercial Development
CONTACT NAME	Fay Bueno	LOCATION	Sturgis, SD
PHONE NUMBER	605-347-4422 EXT 201	PUBLIC BENEFITS	
E-MAIL ADDRESS	fayb@sturgisgov.com	EST OF MATURITY	2034
DATE OF PLANNING HEARING	05/06/2015	Equalized base minus reductions is	\$972,880
PLAN CREATION DATE	05/15/2015	The 2023 equalized value minus reductions is	\$6,325,320
EST JOBS CREATED	15	The 2022 equalized value minus reductions is	\$5,624,334
ANTICIPATED PROJECT COST	\$1,905,000	Total Current Increment	\$5,352,440

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Sturgis

County: Meade

City of Sturgis #12

Created on: 4/20/2015

Dissolution Date

Sch Dist 46-1

GOVERNING BODY	City of Sturgis	PROJECT DESCRIPTION	Residential Development
CONTACT NAME	Fay Bueno	LOCATION	Sturgis, SD
PHONE NUMBER	605-347-4422 EXT 201	PUBLIC BENEFITS	
E-MAIL ADDRESS	fayb@sturgisgov.com	EST OF MATURITY	2027
DATE OF PLANNING HEARING		Equalized base minus reductions is	\$746,841
PLAN CREATION DATE		The 2023 equalized value minus reductions is	\$35,343,652
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$26,651,802
ANTICIPATED PROJECT COST	\$2,569,549	Total Current Increment	\$34,596,811

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Sturgis

County: Meade

City of Sturgis #13

Created on: 4/20/2015

Dissolution Date

Sch Dist 46-1

GOVERNING BODY	City of Sturgis	PROJECT DESCRIPTION	Residential Development
CONTACT NAME	Fay Bueno	LOCATION	Sturgis, SD
PHONE NUMBER	605-347-4422 EXT 201	PUBLIC BENEFITS	
E-MAIL ADDRESS	fayb@sturgisgov.com	EST OF MATURITY	2030
DATE OF PLANNING HEARING	09/08/2015	Equalized base minus reductions is	\$0
PLAN CREATION DATE	09/14/2015	The 2023 equalized value minus reductions is	\$5,292,297
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$4,122,331
ANTICIPATED PROJECT COST	\$498,000	Total Current Increment	\$5,292,297

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Sturgis

County: Meade

City of Sturgis #15

Created on: 4/16/2018

Dissolution Date

Sch Dist 46-1

GOVERNING BODY	City of Sturgis	PROJECT DESCRIPTION	Affordable Single Family Homes
CONTACT NAME	Fay Bueno	LOCATION	City of Sturgis
PHONE NUMBER	605-347-4422 ext.201	PUBLIC BENEFITS	This will provide affordable housing to the working sector.
E-MAIL ADDRESS	fayb@sturgisgov.com	EST OF MATURITY	2019
DATE OF PLANNING HEARING	04/03/2018	Equalized base minus reductions is	\$0
PLAN CREATION DATE	04/16/2018	The 2023 equalized value minus reductions is	\$618,157
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$596,214
ANTICIPATED PROJECT COST	\$563,000	Total Current Increment	\$618,157

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Sturgis

County: Meade

City of Sturgis #16

Created on: 9/22/2020

Dissolution Date

Sch Dist 46-1

GOVERNING BODY	City of Sturgis	PROJECT DESCRIPTION	Construction of 23 new units of affordable residential homes and storage facility.
CONTACT NAME	Fay Bueno or Danial Ainslie	LOCATION	Lot 1-22 in Block 2 of Pine Acres, Lot A of Lot C-5 of Barry Subdivision, less the
PHONE NUMBER	605-347-4422	PUBLIC BENEFITS	Provide affordable residential homes in Sturgis
E-MAIL ADDRESS	fayb@sturgisgov.com	EST OF MATURITY	2041
DATE OF PLANNING HEARING	07/21/2020	Equalized base minus reductions is	\$1,754,133
PLAN CREATION DATE	09/22/2020	The 2023 equalized value minus reductions is	\$7,052,498
EST JOBS CREATED	0	The 2022 equalized value minus reductions is	\$4,439,903
ANTICIPATED PROJECT COST	\$5,127,000	Total Current Increment	\$5,298,365

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Sturgis

County: Meade

City of Sturgis #17

Created on: 7/28/2020

Dissolution Date

Sch Dist 46-1

GOVERNING BODY	City of Sturgis	PROJECT DESCRIPTION	3 New Homes
CONTACT NAME	Fay Bueno or Daniel Ainslie	LOCATION	Lot 10A of Lot 10 of Bowman Addition, Lot 10B OF Bownan Addition, Lot S int
PHONE NUMBER	605-347-4422	PUBLIC BENEFITS	New homes
E-MAIL ADDRESS	fayb@sturgisgov.com	EST OF MATURITY	2028
DATE OF PLANNING HEARING	07/21/2020	Equalized base minus reductions is	\$823,386
PLAN CREATION DATE	10/27/2020	The 2023 equalized value minus reductions is	\$1,861,349
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	\$1,091,716
ANTICIPATED PROJECT COST	\$1,050,000	Total Current Increment	\$1,037,963

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Sturgis

County: Meade

City of Sturgis #18

Created on: 9/22/2020

Dissolution Date

Sch Dist 46-1

GOVERNING BODY	City of Sturgis	PROJECT DESCRIPTION	Construction of three story 50 unit independent and assisted living center
CONTACT NAME	Fay Bueno or Daniel Ainslie	LOCATION	Lot 1 A of Lot A of Hurley Subdivision City of Sturgis, Meade County, Lot B of H
PHONE NUMBER	605-347-4422	PUBLIC BENEFITS	Provide housing to seniors
E-MAIL ADDRESS	fayb@sturgisgov.com	EST OF MATURITY	2040
DATE OF PLANNING HEARING	07/21/2020	Equalized base minus reductions is	\$5,140,013
PLAN CREATION DATE	09/22/2020	The 2023 equalized value minus reductions is	\$7,681,827
EST JOBS CREATED	9	The 2022 equalized value minus reductions is	\$6,313,512
ANTICIPATED PROJECT COST	\$6,333,543	Total Current Increment	\$2,541,814

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Sturgis

County: Meade

City of Sturgis #20

Created on: 12/22/2020

Dissolution Date

Sch Dist 46-1

GOVERNING BODY	City of Sturgis	PROJECT DESCRIPTION	New residential units
CONTACT NAME	Fay Bueno or Dan Ainslie	LOCATION	Lot 3 of Davenport Ranch addition, located in the W 1/2 NW1/4 OF Section 22
PHONE NUMBER	605-347-4422	PUBLIC BENEFITS	Provide housing in the city of Sturgis
E-MAIL ADDRESS	fayb@sturgisgov.com	EST OF MATURITY	2040
DATE OF PLANNING HEARING	10/13/2020	Equalized base minus reductions is	\$1,120,621
PLAN CREATION DATE	12/22/2020	The 2023 equalized value minus reductions is	\$5,341,268
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	\$2,374,962
ANTICIPATED PROJECT COST	\$2,200,000	Total Current Increment	\$4,220,647

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Sturgis

County: Meade

City of Sturgis #21

Created on: 03/16/2021

Dissolution Date

Sch Dist 46-1

GOVERNING BODY	City of Sturgis	PROJECT DESCRIPTION	40 single family lots
CONTACT NAME	Fay Bueno	LOCATION	Tract A of Bestgen Subdivision Government Lot 1 and 2 of Section 6 and the E
PHONE NUMBER	605-347-4422	PUBLIC BENEFITS	Provide needed housing in the City of Sturgis
E-MAIL ADDRESS	fayb@sturgisgov.com	EST OF MATURITY	2041
DATE OF PLANNING HEARING	03/15/2021	Equalized base minus reductions is	\$44,460
PLAN CREATION DATE	03/16/2021	The 2023 equalized value minus reductions is	\$3,953,838
EST JOBS CREATED	0	The 2022 equalized value minus reductions is	\$2,015,291
ANTICIPATED PROJECT COST	\$3,505,000	Total Current Increment	\$3,909,378

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Sturgis

County: Meade

City of Sturgis #22

Created on: 6/7/2022

Dissolution Date

Sch Dist 46-1

GOVERNING BODY	City of Sturgis	PROJECT DESCRIPTION	62 Single Family Lots, 16 Town-home Lots, and 100 multi-family housing units
CONTACT NAME	Daniel Ainslie	LOCATION	The Southeast Quarter of the Northwest Quarter of Section 5, Including Lot 3
PHONE NUMBER	605-347-4422	PUBLIC BENEFITS	To provide much needed affordable housing in the City of Sturgis
E-MAIL ADDRESS	Dainslie@sturgisgov.com	EST OF MATURITY	2042
DATE OF PLANNING HEARING	04/26/2022	Equalized base minus reductions is	\$210,893
PLAN CREATION DATE	06/22/2022	The 2023 equalized value minus reductions is	\$210,893
EST JOBS CREATED	0	The 2022 equalized value minus reductions is	\$210,893
ANTICIPATED PROJECT COST	\$6,900,000	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Sturgis

County: Meade

City of Sturgis #23

Created on: 06/20, 2022

Dissolution Date

Sch Dist 46-1

GOVERNING BODY	City of Sturgis	PROJECT DESCRIPTION	14 new units of affordable residential apartments
CONTACT NAME	Daniel Ainslie	LOCATION	Lot 1 Revised, Block 6 of Comstocks Addition to the City of Sturgis
PHONE NUMBER	605-347-4422	PUBLIC BENEFITS	Improve affordable housing
E-MAIL ADDRESS	Dainsley@sturgisgov.com	EST OF MATURITY	2042
DATE OF PLANNING HEARING	06/07/2022	Equalized base minus reductions is	\$64,475
PLAN CREATION DATE	10/20/2022	The 2023 equalized value minus reductions is	\$77,730
EST JOBS CREATED	0	The 2022 equalized value minus reductions is	\$64,475
ANTICIPATED PROJECT COST	\$1,004,266	Total Current Increment	\$13,255

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Summerset

County: Meade

City of Summerset #1

Created on: 10/4/2007

Dissolution Date

Sch Dist 46-1

GOVERNING BODY City of Summerset
CONTACT NAME Debbie Muzio
PHONE NUMBER 605-718-9858
E-MAIL ADDRESS dmuzio@summerset.us

PROJECT DESCRIPTION
LOCATION Summerset
PUBLIC BENEFITS
EST OF MATURITY 2028

DATE OF PLANNING HEARING 01/03/2008
PLAN CREATION DATE 06/01/2007
EST JOBS CREATED 3
ANTICIPATED PROJECT COST \$3,562,164

Equalized base minus reductions is	\$6,942,299
The 2023 equalized value minus reductions is	\$68,347,714
The 2022 equalized value minus reductions is	\$53,779,179
Total Current Increment	\$61,405,415

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Summerset

County: Meade

City of Summerset #2

Created on: 9/20/2018

Dissolution Date

Sch Dist 46-1

GOVERNING BODY	City of Summerset	PROJECT DESCRIPTION	Upgrade waste water treatment system
CONTACT NAME	Debbie Muzio	LOCATION	Summerset SD
PHONE NUMBER	605-718-9858	PUBLIC BENEFITS	Compliance with waste water treatment
E-MAIL ADDRESS	dmuzio@summerset.us	EST OF MATURITY	2038
DATE OF PLANNING HEARING	09/11/2018	Equalized base minus reductions is	\$7,113,445
PLAN CREATION DATE	09/20/2018	The 2023 equalized value minus reductions is	\$27,429,849
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	\$18,280,654
ANTICIPATED PROJECT COST	\$11,000,000	Total Current Increment	\$20,316,404

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Meade County

County: Meade

Meade County #2

Created on: 9/1/2015

Dissolution Date

Sch Dist 46-1

GOVERNING BODY	Meade County	PROJECT DESCRIPTION	Bridge replacement and road paving
CONTACT NAME	Kent Hagg	LOCATION	
PHONE NUMBER	605-348-1125	PUBLIC BENEFITS	
E-MAIL ADDRESS	kent.hagg@amatteroflaw.com	EST OF MATURITY	2035
DATE OF PLANNING HEARING		Equalized base minus reductions is	\$10,512,972
PLAN CREATION DATE		The 2023 equalized value minus reductions is	\$34,789,170
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$30,764,809
ANTICIPATED PROJECT COST	\$6,997,351	Total Current Increment	\$24,276,198

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Howard

County: Miner

City of Howard #1

Created on: 11/1/2006

Dissolution Date

Sch Dist 48-3

GOVERNING BODY City of Howard
CONTACT NAME Donna Klinkhammer
PHONE NUMBER 605-772-5515
E-MAIL ADDRESS howardsd@alliancecom.net

PROJECT DESCRIPTION Carmon Subdivision
LOCATION Howard
PUBLIC BENEFITS Enhance value of all property in District
EST OF MATURITY 2022

DATE OF PLANNING HEARING 08/21/2006
PLAN CREATION DATE 10/16/2006
EST JOBS CREATED
ANTICIPATED PROJECT COST \$251,816

Equalized base minus reductions is	\$107,168
The 2023 equalized value minus reductions is	\$1,867,921
The 2022 equalized value minus reductions is	\$1,520,267
Total Current Increment	\$1,760,753

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES: Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Brandon

County: Minnehaha

City of Brandon #2

Created on: 5/1/2005

Dissolution Date

Sch Dist 49-2

GOVERNING BODY	City of Brandon	PROJECT DESCRIPTION	Building a community center adjacent to a motel.
CONTACT NAME	Dennis Olson	LOCATION	City of Brandon
PHONE NUMBER	605-366-2387	PUBLIC BENEFITS	Attracts visitors and produces sales tax revenue.
E-MAIL ADDRESS	dolson@cityofbrandon.org	EST OF MATURITY	2025
DATE OF PLANNING HEARING	05/05/2015	Equalized base minus reductions is	\$1,509,329
PLAN CREATION DATE	03/05/2009	The 2023 equalized value minus reductions is	\$5,567,475
EST JOBS CREATED	5	The 2022 equalized value minus reductions is	\$5,380,942
ANTICIPATED PROJECT COST	\$1,377,900	Total Current Increment	\$4,058,146

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Brandon

County: Minnehaha

City of Brandon #5

Created on: 04/06/2021

Dissolution Date

Sch Dist 49-2

GOVERNING BODY	City of Brandon	PROJECT DESCRIPTION	Develop property to augment retail and commercial presence
CONTACT NAME	Bryan Read	LOCATION	Tract 8, Nelsons Addition in the Southwest Quarter of Section 26, Township 10
PHONE NUMBER	605-582-6515	PUBLIC BENEFITS	Economic development
E-MAIL ADDRESS	bread@cityofbrandon.org	EST OF MATURITY	2042
DATE OF PLANNING HEARING	03/18/2021	Equalized base minus reductions is	\$144,431
PLAN CREATION DATE	04/06/2021	The 2023 equalized value minus reductions is	\$596,505
EST JOBS CREATED	50	The 2022 equalized value minus reductions is	\$519,071
ANTICIPATED PROJECT COST	\$8,394,072	Total Current Increment	\$452,074

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Brandon

County: Minnehaha

City of Brandon #6

Created on: 07/07/2021

Dissolution Date

Sch Dist 49-2

GOVERNING BODY	City of Brandon	PROJECT DESCRIPTION	Automotive parts manufacturing plant
CONTACT NAME	Christina Smith	LOCATION	Lot 2,3,4A and 5 Block 2 of Corson Development Park Addition in the City of Br
PHONE NUMBER	605-582-6515	PUBLIC BENEFITS	Jobs and economic development
E-MAIL ADDRESS		EST OF MATURITY	2041
DATE OF PLANNING HEARING	07/01/2021	Equalized base minus reductions is	\$1,265,590
PLAN CREATION DATE	09/06/2021	The 2023 equalized value minus reductions is	\$3,908,381
EST JOBS CREATED	25	The 2022 equalized value minus reductions is	\$1,333,597
ANTICIPATED PROJECT COST	\$300,000	Total Current Increment	\$2,642,791

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Brandon

County: Minnehaha

City of Brandon #7

Created on: 3/10/2022

Dissolution Date

Sch Dist 49-2

GOVERNING BODY	City of Brandon	PROJECT DESCRIPTION	Create infrastructure for Encore Park, a mixed use development of family housing, commercail and industrial presenence
CONTACT NAME	Bryan Read	LOCATION	East Half of the Northwest Quarter, and a portion of the West Half of the Nort
PHONE NUMBER	605-582-6515	PUBLIC BENEFITS	Economic Development
E-MAIL ADDRESS	bread@cityofbrandon.org	EST OF MATURITY	2042
DATE OF PLANNING HEARING	02/07/2022	Equalized base minus reductions is	\$223,060
PLAN CREATION DATE	03/10/2022	The 2023 equalized value minus reductions is	\$3,426,650
EST JOBS CREATED	100	The 2022 equalized value minus reductions is	\$199,580
ANTICIPATED PROJECT COST	\$8,500,000	Total Current Increment	\$3,203,590

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Crooks

County: Minnehaha

City of Crooks #1

Created on: 06/28/2021

Dissolution Date

Sch Dist 49-6

GOVERNING BODY	City of Crooks	PROJECT DESCRIPTION	Affordable Housing
CONTACT NAME	Tobias Schantz	LOCATION	Tract No 4 (except the south 170 feet of the west 306.23 feet and except the
PHONE NUMBER	605-543-5238	PUBLIC BENEFITS	Affordable Housing
E-MAIL ADDRESS	financeoffice@cityofcrooks.net	EST OF MATURITY	2041
DATE OF PLANNING HEARING	06/28/2021	Equalized base minus reductions is	\$104,405
PLAN CREATION DATE	06/28/2021	The 2023 equalized value minus reductions is	\$1,144,655
EST JOBS CREATED	35	The 2022 equalized value minus reductions is	\$104,845
ANTICIPATED PROJECT COST	\$4,100,000	Total Current Increment	\$1,040,250

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Crooks

County: Minnehaha

City of Crooks #2

Created on: 07/15/2022

Dissolution Date

Sch Dist 49-6

GOVERNING BODY	City of Crooks	PROJECT DESCRIPTION	Commercial business and housing
CONTACT NAME	Tobias Schantz	LOCATION	Tract 1 Bensons 3rd Addition, except Lot 1 Tract 1 of Tri Valley Addition in the
PHONE NUMBER	605-543-5238	PUBLIC BENEFITS	Road, water and sewer improvements
E-MAIL ADDRESS	financeoffice@cityofcrooks.net	EST OF MATURITY	2042
DATE OF PLANNING HEARING	05/31/2022	Equalized base minus reductions is	\$116,195
PLAN CREATION DATE	07/15/2022	The 2023 equalized value minus reductions is	\$110,500
EST JOBS CREATED	10	The 2022 equalized value minus reductions is	\$130,411
ANTICIPATED PROJECT COST	\$14,000,000	Total Current Increment	(\$5,695)

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Dell Rapids

County: Minnehaha

City of Dell Rapids #1

Created on: 3/18/2013

Dissolution Date

Sch Dist 49-3

GOVERNING BODY	City of Dell Rapids	PROJECT DESCRIPTION	Retail/Office space
CONTACT NAME	Justin Weiland	LOCATION	Dell Rapids
PHONE NUMBER	605-428-3595	PUBLIC BENEFITS	
E-MAIL ADDRESS	cityadmin@cityofdellrapids.com	EST OF MATURITY	2032
DATE OF PLANNING HEARING	04/02/2007	Equalized base minus reductions is	\$85,144
PLAN CREATION DATE	04/02/2007	The 2023 equalized value minus reductions is	\$3,868,519
EST JOBS CREATED	25	The 2022 equalized value minus reductions is	\$3,514,059
ANTICIPATED PROJECT COST	\$976,756	Total Current Increment	\$3,783,375

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Dell Rapids

County: Minnehaha

City of Dell Rapids #3

Created on: 6/6/2016

Dissolution Date

Sch Dist 49-3

GOVERNING BODY	City of Dell Rapids	PROJECT DESCRIPTION	Warehouse for fresh produce for regional distribution
CONTACT NAME	Justin Weiland	LOCATION	Dell Rapids
PHONE NUMBER	605-428-3595	PUBLIC BENEFITS	New Industrial Park
E-MAIL ADDRESS	cityadmin@cityofdellrapids.com	EST OF MATURITY	2036
DATE OF PLANNING HEARING	06/06/2016	Equalized base minus reductions is	\$129,542
PLAN CREATION DATE	06/06/2016	The 2023 equalized value minus reductions is	\$3,501,985
EST JOBS CREATED	20	The 2022 equalized value minus reductions is	\$3,032,694
ANTICIPATED PROJECT COST	\$800,000	Total Current Increment	\$3,372,443

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Garretson

County: Minnehaha

City of Garretson #1

Created on: 6/3/2019

Dissolution Date

Sch Dist 49-4

GOVERNING BODY	City of Garretson	PROJECT DESCRIPTION	New Housing Development
CONTACT NAME	Anna Uhl	LOCATION	City of Garretson
PHONE NUMBER	605-594-6721	PUBLIC BENEFITS	Streets, water and sewer
E-MAIL ADDRESS	city@alliancecom.net	EST OF MATURITY	2039
DATE OF PLANNING HEARING	05/28/2019	Equalized base minus reductions is	\$40,029
PLAN CREATION DATE	06/03/2019	The 2023 equalized value minus reductions is	\$3,448,405
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	\$2,094,602
ANTICIPATED PROJECT COST	\$878,000	Total Current Increment	\$3,408,376

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Hartford

County: Minnehaha

City of Hartford #1

Created on: 5/5/2022

Dissolution Date

Sch Dist 49-7

GOVERNING BODY	City of Hartford	PROJECT DESCRIPTION	Commercial multi family housing, infrastructure for commercial development
CONTACT NAME	Karen Wilber	LOCATION	Tracts 1,2, and 3 of Maple Pass Addition City of Hartford
PHONE NUMBER	605-528-6187	PUBLIC BENEFITS	Workforce housing and economic development
E-MAIL ADDRESS	karen.wilber@hartfordsd.us	EST OF MATURITY	2042
DATE OF PLANNING HEARING	03/29/2022	Equalized base minus reductions is	\$39,140
PLAN CREATION DATE	05/05/2022	The 2023 equalized value minus reductions is	\$385,795
EST JOBS CREATED	28	The 2022 equalized value minus reductions is	\$39,305
ANTICIPATED PROJECT COST	\$13,000,000	Total Current Increment	\$346,655

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Sioux Falls

County: Minnehaha

City of Sioux Falls #10

Created on: 10/4/2010

Dissolution Date

Sch Dist 49-5

GOVERNING BODY	City of Sioux Falls	PROJECT DESCRIPTION	Improve the area to significantly enhance the value of the real property which is necessary for economic development. Eliminate findings of blight
CONTACT NAME	Brent O'Neil	LOCATION	Sioux Falls
PHONE NUMBER	605-367-8898	PUBLIC BENEFITS	
E-MAIL ADDRESS	boneil@siouxfalls.org	EST OF MATURITY	2030
DATE OF PLANNING HEARING		Equalized base minus reductions is	\$739,718
PLAN CREATION DATE	10/04/2010	The 2023 equalized value minus reductions is	\$24,647,465
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$23,611,595
ANTICIPATED PROJECT COST	\$4,750,000	Total Current Increment	\$23,907,747

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

445 East Capitol Avenue • Pierre, SD 57501
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2023 TIF ANNUAL REPORT

City of Sioux Falls

County: Minnehaha

City of Sioux Falls #11

Created on: 5/16/2011

Dissolution Date

Sch Dist 49-5

GOVERNING BODY	City of Sioux Falls	PROJECT DESCRIPTION	Accelerate development that would not otherwise occur solely through private investment
CONTACT NAME	Brent O"Neil	LOCATION	Sioux Falls
PHONE NUMBER	605-367-8898	PUBLIC BENEFITS	
E-MAIL ADDRESS	boneil@siouxfalls.org	EST OF MATURITY	2031
DATE OF PLANNING HEARING		Equalized base minus reductions is	\$280,507
PLAN CREATION DATE	05/16/2011	The 2023 equalized value minus reductions is	\$3,626,245
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$3,630,351
ANTICIPATED PROJECT COST	\$4,575,000	Total Current Increment	\$3,345,738

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

445 East Capitol Avenue • Pierre, SD 57501
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2023 TIF ANNUAL REPORT

City of Sioux Falls

County: Minnehaha

City of Sioux Falls #12

Created on: 12/29/2011

Dissolution Date

Sch Dist 49-5

GOVERNING BODY

City of Sioux Falls

PROJECT DESCRIPTION

Stimulate development of an underdeveloped section of northern downtown, and to remove dilapidated property

CONTACT NAME

Brent O'Neil

LOCATION

Sioux Falls

PHONE NUMBER

605-367-8898

PUBLIC BENEFITS

E-MAIL ADDRESS

boneil@siouxfalls.org

EST OF MATURITY

2031

DATE OF PLANNING HEARING

Equalized base minus reductions is

\$14,357,049

PLAN CREATION DATE

12/05/2011

The 2023 equalized value minus reductions is

\$29,621,745

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$27,141,376

ANTICIPATED PROJECT COST

\$756,000

Total Current Increment

\$15,264,696

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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 (605) 773-3311 • dor.sd.gov

2023 TIF ANNUAL REPORT

City of Sioux Falls

County: Minnehaha

City of Sioux Falls #13

Created on: 1/12/2012

Dissolution Date

Sch Dist 49-5

GOVERNING BODY	City of Sioux Falls	PROJECT DESCRIPTION	Stimulate reinvestment into existing downtown property & undertake properties that will increase the overall value of the properties in the district
CONTACT NAME	Brent O'Neil	LOCATION	Sioux Falls
PHONE NUMBER	605-367-8898	PUBLIC BENEFITS	
E-MAIL ADDRESS	boneil@siouxfalls.org	EST OF MATURITY	2032
DATE OF PLANNING HEARING		Equalized base minus reductions is	\$4,343,120
PLAN CREATION DATE	12/19/2011	The 2023 equalized value minus reductions is	\$16,023,080
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$15,824,380
ANTICIPATED PROJECT COST	\$2,225,000	Total Current Increment	\$11,679,960

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

City of Sioux Falls

County: Minnehaha

City of Sioux Falls #14

Created on: 2/10/2012

Dissolution Date

Sch Dist 49-5

GOVERNING BODY

City of Sioux Falls

PROJECT DESCRIPTION Development of riverfront hotel

CONTACT NAME

Brent O'Neil

LOCATION

PHONE NUMBER

605-367-8898

PUBLIC BENEFITS

E-MAIL ADDRESS

boneil@siouxfalls.org

EST OF MATURITY 2032

DATE OF PLANNING HEARING

Equalized base minus reductions is

\$1,607,354

PLAN CREATION DATE

01/17/2012

The 2023 equalized value minus reductions is

\$15,722,880

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$14,416,753

ANTICIPATED PROJECT COST

\$1,400,000

Total Current Increment

\$14,115,526

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Sioux Falls

County: Minnehaha

City of Sioux Falls #15

Created on: 4/12/2012

Dissolution Date

Sch Dist 49-5

GOVERNING BODY	City of Sioux Falls	PROJECT DESCRIPTION	Support the development of a unique, multipurpose athletic complex
CONTACT NAME	Brent O'Neil	LOCATION	Sioux Falls
PHONE NUMBER	605-367-8898	PUBLIC BENEFITS	
E-MAIL ADDRESS	boneil@siouxfalls.org	EST OF MATURITY	2032
DATE OF PLANNING HEARING	03/07/2012	Equalized base minus reductions is	\$258,186
PLAN CREATION DATE	03/19/2012	The 2023 equalized value minus reductions is	\$51,206,425
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$47,731,100
ANTICIPATED PROJECT COST	\$10,262,772	Total Current Increment	\$50,948,239

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Sioux Falls

County: Minnehaha

City of Sioux Falls #16

Created on: 9/4/2012

Dissolution Date

Sch Dist 49-5

GOVERNING BODY	City of Sioux Falls	PROJECT DESCRIPTION	Help remove blighted area in central Sioux Falls at 1st Street & S. Cliff Avenue
CONTACT NAME	Brent O'Neil	LOCATION	Sioux Falls
PHONE NUMBER	605-367-8898	PUBLIC BENEFITS	
E-MAIL ADDRESS	boneil@siouxfalls.org	EST OF MATURITY	2032
DATE OF PLANNING HEARING		Equalized base minus reductions is	\$245,278
PLAN CREATION DATE	09/04/2012	The 2023 equalized value minus reductions is	\$22,736,255
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$20,318,674
ANTICIPATED PROJECT COST	\$1,850,000	Total Current Increment	\$22,490,977

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Sioux Falls

County: Minnehaha

City of Sioux Falls #18

Created on: 1/11/2013

Dissolution Date

Sch Dist 49-5

GOVERNING BODY	City of Sioux Falls	PROJECT DESCRIPTION	Construction of mixed-use bldg w/underground parking & four floors above ground for residential & retail office uses
CONTACT NAME	Brent O'Neil	LOCATION	Sioux Falls
PHONE NUMBER	605-367-8898	PUBLIC BENEFITS	
E-MAIL ADDRESS	boneil@siouxfalls.org	EST OF MATURITY	2033
DATE OF PLANNING HEARING		Equalized base minus reductions is	\$732,236
PLAN CREATION DATE	12/18/2012	The 2023 equalized value minus reductions is	\$10,142,865
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$10,152,468
ANTICIPATED PROJECT COST	\$2,560,000	Total Current Increment	\$9,410,629

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Sioux Falls

County: Minnehaha

City of Sioux Falls #20

Created on: 10/2/2015

Dissolution Date

Sch Dist 49-5

GOVERNING BODY	City of Sioux Falls	PROJECT DESCRIPTION	Construct a seven (7) story mixed use structure/building. Project shall have approximately 195 parking spaces
CONTACT NAME	Brent O'Neil	LOCATION	Sioux Falls
PHONE NUMBER	605-367-8898	PUBLIC BENEFITS	
E-MAIL ADDRESS	boneil@siouxfalls.org	EST OF MATURITY	2035
DATE OF PLANNING HEARING		Equalized base minus reductions is	\$339,423
PLAN CREATION DATE	09/08/2015	The 2023 equalized value minus reductions is	\$23,232,991
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$21,617,315
ANTICIPATED PROJECT COST	\$2,900,000	Total Current Increment	\$22,893,568

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Sioux Falls

County: Minnehaha

City of Sioux Falls #21

Created on: 9/19/2017

Dissolution Date

Sch Dist 49-5

GOVERNING BODY

City of Sioux Falls

PROJECT DESCRIPTION

Two mixed use buildings in downtown Sioux Falls including parking, commercial/retail space, and residential units.

CONTACT NAME

Tracy Turbak

LOCATION

Sioux Falls, SD

PHONE NUMBER

605-367-8837

PUBLIC BENEFITS

In addition to development of an underutilized parcel for housing and commercial development, the project will remove polluted soil and increase the overall parking supply in downtown Sioux Falls.

E-MAIL ADDRESS

tturbak@siouxfalls.org

EST OF MATURITY

2032

DATE OF PLANNING HEARING

09/06/2017

Equalized base minus reductions is

\$376,443

PLAN CREATION DATE

09/19/2017

The 2023 equalized value minus reductions is

\$30,176,180

EST JOBS CREATED

50

The 2022 equalized value minus reductions is

\$26,109,454

ANTICIPATED PROJECT COST

\$44,000,000

Total Current Increment

\$29,799,737

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Sioux Falls

County: Minnehaha

City of Sioux Falls #23

Created on: 10/10/2020

Dissolution Date

Sch Dist 49-6

GOVERNING BODY	Sioux Falls City Council	PROJECT DESCRIPTION	800 acre industrial development park in Sioux Falls owned by the Sioux Falls Development Corporation to attract new development
CONTACT NAME	Shawn Pritchett	LOCATION	SW 1/4 (EX RY & EX WINTERSTEENS ADDN) 13-102-50, SE 1/4 (EX W 1730.76'
PHONE NUMBER	605-367-8837	PUBLIC BENEFITS	Expansion and development
E-MAIL ADDRESS	spritchett@siouxfalls.org	EST OF MATURITY	2040
DATE OF PLANNING HEARING	09/02/2020	Equalized base minus reductions is	\$3,346,415
PLAN CREATION DATE	10/09/2020	The 2023 equalized value minus reductions is	\$159,236,890
EST JOBS CREATED	1000	The 2022 equalized value minus reductions is	\$127,313,107
ANTICIPATED PROJECT COST	\$1	Total Current Increment	\$155,890,475

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Sioux Falls

County: Minnehaha

City of Sioux Falls #24

Created on: 07/06/2021

Dissolution Date

Sch Dist 49-5

GOVERNING BODY	City of Sioux Falls	PROJECT DESCRIPTION	Hotel convention, parking ramp, apartment and ground floor retail stores
CONTACT NAME	Shawn Pritchett	LOCATION	Tract 1 Lot A Sioux Steel Addition to the City of Sioux Falls
PHONE NUMBER	605-367-8837	PUBLIC BENEFITS	Housing, commercial development and additional parking
E-MAIL ADDRESS	sprichett@siouxfalls.org	EST OF MATURITY	2041
DATE OF PLANNING HEARING	06/02/2021	Equalized base minus reductions is	\$1,511,501
PLAN CREATION DATE	07/06/2021	The 2023 equalized value minus reductions is	\$13,924,340
EST JOBS CREATED	500	The 2022 equalized value minus reductions is	\$2,635,043
ANTICIPATED PROJECT COST	\$194,000,000	Total Current Increment	\$12,412,839

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Sioux Falls

County: Minnehaha

City of Sioux Falls #25

Created on: 09/10/2021

Dissolution Date

Sch Dist 49-5

GOVERNING BODY	City of Sioux Falls	PROJECT DESCRIPTION	Retail, condo's, rental apartments, parking development
CONTACT NAME	Shawn Pritchett	LOCATION	Gulf RR Company 2nd Additionan Lot A, Tract C Downtown Center Urban Rene
PHONE NUMBER	605-367-8837	PUBLIC BENEFITS	Development of underutilized parcel, housing, commercia l development and parking
E-MAIL ADDRESS	spritchett@siouxfalls.org	EST OF MATURITY	2042
DATE OF PLANNING HEARING	08/17/2021	Equalized base minus reductions is	\$22,897,185
PLAN CREATION DATE	09/10/2021	The 2023 equalized value minus reductions is	\$40,083,540
EST JOBS CREATED	200	The 2022 equalized value minus reductions is	\$23,583,357
ANTICIPATED PROJECT COST	\$160,000,000	Total Current Increment	\$17,186,355

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

City of Sioux Falls

County: Minnehaha

City of Sioux Falls #26

Created on: 11/13/2022

Dissolution Date

Sch Dist 49-5

GOVERNING BODY	City of Sioux Falls	PROJECT DESCRIPTION	65 single family homes - affordable housing
CONTACT NAME	Shawn Pritchett	LOCATION	A portion of Tract 1 of Riggs Addition to the City of Sioux Falls
PHONE NUMBER	605-367-8837	PUBLIC BENEFITS	affordable housing opprtunitues in the city
E-MAIL ADDRESS	spritchett@siouxfalls.org	EST OF MATURITY	2040
DATE OF PLANNING HEARING	09/07/2022	Equalized base minus reductions is	\$9,605
PLAN CREATION DATE	11/14/2022	The 2023 equalized value minus reductions is	\$9,605
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	
ANTICIPATED PROJECT COST	\$20,000,000	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Minnehaha County

County: Minnehaha

Minnehaha County #2

Created on: 9/14/2010

Dissolution Date

Sch Dist 49-6

GOVERNING BODY	Minnehaha County	PROJECT DESCRIPTION	SDN Communications facility
CONTACT NAME	Nick Kortan	LOCATION	Sioux Falls
PHONE NUMBER	605-978-3599	PUBLIC BENEFITS	
E-MAIL ADDRESS	ortan@sdncommunications.com	EST OF MATURITY	2030
DATE OF PLANNING HEARING	09/14/2010	Equalized base minus reductions is	\$288,855
PLAN CREATION DATE	10/12/2010	The 2023 equalized value minus reductions is	\$189,040
EST JOBS CREATED	16	The 2022 equalized value minus reductions is	\$179,690
ANTICIPATED PROJECT COST	\$2,000,000	Total Current Increment	(\$99,815)

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Colman

County: Moody

City of Colman #1

Created on: 6/6/2006

Dissolution Date

Sch Dist 50-5

GOVERNING BODY

PROJECT DESCRIPTION

CONTACT NAME

LOCATION

PHONE NUMBER

PUBLIC BENEFITS

E-MAIL ADDRESS

EST OF MATURITY

DATE OF PLANNING HEARING

Equalized base minus reductions is

\$102,839

PLAN CREATION DATE

The 2023 equalized value minus reductions is

\$11,532,646

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$8,130,700

ANTICIPATED PROJECT COST

Total Current Increment

\$11,429,807

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Colman

County: Moody

City of Colman #2

Created on: 01/09/2023

Dissolution Date

Sch Dist 50-5

GOVERNING BODY	City of Colman	PROJECT DESCRIPTION	40 single family homes to be sold at the price SD Housing Development Authority's First Time Homebuyers price.
CONTACT NAME	Maria Groos	LOCATION	Tract 1 of Sunrise Ridge Second Addition to the City of Colman, Moody County
PHONE NUMBER	605-534-3611	PUBLIC BENEFITS	The project will help alleviate the shortage of housing in the area by adding 40 single family, affordable homes to the City of Colman.
E-MAIL ADDRESS	cityofcolman@iw.net	EST OF MATURITY	2043
DATE OF PLANNING HEARING	01/09/2023	Equalized base minus reductions is	\$36,034
PLAN CREATION DATE	01/09/2023	The 2023 equalized value minus reductions is	\$36,034
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	
ANTICIPATED PROJECT COST	\$2,950,000	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Flandreau

County: **Moody**

City of Flandreau #5

Created on: 8/18/2003

Dissolution Date

Sch Dist 50-3

GOVERNING BODY City of Flandreau
CONTACT NAME Karen Gundvaldson
PHONE NUMBER 605-997-2492
E-MAIL ADDRESS karen@cityofflandreau.com

PROJECT DESCRIPTION Shopping Plaza
LOCATION Flandreau, SD

PUBLIC BENEFITS

EST OF MATURITY 2020

DATE OF PLANNING HEARING 07/16/2003
PLAN CREATION DATE 01/01/2011
EST JOBS CREATED
ANTICIPATED PROJECT COST \$200,000

Equalized base minus reductions is	\$19,365
The 2023 equalized value minus reductions is	\$1,267,173
The 2022 equalized value minus reductions is	\$1,067,138
Total Current Increment	\$1,247,808

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Flandreau

County: Moody

City of Flandreau #7

Created on: 8/10/2007

Dissolution Date

Sch Dist 50-3

GOVERNING BODY City of Flandreau
CONTACT NAME Karen Gundvaldson
PHONE NUMBER 605-997-2492
E-MAIL ADDRESS karen@cityofflandreau.com

PROJECT DESCRIPTION Store
LOCATION Flandreau, SD

PUBLIC BENEFITS

EST OF MATURITY 2022

DATE OF PLANNING HEARING 06/13/2007
PLAN CREATION DATE 01/01/2008
EST JOBS CREATED
ANTICIPATED PROJECT COST \$250,000

Equalized base minus reductions is	\$0
The 2023 equalized value minus reductions is	\$1,247,513
The 2022 equalized value minus reductions is	\$1,157,674
Total Current Increment	\$1,247,513

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Flandreau

County: Moody

City of Flandreau #8

Created on: 1/5/2015

Dissolution Date

Sch Dist 50-3

GOVERNING BODY City of Flandreau
CONTACT NAME Karen Gundvaldson
PHONE NUMBER 605-997-2492
E-MAIL ADDRESS karen@cityofflandreau.com

PROJECT DESCRIPTION Housing
LOCATION Flandreau, SD

PUBLIC BENEFITS
EST OF MATURITY 2022

DATE OF PLANNING HEARING 01/05/2015
PLAN CREATION DATE
EST JOBS CREATED
ANTICIPATED PROJECT COST \$894,654

Equalized base minus reductions is	\$50,591
The 2023 equalized value minus reductions is	\$1,069,045
The 2022 equalized value minus reductions is	\$554,786
Total Current Increment	\$1,018,454

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Box Elder

County: Pennington

City of Box Elder #2

Created on: 9/1/2009

Dissolution Date

Sch Dist 51-1

GOVERNING BODY	City of Box Elder	PROJECT DESCRIPTION	City Hall; Water/Sewer infrastructure Villa Dr.
CONTACT NAME	Nicole Schneider	LOCATION	Box Elder
PHONE NUMBER	605-923-1404	PUBLIC BENEFITS	
E-MAIL ADDRESS	nicole.schneider@boxelder.us	EST OF MATURITY	2030
DATE OF PLANNING HEARING	08/11/2014	Equalized base minus reductions is	\$541,226
PLAN CREATION DATE	08/11/2014	The 2023 equalized value minus reductions is	\$76,514,918
EST JOBS CREATED	30	The 2022 equalized value minus reductions is	\$52,583,310
ANTICIPATED PROJECT COST	\$3,950,000	Total Current Increment	\$75,973,692

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Box Elder

County: Pennington

City of Box Elder #4

Created on: 5/21/2022

Dissolution Date

Sch Dist 51-4

GOVERNING BODY	City of Box Elder	PROJECT DESCRIPTION	Infrastructure for futhure development of road, water and sewer for commercail retail and housing
CONTACT NAME	Nicole Schneider	LOCATION	The balance of tract B of the NW 1/2 of the SE 1/4 nad the S 1/2 of the NE 1/4
PHONE NUMBER	605-923-1404	PUBLIC BENEFITS	Housing and retail development
E-MAIL ADDRESS	nicole.schneider@boxelder.us	EST OF MATURITY	2042
DATE OF PLANNING HEARING	04/05/2022	Equalized base minus reductions is	\$92,534
PLAN CREATION DATE	05/31/2022	The 2023 equalized value minus reductions is	\$8,325,714
EST JOBS CREATED	75	The 2022 equalized value minus reductions is	\$93,282
ANTICIPATED PROJECT COST	\$25,000,000	Total Current Increment	\$8,233,180

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Hill City

County: Pennington

City of Hill City #2

Created on: 11/20/2019

Dissolution Date

Sch Dist 51-2

GOVERNING BODY	City of Hill City	PROJECT DESCRIPTION	Workforce Housing
CONTACT NAME	Brett McMacken	LOCATION	Parcel 1 Tract A of Matkins Addition #8, Parvel 2 Tract B of Matkins Addition, P
PHONE NUMBER	605-574-2300	PUBLIC BENEFITS	workforce housing
E-MAIL ADDRESS	brett@hillcitysd.org	EST OF MATURITY	2040
DATE OF PLANNING HEARING	11/19/2019	Equalized base minus reductions is	\$220,924
PLAN CREATION DATE	11/19/2019	The 2023 equalized value minus reductions is	\$7,181,049
EST JOBS CREATED	10	The 2022 equalized value minus reductions is	\$3,888,534
ANTICIPATED PROJECT COST	\$6,000,000	Total Current Increment	\$6,960,125

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Hill City

County: Pennington

City of Hill City #3

Created on: 9/20/2022

Dissolution Date

Sch Dist 51-2

GOVERNING BODY	City of Hill City	PROJECT DESCRIPTION	Retail, Commercial space and entertainment venue
CONTACT NAME	Brett McMacken	LOCATION	Lot 17R2, Block 2, Block 2, N5' of Lot 38 & Lot 39 & Lot 40 less N12', Block 3, L
PHONE NUMBER	605-574-2300	PUBLIC BENEFITS	Promote economic development by constructing retail and commercial space
E-MAIL ADDRESS	brett@hillcitysd.org	EST OF MATURITY	2042
DATE OF PLANNING HEARING	09/07/2022	Equalized base minus reductions is	\$800,582
PLAN CREATION DATE	09/19/2022	The 2023 equalized value minus reductions is	\$1,516,753
EST JOBS CREATED	15	The 2022 equalized value minus reductions is	\$812,628
ANTICIPATED PROJECT COST	\$4,000,000	Total Current Increment	\$716,171

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Rapid City

County: Pennington

City of Rapid City #39

Created on: 4/21/2003

Dissolution Date

Sch Dist 51-4

GOVERNING BODY City of Rapid City
CONTACT NAME Pauline Sumption
PHONE NUMBER 605-394-4143
E-MAIL ADDRESS Pauline.sumption@rcgov.org

PROJECT DESCRIPTION East Rapid Plaza

LOCATION

PUBLIC BENEFITS

EST OF MATURITY 2024

DATE OF PLANNING HEARING 04/01/2003
PLAN CREATION DATE
EST JOBS CREATED
ANTICIPATED PROJECT COST \$3,621,662

Equalized base minus reductions is	\$1,071,100
The 2023 equalized value minus reductions is	\$8,971,950
The 2022 equalized value minus reductions is	\$8,349,039
Total Current Increment	\$7,900,850

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

445 East Capitol Avenue • Pierre, SD 57501
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2023 TIF ANNUAL REPORT

City of Rapid City

County: Pennington

City of Rapid City #47

Created on: 10/4/2004

Dissolution Date

Sch Dist 51-4

GOVERNING BODY City of Rapid City
CONTACT NAME Pauline Sumption
PHONE NUMBER 605-394-4143
E-MAIL ADDRESS Pauline.sumption@rcgov.org

PROJECT DESCRIPTION Tower Road

LOCATION

PUBLIC BENEFITS

EST OF MATURITY 2027

DATE OF PLANNING HEARING 04/01/2006
PLAN CREATION DATE
EST JOBS CREATED
ANTICIPATED PROJECT COST \$4,894,289

Equalized base minus reductions is	\$1,205,279
The 2023 equalized value minus reductions is	\$38,670,134
The 2022 equalized value minus reductions is	\$34,688,684
Total Current Increment	\$37,464,855

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Rapid City

County: Pennington

City of Rapid City #52

Created on: 05/02/2005

Dissolution Date

Sch Dist 51-4

GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	Street Improvements, Drainage Improvements, Reclamation of the City snow dump site
CONTACT NAME	Pauline Sumption	LOCATION	
PHONE NUMBER	605-394-4143	PUBLIC BENEFITS	
E-MAIL ADDRESS	Pauline.sumption@rcgov.org	EST OF MATURITY	2026
DATE OF PLANNING HEARING	04/01/2005	Equalized base minus reductions is	\$561,600
PLAN CREATION DATE		The 2023 equalized value minus reductions is	\$3,751,833
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$3,277,613
ANTICIPATED PROJECT COST	\$595,000	Total Current Increment	\$3,190,233

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Rapid City

County: Pennington

City of Rapid City #56

Created on: 11/11/2005

Dissolution Date

Sch Dist 51-4

GOVERNING BODY City of Rapid City
CONTACT NAME Pauline Sumption
PHONE NUMBER 605-394-4143
E-MAIL ADDRESS Pauline.sumption@rcgov.org

PROJECT DESCRIPTION Rushmore shopping center
LOCATION
PUBLIC BENEFITS
EST OF MATURITY 2024

DATE OF PLANNING HEARING 01/01/2006
PLAN CREATION DATE
EST JOBS CREATED
ANTICIPATED PROJECT COST \$6,812,000

Equalized base minus reductions is	\$15,673,910
The 2023 equalized value minus reductions is	\$130,151,752
The 2022 equalized value minus reductions is	\$121,070,906
Total Current Increment	\$114,477,842

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Rapid City

County: Pennington

City of Rapid City #64

Created on: 8/6/2007

Dissolution Date

Sch Dist 51-4

GOVERNING BODY City of Rapid City
CONTACT NAME Pauline Sumption
PHONE NUMBER 605-394-4143
E-MAIL ADDRESS Pauline.sumption@rcgov.org

PROJECT DESCRIPTION Cabelas

LOCATION

PUBLIC BENEFITS

EST OF MATURITY 2028

DATE OF PLANNING HEARING 07/01/2007
PLAN CREATION DATE 06/05/2007
EST JOBS CREATED
ANTICIPATED PROJECT COST \$21,890,841

Equalized base minus reductions is

\$7,543,269

The 2023 equalized value minus reductions is

\$105,738,568

The 2022 equalized value minus reductions is

\$98,920,374

Total Current Increment

\$98,195,299

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Rapid City

County: Pennington

City of Rapid City #65

Created on: 9/4/2007

Dissolution Date

Sch Dist 51-4

GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	Minnesota Street extension
CONTACT NAME	Pauline Sumption	LOCATION	
PHONE NUMBER	605-394-4143	PUBLIC BENEFITS	
E-MAIL ADDRESS	Pauline.sumption@rcgov.org	EST OF MATURITY	2028
DATE OF PLANNING HEARING		Equalized base minus reductions is	\$837,026
PLAN CREATION DATE	09/01/2007	The 2023 equalized value minus reductions is	\$142,052,676
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$112,878,862
ANTICIPATED PROJECT COST	\$14,425,151	Total Current Increment	\$141,215,650

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Rapid City

County: Pennington

City of Rapid City #72

Created on: 2/21/2012

Dissolution Date

Sch Dist 51-4

GOVERNING BODY City of Rapid City
CONTACT NAME Pauline Sumption
PHONE NUMBER 605-394-4143
E-MAIL ADDRESS Pauline.sumption@rcgov.org

PROJECT DESCRIPTION Student Housing

LOCATION

PUBLIC BENEFITS

EST OF MATURITY 2033

DATE OF PLANNING HEARING 01/24/2012
PLAN CREATION DATE
EST JOBS CREATED
ANTICIPATED PROJECT COST \$4,095,340

Equalized base minus reductions is	\$755,595
The 2023 equalized value minus reductions is	\$0
The 2022 equalized value minus reductions is	\$3,885,635
Total Current Increment	(\$755,595)

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Rapid City

County: Pennington

City of Rapid City #76

Created on: 3/21/2016

Dissolution Date

Sch Dist 51-4

GOVERNING BODY City of Rapid City
CONTACT NAME Pauline Sumption
PHONE NUMBER 605-394-4143
E-MAIL ADDRESS Pauline.sumption@rcgov.org

PROJECT DESCRIPTION Healing Way

LOCATION

PUBLIC BENEFITS

EST OF MATURITY 2037

DATE OF PLANNING HEARING 03/01/2016
PLAN CREATION DATE
EST JOBS CREATED 400
ANTICIPATED PROJECT COST \$93,108,525

Equalized base minus reductions is	\$0
The 2023 equalized value minus reductions is	\$0
The 2022 equalized value minus reductions is	\$0
Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Rapid City

County: Pennington

City of Rapid City #77

Created on: 4/4/2016

Dissolution Date

Sch Dist 51-4

GOVERNING BODY City of Rapid City

PROJECT DESCRIPTION Rushmore Road

CONTACT NAME Pauline Sumption

LOCATION

PHONE NUMBER 605-394-4143

PUBLIC BENEFITS

E-MAIL ADDRESS Pauline.sumption@rcgov.org

EST OF MATURITY 2037

DATE OF PLANNING HEARING 04/01/2016

Equalized base minus reductions is

PLAN CREATION DATE

The 2023 equalized value minus reductions is

EST JOBS CREATED

The 2022 equalized value minus reductions is

ANTICIPATED PROJECT COST \$6,067,965

Total Current Increment

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Rapid City

County: Pennington

City of Rapid City #80

Created on: 12/4/2017

Dissolution Date

Sch Dist 51-4

GOVERNING BODY City of Rapid City
CONTACT NAME Pauline Sumption
PHONE NUMBER 605-394-4143
E-MAIL ADDRESS Pauline.sumption@rcgov.org

PROJECT DESCRIPTION Promise Road

LOCATION

PUBLIC BENEFITS

EST OF MATURITY 2038

DATE OF PLANNING HEARING 11/09/2017
PLAN CREATION DATE
EST JOBS CREATED
ANTICIPATED PROJECT COST \$66,572,062

Equalized base minus reductions is	\$148,299
The 2023 equalized value minus reductions is	\$157,964
The 2022 equalized value minus reductions is	\$195,543
Total Current Increment	\$9,665

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Rapid City

County: Pennington

City of Rapid City #81

Created on: 4/16/2019

Dissolution Date

Sch Dist 51-4

GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	Sidewalk, street constuction, grading, drainage, amndscaping and housing
CONTACT NAME	Pauline Sumption	LOCATION	A portion of the unplatted balance of the N1/2 OF THE ne 1/4 of the SE 1/4 an
PHONE NUMBER	605-394-4143	PUBLIC BENEFITS	Reduce development cost and provide affordable housing
E-MAIL ADDRESS	pauline.sumption@rcgov.org	EST OF MATURITY	2035
DATE OF PLANNING HEARING	03/21/2019	Equalized base minus reductions is	\$102,384
PLAN CREATION DATE	04/16/2019	The 2023 equalized value minus reductions is	\$115,776
EST JOBS CREATED	0	The 2022 equalized value minus reductions is	\$116,465
ANTICIPATED PROJECT COST	\$987,393	Total Current Increment	\$13,392

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Rapid City

County: Pennington

City of Rapid City #82

Created on: 6/4/2020

Dissolution Date

Sch Dist 51-4

GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	Lift station
CONTACT NAME	Pauline Sumption	LOCATION	Tracts AR, BR,C,D,E and L, Lots F,G,H,J,K,L and M, Tract 1, Lots 1-14 of Block 1,
PHONE NUMBER	605-394-4143	PUBLIC BENEFITS	Create and economic development district in order to provide needed sewer capacity for construction of additioanl commercial and residential construction.
E-MAIL ADDRESS	pauline.sumption@rcgov.org	EST OF MATURITY	2040
DATE OF PLANNING HEARING	05/07/2020	Equalized base minus reductions is	\$27,448,714
PLAN CREATION DATE	06/04/2020	The 2023 equalized value minus reductions is	\$86,421,176
EST JOBS CREATED	300	The 2022 equalized value minus reductions is	\$1,706,113
ANTICIPATED PROJECT COST	\$1,237,193	Total Current Increment	\$58,972,462

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Rapid City

County: Pennington

City of Rapid City #83

Created on: 10/22/2020

Dissolution Date

Sch Dist 51-4

GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	Construct Homestead Street between Timmons Boulevard and Missoula Street
CONTACT NAME	Pauline Sumption	LOCATION	Lots 2 - 13 and drainage Lot A of Block 9, Lots 2-14 of Block 10, all of Avenue A
PHONE NUMBER	605-394-4143	PUBLIC BENEFITS	Create economic development for additional residential and commercial construction
E-MAIL ADDRESS	pauline.sumption@rcgov.org	EST OF MATURITY	2033
DATE OF PLANNING HEARING	09/24/2020	Equalized base minus reductions is	\$12,129,090
PLAN CREATION DATE	10/19/2020	The 2023 equalized value minus reductions is	\$35,536,483
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	\$25,672,512
ANTICIPATED PROJECT COST	\$2,802,101	Total Current Increment	\$23,407,393

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Rapid City

County: Pennington

City of Rapid City #84

Created on: 01/04/2021

Dissolution Date

Sch Dist 51-4

GOVERNING BODY

City of Rapid City

PROJECT DESCRIPTION

Lot A, Lot B, Lot C, Lot G, and Lot H of the North Valley Park Subdivision; the unplatted balance of the N1/2NE1/4 Less Lots H2, H3, H4, less RR ROW and less ROW; the S1/2NE1/4 less Menard Sub less North Valley Park Sub; Lot 1, Lot 2, Block 1 Lot 1 A, Lot 2 of Block 1.....

CONTACT NAME

Pauline Sumption

LOCATION

PHONE NUMBER

605-394-4143

PUBLIC BENEFITS

Industrial, commercial and residential construction

E-MAIL ADDRESS

pauline.sumption@rcgov.org

EST OF MATURITY

2034

DATE OF PLANNING HEARING

12/10/2020

Equalized base minus reductions is

\$32,518,412

PLAN CREATION DATE

01/05/2021

The 2023 equalized value minus reductions is

\$146,094,280

EST JOBS CREATED

277

The 2022 equalized value minus reductions is

\$61,333,279

ANTICIPATED PROJECT COST

\$25,715,541

Total Current Increment

\$113,575,868

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Rapid City

County: Pennington

City of Rapid City #85

Created on: 4/4/2022

Dissolution Date

Sch Dist 51-4

GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	Retail, hotel rooms, conference center, apartment building and parking
CONTACT NAME	Hanzel Community Development	LOCATION	Tract A and the vacated east thirteen feet of Sixth Street and the vacated south
PHONE NUMBER	605-394-4120	PUBLIC BENEFITS	Development improvements
E-MAIL ADDRESS	sarah.hanzel@rcgov.org	EST OF MATURITY	2042
DATE OF PLANNING HEARING	02/10/2022	Equalized base minus reductions is	\$0
PLAN CREATION DATE	04/04/2022	The 2023 equalized value minus reductions is	\$0
EST JOBS CREATED	30	The 2022 equalized value minus reductions is	\$0
ANTICIPATED PROJECT COST	\$14,800,000	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Rapid City

County: Pennington

City of Rapid City #87

Created on: 11/22/2022

Dissolution Date

Sch Dist 51-4

GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	Infrastructure to extend sewer main
CONTACT NAME	Sarah Hanzel	LOCATION	All of Section 21 in Township 2 North of Range 8 East of the Black Hills Meridia
PHONE NUMBER	605-394-4120	PUBLIC BENEFITS	Commercial development and sanitary sewer service
E-MAIL ADDRESS	sarah.hanzel@rcgov.org	EST OF MATURITY	2042
DATE OF PLANNING HEARING	10/27/2022	Equalized base minus reductions is	\$13,912,068
PLAN CREATION DATE	11/22/2022	The 2023 equalized value minus reductions is	\$16,283,078
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	
ANTICIPATED PROJECT COST	\$6,235,330	Total Current Increment	\$2,371,010

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Rapid City

County: Pennington

City of Rapid City #88

Created on: 05/22/2023

Dissolution Date

Sch Dist 51-4

GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	Construction of 3 lane street and associated infrastructure and cost to serve residential development.
CONTACT NAME	Sarah Hanzel	LOCATION	Lots 2 thru 5 of block 5, Lots 2 thru 3 of block 7 and Restricted Lot A of Katelan
PHONE NUMBER	605-394-4120	PUBLIC BENEFITS	Development of housing, additional street connections.
E-MAIL ADDRESS	sara.hanzel@rcgov.org	EST OF MATURITY	2035
DATE OF PLANNING HEARING	04/20/2023	Equalized base minus reductions is	\$178,439
PLAN CREATION DATE	05/22/2023	The 2023 equalized value minus reductions is	\$178,439
EST JOBS CREATED	65	The 2022 equalized value minus reductions is	
ANTICIPATED PROJECT COST	\$1,535,881	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Rapid City

County: Pennington

City of Rapid City #89

Created on: 05/22/2023

Dissolution Date

Sch Dist 51-4

GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	Lift Station, force main, and gravity line to support construction of single family homes.
CONTACT NAME	Daniel Ainslie	LOCATION	Highpointe Ranch North Subdivison; North 1/2 of the Southeast 1/4 or the So
PHONE NUMBER	605-394-4120	PUBLIC BENEFITS	Regional sewer infrastructure to support community housing needs.
E-MAIL ADDRESS	sarah.hanzel@rcgov.org	EST OF MATURITY	2037
DATE OF PLANNING HEARING	04/20/2023	Equalized base minus reductions is	\$191,738
PLAN CREATION DATE	05/22/2023	The 2023 equalized value minus reductions is	\$191,738
EST JOBS CREATED	50	The 2022 equalized value minus reductions is	
ANTICIPATED PROJECT COST	\$5,967,878	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Pennington County #4		Created on: 6/18/2019	Dissolution Date	County: Pennington
				Sch Dist 51-1
GOVERNING BODY	Pennington County	PROJECT DESCRIPTION	Infrastructure Seger Crossing and infrastructure event center	
CONTACT NAME	Cindy Mohler	LOCATION	NW1/2 NW1/4 LYING N OF ROAD SECTION 26, T2N, R8E	
PHONE NUMBER	605-394-2153	PUBLIC BENEFITS	growth	
E-MAIL ADDRESS	cindym@pennco.org	EST OF MATURITY	2038	
DATE OF PLANNING HEARING	06/10/2019	Equalized base minus reductions is	\$30,740,870	
PLAN CREATION DATE	06/18/2019	The 2023 equalized value minus reductions is	\$76,289,173	
EST JOBS CREATED	350	The 2022 equalized value minus reductions is	\$58,293,412	
ANTICIPATED PROJECT COST	\$6,600,000	Total Current Increment	\$45,548,303	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

		Pennington County		County: Pennington	
Pennington County #5		Created on: 09/18/2020	Dissolution Date	Sch Dist	51-1
GOVERNING BODY	Pennington County	PROJECT DESCRIPTION	Development to accommodate bomber expansion, commercial property, single and multi family housing.		
CONTACT NAME	Cindy Mohler / Tobin Morris	LOCATION	Lot B Less Lot 1 of the Box Elder DSDP Subdivision and the adjacent N. Ellswort		
PHONE NUMBER	605-721-5593	PUBLIC BENEFITS	Promote economic development, commercail, retail, housing and memorial park		
E-MAIL ADDRESS	cindym@pennco.org	EST OF MATURITY	2040		
DATE OF PLANNING HEARING	09/17/2020	Equalized base minus reductions is		\$0	
PLAN CREATION DATE	12/15/2020	The 2023 equalized value minus reductions is		\$0	
EST JOBS CREATED	100	The 2022 equalized value minus reductions is		\$0	
ANTICIPATED PROJECT COST	\$7,361,376	Total Current Increment		\$0	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

		Pennington County		County: Pennington	
Pennington County #6		Created on: 12/7/2021	Dissolution Date	Sch Dist	51-5
GOVERNING BODY	Pennington County	PROJECT DESCRIPTION	450 Affordable Housing lots		
CONTACT NAME	Cindy Mohler	LOCATION	SW1/4NW1/4; NW1/4NW1/4 including Lot A less ROW; Sectiopn 13,T1N, R8E,		
PHONE NUMBER	605-721-5593	PUBLIC BENEFITS	Infrastructure for roads, water, sewer to build lots		
E-MAIL ADDRESS	cindym@pennco.org	EST OF MATURITY	2041		
DATE OF PLANNING HEARING	10/26/2021	Equalized base minus reductions is		\$344,165	
PLAN CREATION DATE	12/07/2021	The 2023 equalized value minus reductions is		\$487,362	
EST JOBS CREATED	25	The 2022 equalized value minus reductions is		\$440,133	
ANTICIPATED PROJECT COST	\$12,000,000	Total Current Increment		\$143,197	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing		





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Rapid City

County: Pennington

Rapid City #86

Created on: 5/17/2022

Dissolution Date

Sch Dist 51-4

GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	Water main, boost station, streets, grading, utilites, drainage, traffice signals for Industrial Center
CONTACT NAME	Pauline Sumption	LOCATION	The N 1/2 of Section 29, T1N, R9E lying East of Hwy 79 right of way located in
PHONE NUMBER	605-394-4120	PUBLIC BENEFITS	Value added Ag and jobs created
E-MAIL ADDRESS	pauline.sumption@rcgov.org	EST OF MATURITY	2042
DATE OF PLANNING HEARING	04/21/2022	Equalized base minus reductions is	\$228,639
PLAN CREATION DATE	05/18/2022	The 2023 equalized value minus reductions is	\$2,018,108
EST JOBS CREATED	2000	The 2022 equalized value minus reductions is	\$301,424
ANTICIPATED PROJECT COST	\$78,000,000	Total Current Increment	\$1,789,469

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Lemmon

County: Perkins

City of Lemmon #1

Created on: 1/3/2017

Dissolution Date

Sch Dist 52-4

GOVERNING BODY	City of Lemmon	PROJECT DESCRIPTION	Infrastructure for commercial development
CONTACT NAME	Barb Bartell	LOCATION	Lemmon, SD
PHONE NUMBER	605-374-5681	PUBLIC BENEFITS	
E-MAIL ADDRESS	cityoflemmon@sdplains.com	EST OF MATURITY	2037
DATE OF PLANNING HEARING	01/03/2017	Equalized base minus reductions is	\$468,435
PLAN CREATION DATE	01/03/2017	The 2023 equalized value minus reductions is	\$1,651,395
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$2,510,357
ANTICIPATED PROJECT COST	\$593,804	Total Current Increment	\$1,182,960

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Fort Pierre

County: Stanley

City of Fort Pierre #5

Created on: 2/26/2015

Dissolution Date

Sch Dist 57-1

GOVERNING BODY	City of Fort Pierre	PROJECT DESCRIPTION	Road improvements
CONTACT NAME	Roxanne Heezen	LOCATION	Fort Pierre
PHONE NUMBER	605-232-7690	PUBLIC BENEFITS	
E-MAIL ADDRESS	r.heezen@fortpierre.com	EST OF MATURITY	2035
DATE OF PLANNING HEARING		Equalized base minus reductions is	\$6,975,991
PLAN CREATION DATE	02/26/2015	The 2023 equalized value minus reductions is	\$18,655,234
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$14,473,288
ANTICIPATED PROJECT COST		Total Current Increment	\$11,679,243

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Fort Pierre

County: Stanley

City of Fort Pierre #6

Created on: 6/22/2022

Dissolution Date

Sch Dist 57-1

GOVERNING BODY	City of Fort Pierre	PROJECT DESCRIPTION	Senior Living Community
CONTACT NAME	Roxanne Heezen	LOCATION	Tract 1B Less Less Lot H 1, Authur Schimak Addition to the City of Fort Pierre
PHONE NUMBER	605-223-7690	PUBLIC BENEFITS	Job creation and housing
E-MAIL ADDRESS	r.heezen@fortpierre.com	EST OF MATURITY	2042
DATE OF PLANNING HEARING	05/16/2022	Equalized base minus reductions is	\$53,093
PLAN CREATION DATE	06/22/2022	The 2023 equalized value minus reductions is	\$53,093
EST JOBS CREATED	30	The 2022 equalized value minus reductions is	\$53,200
ANTICIPATED PROJECT COST	\$15,000,000	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

445 East Capitol Avenue • Pierre, SD 57501
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2023 TIF ANNUAL REPORT

Sully County

County: Sully

Sully County #2

Created on: 8/2/2016

Dissolution Date

Sch Dist 58-3

GOVERNING BODY	Sully County	PROJECT DESCRIPTION	Ethanol Plant
CONTACT NAME	Susan Lamb	LOCATION	Onida, SD
PHONE NUMBER	605-258-2541	PUBLIC BENEFITS	
E-MAIL ADDRESS	sullyaud@venturecomm.net	EST OF MATURITY	2036
DATE OF PLANNING HEARING	08/02/2016	Equalized base minus reductions is	\$395,502
PLAN CREATION DATE	08/02/2016	The 2023 equalized value minus reductions is	\$14,747,643
EST JOBS CREATED	40	The 2022 equalized value minus reductions is	\$13,395,378
ANTICIPATED PROJECT COST	\$150,000,000	Total Current Increment	\$14,352,141

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





SOUTH DAKOTA DEPARTMENT OF REVENUE

445 East Capitol Avenue • Pierre, SD 57501
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2023 TIF ANNUAL REPORT

Turner County

County: Turner

Turner County #3

Created on: 5/21/2019

Dissolution Date

Sch Dist 60-6

GOVERNING BODY	Turner County Commission	PROJECT DESCRIPTION	Public Infrastructure, streets, sidewalk, sewer and water
CONTACT NAME	Sheila Hagemann	LOCATION	Western Hills Development in the N1/2 N1/2 SE1/4 OF Section 34
PHONE NUMBER	605-297-5556	PUBLIC BENEFITS	Development for buildings and private improvements
E-MAIL ADDRESS	turneraud@iw.net	EST OF MATURITY	2039
DATE OF PLANNING HEARING	04/04/2019	Equalized base minus reductions is	\$21,873
PLAN CREATION DATE	05/21/2019	The 2023 equalized value minus reductions is	\$2,644,915
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	\$1,949,215
ANTICIPATED PROJECT COST	\$1,760,000	Total Current Increment	\$2,623,042

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

Turner County

County: Turner

Turner County #4

Created on: 9/9/2022

Dissolution Date

Sch Dist 60-1

GOVERNING BODY	Turner County	PROJECT DESCRIPTION	Housing
CONTACT NAME	Misty Dahl	LOCATION	Outlot 28, except the north 286 feet thereof, all located in the City of Centervi
PHONE NUMBER	605-297-3153	PUBLIC BENEFITS	Local housing
E-MAIL ADDRESS	turncoaud@iw.net	EST OF MATURITY	2042
DATE OF PLANNING HEARING	07/07/2022	Equalized base minus reductions is	\$43,291
PLAN CREATION DATE	10/09/2022	The 2023 equalized value minus reductions is	\$43,291
EST JOBS CREATED	1	The 2022 equalized value minus reductions is	\$43,291
ANTICIPATED PROJECT COST	\$1,339,320	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





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2023 TIF ANNUAL REPORT

City of North Sioux City

County: Union

City Of North Sioux City #3

Created on: 3/6/2017

Dissolution Date

Sch Dist 61-8

GOVERNING BODY City of North Sioux City
CONTACT NAME Susan Kloostra
PHONE NUMBER 605-232-4276
E-MAIL ADDRESS sd.cherry@northsiouxcity-sd.gov

PROJECT DESCRIPTION
LOCATION North Sioux City, SD
PUBLIC BENEFITS Affordable Housing and Infrastructure
EST OF MATURITY 2037

DATE OF PLANNING HEARING 02/02/2017
PLAN CREATION DATE 03/06/2017
EST JOBS CREATED
ANTICIPATED PROJECT COST \$754,560

Equalized base minus reductions is	\$188,423
The 2023 equalized value minus reductions is	\$6,956,199
The 2022 equalized value minus reductions is	\$5,772,909
Total Current Increment	\$6,767,776

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of North Sioux City

County: Union

City Of North Sioux City #4

Created on: 10/2/2017

Dissolution Date

Sch Dist 61-8

GOVERNING BODY City of North Sioux City
CONTACT NAME Susan Kloostra
PHONE NUMBER 605-232-4276
E-MAIL ADDRESS .kloostra@northsiouxcity-sd.gov

PROJECT DESCRIPTION
LOCATION
PUBLIC BENEFITS
EST OF MATURITY

DATE OF PLANNING HEARING

Equalized base minus reductions is

\$272,533

PLAN CREATION DATE

The 2023 equalized value minus reductions is

\$17,089,936

EST JOBS CREATED

The 2022 equalized value minus reductions is

\$8,183,566

ANTICIPATED PROJECT COST

Total Current Increment

\$16,817,403

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Yankton

County: Yankton

City of Yankton #5

Created on: 12/27/2010

Dissolution Date

Sch Dist 63-3

GOVERNING BODY	City of Yankton	PROJECT DESCRIPTION	Menards
CONTACT NAME	Dave Mingo	LOCATION	Yankton
PHONE NUMBER	605-668-5252	PUBLIC BENEFITS	
E-MAIL ADDRESS	dmingo@cityofyankton.org	EST OF MATURITY	2030
DATE OF PLANNING HEARING	12/13/2010	Equalized base minus reductions is	\$101,824
PLAN CREATION DATE	12/27/2010	The 2023 equalized value minus reductions is	\$10,000,438
EST JOBS CREATED	150	The 2022 equalized value minus reductions is	\$9,156,925
ANTICIPATED PROJECT COST	\$6,500,000	Total Current Increment	\$9,898,614

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Yankton

County: Yankton

City of Yankton #6

Created on: 7/12/2015

Dissolution Date

Sch Dist 63-3

GOVERNING BODY	City of Yankton	PROJECT DESCRIPTION	Westbrook Estates 1
CONTACT NAME	Dave Mingo	LOCATION	Yankton
PHONE NUMBER	605-668-5252	PUBLIC BENEFITS	
E-MAIL ADDRESS	dmingo@cityofyankton.org	EST OF MATURITY	2035
DATE OF PLANNING HEARING	05/26/2015	Equalized base minus reductions is	\$76,325
PLAN CREATION DATE	07/12/2015	The 2023 equalized value minus reductions is	\$24,484,369
EST JOBS CREATED	40	The 2022 equalized value minus reductions is	\$22,270,087
ANTICIPATED PROJECT COST	\$3,500,000	Total Current Increment	\$24,408,044

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

City of Yankton

County: Yankton

City of Yankton #7

Created on: 10/10/2016

Dissolution Date

Sch Dist 63-3

GOVERNING BODY	City of Yankton	PROJECT DESCRIPTION	Redevelop mobile home park
CONTACT NAME	Dave Mingo	LOCATION	Yankton
PHONE NUMBER	605-668-5252	PUBLIC BENEFITS	
E-MAIL ADDRESS	dmingo@cityofyankton.org	EST OF MATURITY	2036
DATE OF PLANNING HEARING	09/29/2016	Equalized base minus reductions is	\$136,049
PLAN CREATION DATE	10/10/2016	The 2023 equalized value minus reductions is	\$3,748,446
EST JOBS CREATED	10	The 2022 equalized value minus reductions is	\$3,652,506
ANTICIPATED PROJECT COST	\$500,000	Total Current Increment	\$3,612,397

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Yankton

County: Yankton

City of Yankton #8

Created on: 7/10/2017

Dissolution Date

Sch Dist 63-3

GOVERNING BODY	City of Yankton	PROJECT DESCRIPTION	Westbrook Estates 2, affordable housing
CONTACT NAME	Dave Mingo	LOCATION	Yankton, SD
PHONE NUMBER	605-668-5252	PUBLIC BENEFITS	aid community housing needs
E-MAIL ADDRESS	dmingo@cityofyankton.org	EST OF MATURITY	2037
DATE OF PLANNING HEARING	06/12/2017	Equalized base minus reductions is	\$110,970
PLAN CREATION DATE	06/26/2017	The 2023 equalized value minus reductions is	\$13,741,022
EST JOBS CREATED	40	The 2022 equalized value minus reductions is	\$7,725,466
ANTICIPATED PROJECT COST	\$3,600,000	Total Current Increment	\$13,630,052

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Yankton

County: Yankton

City of Yankton #9

Created on: 8/28/2017

Dissolution Date

Sch Dist 63-3

GOVERNING BODY

City of Yankton

PROJECT DESCRIPTION Yankton mall

CONTACT NAME

Dave Mingo

LOCATION Yankton

PHONE NUMBER

605-668-5252

PUBLIC BENEFITS

E-MAIL ADDRESS

dmingo@cityofyankton.org

EST OF MATURITY 2037

DATE OF PLANNING HEARING

08/14/2015

Equalized base minus reductions is

\$2,414,104

PLAN CREATION DATE

08/28/2017

The 2023 equalized value minus reductions is

\$4,944,244

EST JOBS CREATED

12

The 2022 equalized value minus reductions is

\$2,437,565

ANTICIPATED PROJECT COST

\$2,000,000

Total Current Increment

\$2,530,140

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2023 TIF ANNUAL REPORT

City of Yankton

County: Yankton

City of Yankton #11

Created on: 07/12/2022

Dissolution Date

Sch Dist 63-3

GOVERNING BODY	City of Yankton	PROJECT DESCRIPTION	Strengthen the existing sanitary sewer, water and road improvements and expansion of Manitou building
CONTACT NAME	Dave Mingo	LOCATION	Blocks 1 and 2 of Tylers Addition except Lot H 1 and excewpt Lot H2 and Lot 4
PHONE NUMBER	605-668-5251	PUBLIC BENEFITS	Job creation and economic development
E-MAIL ADDRESS	dmingo@cityofyankton.org	EST OF MATURITY	2042
DATE OF PLANNING HEARING	07/11/2022	Equalized base minus reductions is	\$8,411,088
PLAN CREATION DATE	07/12/2022	The 2023 equalized value minus reductions is	\$8,602,552
EST JOBS CREATED	65	The 2022 equalized value minus reductions is	\$7,741,753
ANTICIPATED PROJECT COST	\$15,000,000	Total Current Increment	\$191,464

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





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2023 TIF ANNUAL REPORT

City of Yankton

County: Yankton

City of Yankton #12

Created on: 9/13/2022

Dissolution Date

Sch Dist 63-3

GOVERNING BODY	City of Yankton	PROJECT DESCRIPTION	Sanitary sewer, storm sewer, water main, and roadway infrastructure
CONTACT NAME	Dave Mingo	LOCATION	Lots 1-3 in Block 1 of Meads Addition to the City of Yankton
PHONE NUMBER	6056-668-5251	PUBLIC BENEFITS	Job creation and economic development
E-MAIL ADDRESS	dmingo@cityofyankton.org	EST OF MATURITY	2042
DATE OF PLANNING HEARING	09/12/2022	Equalized base minus reductions is	\$0
PLAN CREATION DATE	09/13/2022	The 2023 equalized value minus reductions is	\$867,715
EST JOBS CREATED	50	The 2022 equalized value minus reductions is	\$0
ANTICIPATED PROJECT COST	\$11,000,000	Total Current Increment	\$867,715

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2023 TIF ANNUAL REPORT

City of Yankton

County: Yankton

City of Yankton #13

Created on: 5/8/2023

Dissolution Date

Sch Dist 63-3

GOVERNING BODY	City of Yankton	PROJECT DESCRIPTION	104 unit apartment building
CONTACT NAME	Dave Mingo	LOCATION	Lots 1-5 and the vacated alley running east and west between Lots 2-5 and th
PHONE NUMBER	605-668-5251	PUBLIC BENEFITS	Workforce housing
E-MAIL ADDRESS	dmingo@cityofyankton.org	EST OF MATURITY	2043
DATE OF PLANNING HEARING	05/08/2023	Equalized base minus reductions is	\$92,428
PLAN CREATION DATE	05/08/2023	The 2023 equalized value minus reductions is	\$92,428
EST JOBS CREATED	3	The 2022 equalized value minus reductions is	
ANTICIPATED PROJECT COST	\$2,304,738	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





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2023 TIF ANNUAL REPORT

Yankton County

County: Yankton

Yankton County #1

Created on: 6/9/2015

Dissolution Date

Sch Dist 63-3

GOVERNING BODY	Yankton County	PROJECT DESCRIPTION	Rail Industrial Park
CONTACT NAME	Patty Hojem	LOCATION	Utica North Township
PHONE NUMBER	605-260-4400	PUBLIC BENEFITS	
E-MAIL ADDRESS	patty@co.yankton.sd.us	EST OF MATURITY	2033
DATE OF PLANNING HEARING	06/13/2015	Equalized base minus reductions is	\$3,958,893
PLAN CREATION DATE	06/09/2015	The 2023 equalized value minus reductions is	\$35,702,382
EST JOBS CREATED		The 2022 equalized value minus reductions is	\$34,744,828
ANTICIPATED PROJECT COST	\$7,725,000	Total Current Increment	\$31,743,489

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

