

Tax Increment Financing Annual Report



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

As of July 1, 2018, 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.

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TIF Guidelines for Local
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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

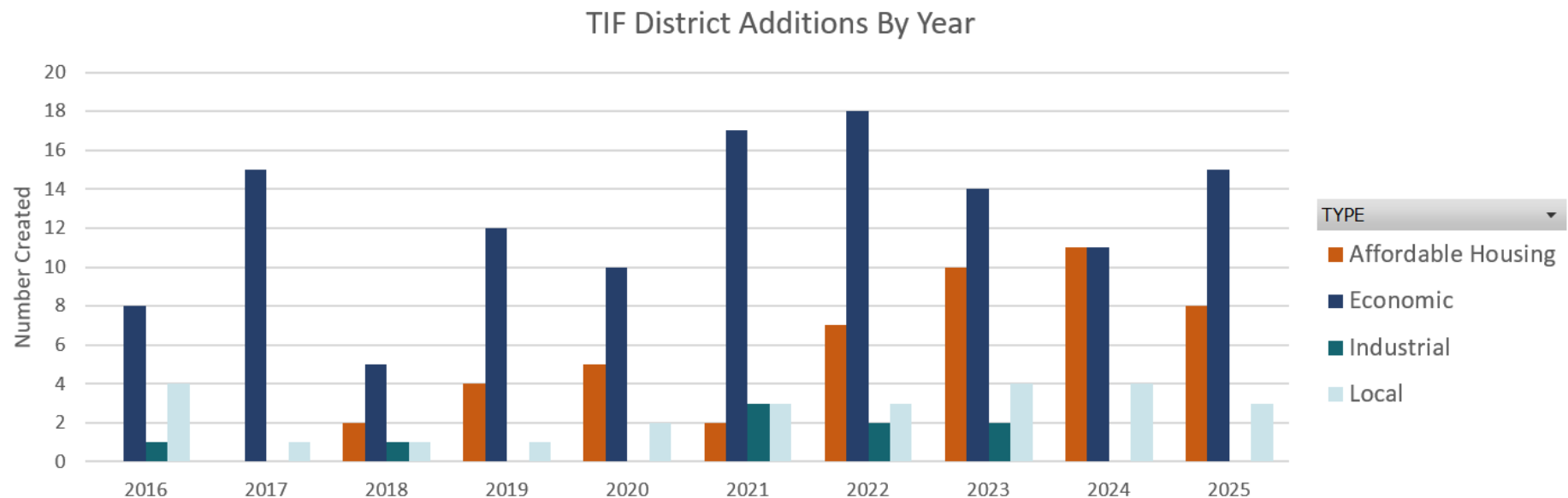
Impact on State-Aid to Education Formula

- 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 516 TIF districts created in South Dakota. There are currently 277 active TIF districts.

The chart below shows the number and type of TIF districts created by year since 2016:

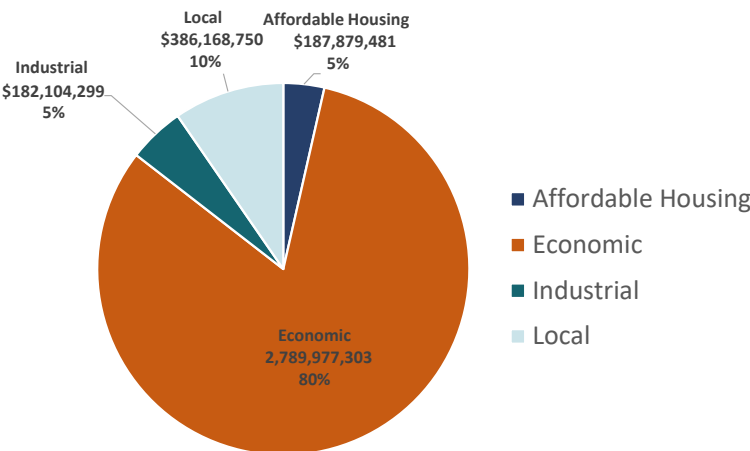


Section 2: TIF District Summary (Continued)

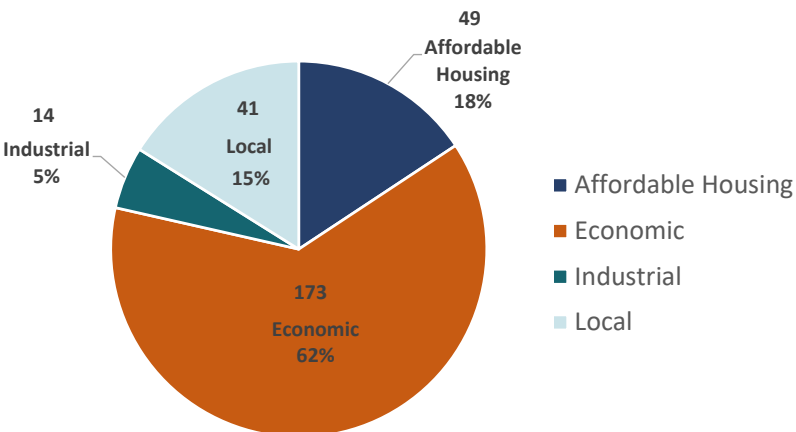
As explained in Section 1, the type of TIF district determines how the “increment value” is treated in the state-aid to education formula.

The following chart shows how much increment value exists by type of TIF district for the 2025 assessment year (taxes payable in 2026):

Assessed Value by Type



Active TIFs by Classification



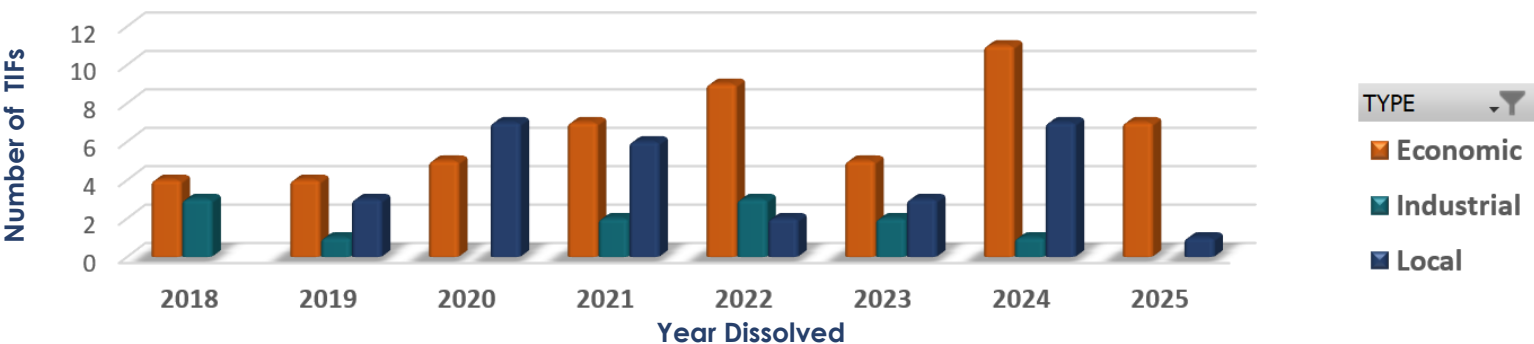
Section 3: Dissolved TIFs

A dissolved TIF is defined as a Tax Increment Finance District that has reached the maturity of 20 years since the inception or the reimbursement of approved project costs has been completed before maturity.

By the end of 2025, a total of 15 districts had been dissolved: 3 in Lawrence; 2 each in Custer, Minnehaha, Brown, and Davison; and 1 each in Clark, Clay, Lake, and Meade.

Since 2018, the number of dissolved TIFs has been between 8-16 districts annually. The rate of annual TIF dissolution is projected to remain the same for the next several years.

Dissolved TIFs by Classification

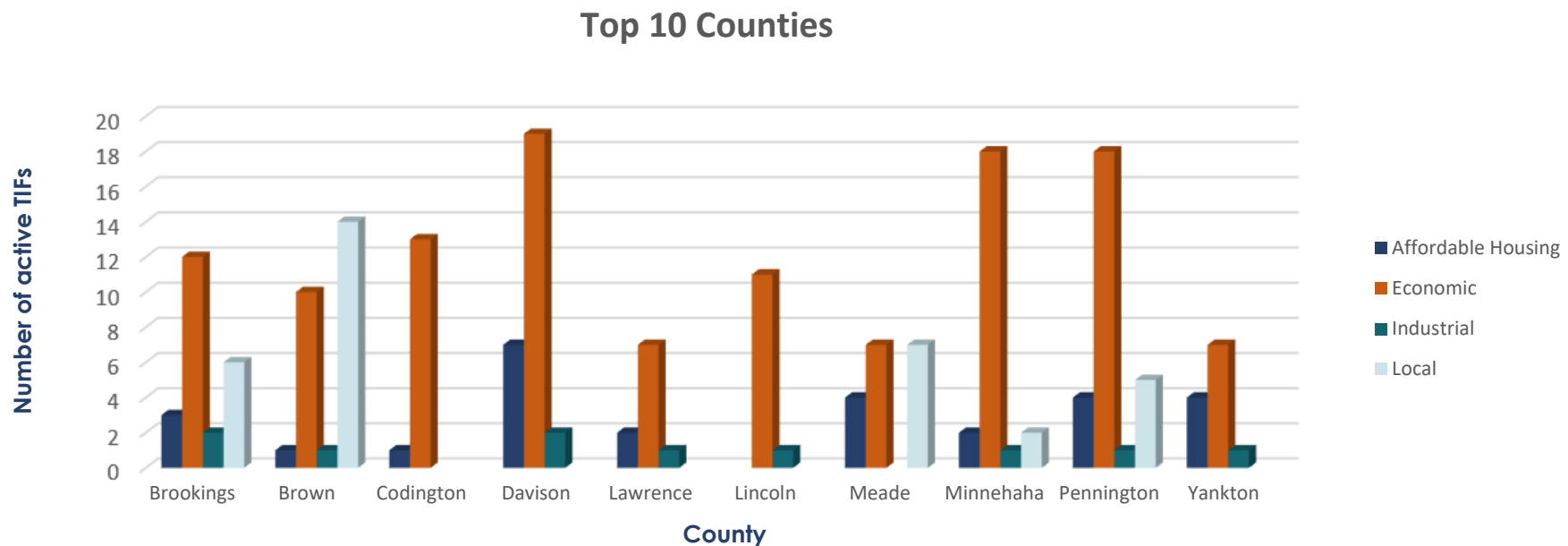


Section 4: Active TIF Districts

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 greatest number of active TIF districts.



Section 4: Active TIF Districts (Continued)

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

Cities

A

Aberdeen
Alexandria
Aurora

B

Belle Fourche
Beresford
Box Elder
Brandon
Brookings
Bryant

C

Canistota
Canton
Chamberlain
Clear Lake
Colman
Corsica
Crooks
Custer

D

Deadwood
Dell Rapids

E

Elkton

F

Flandreau
Fort Pierre

G

Garretson
Gregory

H

Harrisburg
Hartford
Hill City
Howard
Huron

K

Kennebec
Keystone
Kimball

L

Lake Norden
Lake Preston
Lemmon

M

Madison
Milbank
Mitchell

N

North Sioux City

P

Parkston
Plankinton
Platte
Piedmont
Pierre

R

Rapid City

S

Sioux Falls
Spearfish
Sturgis
Summerset

T

Tea

V

Vermillion
Volga

W

Watertown
Webster
Whitewood

Y

Yankton

Counties

B

Brookings
Brown
Brule

C

Clark

D

Davison
Douglas

F

Faulk

H

Hamlin
Hand
Hughes
Hutchinson

J

Jerauld

K

Kingsbury

L

Lake
Lincoln
Lyman

M

Meade

P

Pennington

S

Sully

T

Turner

U

Union

Y

Yankton



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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	\$115,178	
PLAN CREATION DATE	05/04/2022	The 2025 equalized value minus reductions	\$1,034,973	
EST JOBS CREATED	1	The 2024 equalized value minus reductions	\$290,063	
ANTICIPATED PROJECT COST	\$500,000	Total Current Increment	\$919,795	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing	





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City of Huron				County Beadle	
City of Huron # 3	Created on: 7/11/2016	Dissolution Date		Sch Dist	02-2
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	\$641,718		
PLAN CREATION DATE	07/11/2016	The 2025 equalized value minus reductions	\$11,200,361		
EST JOBS CREATED	80	The 2024 equalized value minus reductions	\$11,271,793		
ANTICIPATED PROJECT COST	\$3,409,528	Total Current Increment	\$10,558,643		
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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City of Huron			County Beadle	
City of Huron # 4	Created on: 1/23/2017	Dissolution Date	Sch Dist	02-2
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	\$1,485,982	
PLAN CREATION DATE	01/23/2017	The 2025 equalized value minus reductions	\$5,802,299	
EST JOBS CREATED	250	The 2024 equalized value minus reductions	\$6,171,591	
ANTICIPATED PROJECT COST	\$26,852,185	Total Current Increment	\$4,316,317	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	

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City of Huron				County Beadle	
City of Huron # 5	Created on: 1/23/2017	Dissolution Date		Sch Dist	02-2
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		\$2,191,813	
PLAN CREATION DATE	01/23/2017	The 2025 equalized value minus reductions		\$26,131,298	
EST JOBS CREATED	10	The 2024 equalized value minus reductions		\$24,418,401	
ANTICIPATED PROJECT COST	\$2,565,158	Total Current Increment		\$23,939,485	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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City of Huron				County Beadle	
City of Huron # 6		Created on: 9/16/2019	Dissolution Date	Sch Dist	02-2
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 so		
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		\$15,853,899	
PLAN CREATION DATE	09/16/2019	The 2025 equalized value minus reductions		\$15,853,899	
EST JOBS CREATED	25	The 2024 equalized value minus reductions		\$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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City of Huron				County Beadle	
City of Huron # 7	Created on: 02/13/2023	Dissolution Date		Sch Dist	02-2
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 In		
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			\$0
PLAN CREATION DATE	02/13/2023	The 2025 equalized value minus reductions			\$6,363,635
EST JOBS CREATED	20	The 2024 equalized value minus reductions			\$0
ANTICIPATED PROJECT COST	\$4,900,000	Total Current Increment			\$6,363,635
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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Brookings County		County Brookings	
Brookings County # 2	Created on: 05/01/2018	Dissolution Date	Sch Dist 05-5
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	lseth@brookingscountysd.gov	EST OF MATURITY	2038
DATE OF PLANNING HEARING	05/01/2018	Equalized base minus reductions	\$168,455
PLAN CREATION DATE	08/07/2018	The 2025 equalized value minus reductions	\$4,747,789
EST JOBS CREATED	35	The 2024 equalized value minus reductions	\$3,877,091
ANTICIPATED PROJECT COST	\$2,547,500	Total Current Increment	\$4,579,334
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Industrial	





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City of Aurora				County Brookings	
City of Aurora # 1	Created on: 12/04/2023	Dissolution Date		Sch Dist	05-1
GOVERNING BODY	City of Aurora	PROJECT DESCRIPTION	39 Single Family Homes, 72- 4 Plex Units and 3 Commercial Lots		
CONTACT NAME	Shannon Freng	LOCATION	Spilde Second Addition in the S1/2 of the NE 1/4 of Section 3-T109		
PHONE NUMBER	605-963-3548	PUBLIC BENEFITS	Housing Options and Commercial Expansion		
E-MAIL ADDRESS	aurorasd@itctel.com	EST OF MATURITY	2043		
DATE OF PLANNING HEARING	11/06/2023	Equalized base minus reductions		\$2,206,560	
PLAN CREATION DATE	12/04/2023	The 2025 equalized value minus reductions		\$3,806,500	
EST JOBS CREATED	20	The 2024 equalized value minus reductions		\$2,242,974	
ANTICIPATED PROJECT COST	\$4,962,031	Total Current Increment		\$1,599,940	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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City of Brookings

County Brookings

City of Brookings # 6

Created on: 1/24/2012

Dissolution Date

Sch Dist

05-1

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		\$0
PLAN CREATION DATE	03/27/2012	The 2025 equalized value minus reductions		\$21,101,945
EST JOBS CREATED	250	The 2024 equalized value minus reductions		\$21,587,048
ANTICIPATED PROJECT COST	\$8,050,000	Total Current Increment		\$21,101,945

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial

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City of Brookings				County Brookings	
City of Brookings # 7	Created on: 2/11/2014	Dissolution Date		Sch Dist	05-1
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		\$7,396,895	
PLAN CREATION DATE	02/11/2014	The 2025 equalized value minus reductions		\$162,922,354	
EST JOBS CREATED	70	The 2024 equalized value minus reductions		\$110,672,202	
ANTICIPATED PROJECT COST	\$7,355,000	Total Current Increment		\$155,525,459	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	

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City of Brookings				County Brookings	
City of Brookings # 8	Created on: 08/28/2018	Dissolution Date		Sch Dist	05-1
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		\$159,725	
PLAN CREATION DATE	08/28/2018	The 2025 equalized value minus reductions		\$27,906,275	
EST JOBS CREATED		The 2024 equalized value minus reductions		\$11,132,945	
ANTICIPATED PROJECT COST	\$3,500,000	Total Current Increment		\$27,746,550	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Affordable Housing	





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City of Brookings			County Brookings	
City of Brookings # 9	Created on: 9/23/2020	Dissolution Date	Sch Dist	05-1
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 &	
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@cityofbrookngs.org	EST OF MATURITY	2040	
DATE OF PLANNING HEARING	09/01/2020	Equalized base minus reductions	\$2,745,730	
PLAN CREATION DATE	09/23/2020	The 2025 equalized value minus reductions	\$9,014,978	
EST JOBS CREATED	9	The 2024 equalized value minus reductions	\$7,038,677	
ANTICIPATED PROJECT COST	\$1,000,000	Total Current Increment	\$6,269,248	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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City of Brookings				County Brookings	
City of Brookings # 10		Created on: 9/23/2020	Dissolution Date	Sch Dist	05-1
GOVERNING BODY	City of Brookings	PROJECT DESCRIPTION	Water, sanitary sewer and strom sewer		
CONTACT NAME	Erick Rangel	LOCATION	Brookings SD		
PHONE NUMBER	605-697-8640	PUBLIC BENEFITS	Improved street, utilites and drainage		
E-MAIL ADDRESS	erangel@cityofbrookings.org	EST OF MATURITY	2041		
DATE OF PLANNING HEARING	09/01/2020	Equalized base minus reductions		\$1,039,395	
PLAN CREATION DATE	09/23/2020	The 2025 equalized value minus reductions		\$6,409,565	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		\$2,154,373	
ANTICIPATED PROJECT COST	\$3,000,000	Total Current Increment		\$5,370,170	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





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City of Brookings				County Brookings	
City of Brookings # 11	Created on: 09/28/2021	Dissolution Date		Sch Dist	05-1
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-		
PHONE NUMBER	605-697-8640	PUBLIC BENEFITS	Development and drainage improvements		
E-MAIL ADDRESS	rangel@cityofbrookings-sd.gov	EST OF MATURITY	2041		
DATE OF PLANNING HEARING	09/07/2021	Equalized base minus reductions		\$559,400	
PLAN CREATION DATE	09/28/2021	The 2025 equalized value minus reductions		\$559,400	
EST JOBS CREATED	150	The 2024 equalized value minus reductions		\$559,400	
ANTICIPATED PROJECT COST	\$4,500,000	Total Current Increment		\$0	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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City of Brookings		County Brookings	
City of Brookings # 12	Created on: 5/10/2022	Dissolution Date	Sch Dist 05-1
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	angel@cityofbrookings-sd.gov	EST OF MATURITY	2042
DATE OF PLANNING HEARING	04/05/2022	Equalized base minus reductions	\$0
PLAN CREATION DATE	05/10/2022	The 2025 equalized value minus reductions	\$0
EST JOBS CREATED	1	The 2024 equalized value minus reductions	\$0
ANTICIPATED PROJECT COST	\$4,500,000	Total Current Increment	\$0
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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City of Brookings			County Brookings	
City of Brookings # 13	Created on: 07/25/2023	Dissolution Date	Sch Dist	05-1
GOVERNING BODY	City of Brookings	PROJECT DESCRIPTION	26 acre retail development with anchor tenant being a 145,000 sq ft big box, additional outlots provide pad sites for smaller retail and office businesses.	
CONTACT NAME	Ashley Rentsch	LOCATION	Lot 2, BLK 1, West 134' of Lot 3, BLK 1, BLK 9 all in Wiese Addn and	
PHONE NUMBER	605-697-8652	PUBLIC BENEFITS	Construct infrastructure, water, sanitary sewer, storm sewer, streets, grading, parking lots, drainage improvements, landscaping serving 26 acre retail development.	
E-MAIL ADDRESS	ntschr@cityofbrookings-sd.gov	EST OF MATURITY	2044	
DATE OF PLANNING HEARING	07/10/2023	Equalized base minus reductions	\$291,500	
PLAN CREATION DATE	07/25/2023	The 2025 equalized value minus reductions	\$291,500	
EST JOBS CREATED		The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$17,200,000	Total Current Increment	\$0	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	

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City of Brookings				County Brookings	
City of Brookings # 14		Created on: 8/1/2023	Dissolution Date	Sch Dist	05-1
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 ex		
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		\$193,200	
PLAN CREATION DATE	08/22/2023	The 2025 equalized value minus reductions		\$3,250,775	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		\$178,246	
ANTICIPATED PROJECT COST	\$9,000,000	Total Current Increment		\$3,057,575	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Affordable Housing	





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City of Brookings				County Brookings	
City of Brookings # 15	Created on: 11/8/2023	Dissolution Date		Sch Dist	05-1
GOVERNING BODY	City of Brookings	PROJECT DESCRIPTION	Housing and commercial space		
CONTACT NAME	Ashley Rentsch	LOCATION	Outlots 7A, 7 and 8 Excluding Lots H1 and H2 in Lot 8, and Lot 2 Cr		
PHONE NUMBER	605-697-8652	PUBLIC BENEFITS	Commercial space and Affordable Housing units		
E-MAIL ADDRESS	tsch@cityof brookings-sd.gov	EST OF MATURITY	2043		
DATE OF PLANNING HEARING	11/07/2023	Equalized base minus reductions		\$379,165	
PLAN CREATION DATE	01/23/2024	The 2025 equalized value minus reductions		\$1,195,772	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		\$387,900	
ANTICIPATED PROJECT COST	\$5,000,000	Total Current Increment		\$816,607	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Affordable Housing	





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City of Brookings				County Brookings	
City of Brookings # 16		Created on: 08/27/2024	Dissolution Date	Sch Dist	05-1
GOVERNING BODY	City of Brookings	PROJECT DESCRIPTION	Solventum is expanding their manufacturing plant in the city of Brookings		
CONTACT NAME	Ashley Rentsch	LOCATION	Outlots, that portion of SW 1/4 lying S of C&NW RR, INC Meyers Su		
PHONE NUMBER	605-697-8652	PUBLIC BENEFITS	Employment opportunities to the area		
E-MAIL ADDRESS	ntsch@cityofbrookings-sd.gov	EST OF MATURITY	2044		
DATE OF PLANNING HEARING	08/06/2024	Equalized base minus reductions		\$17,061,695	
PLAN CREATION DATE	08/27/2024	The 2025 equalized value minus reductions		\$25,595,061	
EST JOBS CREATED	48	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$5,000,000	Total Current Increment		\$8,533,366	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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City of Brookings			County Brookings	
City of Brookings # 17	Created on: 2/24/2025	Dissolution Date	Sch Dist	5-1
GOVERNING BODY	City of Brookings	PROJECT DESCRIPTION	Two apartment buldings, retail commercial business and parking.	
CONTACT NAME	Mike Struck	LOCATION	Lot 1A in Block 4 of Park Hills Addition, Lot 13A Block 2 of Sanderso	
PHONE NUMBER	605-697-8635	PUBLIC BENEFITS	Additional housing options	
E-MAIL ADDRESS	mstruck@cityofbrookings.sd.gov	EST OF MATURITY	2045	
DATE OF PLANNING HEARING	02/05/2025	Equalized base minus reductions	\$1,590,129	
PLAN CREATION DATE	02/05/2025	The 2025 equalized value minus reductions	\$1,590,129	
EST JOBS CREATED	30	The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$6,513,338	Total Current Increment	\$0	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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City of Elkton			County Brookings	
City of Elkton # 2	Created on: 8/1/2006	Dissolution Date	Sch Dist	05-3
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	\$28,900	
PLAN CREATION DATE	08/14/2006	The 2025 equalized value minus reductions	\$455,627	
EST JOBS CREATED	5	The 2024 equalized value minus reductions	\$666,895	
ANTICIPATED PROJECT COST	\$95,350	Total Current Increment	\$426,727	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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City of Elkton			County Brookings	
City of Elkton # 3	Created on: 8/6/2007	Dissolution Date	Sch Dist	05-3
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	\$78,185	
PLAN CREATION DATE	09/05/2007	The 2025 equalized value minus reductions	\$4,360,761	
EST JOBS CREATED		The 2024 equalized value minus reductions	\$3,003,944	
ANTICIPATED PROJECT COST	\$631,970	Total Current Increment	\$4,282,576	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Local	





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City of Volga			County Brookings	
City of Volga # 2	Created on: 5/4/2015	Dissolution Date	Sch Dist	05-5
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	\$19,045	
PLAN CREATION DATE	06/01/2015	The 2025 equalized value minus reductions	\$6,251,550	
EST JOBS CREATED		The 2024 equalized value minus reductions	\$5,634,902	
ANTICIPATED PROJECT COST	\$627,806	Total Current Increment	\$6,232,505	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Local	





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City of Volga			County Brookings	
City of Volga # 4	Created on: 12/19/2016	Dissolution Date	Sch Dist	05-5
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	\$28,920	
PLAN CREATION DATE	03/20/2017	The 2025 equalized value minus reductions	\$8,660,880	
EST JOBS CREATED		The 2024 equalized value minus reductions	\$7,524,199	
ANTICIPATED PROJECT COST	\$829,765	Total Current Increment	\$8,631,960	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Local	





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City of Volga			County Brookings	
City of Volga # 5	Created on: 8/21/2017	Dissolution Date	Sch Dist	05-5
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	\$115,700	
PLAN CREATION DATE	09/18/2017	The 2025 equalized value minus reductions	\$7,348,870	
EST JOBS CREATED		The 2024 equalized value minus reductions	\$6,242,496	
ANTICIPATED PROJECT COST	\$468,000	Total Current Increment	\$7,233,170	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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City of Volga		County Brookings	
City of Volga # 6	Created on: 05/25/2021	Dissolution Date	Sch Dist 05-5
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 22-110-5
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	\$50,815
PLAN CREATION DATE	05/24/2021	The 2025 equalized value minus reductions	\$10,481,788
EST JOBS CREATED	1	The 2024 equalized value minus reductions	\$4,396,699
ANTICIPATED PROJECT COST	\$1,492,987	Total Current Increment	\$10,430,973
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Local	





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City of Volga				County Brookings	
City of Volga # 7	Created on: 06/08/2021	Dissolution Date	Sch Dist	05-5	
GOVERNING BODY	City of Volga	PROJECT DESCRIPTION	Light industrial 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		\$26,510	
PLAN CREATION DATE	06/08/2021	The 2025 equalized value minus reductions		\$1,680,874	
EST JOBS CREATED	30	The 2024 equalized value minus reductions		\$474,149	
ANTICIPATED PROJECT COST	\$1,200,000	Total Current Increment		\$1,654,364	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





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City of Volga		County Brookings	
City of Volga # 8	Created on: 3/17/2025	Dissolution Date	Sch Dist 5-5
GOVERNING BODY	City of Volga	PROJECT DESCRIPTION	Nine single family residential housing lots with street, and utility infrastructure.
CONTACT NAME	Michael Schulte	LOCATION	North Seven Hundred Twenty Feet of the West Four Hundred Twent
PHONE NUMBER	605-627-9113	PUBLIC BENEFITS	Added infrastructure and single family homes.
E-MAIL ADDRESS	michael@volgacity.com	EST OF MATURITY	2045
DATE OF PLANNING HEARING	01/28/2025	Equalized base minus reductions	\$128,417
PLAN CREATION DATE	03/17/2025	The 2025 equalized value minus reductions	\$128,417
EST JOBS CREATED	1	The 2024 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$1,180,000	Total Current Increment	\$0
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Local	





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City of Volga		County Brookings	
City of Volga # 9	Created on: 3/17/2025	Dissolution Date	Sch Dist 5-5
GOVERNING BODY	City of Volga	PROJECT DESCRIPTION	Approximately 21 single family lots and multi family lots that include four plex, tri-plex and possible twin homes
CONTACT NAME	Michael Schulte	LOCATION	Lot A in the NW 1/4, Excluding the E 817' and Excluding Lot G-1
PHONE NUMBER	605-627-9113	PUBLIC BENEFITS	Increased housing options
E-MAIL ADDRESS	michael@volgacity.com	EST OF MATURITY	2045
DATE OF PLANNING HEARING	02/25/2025	Equalized base minus reductions	\$48,875
PLAN CREATION DATE	03/17/2025	The 2025 equalized value minus reductions	\$48,875
EST JOBS CREATED	1	The 2024 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$1,444,956	Total Current Increment	\$0
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Local	





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Brown County			County Brown	
Brown County # 1	Created on: 10/31/2006	Dissolution Date	Sch Dist	06-1
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	a.fischer@browncounty.sd.gov	EST OF MATURITY	2027	
DATE OF PLANNING HEARING	01/21/2003	Equalized base minus reductions	\$58,572	
PLAN CREATION DATE		The 2025 equalized value minus reductions	\$58,448,667	
EST JOBS CREATED		The 2024 equalized value minus reductions	\$59,681,517	
ANTICIPATED PROJECT COST	\$16,135,000	Total Current Increment	\$58,390,095	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Industrial	





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City of Aberdeen			County Brown	
City of Aberdeen # 2	Created on: 7/22/2002	Dissolution Date	Sch Dist	06-1
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@aberndeen.sd.us	EST OF MATURITY	2022	
DATE OF PLANNING HEARING	07/09/2002	Equalized base minus reductions		\$645,849
PLAN CREATION DATE	07/09/2002	The 2025 equalized value minus reductions		\$7,010,115
EST JOBS CREATED	150	The 2024 equalized value minus reductions		\$9,581,800
ANTICIPATED PROJECT COST	\$3,705,000	Total Current Increment		\$6,364,266
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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City of Aberdeen				County Brown	
City of Aberdeen # 8		Created on: 11/27/2007	Dissolution Date	Sch Dist	06-1
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		\$77,121	
PLAN CREATION DATE	11/20/2007	The 2025 equalized value minus reductions		\$10,661,871	
EST JOBS CREATED	250	The 2024 equalized value minus reductions		\$9,711,663	
ANTICIPATED PROJECT COST	\$3,800,000	Total Current Increment		\$10,584,750	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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City of Aberdeen				County Brown	
City of Aberdeen # 15		Created on: 10/24/2011	Dissolution Date	Sch Dist	06-1
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		\$24,363	
PLAN CREATION DATE	10/18/2011	The 2025 equalized value minus reductions		\$12,624,007	
EST JOBS CREATED		The 2024 equalized value minus reductions		\$11,931,577	
ANTICIPATED PROJECT COST	\$2,673,452	Total Current Increment		\$12,599,644	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Local	





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City of Aberdeen				County Brown	
City of Aberdeen # 17		Created on: 10/29/2012	Dissolution Date	Sch Dist	06-1
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@aberndeen.sd.us	EST OF MATURITY	2032		
DATE OF PLANNING HEARING	10/16/2012	Equalized base minus reductions		\$5,663,561	
PLAN CREATION DATE	10/16/2012	The 2025 equalized value minus reductions		\$8,842,561	
EST JOBS CREATED		The 2024 equalized value minus reductions		\$8,076,969	
ANTICIPATED PROJECT COST	\$2,091,850	Total Current Increment		\$3,179,000	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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City of Aberdeen			County Brown	
City of Aberdeen # 19	Created on: 8/26/2013	Dissolution Date	Sch Dist	06-1
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@aberndeen.sd.us	EST OF MATURITY	2032	
DATE OF PLANNING HEARING	08/20/2013	Equalized base minus reductions		\$30,592
PLAN CREATION DATE	08/20/2013	The 2025 equalized value minus reductions		\$15,679,770
EST JOBS CREATED		The 2024 equalized value minus reductions		\$14,737,221
ANTICIPATED PROJECT COST	\$2,966,700	Total Current Increment		\$15,649,178
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Local	





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City of Aberdeen

County Brown

City of Aberdeen # 20

Created on: 3/24/2014

Dissolution Date

Sch Dist

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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		\$572,017
PLAN CREATION DATE	02/18/2014	The 2025 equalized value minus reductions		\$6,046,205
EST JOBS CREATED		The 2024 equalized value minus reductions		\$5,647,586
ANTICIPATED PROJECT COST	\$430,000	Total Current Increment		\$5,474,188

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local

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City of Aberdeen			County Brown	
City of Aberdeen # 21	Created on: 3/31/2014	Dissolution Date	Sch Dist	06-1
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@aberndeen.sd.us	EST OF MATURITY	2034	
DATE OF PLANNING HEARING	03/18/2014	Equalized base minus reductions	\$66,805	
PLAN CREATION DATE	03/18/2014	The 2025 equalized value minus reductions	\$11,020,295	
EST JOBS CREATED		The 2024 equalized value minus reductions	\$10,223,135	
ANTICIPATED PROJECT COST	\$1,021,460	Total Current Increment	\$10,953,490	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Local	





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City of Aberdeen

County Brown

City of Aberdeen # 23

Created on: 9/22/2014

Dissolution Date

Sch Dist

06-1

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	\$1,335,905
PLAN CREATION DATE	09/16/2014	The 2025 equalized value minus reductions	\$6,026,056
EST JOBS CREATED		The 2024 equalized value minus reductions	\$5,293,023
ANTICIPATED PROJECT COST	\$877,248	Total Current Increment	\$4,690,151

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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City of Aberdeen				County Brown	
City of Aberdeen # 24		Created on: 8/24/2015		Dissolution Date	
		Sch Dist		06-1	
GOVERNING BODY		City of Aberdeen		PROJECT DESCRIPTION	
		Karl Alberts		Infrastructure improvements for residential development	
CONTACT NAME		605-626-7034		LOCATION	
PHONE NUMBER		karl.alberts@aberdeen.sd.us		Aberdeen	
E-MAIL ADDRESS				PUBLIC BENEFITS	
DATE OF PLANNING HEARING		08/18/2015		EST OF MATURITY	
PLAN CREATION DATE		08/18/2015		2036	
EST JOBS CREATED					
ANTICIPATED PROJECT COST		\$625,890			
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Local	
		Total Current Increment			





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City of Aberdeen			County Brown	
City of Aberdeen # 25	Created on: 3/21/2016	Dissolution Date	Sch Dist	06-1
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@aberndeen.sd.us	EST OF MATURITY	2036	
DATE OF PLANNING HEARING	03/15/2016	Equalized base minus reductions		\$65,535
PLAN CREATION DATE	03/15/2016	The 2025 equalized value minus reductions		\$5,726,442
EST JOBS CREATED		The 2024 equalized value minus reductions		\$3,042,248
ANTICIPATED PROJECT COST	\$1,671,158	Total Current Increment		\$5,660,907
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Local	





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City of Aberdeen			County Brown	
City of Aberdeen # 26	Created on: 4/25/2016	Dissolution Date	Sch Dist	06-1
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	\$40,312	
PLAN CREATION DATE	04/19/2016	The 2025 equalized value minus reductions	\$15,112,861	
EST JOBS CREATED		The 2024 equalized value minus reductions	\$14,043,177	
ANTICIPATED PROJECT COST	\$1,445,597	Total Current Increment	\$15,072,549	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Local	





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City of Aberdeen			County Brown	
City of Aberdeen # 27	Created on: 6/26/2017	Dissolution Date	Sch Dist	06-1
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		\$24,888
PLAN CREATION DATE	06/20/2017	The 2025 equalized value minus reductions		\$12,496,024
EST JOBS CREATED		The 2024 equalized value minus reductions		\$11,705,628
ANTICIPATED PROJECT COST	\$1,151,413	Total Current Increment		\$12,471,136
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Local	





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2025 TIF ANNUAL REPORT

City of Aberdeen				County Brown	
City of Aberdeen # 29		Created on: 06/25/2018	Dissolution Date	Sch Dist	06-1
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	\$252,751		
PLAN CREATION DATE	06/25/2018	The 2025 equalized value minus reductions	\$23,498,785		
EST JOBS CREATED		The 2024 equalized value minus reductions	\$15,770,699		
ANTICIPATED PROJECT COST	\$3,201,899	Total Current Increment	\$23,246,034		
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Local	





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2025 TIF ANNUAL REPORT

City of Aberdeen				County Brown	
City of Aberdeen # 30		Created on: 7/8/2019	Dissolution Date	Sch Dist	06-1
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		\$29,807,816	
PLAN CREATION DATE	07/08/2019	The 2025 equalized value minus reductions		\$55,035,364	
EST JOBS CREATED	0	The 2024 equalized value minus reductions		\$41,601,669	
ANTICIPATED PROJECT COST	\$3,209,025	Total Current Increment		\$25,227,548	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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City of Aberdeen				County Brown	
City of Aberdeen # 31		Created on: 7/29/2019	Dissolution Date	Sch Dist	06-1
GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Installation of public infrastructure		
CONTACT NAME	Karl Albers	LOCATION	Abredeeen SD		
PHONE NUMBER	605-626-7034	PUBLIC BENEFITS	Provide new housing and employment oppourtunies		
E-MAIL ADDRESS	karl.albers@aberdeen.sd.us	EST OF MATURITY	2040		
DATE OF PLANNING HEARING	06/18/2019	Equalized base minus reductions		\$2,094,753	
PLAN CREATION DATE	07/29/2019	The 2025 equalized value minus reductions		\$6,362,047	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		\$3,603,581	
ANTICIPATED PROJECT COST	\$2,641,458	Total Current Increment		\$4,267,294	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Local		





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City of Aberdeen			County Brown	
City of Aberdeen # 32	Created on: 9/22/2020	Dissolution Date	Sch Dist	06-1
GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Water, sewer, curb, gutter and streets	
CONTACT NAME	rl Alberts, Finance Officer	LOCATION	The refuge retreats addition to the city of aberden in the NE 1/4 of	
PHONE NUMBER	605-626-7034	PUBLIC BENEFITS	reduced maintenance housing for seniors and employment opportunities	
E-MAIL ADDRESS	karl.alberts@aberndeen.sd.us	EST OF MATURITY	2041	
DATE OF PLANNING HEARING	09/15/2020	Equalized base minus reductions	\$547,370	
PLAN CREATION DATE	10/22/2020	The 2025 equalized value minus reductions	\$10,234,118	
EST JOBS CREATED	1	The 2024 equalized value minus reductions	\$7,159,504	
ANTICIPATED PROJECT COST	\$2,878,438	Total Current Increment	\$9,686,748	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Local	





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2025 TIF ANNUAL REPORT

City of Aberdeen				County Brown	
City of Aberdeen # 33		Created on: 10/19/2021	Dissolution Date	Sch Dist	06-1
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 2		
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		\$14,780,610	
PLAN CREATION DATE	10/19/2021	The 2025 equalized value minus reductions		\$16,901,976	
EST JOBS CREATED	0	The 2024 equalized value minus reductions		\$17,292,858	
ANTICIPATED PROJECT COST	\$2,388,555	Total Current Increment		\$2,121,366	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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City of Aberdeen				County Brown	
City of Aberdeen # 35		Created on: 12/20/2021	Dissolution Date	Sch Dist	06-1
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		
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		\$36,232	
PLAN CREATION DATE	12/20/2021	The 2025 equalized value minus reductions		\$13,224,329	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		\$5,665,960	
ANTICIPATED PROJECT COST	\$833,267	Total Current Increment		\$13,188,097	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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2025 TIF ANNUAL REPORT

City of Aberdeen

County Brown

City of Aberdeen # 37

Created on: 02/22/2022

Dissolution Date

Sch Dist

06-1

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,	
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		\$6,121,016
PLAN CREATION DATE	03/22/2022	The 2025 equalized value minus reductions		\$8,493,762
EST JOBS CREATED	0	The 2024 equalized value minus reductions		\$7,175,629
ANTICIPATED PROJECT COST	\$1,579,038	Total Current Increment		\$2,372,746

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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City of Aberdeen				County Brown	
City of Aberdeen # 38		Created on: 6/7/2022	Dissolution Date	Sch Dist	06-1
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 S		
PHONE NUMBER	605-626-7021	PUBLIC BENEFITS	Provides for development of residential units and assocaited with public infrastructure		
E-MAIL ADDRESS	lan.mcquillen@aderdeen.sd.us	EST OF MATURITY	2042		
DATE OF PLANNING HEARING	05/17/2022	Equalized base minus reductions		\$64,783	
PLAN CREATION DATE	06/06/2022	The 2025 equalized value minus reductions		\$409,146	
EST JOBS CREATED	20	The 2024 equalized value minus reductions		\$394,011	
ANTICIPATED PROJECT COST	\$30,000,000	Total Current Increment		\$344,363	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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City of Aberdeen			County Brown	
City of Aberdeen # 39	Created on: 5/15/2023	Dissolution Date	Sch Dist	06-1
GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Infrastructure for new residentail subdivision	
CONTACT NAME	Jordan Mc Quillen	LOCATION	All lots in Hapi 2nd North Subdivision to the City of Aberdeen in the	
PHONE NUMBER	605-626-7021	PUBLIC BENEFITS	Housing for low to moderate income home buyers	
E-MAIL ADDRESS	lan.mcquillen@aberndeen.sd.us	EST OF MATURITY	2043	
DATE OF PLANNING HEARING	04/18/2023	Equalized base minus reductions	\$46,712	
PLAN CREATION DATE	05/15/2023	The 2025 equalized value minus reductions	\$3,668,891	
EST JOBS CREATED	1	The 2024 equalized value minus reductions	\$41,535	
ANTICIPATED PROJECT COST	\$4,174,585	Total Current Increment	\$3,622,179	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Local	





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City of Aberdeen				County Brown	
City of Aberdeen # 40		Created on: 7/23/2023	Dissolution Date	Sch Dist	06-1
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 lot		
PHONE NUMBER	605-626-7021	PUBLIC BENEFITS	Renovations, redevelopment, improve structures.		
E-MAIL ADDRESS	lan.mcquillen@aberndeen.sd.us	EST OF MATURITY	2043		
DATE OF PLANNING HEARING	06/20/2023	Equalized base minus reductions		\$3,018,530	
PLAN CREATION DATE	07/10/2023	The 2025 equalized value minus reductions		\$5,217,704	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		\$3,065,893	
ANTICIPATED PROJECT COST	\$4,751,118	Total Current Increment		\$2,199,174	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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City of Aberdeen				County Brown	
City of Aberdeen # 41	Created on: 1/8/2024	Dissolution Date		Sch Dist	06-1
GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Housing development		
CONTACT NAME	Jordan McQuillen	LOCATION	Lot 2 and Lots 4-89 West Lake First Subdivision to the City of Aberd		
PHONE NUMBER	605-626-7026	PUBLIC BENEFITS	Twin homes and single family homes to add housing availability		
E-MAIL ADDRESS	an.mcquillen@aberdden.sd.us	EST OF MATURITY	2044		
DATE OF PLANNING HEARING	11/21/2023	Equalized base minus reductions		\$126,654	
PLAN CREATION DATE	01/08/2024	The 2025 equalized value minus reductions		\$1,703,599	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		\$122,133	
ANTICIPATED PROJECT COST	\$8,558,510	Total Current Increment		\$1,576,945	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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2025 TIF ANNUAL REPORT

City of Aberdeen				County Brown	
City of Aberdeen # 42	Created on: 1/28/2024	Dissolution Date	Sch Dist	06-1	
GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	New residential subdivision		
CONTACT NAME	Jordan McQuillen	LOCATION	Lots 1-31, Pine Haven Estates Fourth Subdivision		
PHONE NUMBER	605-626-7026	PUBLIC BENEFITS	Single famliy residential housing		
E-MAIL ADDRESS	lan.mcquillen@aberdeen.sd.us	EST OF MATURITY	2044		
DATE OF PLANNING HEARING	11/21/2023	Equalized base minus reductions		\$96,194	
PLAN CREATION DATE	01/08/2024	The 2025 equalized value minus reductions		\$722,202	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		\$97,595	
ANTICIPATED PROJECT COST	\$2,555,445	Total Current Increment		\$626,008	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Local		





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2025 TIF ANNUAL REPORT

City of Aberdeen			County Brown	
City of Aberdeen # 44	Created on: 04/21/2025	Dissolution Date	Sch Dist	6-1
GOVERNING BODY	City of Aberdeen	PROJECT DESCRIPTION	Infrastructure for water, sewer, drainage, curb and gutter.	
CONTACT NAME	Jordan McQuillen	LOCATION	Lots 1, 2, 3, 4, 5, 6, 7 and 8 HAPI Northeast Infill Addition, Lots 12, 1	
PHONE NUMBER	605626-7026	PUBLIC BENEFITS	Affordable Housing of new residential structures	
E-MAIL ADDRESS	dan.mcquillen@aberdeen.sd.us	EST OF MATURITY	2045	
DATE OF PLANNING HEARING	04/15/2025	Equalized base minus reductions	\$299,382	
PLAN CREATION DATE	04/21/2025	The 2025 equalized value minus reductions	\$305,423	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$554,883	Total Current Increment	\$6,041	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing	





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2025 TIF ANNUAL REPORT

Brule County			County Brule	
Brule County # 1	Created on: 12/6/2011	Dissolution Date	Sch Dist	07-2
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		\$175,891
PLAN CREATION DATE	10/04/2011	The 2025 equalized value minus reductions		\$14,311,566
EST JOBS CREATED		The 2024 equalized value minus reductions		\$14,385,147
ANTICIPATED PROJECT COST	\$2,070,000	Total Current Increment		\$14,135,675
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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2025 TIF ANNUAL REPORT

City of Chamberlain

County Brule

City of Chamberlain # 1		Created on: 9/8/2015	Dissolution Date	Sch Dist	07-1
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	\$205,249		
PLAN CREATION DATE	09/08/2015	The 2025 equalized value minus reductions	\$2,275,267		
EST JOBS CREATED	15	The 2024 equalized value minus reductions	\$2,103,673		
ANTICIPATED PROJECT COST	\$500,000	Total Current Increment	\$2,070,018		

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES: Economic





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2025 TIF ANNUAL REPORT

City of Chamberlain

County Brule

City of Chamberlain # 2

Created on: 07/07/2021

Dissolution Date

Sch Dist

07-1

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
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	\$138,251
PLAN CREATION DATE	07/21/2021	The 2025 equalized value minus reductions	\$1,959,486
EST JOBS CREATED	1	The 2024 equalized value minus reductions	\$272,319
ANTICIPATED PROJECT COST	\$10,000,000	Total Current Increment	\$1,821,235

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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2025 TIF ANNUAL REPORT

City of Kimball				County Brule	
City of Kimball # 1	Created on: 09/08/2021	Dissolution Date		Sch Dist	07-2
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		
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		\$128,189	
PLAN CREATION DATE	09/08/2021	The 2025 equalized value minus reductions		\$4,576,132	
EST JOBS CREATED	25	The 2024 equalized value minus reductions		\$3,800,392	
ANTICIPATED PROJECT COST	\$10,000,000	Total Current Increment		\$4,447,943	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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2025 TIF ANNUAL REPORT

City of Belle Fourche

County Butte

City of Belle Fourche # 4

Created on: 8/17/2015

Dissolution Date

Sch Dist

09-1

GOVERNING BODY City of Belle Fourche

CONTACT NAME Sharon Mins

PHONE NUMBER 605-892-2494

E-MAIL ADDRESS sharon@bellefourche.org

DATE OF PLANNING HEARING 11/01/2015

PLAN CREATION DATE 08/01/2015

EST JOBS CREATED

ANTICIPATED PROJECT COST \$1,000,000

PROJECT DESCRIPTION Infrastructure for new development

LOCATION Belle Fourche

PUBLIC BENEFITS

EST OF MATURITY 2027

Equalized base minus reductions

\$1,919,196

The 2025 equalized value minus reductions

\$7,210,925

The 2024 equalized value minus reductions

\$6,654,547

Total Current Increment

\$5,291,729

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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2025 TIF ANNUAL REPORT

City of Belle Fourche

County Butte

City of Belle Fourche # 5		Created on: 05/05/2022	Dissolution Date	Sch Dist	9-1
GOVERNING BODY	City of Belle Fourche	PROJECT DESCRIPTION	Residential and Commercial development		
CONTACT NAME	Jason Lafayette	LOCATION	S2W2W2S2NWSW; SWSW N OF HWY and less lots A & B of H4 Len		
PHONE NUMBER	605-892-2494	PUBLIC BENEFITS	Infrastructure to encourage commercial, retail and housing development		
E-MAIL ADDRESS	jason@bellefourche.org	EST OF MATURITY	2043		
DATE OF PLANNING HEARING	04/03/2024	Equalized base minus reductions		\$467,099	
PLAN CREATION DATE	04/22/2024	The 2025 equalized value minus reductions		\$513,905	
EST JOBS CREATED	61	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$4,688,317	Total Current Increment		\$46,806	

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES: Economic





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2025 TIF ANNUAL REPORT

City of Belle Fourche			County Butte	
City of Belle Fourche # 6	Created on: 5/6/2024	Dissolution Date	Sch Dist	9-1
GOVERNING BODY	City of belle Fourche	PROJECT DESCRIPTION	Affordable Housing 52 single family homes	
CONTACT NAME	Jason LaFayette	LOCATION	S2NE4NE4NE4 and SE4NE4NE4,N2NE4NE4	
PHONE NUMBER	605-892-2494	PUBLIC BENEFITS	Brings affordable housing to Belle Fourche	
E-MAIL ADDRESS	jason@bellefourche.org	EST OF MATURITY	2044	
DATE OF PLANNING HEARING	04/17/2024	Equalized base minus reductions	\$386,392	
PLAN CREATION DATE	05/06/2024	The 2025 equalized value minus reductions	\$1,563,105	
EST JOBS CREATED	20	The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$4,153,611	Total Current Increment	\$1,176,713	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing	





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2025 TIF ANNUAL REPORT

City of Belle Fourche				County Butte	
City of Belle Fourche # 7	Created on: 04/21/2025	Dissolution Date		Sch Dist	9-1
GOVERNING BODY	City of Belle Fourche	PROJECT DESCRIPTION	132 Townhome infrastructure		
CONTACT NAME	Jason LaFayette	LOCATION	Tract MRE of Modesto Village		
PHONE NUMBER	605-569-1752	PUBLIC BENEFITS	Affordable Housing		
E-MAIL ADDRESS	Jason@bellefourche.org	EST OF MATURITY	2045		
DATE OF PLANNING HEARING	03/19/2025	Equalized base minus reductions		\$79,959	
PLAN CREATION DATE	04/07/2025	The 2025 equalized value minus reductions		\$79,959	
EST JOBS CREATED	1	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$5,576,817	Total Current Increment		\$0	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Affordable Housing	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2025 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
PHONE NUMBER	605-337-3921	PUBLIC BENEFITS	Housing opportunities for current and new residents
E-MAIL ADDRESS	plattefo@plattesd.org	EST OF MATURITY	2041
DATE OF PLANNING HEARING	11/15/2021	Equalized base minus reductions	\$72,466
PLAN CREATION DATE	12/06/2021	The 2025 equalized value minus reductions	\$2,828,268
EST JOBS CREATED	1	The 2024 equalized value minus reductions	\$903,508
ANTICIPATED PROJECT COST	\$727,319	Total Current Increment	\$2,755,802
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Affordable Housing	

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2025 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		
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		\$2,647,760	
PLAN CREATION DATE	10/21/2020	The 2025 equalized value minus reductions		\$47,633,519	
EST JOBS CREATED	42	The 2024 equalized value minus reductions		\$43,010,590	
ANTICIPATED PROJECT COST	\$60,000,000	Total Current Increment		\$44,985,759	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	

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2025 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	\$52,411
PLAN CREATION DATE	05/20/2013	The 2025 equalized value minus reductions	\$4,928,622
EST JOBS CREATED	135	The 2024 equalized value minus reductions	\$4,152,618
ANTICIPATED PROJECT COST	\$4,920,000	Total Current Increment	\$4,876,211
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2025 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	\$27,030	
PLAN CREATION DATE	03/16/2021	The 2025 equalized value minus reductions	\$7,727,937	
EST JOBS CREATED	1	The 2024 equalized value minus reductions	\$1,353,943	
ANTICIPATED PROJECT COST	\$2,031,792	Total Current Increment	\$7,700,907	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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2025 TIF ANNUAL REPORT

City of Vermillion				County Clay	
City of Vermillion # 8	Created on: 6/3/2024	Dissolution Date		Sch Dist	13-1
GOVERNING BODY	City of Vermillion	PROJECT DESCRIPTION	Housing		
CONTACT NAME	Katie Redden	LOCATION	Lot 7-12 Block 2 College Park amd All of Block 3 College Park,		
PHONE NUMBER	605-677-7056	PUBLIC BENEFITS	Single Family Housing		
E-MAIL ADDRESS	katier@cityofvermillion.com	EST OF MATURITY	2044		
DATE OF PLANNING HEARING	04/01/2024	Equalized base minus reductions		\$0	
PLAN CREATION DATE	06/03/2024	The 2025 equalized value minus reductions		\$0	
EST JOBS CREATED	20	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$1,085,000	Total Current Increment		\$0	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Local	





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2025 TIF ANNUAL REPORT

City of Vermillion			County Clay	
City of Vermillion # 9	Created on: 07/01/2024	Dissolution Date	Sch Dist	13-1
GOVERNING BODY	City of vermillion	PROJECT DESCRIPTION	Housing	
CONTACT NAME	Katie Redden	LOCATION	Lot 1-7 in Block 2, Block 3, Lots 1-15 in Block 4 Outlot 1 and Tract 1	
PHONE NUMBER	605-677-7056	PUBLIC BENEFITS	Affordable Housing	
E-MAIL ADDRESS	katier@cityofvermillion.com	EST OF MATURITY	2044	
DATE OF PLANNING HEARING	05/20/2024	Equalized base minus reductions		\$0
PLAN CREATION DATE	07/01/2024	The 2025 equalized value minus reductions		\$0
EST JOBS CREATED	1	The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$4,793,974	Total Current Increment		\$0
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing	





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2025 TIF ANNUAL REPORT

City of Vermillion				County Clay	
City of Vermillion # 10		Created on: 09/16/2024	Dissolution Date	Sch Dist	13-1
GOVERNING BODY	City of Vermillion	PROJECT DESCRIPTION	Affordable Housing infrastructure including streets, sidewalk, drainage and utilites		
CONTACT NAME	Katie Redden	LOCATION	Lots 7 Block 1 and Lot 12 Block 2 of Parks Addition Lot 7,8,9, 10,11,		
PHONE NUMBER	605-677-7056	PUBLIC BENEFITS	35 homes at or below the affordable housing guidelines		
E-MAIL ADDRESS	katier@cityofvermilliion.com	EST OF MATURITY	2044		
DATE OF PLANNING HEARING	09/09/2024	Equalized base minus reductions		\$1,018,890	
PLAN CREATION DATE	10/16/2024	The 2025 equalized value minus reductions		\$1,096,640	
EST JOBS CREATED	1	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$3,172,842	Total Current Increment		\$77,750	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Affordable Housing	





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2025 TIF ANNUAL REPORT

City of Vermillion			County Clay	
City of Vermillion # 11	Created on: 05/05/2025	Dissolution Date	Sch Dist	13-1
GOVERNING BODY	City of Vermillion	PROJECT DESCRIPTION	236 multifamily housing units	
CONTACT NAME	John Prescott	LOCATION	Block 3 of Madison Park Addition to the City of Vermillion	
PHONE NUMBER	605-677-7050	PUBLIC BENEFITS	Affordable housing options for workforce housing	
E-MAIL ADDRESS	johnp@cityofvermillion.com	EST OF MATURITY	2045	
DATE OF PLANNING HEARING	04/14/2025	Equalized base minus reductions	\$17,281	
PLAN CREATION DATE	05/05/2025	The 2025 equalized value minus reductions	\$17,281	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$6,000,000	Total Current Increment	\$0	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing	





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2025 TIF ANNUAL REPORT

City of Vermillion			County Clay	
City of Vermillion # 12	Created on: 08/04/2025	Dissolution Date	Sch Dist	13-1
GOVERNING BODY	City of Vermillion	PROJECT DESCRIPTION	Construction of affordable housing	
CONTACT NAME	John Prescott	LOCATION	Lot 8 Block 1 Cottage Avenue Place Addition	
PHONE NUMBER	605-677-7050	PUBLIC BENEFITS	New affordable housing options	
E-MAIL ADDRESS	johnp@cityofvermillion.com	EST OF MATURITY	2045	
DATE OF PLANNING HEARING	07/28/2025	Equalized base minus reductions	\$222,780	
PLAN CREATION DATE	08/04/2025	The 2025 equalized value minus reductions	\$222,780	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$1,107,917	Total Current Increment	\$0	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing	





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2025 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

CONTACT NAME Kristen Bobzien

PHONE NUMBER 605-753-3563

E-MAIL ADDRESS kbobzien@watertownsd.us

DATE OF PLANNING HEARING 08/23/2007

PLAN CREATION DATE 02/02/2009

EST JOBS CREATED

ANTICIPATED PROJECT COST \$3,832,439

PROJECT DESCRIPTION 1st Avenue North Extension

LOCATION Watertown, SD

PUBLIC BENEFITS

EST OF MATURITY 2030

Equalized base minus reductions

\$472,835

The 2025 equalized value minus reductions

\$37,393,920

The 2024 equalized value minus reductions

\$32,154,133

Total Current Increment

\$36,921,085

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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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 H		
PHONE NUMBER	605-224-5557	PUBLIC BENEFITS	Industrial park for current and future tenants		
E-MAIL ADDRESS	lorris@doughertymarkets.com	EST OF MATURITY	2040		
DATE OF PLANNING HEARING	04/04/2019	Equalized base minus reductions		\$117,354	
PLAN CREATION DATE	05/06/2019	The 2025 equalized value minus reductions		\$22,568,630	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		\$22,673,128	
ANTICIPATED PROJECT COST	\$7,000,000	Total Current Increment		\$22,451,276	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





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2025 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		\$0	
PLAN CREATION DATE	07/18/2019	The 2025 equalized value minus reductions		\$2,842,042	
EST JOBS CREATED	25	The 2024 equalized value minus reductions		\$2,777,455	
ANTICIPATED PROJECT COST	\$802,000	Total Current Increment		\$2,842,042	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





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2025 TIF ANNUAL REPORT

City of Watertown

County Codington

City of Watertown # 9

Created on: 8/19/2019

Dissolution Date

Sch Dist

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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	\$0
PLAN CREATION DATE	08/19/2019	The 2025 equalized value minus reductions	\$2,127,616
EST JOBS CREATED	10	The 2024 equalized value minus reductions	\$2,075,165
ANTICIPATED PROJECT COST	\$591,000	Total Current Increment	\$2,127,616

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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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		
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		\$68,107	
PLAN CREATION DATE	08/19/2019	The 2025 equalized value minus reductions		\$169,624	
EST JOBS CREATED	20	The 2024 equalized value minus reductions		\$146,012	
ANTICIPATED PROJECT COST	\$1,800,000	Total Current Increment		\$101,517	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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City of Watertown

County Codrington

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 lots 5,6
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	\$119,751
PLAN CREATION DATE	04/16/2021	The 2025 equalized value minus reductions	\$5,626,732
EST JOBS CREATED	40	The 2024 equalized value minus reductions	\$184,994
ANTICIPATED PROJECT COST	\$2,968,880	Total Current Increment	\$5,506,981

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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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'
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	\$64,392
PLAN CREATION DATE	05/19/2020	The 2025 equalized value minus reductions	\$3,270,230
EST JOBS CREATED	20	The 2024 equalized value minus reductions	\$3,010,707
ANTICIPATED PROJECT COST	\$5,000,000	Total Current Increment	\$3,205,838

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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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 &		
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		\$67,423	
PLAN CREATION DATE	04/09/2021	The 2025 equalized value minus reductions		\$6,041,110	
EST JOBS CREATED	0	The 2024 equalized value minus reductions		\$5,562,998	
ANTICIPATED PROJECT COST	\$2,070,349	Total Current Increment		\$5,973,687	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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2025 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 Addi		
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		\$1,209,012	
PLAN CREATION DATE	09/10/2020	The 2025 equalized value minus reductions		\$23,225,054	
EST JOBS CREATED	20	The 2024 equalized value minus reductions		\$18,559,739	
ANTICIPATED PROJECT COST	\$4,358,406	Total Current Increment		\$22,016,042	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





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2025 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 WI		
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		\$164,258	
PLAN CREATION DATE	02/16/2021	The 2025 equalized value minus reductions		\$14,240,556	
EST JOBS CREATED	20	The 2024 equalized value minus reductions		\$6,248,051	
ANTICIPATED PROJECT COST	\$20,000,000	Total Current Increment		\$14,076,298	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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2025 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	
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		\$69,660
PLAN CREATION DATE	03/01/2021	The 2025 equalized value minus reductions		\$4,497,615
EST JOBS CREATED	20	The 2024 equalized value minus reductions		\$2,222,339
ANTICIPATED PROJECT COST	\$9,000,000	Total Current Increment		\$4,427,955

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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2025 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 R53		
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	\$46,382		
PLAN CREATION DATE	09/07/2021	The 2025 equalized value minus reductions	\$6,612,978		
EST JOBS CREATED	1	The 2024 equalized value minus reductions	\$42,721		
ANTICIPATED PROJECT COST	\$5,600,000	Total Current Increment	\$6,566,596		

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2025 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 Norht of Lot H-1 (Willow Creek Drivoe) less Ea
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	\$1,619,999
PLAN CREATION DATE	04/18/2022	The 2025 equalized value minus reductions	\$4,422,333
EST JOBS CREATED	50	The 2024 equalized value minus reductions	\$1,731,504
ANTICIPATED PROJECT COST	\$2,500,000	Total Current Increment	\$2,802,334

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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2025 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 of the NE 1/4 of Sect
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	\$2,370,977
PLAN CREATION DATE	08/01/2022	The 2025 equalized value minus reductions	\$4,116,794
EST JOBS CREATED	50	The 2024 equalized value minus reductions	\$3,463,743
ANTICIPATED PROJECT COST	\$2,500,000	Total Current Increment	\$1,745,817

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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2025 TIF ANNUAL REPORT

City of Custer		County Custer	
City of Custer # 2	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	\$637,152
PLAN CREATION DATE	06/19/2006	The 2025 equalized value minus reductions	\$15,683,362
EST JOBS CREATED		The 2024 equalized value minus reductions	\$8,882,238
ANTICIPATED PROJECT COST	\$1,593,384	Total Current Increment	\$15,046,210
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	

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2025 TIF ANNUAL REPORT

City of Custer				County Custer	
City of Custer # 4	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		\$1,526,661	
PLAN CREATION DATE	09/27/2007	The 2025 equalized value minus reductions		\$12,435,332	
EST JOBS CREATED		The 2024 equalized value minus reductions		\$12,201,458	
ANTICIPATED PROJECT COST	\$1,508,494	Total Current Increment		\$10,908,671	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Local	





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2025 TIF ANNUAL REPORT

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 housing options	
E-MAIL ADDRESS	laurie@cityofcuster.com	EST OF MATURITY	2043	
DATE OF PLANNING HEARING	08/08/2023	Equalized base minus reductions		\$485,270
PLAN CREATION DATE	08/21/2023	The 2025 equalized value minus reductions		\$1,624,901
EST JOBS CREATED	40	The 2024 equalized value minus reductions		\$489,699
ANTICIPATED PROJECT COST	\$1,800,066	Total Current Increment		\$1,139,631
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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2025 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		\$5,846,499	
PLAN CREATION DATE	07/17/2006	The 2025 equalized value minus reductions		\$16,908,629	
EST JOBS CREATED		The 2024 equalized value minus reductions		\$13,767,764	
ANTICIPATED PROJECT COST	\$2,100,000	Total Current Increment		\$11,062,130	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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2025 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		\$49,090	
PLAN CREATION DATE	05/21/2007	The 2025 equalized value minus reductions		\$6,393,995	
EST JOBS CREATED		The 2024 equalized value minus reductions		\$5,939,651	
ANTICIPATED PROJECT COST	\$624,895	Total Current Increment		\$6,344,905	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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2025 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		\$36,866	
PLAN CREATION DATE	07/06/2010	The 2025 equalized value minus reductions		\$3,963,158	
EST JOBS CREATED		The 2024 equalized value minus reductions		\$3,303,915	
ANTICIPATED PROJECT COST	\$520,164	Total Current Increment		\$3,926,292	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Industrial	

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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	ntach 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		\$13,022	
PLAN CREATION DATE	02/04/2013	The 2025 equalized value minus reductions		\$1,885,207	
EST JOBS CREATED		The 2024 equalized value minus reductions		\$1,357,294	
ANTICIPATED PROJECT COST	\$300,000	Total Current Increment		\$1,872,185	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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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		\$147,941	
PLAN CREATION DATE	04/01/2013	The 2025 equalized value minus reductions		\$1,412,238	
EST JOBS CREATED		The 2024 equalized value minus reductions		\$1,146,513	
ANTICIPATED PROJECT COST	\$200,000	Total Current Increment		\$1,264,297	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	

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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		\$137,537	
PLAN CREATION DATE	05/18/2015	The 2025 equalized value minus reductions		\$1,393,196	
EST JOBS CREATED		The 2024 equalized value minus reductions		\$1,372,272	
ANTICIPATED PROJECT COST	\$320,000	Total Current Increment		\$1,255,659	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	

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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

\$2,953,202

PLAN CREATION DATE

05/15/2017

The 2025 equalized value minus reductions

\$4,848,686

EST JOBS CREATED

40

The 2024 equalized value minus reductions

\$2,766,957

ANTICIPATED PROJECT COST

\$655,000

Total Current Increment

\$1,895,484

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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City of Mitchell

County Davison

City of Mitchell # 24

Created on: 9/5/2017

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	\$596,707
PLAN CREATION DATE	09/05/2017	The 2025 equalized value minus reductions	\$14,372,957
EST JOBS CREATED	30	The 2024 equalized value minus reductions	\$6,826,511
ANTICIPATED PROJECT COST	\$2,600,000	Total Current Increment	\$13,776,250

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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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 o		
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		\$0	
PLAN CREATION DATE	09/20/2021	The 2025 equalized value minus reductions		\$718,462	
EST JOBS CREATED	25	The 2024 equalized value minus reductions		\$606,877	
ANTICIPATED PROJECT COST	\$4,000,000	Total Current Increment		\$718,462	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





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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		
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	\$976,615	
PLAN CREATION DATE		04/04/2022	The 2025 equalized value minus reductions	\$4,068,903	
EST JOBS CREATED		0	The 2024 equalized value minus reductions	\$2,008,654	
ANTICIPATED PROJECT COST		\$627,889	Total Current Increment	\$3,092,288	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing		

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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 and promote economic development
E-MAIL ADDRESS		mbathke@cityofmitchell.org	EST OF MATURITY		2042
DATE OF PLANNING HEARING		09/12/2022	Equalized base minus reductions	\$2,064,383	
PLAN CREATION DATE		09/20/2022	The 2025 equalized value minus reductions	\$9,365,762	
EST JOBS CREATED		20	The 2024 equalized value minus reductions	\$2,247,826	
ANTICIPATED PROJECT COST		\$2,013,621	Total Current Increment	\$7,301,379	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Affordable Housing	

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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		\$378,848	
PLAN CREATION DATE	03/06/2023	The 2025 equalized value minus reductions		\$378,848	
EST JOBS CREATED	0	The 2024 equalized value minus reductions		\$418,979	
ANTICIPATED PROJECT COST	\$1,720,000	Total Current Increment		\$0	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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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		
PHONE NUMBER	605-995-8418	PUBLIC BENEFITS	Affordable Housing - Workforce housing to promote economic development		
E-MAIL ADDRESS	a.bathke@cityofmitchellsd.gov	EST OF MATURITY	2043		
DATE OF PLANNING HEARING	05/08/2023	Equalized base minus reductions		\$54,165	
PLAN CREATION DATE	05/15/2023	The 2025 equalized value minus reductions		\$930,374	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		\$56,079	
ANTICIPATED PROJECT COST	\$1,002,469	Total Current Increment		\$876,209	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Affordable Housing	





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City of Mitchell				County Davison	
City of Mitchell # 31	Created on: 10/16/2023	Dissolution Date		Sch Dist	17-2
GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Construction of 15th Ave		
CONTACT NAME	Michelle Bathke	LOCATION	Lot 2A Block 1Lot 4 Block 7, Lot 20 Block 7, Lot 21 Block 7 all in Wes		
PHONE NUMBER	605-995-8418	PUBLIC BENEFITS	Extension of electrical		
E-MAIL ADDRESS	m.bathke@cityofmitchellsd.gov	EST OF MATURITY	2043		
DATE OF PLANNING HEARING	10/10/2023	Equalized base minus reductions		\$595,369	
PLAN CREATION DATE	10/16/2023	The 2025 equalized value minus reductions		\$1,498,181	
EST JOBS CREATED	20	The 2024 equalized value minus reductions		\$562,000	
ANTICIPATED PROJECT COST	\$1,094,707	Total Current Increment		\$902,812	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	

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City of Mitchell				County Davison	
City of Mitchell # 32		Created on: 1/16/2024	Dissolution Date	Sch Dist	17-2
GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Reconstruct and remodel of abandoned former Shopko building		
CONTACT NAME	Michelle Bathke	LOCATION	Lot G-3-A, A Portion Of The South 500 Feet of Lot g-3 in the North		
PHONE NUMBER	605-995-8418	PUBLIC BENEFITS	To stimulate and develop the general economic welfare through commercial manufacturing.		
E-MAIL ADDRESS	a.bathke@cityofmitchellsd.gov	EST OF MATURITY	2044		
DATE OF PLANNING HEARING	01/08/2024	Equalized base minus reductions		\$1,516,588	
PLAN CREATION DATE	01/16/2024	The 2025 equalized value minus reductions		\$4,205,371	
EST JOBS CREATED	25	The 2024 equalized value minus reductions		\$1,421,605	
ANTICIPATED PROJECT COST	\$527,250	Total Current Increment		\$2,688,783	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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City of Mitchell				County Davison	
City of Mitchell # 33	Created on: 04/15/2024	Dissolution Date		Sch Dist	17-2
GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Remodel and expansion of dealership showroom		
CONTACT NAME	Michelle Bathke	LOCATION	Lot 1 Archer First Addition, a subdivision of Lots B-1 and B-2 within		
PHONE NUMBER	605-995-8418	PUBLIC BENEFITS	Promote economic development		
E-MAIL ADDRESS	m.bathke@cityofmitchellsd.gov	EST OF MATURITY	2044		
DATE OF PLANNING HEARING	04/08/2024	Equalized base minus reductions		\$797,621	
PLAN CREATION DATE	04/15/2024	The 2025 equalized value minus reductions		\$2,182,169	
EST JOBS CREATED	20	The 2024 equalized value minus reductions		\$776,329	
ANTICIPATED PROJECT COST	\$750,150	Total Current Increment		\$1,384,548	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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City of Mitchell				County Davison	
City of Mitchell # 34		Created on: 05/06/2024	Dissolution Date	Sch Dist	17-2
GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	New construction, relocation nad expansion of Iverson		
CONTACT NAME	Michelle Bathke	LOCATION	Lot 1 of Finley First Addition of the City of Mitchell		
PHONE NUMBER	605-995-8418	PUBLIC BENEFITS	Removing dilapited buildings, construct new facility and expand tax base		
E-MAIL ADDRESS	mle.bathke@cityofmitchell.gov	EST OF MATURITY	2044		
DATE OF PLANNING HEARING	04/22/2024	Equalized base minus reductions		\$1,210,676	
PLAN CREATION DATE	05/06/2024	The 2025 equalized value minus reductions		\$1,852,908	
EST JOBS CREATED	12	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$1,190,557	Total Current Increment		\$642,232	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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City of Mitchell				County Davison	
City of Mitchell # 35		Created on: 6/3/2024	Dissolution Date	Sch Dist	17-2
GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Affordable Housing multi-housing 35 - one, two and three bedroom apartments		
CONTACT NAME	Michelle Bathke	LOCATION	Lot One A in Block 3 of Stardust Subdivision		
PHONE NUMBER	605-995-8418	PUBLIC BENEFITS	Affordable housing		
E-MAIL ADDRESS	mle.bathke@cityofmitchell.gov	EST OF MATURITY	2044		
DATE OF PLANNING HEARING	05/28/2024	Equalized base minus reductions		\$129,191	
PLAN CREATION DATE	06/03/2024	The 2025 equalized value minus reductions		\$1,162,634	
EST JOBS CREATED	1	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$675,486	Total Current Increment		\$1,033,443	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Affordable Housing	





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City of Mitchell				County Davison	
City of Mitchell # 36		Created on: 07/01/2024	Dissolution Date	Sch Dist	17-2
GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Infrastructure for workforce housing		
CONTACT NAME	Michelle Bathke	LOCATION	Lots 3-6 Block 14, Lots 8-10 Block 15, Lots 22-46 Block 5, Lots 1-5 Bl		
PHONE NUMBER	605-995-8418	PUBLIC BENEFITS	Single Family Affordable Housing development		
E-MAIL ADDRESS	mle.bathke@cityofmitchell.gov	EST OF MATURITY	2044		
DATE OF PLANNING HEARING	06/24/2024	Equalized base minus reductions		\$215,468	
PLAN CREATION DATE	07/01/2024	The 2025 equalized value minus reductions		\$1,018,645	
EST JOBS CREATED	1	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$5,509,900	Total Current Increment		\$803,177	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Affordable Housing	





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City of Mitchell				County Davison	
City of Mitchell # 37		Created on: 8/5/2024	Dissolution Date	Sch Dist	17-2
GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	New commercial building		
CONTACT NAME	Michelle Bathke	LOCATION	Lot 4 of Iversons Second Addition		
PHONE NUMBER	605-995-8418	PUBLIC BENEFITS	Development and employment		
E-MAIL ADDRESS	mle.bathke@cityofmitchell.gov	EST OF MATURITY	2044		
DATE OF PLANNING HEARING	07/22/2024	Equalized base minus reductions		\$77,216	
PLAN CREATION DATE	08/05/2024	The 2025 equalized value minus reductions		\$134,929	
EST JOBS CREATED	3	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$519,437	Total Current Increment		\$57,713	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2025 TIF ANNUAL REPORT

City of Mitchell			County Davison	
City of Mitchell # 38	Created on: 11/4/2024	Dissolution Date	Sch Dist	17-2
GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Renovation of an empty commercial building and real property located at 227 W Railroad St, Mitchell, SD	
CONTACT NAME	Michelle Bathke	LOCATION	Lot R-1 of Depot Second Addition to the City of Mitchell, lying in th	
PHONE NUMBER	605-995-8418	PUBLIC BENEFITS	Recruit new businesses to Mitchell, improve area and utilize underdeveloped and undeveloped land	
E-MAIL ADDRESS	m.bathke@cityofmitchellsd.gov	EST OF MATURITY	2044	
DATE OF PLANNING HEARING	10/28/2024	Equalized base minus reductions	\$90,645	
PLAN CREATION DATE	11/04/2024	The 2025 equalized value minus reductions	\$536,076	
EST JOBS CREATED	5	The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$500,000	Total Current Increment	\$445,431	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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City of Mitchell			County Davison	
City of Mitchell # 39	Created on: 11/04/2024	Dissolution Date	Sch Dist	17-2
GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Building a new commercial building and up to 5 new employees	
CONTACT NAME	Michelle Bathke	LOCATION	Outlots 20 and 21 less except Lots H1 and Lots H2 of Green's Outlot	
PHONE NUMBER	605-995-8418	PUBLIC BENEFITS	Adding a new business to a long time stagnant in growth area that has begun to reestablish itself.	
E-MAIL ADDRESS	e.bathke@cityofmitchellsd.org	EST OF MATURITY	2044	
DATE OF PLANNING HEARING	10/28/2024	Equalized base minus reductions	\$202,969	
PLAN CREATION DATE	11/04/2024	The 2025 equalized value minus reductions	\$347,946	
EST JOBS CREATED	5	The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$330,206	Total Current Increment	\$144,977	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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2025 TIF ANNUAL REPORT

City of Mitchell				County Davison	
City of Mitchell # 40	Created on: 11/18/2024	Dissolution Date		Sch Dist	17-2
GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Promote economic development through construction of affordable housing		
CONTACT NAME	Michelle Bathke	LOCATION	Lot 1 Ecluding Lot 1A in Block 3 of Stardust Subdivision City of Mitc		
PHONE NUMBER	605-996-8418	PUBLIC BENEFITS	Cosntruction of 48, 1, 2, and 3 berdroom affordable housing units in the city		
E-MAIL ADDRESS	mle.bathke@cityofmitchell.gov	EST OF MATURITY	2044		
DATE OF PLANNING HEARING	11/12/2024	Equalized base minus reductions		\$170,177	
PLAN CREATION DATE	11/18/2024	The 2025 equalized value minus reductions		\$354,974	
EST JOBS CREATED	1	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$1,610,000	Total Current Increment		\$184,797	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Affordable Housing	





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City of Mitchell			County Davison	
City of Mitchell # 41	Created on: 05/28/2025	Dissolution Date	Sch Dist	17-2
GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Affordable Housing, fitness center and coffee shop	
CONTACT NAME	Michelle Bathke	LOCATION	Lots 1,2,3,4A,5,6,7,8, in Block 1, Lots 3,4,5,6,A in Block 2 Woods First	
PHONE NUMBER	605-995-8418	PUBLIC BENEFITS	Housing for new and current resident of Mitchell	
E-MAIL ADDRESS	mle.bathke@cityofmitchell.gov	EST OF MATURITY	2045	
DATE OF PLANNING HEARING	04/28/2025	Equalized base minus reductions		\$358,365
PLAN CREATION DATE	05/05/2025	The 2025 equalized value minus reductions		\$358,365
EST JOBS CREATED	1	The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$4,301,866	Total Current Increment		\$0
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing	





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City of Mitchell			County Davison	
City of Mitchell # 42	Created on: 05/21/2025	Dissolution Date	Sch Dist	17-2
GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Addition to existing business	
CONTACT NAME	Michelle Bathke	LOCATION	Lot 1,2,3,4A,5,6,7 AND 8 Block 1, Lots 3,4,5 and 6 Block 2 Woods Fir	
PHONE NUMBER	605-995-8143	PUBLIC BENEFITS	Economic Development	
E-MAIL ADDRESS	elle.bathle@cityofmitchell.gov	EST OF MATURITY	2045	
DATE OF PLANNING HEARING	05/05/2025	Equalized base minus reductions		\$353,950
PLAN CREATION DATE	05/21/2025	The 2025 equalized value minus reductions		\$353,950
EST JOBS CREATED	10	The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$340,105	Total Current Increment		\$0
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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City of Mitchell				County Davison	
City of Mitchell # 43	Created on: 07/07/2025	Dissolution Date		Sch Dist	17-2
GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Senior Living Facility		
CONTACT NAME	Michelle Bathke	LOCATION	Lot 2 Singapore Slab Tract 1 in East 1/2 SE 1/4 32-104-60		
PHONE NUMBER	605-995-8418	PUBLIC BENEFITS	Housing and job creation		
E-MAIL ADDRESS	m.bathke@cityofmitchellsd.gov	EST OF MATURITY	2045		
DATE OF PLANNING HEARING	06/23/2025	Equalized base minus reductions		\$25,675	
PLAN CREATION DATE	07/07/2025	The 2025 equalized value minus reductions		\$25,675	
EST JOBS CREATED	30	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$28,935,588	Total Current Increment		\$0	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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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	\$4,709,050		
PLAN CREATION DATE	The 2025 equalized value minus reductions	\$40,831,025		
EST JOBS CREATED	The 2024 equalized value minus reductions	\$23,640,953		
ANTICIPATED PROJECT COST	Total Current Increment	\$36,121,975		
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic		





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Davison County				County Davison	
Davison County # 4		Created on: 5/23/2023	Dissolution Date	Sch Dist	17-2
GOVERNING BODY	Davison County	PROJECT DESCRIPTION	Mulit seed processing plant		
CONTACT NAME	Jeff Bathke	LOCATION	NW 1/4 EX LOT A OF JOHNSON SUBDIVISION & EX H1 H2 RY, SW		
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		\$549,209	
PLAN CREATION DATE	05/23/2023	The 2025 equalized value minus reductions		\$16,669,413	
EST JOBS CREATED	85	The 2024 equalized value minus reductions		\$479,290	
ANTICIPATED PROJECT COST	\$21,221,000	Total Current Increment		\$16,120,204	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Industrial	





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2025 TIF ANNUAL REPORT

City of Webster		County Day		
City of Webster # 1	Created on: 6/27/2024	Dissolution Date	Sch Dist	18-5
GOVERNING BODY	City of Webster	PROJECT DESCRIPTION	Single Family Homes and Commerical buildings	
CONTACT NAME	Haley Dale	LOCATION	Western Sunset Addition	
PHONE NUMBER	605-345-3241	PUBLIC BENEFITS	Additional housing options and business expansion	
E-MAIL ADDRESS	fwebster@midconetwork.com	EST OF MATURITY	2044	
DATE OF PLANNING HEARING	06/27/2024	Equalized base minus reductions	\$234,578	
PLAN CREATION DATE	06/27/2024	The 2025 equalized value minus reductions	\$329,776	
EST JOBS CREATED	50	The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$5,010,628	Total Current Increment	\$95,198	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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2025 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 Feeds Corn Processing Facility
CONTACT NAME	Christa Bittner	LOCATION	Lot 1 of Crystal Springs Feed Addition located in the City of Clear La
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	\$12,185
PLAN CREATION DATE	08/16/2021	The 2025 equalized value minus reductions	\$469,986
EST JOBS CREATED	15	The 2024 equalized value minus reductions	\$201,936
ANTICIPATED PROJECT COST	\$350,000	Total Current Increment	\$457,801

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial

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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	Construction 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 Bloc	
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	\$1,273,280	
PLAN CREATION DATE	12/23/2021	The 2025 equalized value minus reductions	\$5,933,754	
EST JOBS CREATED	1	The 2024 equalized value minus reductions	\$3,672,503	
ANTICIPATED PROJECT COST	\$382,551	Total Current Increment	\$4,660,474	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing	





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City of Corsica				County Douglas	
City of Corsica # 2	Created on: 05/13/2024	Dissolution Date		Sch Dist	21-3
GOVERNING BODY	City of Corsica	PROJECT DESCRIPTION	Business park for future commercial businesses		
CONTACT NAME	Lori Heidinger	LOCATION	Noteboom Tract 1 and 2 and Parcel A, all in the SE 1/4 OF Section 4		
PHONE NUMBER	605-946-5421	PUBLIC BENEFITS	New local business opportunity		
E-MAIL ADDRESS	corsicacity@siouxvalley.net	EST OF MATURITY	2044		
DATE OF PLANNING HEARING	05/09/2024	Equalized base minus reductions		\$52,085	
PLAN CREATION DATE	05/13/2024	The 2025 equalized value minus reductions		\$53,490	
EST JOBS CREATED	1	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$2,500,000	Total Current Increment		\$1,405	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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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	\$1,432,628
PLAN CREATION DATE	07/10/2014	The 2025 equalized value minus reductions	\$3,428,496
EST JOBS CREATED		The 2024 equalized value minus reductions	\$2,302,535
ANTICIPATED PROJECT COST	\$373,000	Total Current Increment	\$1,995,868
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	

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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		\$43,925	
PLAN CREATION DATE	07/26/2016	The 2025 equalized value minus reductions		\$1,387,441	
EST JOBS CREATED		The 2024 equalized value minus reductions		\$563,668	
ANTICIPATED PROJECT COST	\$600,000	Total Current Increment		\$1,343,516	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Local		





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2025 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		\$35,540	
PLAN CREATION DATE	01/14/2020	The 2025 equalized value minus reductions		\$3,526,815	
EST JOBS CREATED	25	The 2024 equalized value minus reductions		\$3,544,792	
ANTICIPATED PROJECT COST	\$5,000,000	Total Current Increment		\$3,491,275	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Affordable Housing	





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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	orman City Administrator	LOCATION	Outlots Lot A3 in the SW1/4 Ex Lt P-1 & Lot 1 Koch School Addition		
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		\$0	
PLAN CREATION DATE	08/10/2021	The 2025 equalized value minus reductions		\$8,917,512	
EST JOBS CREATED	30	The 2024 equalized value minus reductions		\$7,295,860	
ANTICIPATED PROJECT COST	\$11,000,000	Total Current Increment		\$8,917,512	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





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2025 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 Block 2, Lots J and K of Block 3, Lots G and H of Block 4, Lot		
PHONE NUMBER	605-835-8270	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		\$79,952	
PLAN CREATION DATE	09/19/2022	The 2025 equalized value minus reductions		\$548,870	
EST JOBS CREATED	25	The 2024 equalized value minus reductions		\$430,550	
ANTICIPATED PROJECT COST	\$2,000,000	Total Current Increment		\$468,918	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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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	09/15/2011	Equalized base minus reductions	\$747,692	
PLAN CREATION DATE	09/15/2011	The 2025 equalized value minus reductions	\$2,963,229	
EST JOBS CREATED		The 2024 equalized value minus reductions	\$2,537,485	
ANTICIPATED PROJECT COST		Total Current Increment	\$2,215,537	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	

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City of Bryant				County Hamlin	
City of Bryant # 2	Created on: 04/18/2024	Dissolution Date	Sch Dist	28-3	
GOVERNING BODY	City of Bryant	PROJECT DESCRIPTION	Cenex Convenience Store		
CONTACT NAME	Kristie Sikkink	LOCATION	Saunders First Addition		
PHONE NUMBER	605-628-2931	PUBLIC BENEFITS	Removal of old infrastructure and replacing it with new infrastructure		
E-MAIL ADDRESS	bryantsd@itctel.com	EST OF MATURITY	2044		
DATE OF PLANNING HEARING	05/07/2024	Equalized base minus reductions		\$2,526	
PLAN CREATION DATE	03/18/2024	The 2025 equalized value minus reductions		\$405,376	
EST JOBS CREATED	1	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$626,022	Total Current Increment		\$402,850	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





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2025 TIF ANNUAL REPORT

City of Lake Norden				County Hamlin	
City of Lake Norden # 1	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,		
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		\$69,580	
PLAN CREATION DATE	03/08/2023	The 2025 equalized value minus reductions		\$821,371	
EST JOBS CREATED	20	The 2024 equalized value minus reductions		\$61,160	
ANTICIPATED PROJECT COST	\$1,500,000	Total Current Increment		\$751,791	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Affordable Housing	





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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	\$8,153,120
PLAN CREATION DATE		The 2025 equalized value minus reductions	\$43,590,892
EST JOBS CREATED	125	The 2024 equalized value minus reductions	\$41,799,107
ANTICIPATED PROJECT COST	\$15,500,000	Total Current Increment	\$35,437,772
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	

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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	lorris@doughertymarkets.com	EST OF MATURITY	2039		
DATE OF PLANNING HEARING	07/24/2018	Equalized base minus reductions		\$124,635	
PLAN CREATION DATE	09/25/2019	The 2025 equalized value minus reductions		\$949,699	
EST JOBS CREATED	5	The 2024 equalized value minus reductions		\$854,690	
ANTICIPATED PROJECT COST	\$700,000	Total Current Increment		\$825,064	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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2025 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	\$228,002	
PLAN CREATION DATE	04/03/2012	The 2025 equalized value minus reductions	\$8,018,395	
EST JOBS CREATED		The 2024 equalized value minus reductions	\$7,412,923	
ANTICIPATED PROJECT COST	\$1,325,000	Total Current Increment	\$7,790,393	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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2025 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		\$93,660
PLAN CREATION DATE	09/01/2010	The 2025 equalized value minus reductions		\$2,122,536
EST JOBS CREATED		The 2024 equalized value minus reductions		\$1,928,720
ANTICIPATED PROJECT COST	\$105,500	Total Current Increment		\$2,028,876

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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2025 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	PROJECT DESCRIPTION	
CONTACT NAME	Jessica Bahmuller	LOCATION	Alexandria, SD
PHONE NUMBER	605-239-4764	PUBLIC BENEFITS	
E-MAIL ADDRESS	mgcityofalec@triotel.net	EST OF MATURITY	2035
DATE OF PLANNING HEARING		Equalized base minus reductions	\$12,463
PLAN CREATION DATE		The 2025 equalized value minus reductions	\$2,867,458
EST JOBS CREATED		The 2024 equalized value minus reductions	\$2,650,285
ANTICIPATED PROJECT COST	\$353,600	Total Current Increment	\$2,854,995

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES: **Local**





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2025 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	\$7,717	
PLAN CREATION DATE	09/19/2022	The 2025 equalized value minus reductions	\$1,113,962	
EST JOBS CREATED	1	The 2024 equalized value minus reductions	\$8,028	
ANTICIPATED PROJECT COST	\$750,000	Total Current Increment	\$1,106,245	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Local	





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2025 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	\$1,846,544	
PLAN CREATION DATE	06/08/2010	The 2025 equalized value minus reductions	\$13,711,278	
EST JOBS CREATED	20	The 2024 equalized value minus reductions	\$13,711,595	
ANTICIPATED PROJECT COST	\$10,700,000	Total Current Increment	\$11,864,734	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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2025 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	\$480,500	
PLAN CREATION DATE	04/07/2015	The 2025 equalized value minus reductions	\$6,955,779	
EST JOBS CREATED	150	The 2024 equalized value minus reductions	\$6,947,192	
ANTICIPATED PROJECT COST	\$10,900,000	Total Current Increment	\$6,475,279	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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2025 TIF ANNUAL REPORT

City of Pierre				County Hughes	
City of Pierre # 8	Created on: 03/07/2023	Dissolution Date		Sch Dist	32-2
GOVERNING BODY	City of Pierre	PROJECT DESCRIPTION	80 Room hotel, 60 unit apartment, mix use office and retail 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 o		
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		\$394,430	
PLAN CREATION DATE	03/07/2023	The 2025 equalized value minus reductions		\$1,738,076	
EST JOBS CREATED	50	The 2024 equalized value minus reductions		\$405,413	
ANTICIPATED PROJECT COST	\$5,000,000	Total Current Increment		\$1,343,646	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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2025 TIF ANNUAL REPORT

City of Pierre			County Hughes	
City of Pierre # 9	Created on: 12/5/2023	Dissolution Date	Sch Dist	32-2
GOVERNING BODY	City of Pierre	PROJECT DESCRIPTION	115 Multifamily apartment complex	
CONTACT NAME	Twila Hoffrogge	LOCATION	Heritage Ridge Second Addition Block 2R	
PHONE NUMBER	605-773-3063	PUBLIC BENEFITS	Additional jobs and additional affordable housing	
E-MAIL ADDRESS	wila.hoffrogge@ci.pierre.sd.us	EST OF MATURITY	2043	
DATE OF PLANNING HEARING	11/27/2023	Equalized base minus reductions	\$77,465	
PLAN CREATION DATE	12/05/2023	The 2025 equalized value minus reductions	\$3,894,418	
EST JOBS CREATED	20	The 2024 equalized value minus reductions	\$79,642	
ANTICIPATED PROJECT COST	\$1,237,543	Total Current Increment	\$3,816,953	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing	





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2025 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	PROJECT DESCRIPTION	Shuttle Loader	
CONTACT NAME	Kevin Hipple	LOCATION	Harrold	
PHONE NUMBER	605-773-7477	PUBLIC BENEFITS		
E-MAIL ADDRESS	kevin.hipple@co.hughes.sd.us	EST OF MATURITY	2025	
DATE OF PLANNING HEARING		Equalized base minus reductions	\$387,335	
PLAN CREATION DATE	01/04/2010	The 2025 equalized value minus reductions	\$14,192,771	
EST JOBS CREATED	15	The 2024 equalized value minus reductions	\$13,635,843	
ANTICIPATED PROJECT COST	\$25,000,000	Total Current Increment	\$13,805,436	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Industrial	





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2025 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	\$12,224	
PLAN CREATION DATE	10/16/2019	The 2025 equalized value minus reductions	\$2,047,247	
EST JOBS CREATED	10	The 2024 equalized value minus reductions	\$1,563,746	
ANTICIPATED PROJECT COST	\$993,275	Total Current Increment	\$2,035,023	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing	





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2025 TIF ANNUAL REPORT

City of Parkston				County Hutchinson	
City of Parkston # 2		Created on: 06/10/2025	Dissolution Date	Sch Dist	33-3
GOVERNING BODY	City of Parkston	PROJECT DESCRIPTION	Infrastructure for 12 commercial lots		
CONTACT NAME	Austin Tilton	LOCATION	That portion of the SE 1/4 and the SW 1/4 of Section 19, Tract A in t		
PHONE NUMBER	605-928-3321	PUBLIC BENEFITS	New infrastructure		
E-MAIL ADDRESS	Austin@cityofparkston.org	EST OF MATURITY	2045		
DATE OF PLANNING HEARING	06/05/2025	Equalized base minus reductions		\$103,522	
PLAN CREATION DATE	06/10/2025	The 2025 equalized value minus reductions		\$103,522	
EST JOBS CREATED	17	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$4,963,123	Total Current Increment		\$0	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





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2025 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

\$902,574

PLAN CREATION DATE 11/15/2012

The 2025 equalized value minus reductions

\$2,717,555

EST JOBS CREATED 20

The 2024 equalized value minus reductions

\$2,412,224

ANTICIPATED PROJECT COST \$1,993,000

Total Current Increment

\$1,814,981

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial

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2025 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	\$8,361,242
PLAN CREATION DATE	04/03/2012	The 2025 equalized value minus reductions	\$33,820,962
EST JOBS CREATED	106	The 2024 equalized value minus reductions	\$33,470,385
ANTICIPATED PROJECT COST	\$3,755,173	Total Current Increment	\$25,459,720
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2025 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 A		
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		\$0	
PLAN CREATION DATE	08/08/2022	The 2025 equalized value minus reductions		\$4,773,939	
EST JOBS CREATED	0	The 2024 equalized value minus reductions		\$744,355	
ANTICIPATED PROJECT COST	\$1,377,000	Total Current Increment		\$4,773,939	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Affordable Housing	





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2025 TIF ANNUAL REPORT

Kingsbury County		County Kingsbury	
Kingsbury County # 1	Created on: 2/18/2025	Dissolution Date	Sch Dist 2-3
GOVERNING BODY	Kingsbury County	PROJECT DESCRIPTION	Riverview Dairy is constructing a dairy, the project costs will be used to rehabilitate 4 miles of 425th Avenue.
CONTACT NAME	Echo Steffensen	LOCATION	East 1/2 of the Southwest 1/4 of Section 19, Township 110, North R
PHONE NUMBER	605-854-3832	PUBLIC BENEFITS	Employ 80 full time positions, season workers, added market for local farmers and tours for intersted persons and ag education opportunities.
E-MAIL ADDRESS	aud1@kingsburycountysd.org	EST OF MATURITY	2045
DATE OF PLANNING HEARING	02/11/2025	Equalized base minus reductions	\$2,923,293
PLAN CREATION DATE	03/18/2025	The 2025 equalized value minus reductions	\$2,923,293
EST JOBS CREATED	80	The 2024 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$5,554,477	Total Current Increment	\$0
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2025 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	eimers@cityofmadisonsd.com	EST OF MATURITY	2038		
DATE OF PLANNING HEARING	07/16/2018	Equalized base minus reductions		\$25,100	
PLAN CREATION DATE	07/23/2018	The 2025 equalized value minus reductions		\$2,673,800	
EST JOBS CREATED	25	The 2024 equalized value minus reductions		\$2,647,765	
ANTICIPATED PROJECT COST	\$7,000,000	Total Current Increment		\$2,648,700	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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2025 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	
PHONE NUMBER	605-256-7500	PUBLIC BENEFITS	Job creation and housing	
E-MAIL ADDRESS	erreth@city ofmadisonsd.com	EST OF MATURITY	2042	
DATE OF PLANNING HEARING	05/31/2022	Equalized base minus reductions	\$28,200	
PLAN CREATION DATE	06/07/2022	The 2025 equalized value minus reductions	\$3,296,000	
EST JOBS CREATED	30	The 2024 equalized value minus reductions	\$29,328	
ANTICIPATED PROJECT COST	\$4,000,000	Total Current Increment	\$3,267,800	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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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
PHONE NUMBER	605-256-7500	PUBLIC BENEFITS	Job creation and housing
E-MAIL ADDRESS	erreth@city ofmadisonsd.com	EST OF MATURITY	2042
DATE OF PLANNING HEARING	05/31/2022	Equalized base minus reductions	\$28,200
PLAN CREATION DATE	06/07/2022	The 2025 equalized value minus reductions	\$3,296,000
EST JOBS CREATED	30	The 2024 equalized value minus reductions	\$23,970
ANTICIPATED PROJECT COST	\$4,000,000	Total Current Increment	\$3,267,800

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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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, Tow	
PHONE NUMBER	605-281-0704	PUBLIC BENEFITS	New business, job opportunities and additioanl housing	
E-MAIL ADDRESS	barreth@cityofmadisonsd.com	EST OF MATURITY	2043	
DATE OF PLANNING HEARING	04/11/2023	Equalized base minus reductions		\$76,753
PLAN CREATION DATE	05/17/2023	The 2025 equalized value minus reductions		\$646,302
EST JOBS CREATED	15	The 2024 equalized value minus reductions		\$76,753
ANTICIPATED PROJECT COST	\$4,475,433	Total Current Increment		\$569,549
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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City of Madison			County Lake	
City of Madison # 6	Created on: 05/15/2023	Dissolution Date	Sch Dist	39-2
GOVERNING BODY	City of Madison	PROJECT DESCRIPTION	Infrastructure to further economic development in Lakeview Industrial Park	
CONTACT NAME	Jameson Berreth	LOCATION	Lot 1 Block 6, Lot 2 Block 6, Lot 7 Block 8, Lakeview Industrial Park 1	
PHONE NUMBER	605-281-0704	PUBLIC BENEFITS	Potential to create 120 job positions, further economic development and business expansion.	
E-MAIL ADDRESS	bereth@cityofmadisonsd.com	EST OF MATURITY	2043	
DATE OF PLANNING HEARING	05/15/2023	Equalized base minus reductions	\$3,459,644	
PLAN CREATION DATE	05/15/2023	The 2025 equalized value minus reductions	\$9,331,669	
EST JOBS CREATED	120	The 2024 equalized value minus reductions	\$3,385,017	
ANTICIPATED PROJECT COST	\$2,950,000	Total Current Increment	\$5,872,025	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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City of Madison			County Lake	
City of Madison # 7	Created on: 07/07/2025	Dissolution Date	Sch Dist	39-2
GOVERNING BODY	City of Madison	PROJECT DESCRIPTION	4 - 12 unit apartment buldings	
CONTACT NAME	Amy Sad	LOCATION	Lot 3 of Southridge Square First Addt	
PHONE NUMBER	605-256-7502	PUBLIC BENEFITS	Affordable workforce housing	
E-MAIL ADDRESS	my.sad@cityofmadisonsd.com	EST OF MATURITY	2045	
DATE OF PLANNING HEARING	06/10/2025	Equalized base minus reductions	\$51,600	
PLAN CREATION DATE	07/07/2025	The 2025 equalized value minus reductions	\$51,600	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$1,080,261	Total Current Increment	\$0	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing	





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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		\$24,900	
PLAN CREATION DATE		The 2025 equalized value minus reductions		\$1,953,700	
EST JOBS CREATED		The 2024 equalized value minus reductions		\$1,940,510	
ANTICIPATED PROJECT COST	\$423,645	Total Current Increment		\$1,928,800	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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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		\$102,300	
PLAN CREATION DATE		The 2025 equalized value minus reductions		\$1,141,900	
EST JOBS CREATED		The 2024 equalized value minus reductions		\$1,128,370	
ANTICIPATED PROJECT COST	\$375,000	Total Current Increment		\$1,039,600	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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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	\$75,600	
PLAN CREATION DATE		The 2025 equalized value minus reductions	\$3,385,400	
EST JOBS CREATED		The 2024 equalized value minus reductions	\$3,357,420	
ANTICIPATED PROJECT COST	\$875,000	Total Current Increment	\$3,309,800	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2025 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		\$90,468	
PLAN CREATION DATE	09/26/2019	The 2025 equalized value minus reductions		\$14,489,936	
EST JOBS CREATED	25	The 2024 equalized value minus reductions		\$7,851,130	
ANTICIPATED PROJECT COST	\$1,800,000	Total Current Increment		\$14,399,468	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing		





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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 Au	
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	\$6,789,800	
PLAN CREATION DATE	01/03/2023	The 2025 equalized value minus reductions	\$9,305,183	
EST JOBS CREATED	65	The 2024 equalized value minus reductions	\$6,796,590	
ANTICIPATED PROJECT COST	\$16,000,000	Total Current Increment	\$2,515,383	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Industrial	





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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	Deadood		
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		\$10,018,765	
PLAN CREATION DATE	04/25/2011	The 2025 equalized value minus reductions		\$20,068,789	
EST JOBS CREATED	50	The 2024 equalized value minus reductions		\$19,712,619	
ANTICIPATED PROJECT COST	\$1,224,000	Total Current Increment		\$10,050,024	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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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	PROJECT DESCRIPTION	TRU Hotel		
CONTACT NAME	Mary Jo Nelson	LOCATION	Deadwood		
PHONE NUMBER	605-578-2600	PUBLIC BENEFITS	upgraded city infrastructure		
E-MAIL ADDRESS	maryjo@cityofdeadwood.com	EST OF MATURITY	2029		
DATE OF PLANNING HEARING		Equalized base minus reductions	\$1,736,297		
PLAN CREATION DATE		09/21/2016	The 2025 equalized value minus reductions	\$14,863,448	
EST JOBS CREATED		50	The 2024 equalized value minus reductions	\$14,588,791	
ANTICIPATED PROJECT COST		\$2,600,000	Total Current Increment	\$13,127,151	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





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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	\$3,056,149	
PLAN CREATION DATE		09/16/2019	The 2025 equalized value minus reductions	\$11,650,962	
EST JOBS CREATED		25	The 2024 equalized value minus reductions	\$11,386,884	
ANTICIPATED PROJECT COST		\$8,000,000	Total Current Increment	\$8,594,813	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	

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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	Jessicca McKeown	LOCATION	Lot C2 of Block 1 of Palisade Tract, Deadwood Stage Addition, Secti	
PHONE NUMBER	605-578-2600	PUBLIC BENEFITS	Diversified housing options	
E-MAIL ADDRESS	essicca@cityofdeadwood.com	EST OF MATURITY	2040	
DATE OF PLANNING HEARING	04/19/2019	Equalized base minus reductions	\$14,129	
PLAN CREATION DATE	05/06/2019	The 2025 equalized value minus reductions	\$20,045	
EST JOBS CREATED	1	The 2024 equalized value minus reductions	\$17,955	
ANTICIPATED PROJECT COST	\$871,000	Total Current Increment	\$5,916	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing	





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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	vin 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		\$4,624
PLAN CREATION DATE	09/18/2020	The 2025 equalized value minus reductions		\$7,385
EST JOBS CREATED	20	The 2024 equalized value minus reductions		\$5,851
ANTICIPATED PROJECT COST	\$7,500,000	Total Current Increment		\$2,761
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing	

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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		\$1,821,595	
PLAN CREATION DATE	07/07/2014	The 2025 equalized value minus reductions		\$14,562,017	
EST JOBS CREATED	110	The 2024 equalized value minus reductions		\$13,760,918	
ANTICIPATED PROJECT COST	\$1,423,636	Total Current Increment		\$12,740,422	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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2025 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 Addi		
PHONE NUMBER	605-642-1325	PUBLIC BENEFITS	Creation of affordable housing		
E-MAIL ADDRESS	e.deneui@cityofspearfish.com	EST OF MATURITY	2041		
DATE OF PLANNING HEARING	08/17/2020	Equalized base minus reductions		\$82,814	
PLAN CREATION DATE	09/18/2020	The 2025 equalized value minus reductions		\$13,899,499	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		\$4,645,292	
ANTICIPATED PROJECT COST	\$17,764,919	Total Current Increment		\$13,816,685	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Affordable Housing	





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City of Spearfish			County Lawrence	
City of Spearfish # 7	Created on: 10/06/2023	Dissolution Date	Sch Dist	40-2
GOVERNING BODY	City of Spearfish	PROJECT DESCRIPTION	Two 105 apartment buildings for the benefit of workforce housing	
CONTACT NAME	Marlo Kapsa	LOCATION	Lot 1 and Lot 2 of the NE1/4 NE1/4 Section 16, T6N,R2E, Thompson	
PHONE NUMBER	605-717-1122	PUBLIC BENEFITS	Affordable Housing	
E-MAIL ADDRESS	so.kapsa@cityofspearfish.com	EST OF MATURITY	2023	
DATE OF PLANNING HEARING	09/19/2023	Equalized base minus reductions	\$50,661	
PLAN CREATION DATE	10/16/2023	The 2025 equalized value minus reductions	\$157,263	
EST JOBS CREATED	5	The 2024 equalized value minus reductions	\$51,734	
ANTICIPATED PROJECT COST	\$4,941,090	Total Current Increment	\$106,602	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing	





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City of Spearfish				County Lawrence	
City of Spearfish # 8		Created on: 07/07/2025	Dissolution Date	Sch Dist	40-1
GOVERNING BODY	City of Spearfish	PROJECT DESCRIPTION	Improvements to Colorado Blvd, Maitland Road, Aspen Drive		
CONTACT NAME	Michelle DeNeyi	LOCATION	Tract 2 False Bottom Addition, E 1/2 of Section 18 T7N, R3E, BHM,		
PHONE NUMBER	605-642-1325	PUBLIC BENEFITS	Infrastructure improvements allowing for commercial properties and creating jobs		
E-MAIL ADDRESS	M.deneui@spearfish.gov	EST OF MATURITY	2045		
DATE OF PLANNING HEARING	06/16/2025	Equalized base minus reductions		\$1,638,249	
PLAN CREATION DATE	07/08/2025	The 2025 equalized value minus reductions		\$1,638,249	
EST JOBS CREATED	80	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$8,154,610	Total Current Increment		\$0	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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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	\$2,800,897		
PLAN CREATION DATE	09/20/2017	The 2025 equalized value minus reductions	\$16,530,529		
EST JOBS CREATED		The 2024 equalized value minus reductions	\$12,622,512		
ANTICIPATED PROJECT COST	\$1,500,000	Total Current Increment	\$13,729,632		
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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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			\$0
PLAN CREATION DATE	08/14/2017	The 2025 equalized value minus reductions			\$8,674,650
EST JOBS CREATED	70	The 2024 equalized value minus reductions			\$6,302,575
ANTICIPATED PROJECT COST	\$792,000	Total Current Increment			\$8,674,650
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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2025 TIF ANNUAL REPORT

City of Canton			County Lincoln	
City of Canton # 2	Created on: 05/06/2025	Dissolution Date	Sch Dist	41-1
GOVERNING BODY	City of Canton	PROJECT DESCRIPTION	82 sinlge family lots and commercial lots	
CONTACT NAME	Andrew Pietrus	LOCATION	S 1/2 of the SW 1/4 Except the East 60 feet of south 527 feet, excep	
PHONE NUMBER	605-987-2881	PUBLIC BENEFITS	Additional housing	
E-MAIL ADDRESS	andrew.pietrus@cantonsd.org	EST OF MATURITY	2045	
DATE OF PLANNING HEARING	04/29/2025	Equalized base minus reductions	\$137,288	
PLAN CREATION DATE	05/06/2025	The 2025 equalized value minus reductions	\$137,288	
EST JOBS CREATED	30	The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$7,070,049	Total Current Increment	\$0	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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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	rew.pietrus@harrisburgsd.gov	EST OF MATURITY	2025		
DATE OF PLANNING HEARING	09/10/2013	Equalized base minus reductions		\$963,792	
PLAN CREATION DATE	09/16/2010	The 2025 equalized value minus reductions		\$6,405,912	
EST JOBS CREATED	50	The 2024 equalized value minus reductions		\$5,726,928	
ANTICIPATED PROJECT COST	\$900,000	Total Current Increment		\$5,442,120	

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES: Economic





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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	PROJECT DESCRIPTION	Housing	
CONTACT NAME	Andrew Pietrus	LOCATION	Harrisburg	
PHONE NUMBER	605-767-5068	PUBLIC BENEFITS		
E-MAIL ADDRESS	rew.pietrus@harrisburgsd.gov	EST OF MATURITY	2032	
DATE OF PLANNING HEARING	08/08/2017	Equalized base minus reductions	\$329,219	
PLAN CREATION DATE	08/14/2017	The 2025 equalized value minus reductions	\$53,728,744	
EST JOBS CREATED	95	The 2024 equalized value minus reductions	\$31,509,012	
ANTICIPATED PROJECT COST	\$5,000,000	Total Current Increment	\$53,399,525	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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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	ry.mcclung@harrisburgsd.gov	EST OF MATURITY	2033		
DATE OF PLANNING HEARING	01/09/2018	Equalized base minus reductions		\$414,551	
PLAN CREATION DATE	01/16/2018	The 2025 equalized value minus reductions		\$85,518,621	
EST JOBS CREATED	100	The 2024 equalized value minus reductions		\$61,182,490	
ANTICIPATED PROJECT COST	\$5,000,000	Total Current Increment		\$85,104,070	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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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
PHONE NUMBER	605-767-5008	PUBLIC BENEFITS	Promotion of industrial development
E-MAIL ADDRESS	ry.mcclung@harrisburgsd.gov	EST OF MATURITY	2041
DATE OF PLANNING HEARING	09/28/2021	Equalized base minus reductions	\$1,758,419
PLAN CREATION DATE	10/05/2021	The 2025 equalized value minus reductions	\$15,755,736
EST JOBS CREATED	15	The 2024 equalized value minus reductions	\$7,660,857
ANTICIPATED PROJECT COST	\$2,500,000	Total Current Increment	\$13,997,317

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial

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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	lorris@doughertymarkets.com	EST OF MATURITY	2039	
DATE OF PLANNING HEARING	10/09/2018	Equalized base minus reductions	\$207,490	
PLAN CREATION DATE	04/24/2019	The 2025 equalized value minus reductions	\$44,819,934	
EST JOBS CREATED	10	The 2024 equalized value minus reductions	\$25,028,870	
ANTICIPATED PROJECT COST	\$7,400,000	Total Current Increment	\$44,612,444	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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City of Tea		County Lincoln	
City of Tea # 2	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 Land
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	\$1,944,836
PLAN CREATION DATE	09/28/2021	The 2025 equalized value minus reductions	\$33,134,411
EST JOBS CREATED	100	The 2024 equalized value minus reductions	\$14,143,266
ANTICIPATED PROJECT COST	\$5,000,000	Total Current Increment	\$31,189,575
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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City of Tea		County Lincoln	
City of Tea # 3	Created on: 10/23/2023	Dissolution Date	Sch Dist 41-5
GOVERNING BODY	City of Tea	PROJECT DESCRIPTION	Property aquisition, infrastructure imrovements, construction of indoor activity center
CONTACT NAME	Dawn Murphy	LOCATION	Northern Portion of Bakker Landing Addition in Tea
PHONE NUMBER	605-498-5195	PUBLIC BENEFITS	Local economic growth
E-MAIL ADDRESS	cityadmin@teasd.org	EST OF MATURITY	2043
DATE OF PLANNING HEARING	08/05/2023	Equalized base minus reductions	\$1,715,074
PLAN CREATION DATE	10/23/2023	The 2025 equalized value minus reductions	\$41,226,694
EST JOBS CREATED	300	The 2024 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$35,000,000	Total Current Increment	\$39,511,620
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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Lincoln County			County Lincoln	
Lincoln County # 8	Created on: 4/26/2016	Dissolution Date	Sch Dist	41-2
GOVERNING BODY	Lincoln County	PROJECT DESCRIPTION	Step up housing	
CONTACT NAME	Marlene Sweeter	LOCATION	Harrisburg	
PHONE NUMBER	605-764-2581	PUBLIC BENEFITS		
E-MAIL ADDRESS	auditor@lincolncountysd.org	EST OF MATURITY	2032	
DATE OF PLANNING HEARING		Equalized base minus reductions	\$286,243	
PLAN CREATION DATE		The 2025 equalized value minus reductions	\$65,561,074	
EST JOBS CREATED		The 2024 equalized value minus reductions	\$54,378,064	
ANTICIPATED PROJECT COST	\$5,550,000	Total Current Increment	\$65,274,831	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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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	\$237,185
PLAN CREATION DATE	04/07/2020	The 2025 equalized value minus reductions	\$28,213,302
EST JOBS CREATED	75	The 2024 equalized value minus reductions	\$13,953,198
ANTICIPATED PROJECT COST	\$30,000,000	Total Current Increment	\$27,976,117
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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Lincoln County			County Lincoln	
Lincoln County # 10	Created on: 7/9/2024	Dissolution Date	Sch Dist	41-2
GOVERNING BODY	Lincoln County	PROJECT DESCRIPTION	Installation of interchange with 85th Street and I 29	
CONTACT NAME	Sheri Lund	LOCATION	See county resolution 2407-22	
PHONE NUMBER	605-764-2581	PUBLIC BENEFITS	Enhance value of real property in the dsistrict	
E-MAIL ADDRESS	audito@lincolncountysd.org	EST OF MATURITY	2044	
DATE OF PLANNING HEARING	05/20/2024	Equalized base minus reductions	\$57,848,962	
PLAN CREATION DATE	07/09/2024	The 2025 equalized value minus reductions	\$64,829,746	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$16,284,829	Total Current Increment	\$6,980,784	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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Lyman County			County Lyman	
Lyman County # 1	Created on: 6/19/2018	Dissolution Date	Sch Dist	42-1
GOVERNING BODY	an 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	\$458,036	
PLAN CREATION DATE	06/20/2018	The 2025 equalized value minus reductions	\$11,015,436	
EST JOBS CREATED	10	The 2024 equalized value minus reductions	\$11,093,243	
ANTICIPATED PROJECT COST	\$25,000,000	Total Current Increment	\$10,557,400	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2025 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 an
PHONE NUMBER	605-869-2263	PUBLIC BENEFITS	Recruit new business to Kennebec and retain and expand existing businesses
E-MAIL ADDRESS	csd@kennebectelephone.com	EST OF MATURITY	2042
DATE OF PLANNING HEARING	01/03/2022	Equalized base minus reductions	\$25,812
PLAN CREATION DATE	01/03/2022	The 2025 equalized value minus reductions	\$239,223
EST JOBS CREATED	10	The 2024 equalized value minus reductions	\$22,537
ANTICIPATED PROJECT COST	\$664,000	Total Current Increment	\$213,411
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2025 TIF ANNUAL REPORT

City of Canistota			County McCook	
City of Canistota # 1	Created on: 7/10/2025	Dissolution Date	Sch Dist	43-1
GOVERNING BODY	City of Canistota	PROJECT DESCRIPTION	12 Single Family Homes	
CONTACT NAME	Kathy Townsend	LOCATION	Lot 3 in Block 11 Outlot C to the City of Canistota	
PHONE NUMBER	605-296-3551	PUBLIC BENEFITS	Improve growth, develop lots and affordable housing	
E-MAIL ADDRESS	canistota@unitedsd.com	EST OF MATURITY	2045	
DATE OF PLANNING HEARING	07/23/2025	Equalized base minus reductions		\$49,081
PLAN CREATION DATE	07/30/2025	The 2025 equalized value minus reductions		\$49,081
EST JOBS CREATED	6	The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$1,155,507	Total Current Increment		\$0
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing	





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2025 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	\$3,425,721	
PLAN CREATION DATE		The 2025 equalized value minus reductions	\$5,552,888	
EST JOBS CREATED	100	The 2024 equalized value minus reductions	\$5,151,515	
ANTICIPATED PROJECT COST	\$1,000,000	Total Current Increment	\$2,127,167	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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2025 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	\$953,345	
PLAN CREATION DATE		05/15/2015	The 2025 equalized value minus reductions	\$5,772,375	
EST JOBS CREATED		15	The 2024 equalized value minus reductions	\$6,325,320	
ANTICIPATED PROJECT COST		\$1,905,000	Total Current Increment	\$4,819,030	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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2025 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	\$731,844		
PLAN CREATION DATE		The 2025 equalized value minus reductions	\$40,176,011		
EST JOBS CREATED		The 2024 equalized value minus reductions	\$35,343,652		
ANTICIPATED PROJECT COST		\$2,569,549	Total Current Increment	\$39,444,167	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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2025 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	\$0	
PLAN CREATION DATE		09/14/2015	The 2025 equalized value minus reductions	\$5,626,161	
EST JOBS CREATED			The 2024 equalized value minus reductions	\$5,292,297	
ANTICIPATED PROJECT COST		\$498,000	Total Current Increment	\$5,626,161	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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2025 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	2029	
DATE OF PLANNING HEARING	04/03/2018	Equalized base minus reductions	\$0	
PLAN CREATION DATE	04/16/2018	The 2025 equalized value minus reductions	\$605,743	
EST JOBS CREATED		The 2024 equalized value minus reductions	\$618,157	
ANTICIPATED PROJECT COST	\$563,000	Total Current Increment	\$605,743	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing	





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2025 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	y Bueno or Danial Ainslie	LOCATION	Lot 1-22 in Block 2 of Pine Acres, Lot A of Lot C-5 of Barry Subdivisi		
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		\$1,718,909	
PLAN CREATION DATE	09/22/2020	The 2025 equalized value minus reductions		\$7,845,457	
EST JOBS CREATED	0	The 2024 equalized value minus reductions		\$7,052,498	
ANTICIPATED PROJECT COST	\$5,127,000	Total Current Increment		\$6,126,548	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Affordable Housing	





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2025 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	y Bueno or Daniel Ainslie	LOCATION	Lot 10A of Lot 10 of Bowman Addition, Lot 10B OF Bownan Additio		
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		\$806,852	
PLAN CREATION DATE	10/27/2020	The 2025 equalized value minus reductions		\$2,320,741	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		\$1,861,349	
ANTICIPATED PROJECT COST	\$1,050,000	Total Current Increment		\$1,513,889	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Local	





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2025 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	y Bueno or Daniel Ainslie	LOCATION	Lot 1 A of Lot A of Hurley Subdivision City of Sturgis, Meade County		
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		\$5,036,797	
PLAN CREATION DATE	09/22/2020	The 2025 equalized value minus reductions		\$8,376,630	
EST JOBS CREATED	9	The 2024 equalized value minus reductions		\$7,681,827	
ANTICIPATED PROJECT COST	\$6,333,543	Total Current Increment		\$3,339,833	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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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		
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	\$1,098,118		
PLAN CREATION DATE	12/22/2020	The 2025 equalized value minus reductions	\$13,487,022		
EST JOBS CREATED	1	The 2024 equalized value minus reductions	\$5,341,268		
ANTICIPATED PROJECT COST	\$2,200,000	Total Current Increment	\$12,388,904		
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Local	





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2025 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		
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		\$43,568	
PLAN CREATION DATE	03/16/2021	The 2025 equalized value minus reductions		\$10,596,939	
EST JOBS CREATED	0	The 2024 equalized value minus reductions		\$3,953,838	
ANTICIPATED PROJECT COST	\$3,505,000	Total Current Increment		\$10,553,371	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Local	





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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	\$63,180	
PLAN CREATION DATE	10/20/2022	The 2025 equalized value minus reductions	\$112,416	
EST JOBS CREATED	0	The 2024 equalized value minus reductions	\$77,370	
ANTICIPATED PROJECT COST	\$1,004,266	Total Current Increment	\$49,236	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Local	

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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 Da		
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		\$506,690	
PLAN CREATION DATE	01/20/2023	The 2025 equalized value minus reductions		\$1,129,781	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		\$763,721	
ANTICIPATED PROJECT COST	\$1,775,000	Total Current Increment		\$623,091	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Local	





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City of Sturgis				County Meade	
City of Sturgis # 26	Created on: 2/15/2023	Dissolution Date		Sch Dist	46-1
GOVERNING BODY	City of Sturgis	PROJECT DESCRIPTION	Two single family homes		
CONTACT NAME	Fay Bueno	LOCATION	Lot 31R in Block 22 of McMillens Eastern Addition, City of Sturgis		
PHONE NUMBER	605-347-4422	PUBLIC BENEFITS	Affordable Housing		
E-MAIL ADDRESS	fayb@sturgisgov.com	EST OF MATURITY	2043		
DATE OF PLANNING HEARING	01/04/2023	Equalized base minus reductions		\$53,401	
PLAN CREATION DATE	01/17/2023	The 2025 equalized value minus reductions		\$382,904	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		\$54,495	
ANTICIPATED PROJECT COST	\$304,405	Total Current Increment		\$329,503	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Affordable Housing	





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City of Sturgis			County Meade	
City of Sturgis # 29	Created on: 9/30/2024	Dissolution Date	Sch Dist	46-1
GOVERNING BODY	City of Sturgis	PROJECT DESCRIPTION	Workforce Housing	
CONTACT NAME	Ann Bertolotto	LOCATION	SE 1/4 SW 1/4 and that portion lying North of I-90	
PHONE NUMBER	605-347-4422	PUBLIC BENEFITS	Economic growth, job creation, increased revenue	
E-MAIL ADDRESS	annb@sturgisgov.com	EST OF MATURITY	2044	
DATE OF PLANNING HEARING	08/13/2024	Equalized base minus reductions		\$10,588
PLAN CREATION DATE	09/30/2024	The 2025 equalized value minus reductions		\$58,541
EST JOBS CREATED	1	The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$5,025,000	Total Current Increment		\$47,953
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Local	





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2025 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	PROJECT DESCRIPTION			
CONTACT NAME	Debbie Muzio	LOCATION	Summerset		
PHONE NUMBER	605-718-9858	PUBLIC BENEFITS			
E-MAIL ADDRESS	dmuzio@summerset.us	EST OF MATURITY	2028		
DATE OF PLANNING HEARING	01/03/2008	Equalized base minus reductions		\$6,802,930	
PLAN CREATION DATE	06/01/2007	The 2025 equalized value minus reductions		\$67,425,948	
EST JOBS CREATED	3	The 2024 equalized value minus reductions		\$68,347,714	
ANTICIPATED PROJECT COST	\$3,562,164	Total Current Increment		\$60,623,018	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





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2025 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		\$6,971,380	
PLAN CREATION DATE	09/20/2018	The 2025 equalized value minus reductions		\$42,234,453	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		\$27,429,849	
ANTICIPATED PROJECT COST	\$11,000,000	Total Current Increment		\$35,263,073	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





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2025 TIF ANNUAL REPORT

City of Summerset				County Meade	
City of Summerset # 3	Created on: 07/09/2024	Dissolution Date		Sch Dist	51-4
GOVERNING BODY	City of Summerset	PROJECT DESCRIPTION	Infrastructure for 131 Affordable Housing new homes, and 72 affordable housing new townhomes		
CONTACT NAME	Lisa Schieffer	LOCATION	SW 1/4 of Section 32, Township 3 North, Range 7 East, Black Hills M		
PHONE NUMBER	605-718-2189	PUBLIC BENEFITS	Affordable Housing homes sold at or below the SD Housing Development Authority's first time homebuyer guidelines.		
E-MAIL ADDRESS	lschieffer@summerset.us	EST OF MATURITY	2044		
DATE OF PLANNING HEARING	07/09/2024	Equalized base minus reductions		\$631,097	
PLAN CREATION DATE	07/09/2024	The 2025 equalized value minus reductions		\$631,097	
EST JOBS CREATED	1	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$13,200,000	Total Current Increment		\$0	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Affordable Housing	





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2025 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		\$10,224,739
PLAN CREATION DATE		The 2025 equalized value minus reductions		\$46,413,954
EST JOBS CREATED		The 2024 equalized value minus reductions		\$34,789,170
ANTICIPATED PROJECT COST	\$6,997,351	Total Current Increment		\$36,189,215
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Local	





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2025 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	PROJECT DESCRIPTION	Carmon Subdivision		
CONTACT NAME	Donna Klinkhammer	LOCATION	Howard		
PHONE NUMBER	605-772-5515	PUBLIC BENEFITS	Enhance value of all property in District		
E-MAIL ADDRESS	howardsd@alliancecom.net	EST OF MATURITY	2022		
DATE OF PLANNING HEARING	08/21/2006	Equalized base minus reductions		\$99,092	
PLAN CREATION DATE	10/16/2006	The 2025 equalized value minus reductions		\$3,460,465	
EST JOBS CREATED		The 2024 equalized value minus reductions		\$1,867,921	
ANTICIPATED PROJECT COST	\$251,816	Total Current Increment		\$3,361,373	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Local	





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2025 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, T		
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		\$144,000	
PLAN CREATION DATE	04/06/2021	The 2025 equalized value minus reductions		\$1,502,416	
EST JOBS CREATED	50	The 2024 equalized value minus reductions		\$596,505	
ANTICIPATED PROJECT COST	\$8,394,072	Total Current Increment		\$1,358,416	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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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 th		
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		\$1,548,600	
PLAN CREATION DATE	09/06/2021	The 2025 equalized value minus reductions		\$5,351,402	
EST JOBS CREATED	25	The 2024 equalized value minus reductions		\$3,908,381	
ANTICIPATED PROJECT COST	\$300,000	Total Current Increment		\$3,802,802	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Industrial	





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2025 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, commercial and industrial presence		
CONTACT NAME	Bryan Read	LOCATION	East Half of the Northwest Quarter, and a portion of the West Half		
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		\$222,400	
PLAN CREATION DATE	03/10/2022	The 2025 equalized value minus reductions		\$11,170,339	
EST JOBS CREATED	100	The 2024 equalized value minus reductions		\$3,426,650	
ANTICIPATED PROJECT COST	\$8,500,000	Total Current Increment		\$10,947,939	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	

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2025 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, commercial and industrial presence
CONTACT NAME	Bryan Read	LOCATION	East Half of the Northwest Quarter, and a portion of the West Half
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	\$222,400
PLAN CREATION DATE	03/10/2022	The 2025 equalized value minus reductions	\$11,170,339
EST JOBS CREATED	100	The 2024 equalized value minus reductions	\$184,280
ANTICIPATED PROJECT COST	\$8,500,000	Total Current Increment	\$10,947,939

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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City of Brandon				County Minnehaha	
City of Brandon # 8		Created on: 8/7/2023	Dissolution Date	Sch Dist	49-2
GOVERNING BODY	City of Brandon	PROJECT DESCRIPTION	Development of a variety of housing, multifamily apartments, townhomes and duplexes along with commercial property		
CONTACT NAME	Bryan Read	LOCATION	Tr 3 Lee's Addition NE 1/4 2-101-48 Split Rock Township		
PHONE NUMBER	605-582-6515	PUBLIC BENEFITS	Housing options and increased jobs		
E-MAIL ADDRESS	Bread@cityofbrandon.org	EST OF MATURITY	2023		
DATE OF PLANNING HEARING	08/03/2023	Equalized base minus reductions		\$205,300	
PLAN CREATION DATE	08/07/2023	The 2025 equalized value minus reductions		\$9,035,515	
EST JOBS CREATED	20	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$15,000,000	Total Current Increment		\$8,830,215	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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City of Brandon				County Minnehaha	
City of Brandon # 9		Created on: 8/5/2024	Dissolution Date	Sch Dist	49-2
GOVERNING BODY	City of Brandon	PROJECT DESCRIPTION	266 Single Family Homes, 156 Multi Family Homes and 12 Commercial properties		
CONTACT NAME	Bryan Read	LOCATION	Plat of Tracts 1,2,3,4,5,6,7, and 8 Park River Addition Brandon SD		
PHONE NUMBER	605-582-6515	PUBLIC BENEFITS	Affordable housing and commercial lots		
E-MAIL ADDRESS	bread@cityofbrandon.org	EST OF MATURITY	2044		
DATE OF PLANNING HEARING	07/18/2024	Equalized base minus reductions		\$350,700	
PLAN CREATION DATE	08/05/2024	The 2025 equalized value minus reductions		\$3,170,934	
EST JOBS CREATED	80	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$18,000,000	Total Current Increment		\$2,820,234	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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2025 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 ex		
PHONE NUMBER	605-543-5238	PUBLIC BENEFITS	Affordable Housing		
E-MAIL ADDRESS	inanceoffice@cityofcrooks.net	EST OF MATURITY	2041		
DATE OF PLANNING HEARING	06/28/2021	Equalized base minus reductions		\$104,100	
PLAN CREATION DATE	06/28/2021	The 2025 equalized value minus reductions		\$1,579,700	
EST JOBS CREATED	35	The 2024 equalized value minus reductions		\$1,144,655	
ANTICIPATED PROJECT COST	\$4,100,000	Total Current Increment		\$1,475,600	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Affordable Housing	





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2025 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 Addi		
PHONE NUMBER	605-543-5238	PUBLIC BENEFITS	Road, water and sewer improvements		
E-MAIL ADDRESS	inanceoffice@cityofcrooks.net	EST OF MATURITY	2042		
DATE OF PLANNING HEARING	05/31/2022	Equalized base minus reductions	\$129,500		
PLAN CREATION DATE	07/15/2022	The 2025 equalized value minus reductions	\$3,805,613		
EST JOBS CREATED	10	The 2024 equalized value minus reductions	\$110,500		
ANTICIPATED PROJECT COST	\$14,000,000	Total Current Increment	\$3,676,113		
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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2025 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

CONTACT NAME Justin Weiland

PHONE NUMBER 605-428-3595

E-MAIL ADDRESS tyadmin@cityofdellrapids.com

DATE OF PLANNING HEARING 04/02/2007

PLAN CREATION DATE 04/02/2007

EST JOBS CREATED 25

ANTICIPATED PROJECT COST \$976,756

PROJECT DESCRIPTION Retail/Office space

LOCATION Dell Rapids

PUBLIC BENEFITS

EST OF MATURITY 2032

Equalized base minus reductions

\$84,900

The 2025 equalized value minus reductions

\$4,140,568

The 2024 equalized value minus reductions

\$3,868,519

Total Current Increment

\$4,055,668

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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2025 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	tyadmin@cityofdellrapids.com	EST OF MATURITY	2036
DATE OF PLANNING HEARING	06/06/2016	Equalized base minus reductions	\$129,200
PLAN CREATION DATE	06/06/2016	The 2025 equalized value minus reductions	\$4,310,555
EST JOBS CREATED	20	The 2024 equalized value minus reductions	\$3,501,985
ANTICIPATED PROJECT COST	\$800,000	Total Current Increment	\$4,181,355

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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2025 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		\$3,990	
PLAN CREATION DATE	06/03/2019	The 2025 equalized value minus reductions		\$6,472,270	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		\$3,448,405	
ANTICIPATED PROJECT COST	\$878,000	Total Current Increment		\$6,468,280	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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2025 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		\$384,600	
PLAN CREATION DATE	05/05/2022	The 2025 equalized value minus reductions		\$2,482,700	
EST JOBS CREATED	28	The 2024 equalized value minus reductions		\$385,795	
ANTICIPATED PROJECT COST	\$13,000,000	Total Current Increment		\$2,098,100	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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2025 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

\$737,400

PLAN CREATION DATE

10/04/2010

The 2025 equalized value minus reductions

\$24,606,185

EST JOBS CREATED

The 2024 equalized value minus reductions

\$24,647,465

ANTICIPATED PROJECT COST

\$4,750,000

Total Current Increment

\$23,868,785

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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2025 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	\$279,600
PLAN CREATION DATE	05/16/2011	The 2025 equalized value minus reductions	\$4,359,703
EST JOBS CREATED		The 2024 equalized value minus reductions	\$3,626,245
ANTICIPATED PROJECT COST	\$4,575,000	Total Current Increment	\$4,080,103

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local

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2025 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		\$4,329,400
PLAN CREATION DATE	12/19/2011	The 2025 equalized value minus reductions		\$18,601,447
EST JOBS CREATED		The 2024 equalized value minus reductions		\$16,023,080
ANTICIPATED PROJECT COST	\$2,225,000	Total Current Increment		\$14,272,047
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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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		\$1,602,300
PLAN CREATION DATE	01/17/2012	The 2025 equalized value minus reductions		\$16,365,107
EST JOBS CREATED		The 2024 equalized value minus reductions		\$15,722,880
ANTICIPATED PROJECT COST	\$1,400,000	Total Current Increment		\$14,762,807
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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2025 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		\$244,500
PLAN CREATION DATE	09/04/2012	The 2025 equalized value minus reductions		\$26,124,983
EST JOBS CREATED		The 2024 equalized value minus reductions		\$22,736,255
ANTICIPATED PROJECT COST	\$1,850,000	Total Current Increment		\$25,880,483

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local

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2025 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	\$729,900
PLAN CREATION DATE	12/18/2012	The 2025 equalized value minus reductions	\$10,979,612
EST JOBS CREATED		The 2024 equalized value minus reductions	\$10,142,865
ANTICIPATED PROJECT COST	\$2,560,000	Total Current Increment	\$10,249,712

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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2025 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		\$338,400	
PLAN CREATION DATE	09/08/2015	The 2025 equalized value minus reductions		\$29,274,704	
EST JOBS CREATED		The 2024 equalized value minus reductions		\$23,232,991	
ANTICIPATED PROJECT COST	\$2,900,000	Total Current Increment		\$28,936,304	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





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2025 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	\$375,300	
PLAN CREATION DATE	09/19/2017	The 2025 equalized value minus reductions	\$32,575,379	
EST JOBS CREATED	50	The 2024 equalized value minus reductions	\$30,176,180	
ANTICIPATED PROJECT COST	\$5,995,000	Total Current Increment	\$32,200,079	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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2025 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
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	\$3,335,800
PLAN CREATION DATE	10/09/2020	The 2025 equalized value minus reductions	\$145,743,172
EST JOBS CREATED	1000	The 2024 equalized value minus reductions	\$159,236,890
ANTICIPATED PROJECT COST	\$94,371,313	Total Current Increment	\$142,407,372

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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2025 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		\$1,506,700	
PLAN CREATION DATE	07/06/2021	The 2025 equalized value minus reductions		\$92,004,742	
EST JOBS CREATED	500	The 2024 equalized value minus reductions		\$13,924,340	
ANTICIPATED PROJECT COST	\$21,508,407	Total Current Increment		\$90,498,042	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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2025 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
PHONE NUMBER	605-367-8837	PUBLIC BENEFITS	Development of underutilized parcel, housing, commercial development and parking
E-MAIL ADDRESS	spritchett@siouxfalls.org	EST OF MATURITY	2042
DATE OF PLANNING HEARING	08/17/2021	Equalized base minus reductions	\$22,824,900
PLAN CREATION DATE	09/10/2021	The 2025 equalized value minus reductions	\$108,396,129
EST JOBS CREATED	200	The 2024 equalized value minus reductions	\$40,083,540
ANTICIPATED PROJECT COST	\$25,375,592	Total Current Increment	\$85,571,229

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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2025 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 opprtunities in the city
E-MAIL ADDRESS	spritchett@siouxfalls.org	EST OF MATURITY	2040
DATE OF PLANNING HEARING	09/07/2022	Equalized base minus reductions	\$10,700
PLAN CREATION DATE	11/14/2022	The 2025 equalized value minus reductions	\$6,704,475
EST JOBS CREATED	1	The 2024 equalized value minus reductions	\$9,605
ANTICIPATED PROJECT COST	\$20,000,000	Total Current Increment	\$6,693,775

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





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2025 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	\$104,130		
PLAN CREATION DATE	The 2025 equalized value minus reductions	\$17,507,446		
EST JOBS CREATED	The 2024 equalized value minus reductions	\$11,532,646		
ANTICIPATED PROJECT COST	Total Current Increment	\$17,403,316		
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic		





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2025 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, Mo	
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		\$36,290
PLAN CREATION DATE	01/09/2023	The 2025 equalized value minus reductions		\$191,437
EST JOBS CREATED	1	The 2024 equalized value minus reductions		\$36,034
ANTICIPATED PROJECT COST	\$2,950,000	Total Current Increment		\$155,147
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing	





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2025 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	PROJECT DESCRIPTION	Housing	
CONTACT NAME	Karen Gundvaldson	LOCATION	Flandreau, SD	
PHONE NUMBER	605-997-2492	PUBLIC BENEFITS		
E-MAIL ADDRESS	karen@cityofflandreau.com	EST OF MATURITY	2022	
DATE OF PLANNING HEARING	01/05/2015	Equalized base minus reductions	\$50,706	
PLAN CREATION DATE		The 2025 equalized value minus reductions	\$1,154,939	
EST JOBS CREATED		The 2024 equalized value minus reductions	\$1,069,045	
ANTICIPATED PROJECT COST	\$894,654	Total Current Increment	\$1,104,233	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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2025 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	\$552,875	
PLAN CREATION DATE	08/11/2014	The 2025 equalized value minus reductions	\$123,841,021	
EST JOBS CREATED	30	The 2024 equalized value minus reductions	\$76,514,918	
ANTICIPATED PROJECT COST	\$3,950,000	Total Current Increment	\$123,288,146	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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2025 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 commercial 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
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	\$93,436
PLAN CREATION DATE	05/31/2022	The 2025 equalized value minus reductions	\$51,637,034
EST JOBS CREATED	75	The 2024 equalized value minus reductions	\$8,325,714
ANTICIPATED PROJECT COST	\$25,000,000	Total Current Increment	\$51,543,598
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2025 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		
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		\$226,295	
PLAN CREATION DATE	11/19/2019	The 2025 equalized value minus reductions		\$9,155,257	
EST JOBS CREATED	10	The 2024 equalized value minus reductions		\$7,181,049	
ANTICIPATED PROJECT COST	\$6,000,000	Total Current Increment		\$8,928,962	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Affordable Housing	

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2025 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'	
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	\$820,041	
PLAN CREATION DATE	09/19/2022	The 2025 equalized value minus reductions	\$2,010,279	
EST JOBS CREATED	15	The 2024 equalized value minus reductions	\$1,516,753	
ANTICIPATED PROJECT COST	\$4,000,000	Total Current Increment	\$1,190,238	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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2025 TIF ANNUAL REPORT

City of Keystone			County Pennington	
City of Keystone # 2	Created on: 05/21/2025	Dissolution Date	Sch Dist	51-2
GOVERNING BODY	City of Kystone	PROJECT DESCRIPTION	Infrastructure related to the expansion of K Bar S Lodge	
CONTACT NAME	Samantha Epler	LOCATION	Spencer Smith Homestead Lot C and West Frok Harney Hydraulic S	
PHONE NUMBER	605-666-4827	PUBLIC BENEFITS	Improvements to city services to its residents. Residents on septic will be transitioned to city services.	
E-MAIL ADDRESS	ofkeystone@mt-rushmore.net	EST OF MATURITY	2045	
DATE OF PLANNING HEARING	05/07/2025	Equalized base minus reductions	\$655,077	
PLAN CREATION DATE	05/21/2025	The 2025 equalized value minus reductions	\$655,077	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$1,806,275	Total Current Increment	\$0	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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2025 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	2025	
DATE OF PLANNING HEARING	04/01/2005	Equalized base minus reductions		\$575,250
PLAN CREATION DATE		The 2025 equalized value minus reductions		\$4,095,870
EST JOBS CREATED		The 2024 equalized value minus reductions		\$3,751,833
ANTICIPATED PROJECT COST	\$595,000	Total Current Increment		\$3,520,620
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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2025 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

DATE OF PLANNING HEARING 01/24/2012

PLAN CREATION DATE

EST JOBS CREATED

ANTICIPATED PROJECT COST \$4,095,340

PROJECT DESCRIPTION Student Housing

LOCATION

PUBLIC BENEFITS

EST OF MATURITY 2033

Equalized base minus reductions

\$762,693

The 2025 equalized value minus reductions

\$5,183,888

The 2024 equalized value minus reductions

\$0

Total Current Increment

\$4,421,195

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local

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2025 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	PROJECT DESCRIPTION	Healing Way	
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	03/01/2016	Equalized base minus reductions	\$1,963,549	
PLAN CREATION DATE		The 2025 equalized value minus reductions	\$42,290,986	
EST JOBS CREATED	400	The 2024 equalized value minus reductions	\$0	
ANTICIPATED PROJECT COST	\$5,058,525	Total Current Increment	\$40,327,437	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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2025 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		\$0
PLAN CREATION DATE		The 2025 equalized value minus reductions		\$0
EST JOBS CREATED		The 2024 equalized value minus reductions		\$0
ANTICIPATED PROJECT COST	\$6,067,965	Total Current Increment		\$0
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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2025 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

DATE OF PLANNING HEARING 11/09/2017

PLAN CREATION DATE

EST JOBS CREATED

ANTICIPATED PROJECT COST \$5,522,040

PROJECT DESCRIPTION Promise Road

LOCATION

PUBLIC BENEFITS

EST OF MATURITY 2038

Equalized base minus reductions

\$3,617,669

The 2025 equalized value minus reductions

\$57,153,670

The 2024 equalized value minus reductions

\$157,964

Total Current Increment

\$53,536,001

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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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, landscaping and housing		
CONTACT NAME	Pauline Sumption	LOCATION	A portion of the unplatted balance of the N1/2 OF THE ne 1/4 of th		
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		\$104,873	
PLAN CREATION DATE	04/16/2019	The 2025 equalized value minus reductions		\$4,710,687	
EST JOBS CREATED	0	The 2024 equalized value minus reductions		\$115,776	
ANTICIPATED PROJECT COST	\$987,393	Total Current Increment		\$4,605,814	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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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		
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		\$12,423,824	
PLAN CREATION DATE	10/19/2020	The 2025 equalized value minus reductions		\$46,731,765	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		\$35,536,483	
ANTICIPATED PROJECT COST	\$2,802,101	Total Current Increment		\$34,307,941	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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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	Economic development for commercial and residential building		
CONTACT NAME	Pauline Sumption	LOCATION	Lot A, Lot B, Lot C, Lot G, and Lot H of the North Valley Park Subdiv		
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		\$33,307,451	
PLAN CREATION DATE	01/05/2021	The 2025 equalized value minus reductions		\$254,156,074	
EST JOBS CREATED	277	The 2024 equalized value minus reductions		\$146,094,280	
ANTICIPATED PROJECT COST	\$25,715,541	Total Current Increment		\$220,848,623	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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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	Community Development	LOCATION	Tract A and the vacated east thirteen feet of Sixth Street and the vac		
PHONE NUMBER	605-394-4120	PUBLIC BENEFITS	Develpoment improvements		
E-MAIL ADDRESS	sarah.hanzel@rcgov.org	EST OF MATURITY	2042		
DATE OF PLANNING HEARING	02/10/2022	Equalized base minus reductions		\$0	
PLAN CREATION DATE	04/04/2022	The 2025 equalized value minus reductions		\$34,077,103	
EST JOBS CREATED	30	The 2024 equalized value minus reductions		\$0	
ANTICIPATED PROJECT COST	\$14,800,000	Total Current Increment		\$34,077,103	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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City of Rapid City			County Pennington	
City of 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	
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	\$235,472	
PLAN CREATION DATE	05/18/2022	The 2025 equalized value minus reductions	\$2,828,946	
EST JOBS CREATED	2000	The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$14,704,052	Total Current Increment	\$2,593,474	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Industrial	





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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 H		
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	\$15,255,022		
PLAN CREATION DATE	11/22/2022	The 2025 equalized value minus reductions	\$24,698,406		
EST JOBS CREATED	1	The 2024 equalized value minus reductions	\$16,283,078		
ANTICIPATED PROJECT COST	\$6,235,330	Total Current Increment	\$9,443,384		
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





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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		
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		\$182,776	
PLAN CREATION DATE	05/22/2023	The 2025 equalized value minus reductions		\$107,263	
EST JOBS CREATED	65	The 2024 equalized value minus reductions		\$178,439	
ANTICIPATED PROJECT COST	\$1,535,881	Total Current Increment		(\$75,513)	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Local	





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2025 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/		
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		\$196,735	
PLAN CREATION DATE	05/22/2023	The 2025 equalized value minus reductions		\$17,101,662	
EST JOBS CREATED	50	The 2024 equalized value minus reductions		\$191,738	
ANTICIPATED PROJECT COST	\$5,967,878	Total Current Increment		\$16,904,927	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Local	





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2025 TIF ANNUAL REPORT

City of Rapid City				County Pennington	
City of Rapid City # 90		Created on: 6/6/2023	Dissolution Date	Sch Dist	51-4
GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	Construction of 180 new affordable housing units		
CONTACT NAME	Dan Ainslie	LOCATION	Lot 2 thru 5 of Rice Valley View Properties, Lot 7 of Rice Valley View		
PHONE NUMBER	605-394-4143	PUBLIC BENEFITS	Increase and enhance affordable housing		
E-MAIL ADDRESS	Daniel.ainslie@rcgov.org	EST OF MATURITY	2043		
DATE OF PLANNING HEARING	05/23/2023	Equalized base minus reductions		\$5,381,508	
PLAN CREATION DATE	06/06/2023	The 2025 equalized value minus reductions		\$10,389,726	
EST JOBS CREATED	50	The 2024 equalized value minus reductions		\$5,253,811	
ANTICIPATED PROJECT COST	\$9,449,654	Total Current Increment		\$5,008,218	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Affordable Housing	





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2025 TIF ANNUAL REPORT

City of Rapid City			County Pennington	
City of Rapid City # 91	Created on: 7/17/2024	Dissolution Date	Sch Dist	51-4
GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	252 Affordable Housing apartments	
CONTACT NAME	Daniel Ainslie	LOCATION	West of E Norht Street and North of East Anamosa Street, Rapid Cit	
PHONE NUMBER	605-394-4143	PUBLIC BENEFITS	Infrastructure for Affordable Housing	
E-MAIL ADDRESS	daniel.ainslie@rcgov.org	EST OF MATURITY	2043	
DATE OF PLANNING HEARING	05/09/2024	Equalized base minus reductions	\$7,949,174	
PLAN CREATION DATE	07/17/2024	The 2025 equalized value minus reductions	\$9,326,733	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$12,412,155	Total Current Increment	\$1,377,559	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing	





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2025 TIF ANNUAL REPORT

City of Rapid City				County Pennington	
City of Rapid City # 92		Created on: 09/18/2024	Dissolution Date	Sch Dist	51-4
GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	156 Single Family Affordable Housing		
CONTACT NAME	Dan Ainslie	LOCATION	Govt Lot 1 less Hillsvew Estates Subdivision, Section 3 T1N, R8E, BH		
PHONE NUMBER	605-394-4143	PUBLIC BENEFITS	Infrastructure for Affordable Housing		
E-MAIL ADDRESS	daniel.ainslie@rcgov.org	EST OF MATURITY	2040		
DATE OF PLANNING HEARING	08/22/2024	Equalized base minus reductions		\$11,558,760	
PLAN CREATION DATE	09/18/2024	The 2025 equalized value minus reductions		\$11,558,760	
EST JOBS CREATED	1	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$7,817,989	Total Current Increment		\$0	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Local	





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2025 TIF ANNUAL REPORT

City of Rapid City				County Pennington	
City of Rapid City # 93		Created on: 5/7/2025	Dissolution Date	Sch Dist	51-4
GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	Support construction of new fire department substation with office space for a police precinct, construction and improvements for a new city park,		
CONTACT NAME	Mike Dugan	LOCATION	Lots 2-13 and Drainage Lot A of Block 9, Lots 2-14 of Block 10 All A		
PHONE NUMBER	605-394-4143	PUBLIC BENEFITS	Fire substaion with police department for public protection		
E-MAIL ADDRESS	mike.dugan@rcgov.org	EST OF MATURITY	2045		
DATE OF PLANNING HEARING	05/07/2025	Equalized base minus reductions		\$44,404,343	
PLAN CREATION DATE	05/07/2025	The 2025 equalized value minus reductions		\$44,404,343	
EST JOBS CREATED	1	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$27,411,469	Total Current Increment		\$0	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Local	





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City of Rapid City				County Pennington	
City of Rapid City # 94		Created on: 05/07/2025	Dissolution Date	Sch Dist	51-4
GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	Office and commercial space		
CONTACT NAME	Daniel Ainslie	LOCATION	Lots 21-32, Block 86 Original Town of Rapid City		
PHONE NUMBER	605-394-4143	PUBLIC BENEFITS	Office space and apartments		
E-MAIL ADDRESS	daniel.ainslie@rcgov.org	EST OF MATURITY	2045		
DATE OF PLANNING HEARING	05/07/2025	Equalized base minus reductions		\$3,437,525	
PLAN CREATION DATE	05/07/2025	The 2025 equalized value minus reductions		\$3,437,525	
EST JOBS CREATED	12	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$2,526,518	Total Current Increment		\$0	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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City of Rapid City				County Pennington	
City of Rapid City # 99		Created on: 08/06/2025	Dissolution Date	Sch Dist	51-4
GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	Marshall Heights District will bring 4 new fast-food restaurants and commercial retail space to North Rapid City.		
CONTACT NAME	Mike Dugan	LOCATION	The unplatted portion of the NW 1/4 of the SE 1/4 LYING South F 1		
PHONE NUMBER	6056-394-4143	PUBLIC BENEFITS	Remove blighted commercial property, additional turn lane and traffic light and additional police precinct in North Rapid		
E-MAIL ADDRESS	mike.dugan@rcgov.org	EST OF MATURITY	2045		
DATE OF PLANNING HEARING	07/24/2025	Equalized base minus reductions		\$24,449,806	
PLAN CREATION DATE	08/06/2025	The 2025 equalized value minus reductions		\$24,449,806	
EST JOBS CREATED	1	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$10,061,066	Total Current Increment		\$0	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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City of Rapid City				County Pennington	
City of Rapid City # 101		Created on: 9/4/2025	Dissolution Date	Sch Dist	51-4
GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	Indoor Sports Fieldhouse, extension of Mall Dr to Segar Dr, water distribution pipeline to Deadwood Ave.		
CONTACT NAME	Daniel Ainslie	LOCATION	Unplatted balance of NW 1/4 lying N of E Mall Dr less E1/2ne1/4N		
PHONE NUMBER	605-394-4143	PUBLIC BENEFITS	Additional employment opportunities		
E-MAIL ADDRESS	daniel.ainslie@rcgov.org	EST OF MATURITY	2039		
DATE OF PLANNING HEARING	08/21/2025	Equalized base minus reductions		\$39,350,508	
PLAN CREATION DATE	09/04/2025	The 2025 equalized value minus reductions		\$39,350,508	
EST JOBS CREATED	1	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$48,580,000	Total Current Increment		\$0	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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Pennington County

County Pennington

Pennington County # 4

Created on: 6/18/2019

Dissolution Date

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	\$31,487,167
PLAN CREATION DATE	06/18/2019	The 2025 equalized value minus reductions	\$94,011,295
EST JOBS CREATED	350	The 2024 equalized value minus reductions	\$76,289,173
ANTICIPATED PROJECT COST	\$6,600,000	Total Current Increment	\$62,524,128

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic

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Pennington County		County Pennington	
Pennington County # 5	Created on: 09/18/2020	Dissolution Date	Sch Dist 51-1
GOVERNING BODY	Pennington County	PROJECT DESCRIPTION	Develpoment to accommodate bomber expansion, commercial property, single and multi family housing.
CONTACT NAME	dy Mohler / Tobin Morris	LOCATION	Lot B Less Lot 1 of the Box Elder DSDP Subdivision and the adjacent
PHONE NUMBER	605-721-5593	PUBLIC BENEFITS	Promote economic develpoment, 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	\$0
PLAN CREATION DATE	12/15/2020	The 2025 equalized value minus reductions	\$0
EST JOBS CREATED	100	The 2024 equalized value minus reductions	\$0
ANTICIPATED PROJECT COST	\$7,361,376	Total Current Increment	\$0
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	

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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; Section 13
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	\$347,783
PLAN CREATION DATE	12/07/2021	The 2025 equalized value minus reductions	\$4,035,343
EST JOBS CREATED	25	The 2024 equalized value minus reductions	\$487,362
ANTICIPATED PROJECT COST	\$12,000,000	Total Current Increment	\$3,687,560
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Affordable Housing	





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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	\$503,494	
PLAN CREATION DATE	01/03/2017	The 2025 equalized value minus reductions	\$1,793,525	
EST JOBS CREATED		The 2024 equalized value minus reductions	\$1,651,395	
ANTICIPATED PROJECT COST	\$593,804	Total Current Increment	\$1,290,031	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	

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2025 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	\$7,018,187	
PLAN CREATION DATE	02/26/2015	The 2025 equalized value minus reductions	\$19,645,898	
EST JOBS CREATED		The 2024 equalized value minus reductions	\$18,655,234	
ANTICIPATED PROJECT COST	\$3,000,000	Total Current Increment	\$12,627,711	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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2025 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 F		
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		\$53,094	
PLAN CREATION DATE	06/22/2022	The 2025 equalized value minus reductions		\$9,170,095	
EST JOBS CREATED	30	The 2024 equalized value minus reductions		\$53,093	
ANTICIPATED PROJECT COST	\$15,000,000	Total Current Increment		\$9,117,001	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





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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	\$386,970
PLAN CREATION DATE	08/02/2016	The 2025 equalized value minus reductions	\$14,639,374
EST JOBS CREATED	40	The 2024 equalized value minus reductions	\$14,747,643
ANTICIPATED PROJECT COST	\$4,189,199	Total Current Increment	\$14,252,404
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Industrial	

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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	\$21,608
PLAN CREATION DATE	05/21/2019	The 2025 equalized value minus reductions	\$3,478,880
EST JOBS CREATED	1	The 2024 equalized value minus reductions	\$2,644,915
ANTICIPATED PROJECT COST	\$1,760,000	Total Current Increment	\$3,457,272
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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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 o
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	\$53,040
PLAN CREATION DATE	10/09/2022	The 2025 equalized value minus reductions	\$636,580
EST JOBS CREATED	1	The 2024 equalized value minus reductions	\$43,291
ANTICIPATED PROJECT COST	\$1,339,320	Total Current Increment	\$583,540
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Local	





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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	PROJECT DESCRIPTION		
CONTACT NAME	Susan Kloostra	LOCATION	North Sioux City, SD	
PHONE NUMBER	605-232-4276	PUBLIC BENEFITS	Affordable Housing and Infrastructure	
E-MAIL ADDRESS	cherry@northsiouxcity-sd.gov	EST OF MATURITY	2037	
DATE OF PLANNING HEARING	02/02/2017	Equalized base minus reductions	\$182,818	
PLAN CREATION DATE	03/06/2017	The 2025 equalized value minus reductions	\$8,017,883	
EST JOBS CREATED		The 2024 equalized value minus reductions	\$6,956,199	
ANTICIPATED PROJECT COST	\$754,560	Total Current Increment	\$7,835,065	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	

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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	PROJECT DESCRIPTION	Affordable housing and infrastructure	
CONTACT NAME	Susan Kloostra	LOCATION		
PHONE NUMBER	605-232-4276	PUBLIC BENEFITS		
E-MAIL ADDRESS	oostra@northsiouxcity-sd.gov	EST OF MATURITY	2037	
DATE OF PLANNING HEARING	02/22/2017	Equalized base minus reductions	\$265,838	
PLAN CREATION DATE	03/06/2017	The 2025 equalized value minus reductions	\$22,128,991	
EST JOBS CREATED		The 2024 equalized value minus reductions	\$17,089,936	
ANTICIPATED PROJECT COST	\$7,855,507	Total Current Increment	\$21,863,153	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	

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City of North Sioux City			County Union	
City of North Sioux City # 5	Created on: 2/18/2025	Dissolution Date	Sch Dist	61-8
GOVERNING BODY	City of North Sioux City	PROJECT DESCRIPTION	Development of 116 Single Family homes and 160 Multi-family units and 7 commercial retail lots	
CONTACT NAME	Jeff Dooley	LOCATION	Tract 1 Union Crossing Addition in part of the SW 1/4 of the SW 1/4	
PHONE NUMBER	605-232-4276	PUBLIC BENEFITS	Alleviate the demand for housing	
E-MAIL ADDRESS	dooley@northsiouxcity-sd.gov	EST OF MATURITY	2045	
DATE OF PLANNING HEARING	02/12/2025	Equalized base minus reductions		\$146,608
PLAN CREATION DATE	02/18/2025	The 2025 equalized value minus reductions		\$146,608
EST JOBS CREATED	20	The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$10,000,000	Total Current Increment		\$0
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	





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Union County				County Union	
Union County ^{# 7}		Created on: 07/25/2023	Dissolution Date	Sch Dist	61-8
GOVERNING BODY	Union County	PROJECT DESCRIPTION	Infrastructure for 10 acres of commercial land		
CONTACT NAME	kota Dunes Land Holding	LOCATION	North Park 2nd Addition Tracts E, G, H, J and F		
PHONE NUMBER	605-356-2101	PUBLIC BENEFITS	Better access to Sioux Point Rd and the Interstate.		
E-MAIL ADDRESS	jcauditor@unioncountysd.org	EST OF MATURITY	2043		
DATE OF PLANNING HEARING	06/01/2023	Equalized base minus reductions		\$41,799	
PLAN CREATION DATE	07/25/2023	The 2025 equalized value minus reductions		\$3,102,545	
EST JOBS CREATED	17	The 2024 equalized value minus reductions		\$42,851	
ANTICIPATED PROJECT COST	\$1,295,000	Total Current Increment		\$3,060,746	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





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Union County		County Union	
Union County # 8	Created on: 4/1/2025	Dissolution Date	Sch Dist 61-8
GOVERNING BODY	Union County-Dakota Dunes	PROJECT DESCRIPTION	Townhomes, condominiums and retail development
CONTACT NAME	Katie Winquist	LOCATION	Lot 3, Tract 1 Two Rivers Business Center, Tract 1, Lot 1 and Lot 2 O
PHONE NUMBER	605-356-2101	PUBLIC BENEFITS	Alleviate the demand for housing
E-MAIL ADDRESS	jcauditor@unioncountysd.org	EST OF MATURITY	2045
DATE OF PLANNING HEARING	03/20/2025	Equalized base minus reductions	\$142,726
PLAN CREATION DATE	04/01/2025	The 2025 equalized value minus reductions	\$142,726
EST JOBS CREATED	30	The 2024 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$8,810,707	Total Current Increment	\$0
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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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		\$100,087	
PLAN CREATION DATE	12/27/2010	The 2025 equalized value minus reductions		\$12,611,086	
EST JOBS CREATED	150	The 2024 equalized value minus reductions		\$10,000,438	
ANTICIPATED PROJECT COST	\$6,500,000	Total Current Increment		\$12,510,999	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	

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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		\$75,021	
PLAN CREATION DATE	07/12/2015	The 2025 equalized value minus reductions		\$27,173,124	
EST JOBS CREATED	40	The 2024 equalized value minus reductions		\$24,484,369	
ANTICIPATED PROJECT COST	\$3,500,000	Total Current Increment		\$27,098,103	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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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		\$133,840	
PLAN CREATION DATE	10/10/2016	The 2025 equalized value minus reductions		\$4,638,600	
EST JOBS CREATED	10	The 2024 equalized value minus reductions		\$3,748,446	
ANTICIPATED PROJECT COST	\$500,000	Total Current Increment		\$4,504,760	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





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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		\$99,904	
PLAN CREATION DATE	06/26/2017	The 2025 equalized value minus reductions		\$24,800,723	
EST JOBS CREATED	40	The 2024 equalized value minus reductions		\$13,741,022	
ANTICIPATED PROJECT COST	\$3,600,000	Total Current Increment		\$24,700,819	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		

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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	\$2,372,900	
PLAN CREATION DATE	08/28/2017	The 2025 equalized value minus reductions	\$5,806,645	
EST JOBS CREATED	12	The 2024 equalized value minus reductions	\$4,944,244	
ANTICIPATED PROJECT COST	\$2,000,000	Total Current Increment	\$3,433,745	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic	

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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 improvments and expansion of Manitou building		
CONTACT NAME	Dave Mingo	LOCATION	Blocks 1 and 2 of Tylers Addition except Lot H 1 and excewpt Lot H		
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		\$8,267,523	
PLAN CREATION DATE	07/12/2022	The 2025 equalized value minus reductions		\$11,912,374	
EST JOBS CREATED	65	The 2024 equalized value minus reductions		\$8,602,552	
ANTICIPATED PROJECT COST	\$15,000,000	Total Current Increment		\$3,644,851	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Industrial	





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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		\$0	
PLAN CREATION DATE	09/13/2022	The 2025 equalized value minus reductions		\$3,809,779	
EST JOBS CREATED	50	The 2024 equalized value minus reductions		\$867,715	
ANTICIPATED PROJECT COST	\$11,000,000	Total Current Increment		\$3,809,779	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Economic	





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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 westr between Lots		
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		\$90,851	
PLAN CREATION DATE	05/08/2023	The 2025 equalized value minus reductions		\$5,642,173	
EST JOBS CREATED	3	The 2024 equalized value minus reductions		\$92,428	
ANTICIPATED PROJECT COST	\$2,304,738	Total Current Increment		\$5,551,322	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Affordable Housing	





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City of Yankton				County Yankton	
City of Yankton # 14		Created on: 6/10/2024	Dissolution Date	Sch Dist	63-3
GOVERNING BODY	City of Yankton	PROJECT DESCRIPTION	89 Single Family Homes		
CONTACT NAME	Dave Mingo	LOCATION	Tracts 2 and 3 of Law Addition in the N1/2 of the SE 1/4 Section 2		
PHONE NUMBER	605-6698-5252	PUBLIC BENEFITS	Single Family Affordable Housing		
E-MAIL ADDRESS	Dmingo@cityofyankton.org	EST OF MATURITY	2044		
DATE OF PLANNING HEARING	06/10/2024	Equalized base minus reductions		\$75,555	
PLAN CREATION DATE	06/10/2024	The 2025 equalized value minus reductions		\$2,043,461	
EST JOBS CREATED	1	The 2024 equalized value minus reductions			
ANTICIPATED PROJECT COST	\$5,764,639	Total Current Increment		\$1,967,906	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:				Affordable Housing	





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City of Yankton			County Yankton	
City of Yankton # 15	Created on: 06/10/2024	Dissolution Date	Sch Dist	63-3
GOVERNING BODY	City of Yankton	PROJECT DESCRIPTION	5 - 14 Unit apartment buildings, studio, 1, 2 and 3 bedroom units	
CONTACT NAME	Dave Mingo	LOCATION	Lot 2 Full Bloom Addition	
PHONE NUMBER	605-668-5252	PUBLIC BENEFITS	70 Additional multiunit Affordable Housing	
E-MAIL ADDRESS	dmingo@cityofyankton.org	EST OF MATURITY	2044	
DATE OF PLANNING HEARING	06/10/2024	Equalized base minus reductions		\$179,647
PLAN CREATION DATE	06/10/2024	The 2025 equalized value minus reductions		\$197,660
EST JOBS CREATED	1	The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$137,771	Total Current Increment		\$18,013
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing	





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City of Yankton			County Yankton	
City of Yankton # 16	Created on: 06/10/2024	Dissolution Date	Sch Dist	63-3
GOVERNING BODY	City of Yankton	PROJECT DESCRIPTION	19 Twin Homes and up to 60 Multifamily Units	
CONTACT NAME	Dave Mingo	LOCATION	Outlot 8 Exc Tracts A,B,and C Fox Run Substation	
PHONE NUMBER	605-668-5252	PUBLIC BENEFITS	Affordable Housing Opportunities	
E-MAIL ADDRESS	dmingo@cityofyankton.org	EST OF MATURITY	2044	
DATE OF PLANNING HEARING	06/10/2024	Equalized base minus reductions	\$211,072	
PLAN CREATION DATE	06/10/2024	The 2025 equalized value minus reductions	\$248,177	
EST JOBS CREATED	1	The 2024 equalized value minus reductions		
ANTICIPATED PROJECT COST	\$2,130,157	Total Current Increment	\$37,105	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing	





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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	\$3,974,887
PLAN CREATION DATE	06/09/2015	The 2025 equalized value minus reductions	\$35,828,285
EST JOBS CREATED		The 2024 equalized value minus reductions	\$35,702,382
ANTICIPATED PROJECT COST	\$7,725,000	Total Current Increment	\$31,853,398
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	

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