

Tax Increment Financing Annual Report



2024

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 Governments
TIF Tax Fact

Section 1 TIF Classifications (Continued)

Industrial

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

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

Example Projects

- Animal processing plant
- Ethanol plant

Impact on State-Aid to Education Formula

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

Economic Development

Economic development classification includes any area where there is or will be one or more businesses engaged in any activity defined as commercial or industrial by the governing body that has zoning authority over the land contained within the TIF district. ([SDCL 13-13-10.2](#))

Example Projects

- Public infrastructure improvements for commercial or retail development

Impact on State-Aid to Education Formula

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

Affordable Housing

Affordable Housing classification includes an area where:

1. The original selling price of any house in the district will be at or below the first-time home buyer purchase price limit being used by the South Dakota Housing Development Authority as of the date the house is sold; OR
2. The monthly rental rate of all multifamily housing units in the district will be at or below the calculated rent for the state's eighty percent area median income as of the date the district is created, for a minimum of five years following the date of first occupancy.

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

Section 1 TIF Classifications (Continued)

Affordable Housing (Continued)

Example Projects

- Housing development infrastructure improvements
- Housing development
- Workforce housing

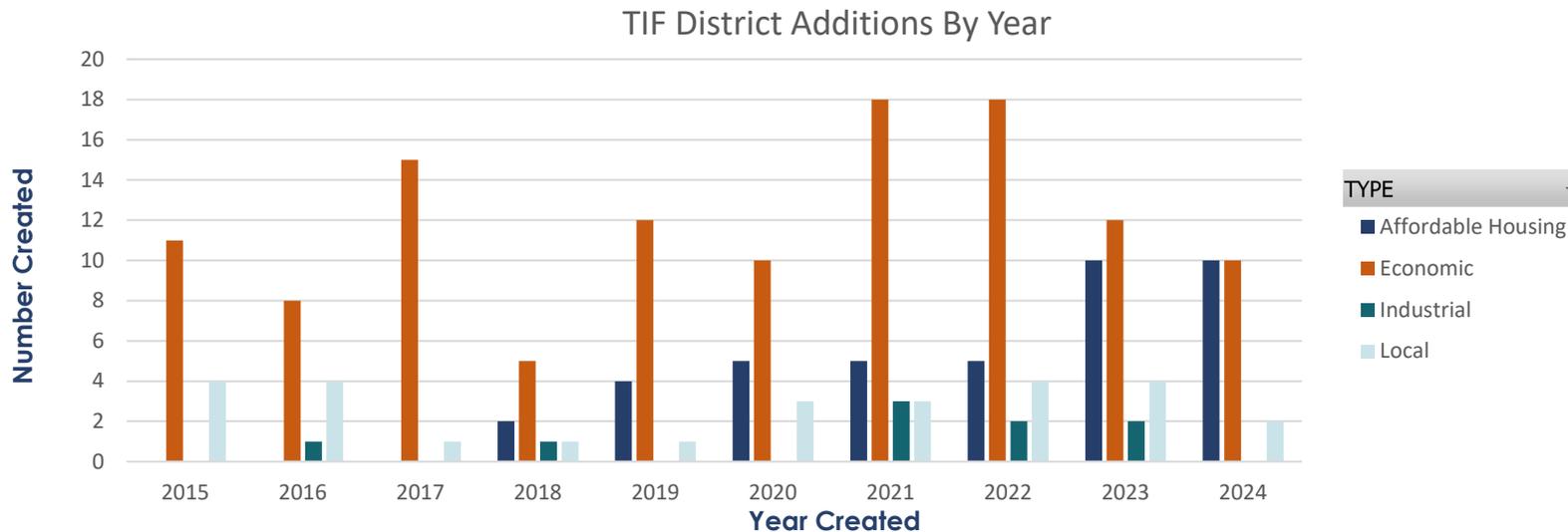
Impact on State-Aid to Education Formula

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

Section 2: TIF District Summary

Since TIF was first authorized in 1978, there have been a total of 487 TIF districts created in South Dakota. There are currently 261 active TIF districts.

The chart below shows the number and type of TIF districts created by year since 2015:

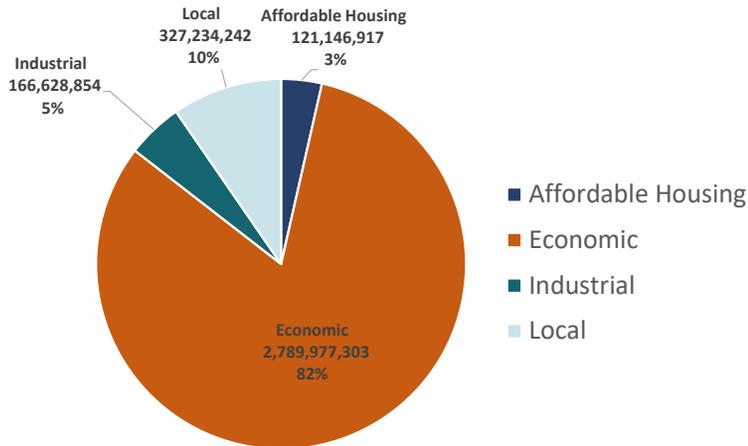


Section 2: TIF District Summary (Continued)

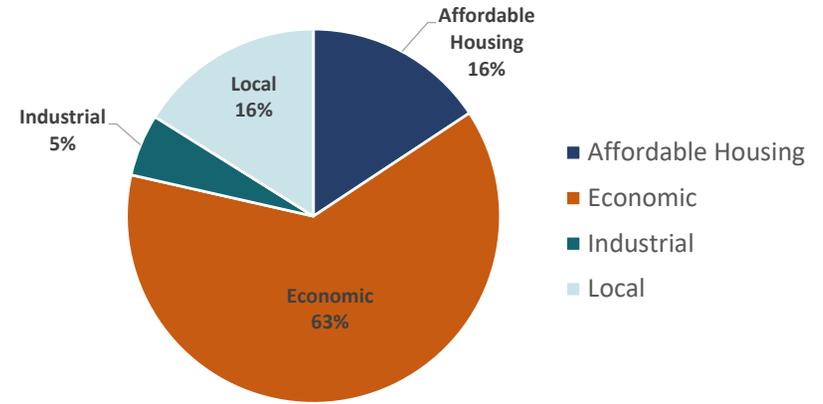
As explained in Section 1, the type of TIF district determines how the “increment value” is treated in the state-aid to education formula.

The following chart shows how much increment value exists by type of TIF district for the 2024 assessment year (taxes payable in 2025):

Assessed Value by Type



Active TIFs by Classification



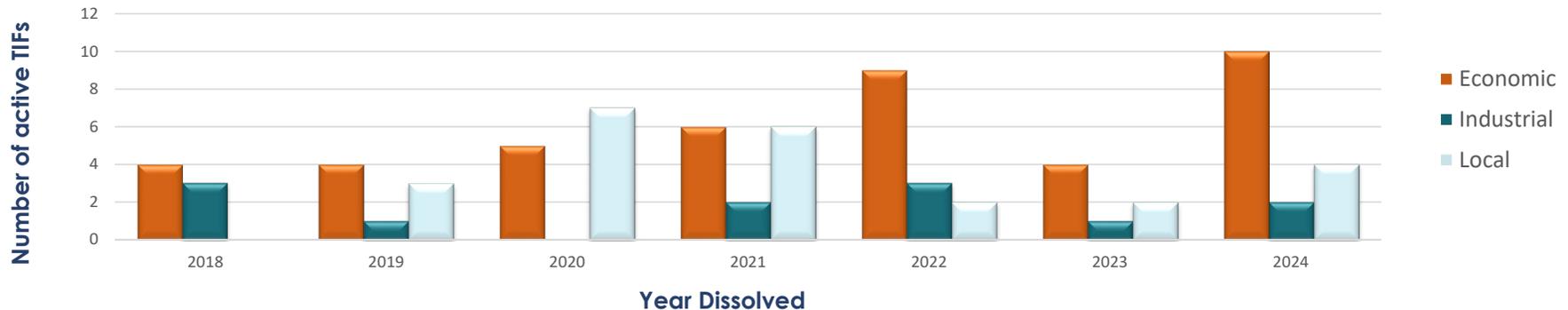
Section 3: Dissolved TIFs

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.

To complete the end of 2024, a total of 16 Districts were dissolved; Pennington had 6 dissolve, Brookings had 3 dissolve, Minnehaha, and Moody had 2 dissolve, and Codington, Grant and Lincoln each had 1 dissolve.

Since 2016, 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

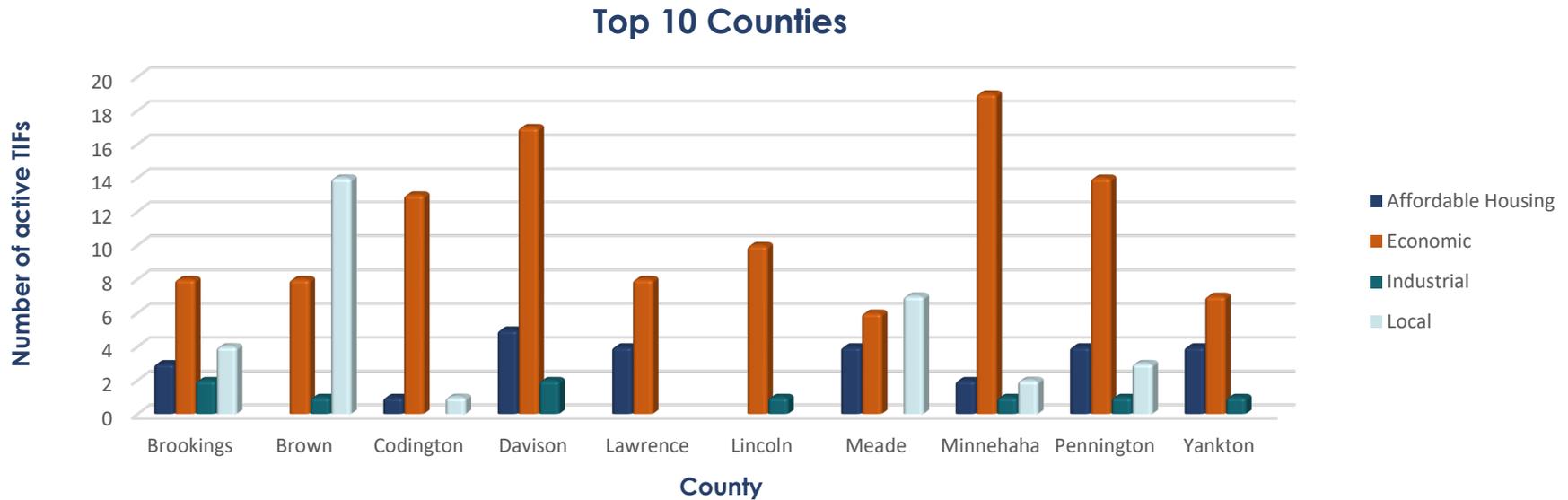


Section 4: Active TIF Districts

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 most 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	D	K
Aberdeen	Deadwood	Kennebec
Alexandria	Dell Rapids	Kimball
Aurora	E	L
B	Elkton	Lake Norden
Belle Fourche	F	Lake Preston
Beresford	Flandreau	Lemmon
Box Elder	Fort Pierre	M
Brandon	G	Madison
Brookings	Garretson	Milbank
Bryant	Gregory	Mitchell
C	H	N
Chamberlain	Harrisburg	North Sioux City
Clark	Hartford	P
Clear Lake	Hermosa	Parkston
Colman	Hill City	Plankington
Corsica	Howard	Platte
Crooks	Huron	Piedmont
Custer		Pierre

Counties

R	B	L
Rapid City	Brookings	Lake
S	Brown	Lincoln
Sioux Falls	Brule	Lyman
Spearfish	C	M
Sturgis	Clark	Meade
Summerset	D	P
T	Davison	Pennington
Tea	Douglas	S
V	F	Sully
Vermillion	Faulk	T
Volga	H	Turner
W	Hamlin	U
Watertown	Hand	Union
Whitewood	Hughes	Y
Y	Hutchinson	Yankton
Yankton	J	
	Jerauld	



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2024 TIF ANNUAL REPORT

City of Plankinton

County Aurora

City of Plankinton # 1

Created on: 5/4/2022

Dissolution Date

Sch Dist

1-1

GOVERNING BODY	City of Plankinton	PROJECT DESCRIPTION	Affordable workforce single family housing
CONTACT NAME	Kylee Urban	LOCATION	Lot 1 through 16 inclusive, Briggs Addition to the City of Plankinton
PHONE NUMBER	605-942-7767	PUBLIC BENEFITS	Affordable housing in the city
E-MAIL ADDRESS	kylee@cityofplankinton.com	EST OF MATURITY	2042
DATE OF PLANNING HEARING	05/04/2022	Equalized base minus reductions	\$96,094
PLAN CREATION DATE	05/04/2022	The 2024 equalized value minus reductions	\$304,777
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$290,063
ANTICIPATED PROJECT COST	\$500,000	Total Current Increment	\$208,683

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





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2024 TIF ANNUAL REPORT

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	\$655,563
PLAN CREATION DATE	07/11/2016	The 2024 equalized value minus reductions	\$11,442,008
EST JOBS CREATED	80	The 2023 equalized value minus reductions	\$11,271,793
ANTICIPATED PROJECT COST	\$3,409,528	Total Current Increment	\$10,786,445
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2024 TIF ANNUAL REPORT

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	\$1,518,042
PLAN CREATION DATE	01/23/2017	The 2024 equalized value minus reductions	\$5,927,483
EST JOBS CREATED	250	The 2023 equalized value minus reductions	\$6,171,591
ANTICIPATED PROJECT COST	\$26,852,185	Total Current Increment	\$4,409,441
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2024 TIF ANNUAL REPORT

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	\$2,233,457
PLAN CREATION DATE	01/23/2017	The 2024 equalized value minus reductions	\$25,416,176
EST JOBS CREATED	10	The 2023 equalized value minus reductions	\$24,418,401
ANTICIPATED PROJECT COST	\$2,565,158	Total Current Increment	\$23,182,719

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

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 2024 equalized value minus reductions	\$15,853,899
EST JOBS CREATED	25	The 2023 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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2024 TIF ANNUAL REPORT

City of Huron # 7		City of Huron		County Beadle	
		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	Alleviate 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 2024 equalized value minus reductions		\$0
EST JOBS CREATED	20		The 2023 equalized value minus reductions		\$0
ANTICIPATED PROJECT COST	\$4,900,000		Total Current Increment		\$0
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





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2024 TIF ANNUAL REPORT

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	ibseth@brookingscountysd.gov	EST OF MATURITY	2038
DATE OF PLANNING HEARING	05/01/2018	Equalized base minus reductions	\$169,686
PLAN CREATION DATE	08/07/2018	The 2024 equalized value minus reductions	\$4,747,599
EST JOBS CREATED	35	The 2023 equalized value minus reductions	\$3,877,091
ANTICIPATED PROJECT COST	\$2,547,500	Total Current Increment	\$4,577,913

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





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2024 TIF ANNUAL REPORT

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 Plax 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	\$2,242,974
PLAN CREATION DATE	12/04/2023	The 2024 equalized value minus reductions	\$2,242,974
EST JOBS CREATED	20	The 2023 equalized value minus reductions	\$2,242,974
ANTICIPATED PROJECT COST	\$4,962,031	Total Current Increment	\$0
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2024 TIF ANNUAL REPORT

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 2024 equalized value minus reductions	\$21,322,447
EST JOBS CREATED	250	The 2023 equalized value minus reductions	\$21,587,048
ANTICIPATED PROJECT COST	\$8,050,000	Total Current Increment	\$21,322,447

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





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2024 TIF ANNUAL REPORT

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

\$7,962,897

PLAN CREATION DATE

02/11/2014

The 2024 equalized value minus reductions

\$133,556,407

EST JOBS CREATED

70

The 2023 equalized value minus reductions

\$110,672,202

ANTICIPATED PROJECT COST

\$7,355,000

Total Current Increment

\$125,593,510

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

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

\$161,311

PLAN CREATION DATE

08/28/2018

The 2024 equalized value minus reductions

\$18,357,432

EST JOBS CREATED

The 2023 equalized value minus reductions

\$11,132,945

ANTICIPATED PROJECT COST

\$3,500,000

Total Current Increment

\$18,196,121

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





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2024 TIF ANNUAL REPORT

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@cityofbrookings.org	EST OF MATURITY	2040
DATE OF PLANNING HEARING	09/01/2020	Equalized base minus reductions	\$2,774,420
PLAN CREATION DATE	09/23/2020	The 2024 equalized value minus reductions	\$8,105,104
EST JOBS CREATED	9	The 2023 equalized value minus reductions	\$7,038,677
ANTICIPATED PROJECT COST	\$1,000,000	Total Current Increment	\$5,330,684

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

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 storm sewer
CONTACT NAME	Erick Rangel	LOCATION	Brookings SD
PHONE NUMBER	605-697-8640	PUBLIC BENEFITS	Improved street, utilities and drainage
E-MAIL ADDRESS	erangel@cityofbrookings.org	EST OF MATURITY	2041
DATE OF PLANNING HEARING	09/01/2020	Equalized base minus reductions	\$1,050,400
PLAN CREATION DATE	09/23/2020	The 2024 equalized value minus reductions	\$6,113,432
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$2,154,373
ANTICIPATED PROJECT COST	\$3,000,000	Total Current Increment	\$5,063,032

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

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 2024 equalized value minus reductions	\$559,400
EST JOBS CREATED	150	The 2023 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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2024 TIF ANNUAL REPORT

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 2024 equalized value minus reductions	\$0
EST JOBS CREATED	1	The 2023 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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2024 TIF ANNUAL REPORT

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	\$195,237
PLAN CREATION DATE	08/22/2023	The 2024 equalized value minus reductions	\$787,815
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$178,246
ANTICIPATED PROJECT COST	\$9,000,000	Total Current Increment	\$592,578

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





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2024 TIF ANNUAL REPORT

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	\$387,900
PLAN CREATION DATE	01/23/2024	The 2024 equalized value minus reductions	\$387,900
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$387,900
ANTICIPATED PROJECT COST	\$5,000,000	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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	\$29,203
PLAN CREATION DATE	08/14/2006	The 2024 equalized value minus reductions	\$454,297
EST JOBS CREATED	5	The 2023 equalized value minus reductions	\$666,895
ANTICIPATED PROJECT COST	\$95,350	Total Current Increment	\$425,094

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

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	\$79,004
PLAN CREATION DATE	09/05/2007	The 2024 equalized value minus reductions	\$3,105,304
EST JOBS CREATED		The 2023 equalized value minus reductions	\$3,003,944
ANTICIPATED PROJECT COST	\$631,970	Total Current Increment	\$3,026,300

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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	\$19,243
PLAN CREATION DATE	06/01/2015	The 2024 equalized value minus reductions	\$6,199,947
EST JOBS CREATED		The 2023 equalized value minus reductions	\$5,634,902
ANTICIPATED PROJECT COST	\$627,806	Total Current Increment	\$6,180,704

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





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2024 TIF ANNUAL REPORT

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	\$29,222
PLAN CREATION DATE	03/20/2017	The 2024 equalized value minus reductions	\$8,202,037
EST JOBS CREATED		The 2023 equalized value minus reductions	\$7,524,199
ANTICIPATED PROJECT COST	\$829,765	Total Current Increment	\$8,172,815

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





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2024 TIF ANNUAL REPORT

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	\$116,910
PLAN CREATION DATE	09/18/2017	The 2024 equalized value minus reductions	\$6,638,940
EST JOBS CREATED		The 2023 equalized value minus reductions	\$6,242,496
ANTICIPATED PROJECT COST	\$468,000	Total Current Increment	\$6,522,030
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2024 TIF ANNUAL REPORT

City of Volga # 6		City of Volga		County Brookings	
		Created on: 05/25/2021	Dissolution Date	Sch Dist	05-5
GOVERNING BODY	City of Volga	PROJECT DESCRIPTION	Residentail 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		\$51,348	
PLAN CREATION DATE	05/24/2021	The 2024 equalized value minus reductions		\$7,287,518	
EST JOBS CREATED	1	The 2023 equalized value minus reductions		\$4,396,699	
ANTICIPATED PROJECT COST	\$1,492,987	Total Current Increment		\$7,236,170	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Local		





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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 industrail and business lots infrastructure
CONTACT NAME	Krista Larson	LOCATION	SW 1/4 of the SW 1/4 14-110-51
PHONE NUMBER	605-627-9113	PUBLIC BENEFITS	City revenue
E-MAIL ADDRESS	krista@cityofvolga.com	EST OF MATURITY	2042
DATE OF PLANNING HEARING	05/24/2021	Equalized base minus reductions	\$26,786
PLAN CREATION DATE	06/08/2021	The 2024 equalized value minus reductions	\$994,079
EST JOBS CREATED	30	The 2023 equalized value minus reductions	\$474,149
ANTICIPATED PROJECT COST	\$1,200,000	Total Current Increment	\$967,293

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

Brown County

County Brown

Brown County # 1

Created on: 10/31/2006

Dissolution Date

Sch Dist

06-1

GOVERNING BODY Brown County

CONTACT NAME Maxine Fischer

PHONE NUMBER 605-626-7110

E-MAIL ADDRESS a.fischer@browncounty.sd.gov

DATE OF PLANNING HEARING 01/21/2003

PLAN CREATION DATE

EST JOBS CREATED

ANTICIPATED PROJECT COST \$46,721,876

PROJECT DESCRIPTION Beef Packing Plant

LOCATION Aberdeen

PUBLIC BENEFITS

EST OF MATURITY 2027

Equalized base minus reductions

\$60,719

The 2024 equalized value minus reductions

\$60,789,009

The 2023 equalized value minus reductions

\$59,681,517

Total Current Increment

\$60,728,290

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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@aberdeen.sd.us	EST OF MATURITY	2022
DATE OF PLANNING HEARING	07/09/2002	Equalized base minus reductions	\$667,469
PLAN CREATION DATE	07/09/2002	The 2024 equalized value minus reductions	\$6,730,142
EST JOBS CREATED	150	The 2023 equalized value minus reductions	\$9,581,800
ANTICIPATED PROJECT COST	\$3,705,000	Total Current Increment	\$6,062,673

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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

CONTACT NAME Karl Alberts

PHONE NUMBER 605-626-7034

E-MAIL ADDRESS karl.alberts@aberdeen.sd.us

DATE OF PLANNING HEARING 11/20/2007

PLAN CREATION DATE 11/20/2007

EST JOBS CREATED 250

ANTICIPATED PROJECT COST \$3,800,000

PROJECT DESCRIPTION Public Infrastructure for Molded Fiberglass

LOCATION Aberdeen

PUBLIC BENEFITS

EST OF MATURITY 2027

Equalized base minus reductions **\$79,702**

The 2024 equalized value minus reductions **\$10,309,182**

The 2023 equalized value minus reductions **\$9,711,663**

Total Current Increment **\$10,229,480**

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

City of Aberdeen

County Brown

City of Aberdeen # 14

Created on: 9/26/2011

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	2027
DATE OF PLANNING HEARING	09/20/2011	Equalized base minus reductions	\$34,303
PLAN CREATION DATE	09/20/2011	The 2024 equalized value minus reductions	\$12,945,069
EST JOBS CREATED		The 2023 equalized value minus reductions	\$11,558,001
ANTICIPATED PROJECT COST	\$1,729,222	Total Current Increment	\$12,910,766

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





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2024 TIF ANNUAL REPORT

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	\$25,179
PLAN CREATION DATE	10/18/2011	The 2024 equalized value minus reductions	\$12,793,083
EST JOBS CREATED		The 2023 equalized value minus reductions	\$11,931,577
ANTICIPATED PROJECT COST	\$2,673,452	Total Current Increment	\$12,767,904

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





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2024 TIF ANNUAL REPORT

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@aberdeen.sd.us	EST OF MATURITY	2032
DATE OF PLANNING HEARING	10/16/2012	Equalized base minus reductions	\$5,853,139
PLAN CREATION DATE	10/16/2012	The 2024 equalized value minus reductions	\$8,504,985
EST JOBS CREATED		The 2023 equalized value minus reductions	\$8,076,969
ANTICIPATED PROJECT COST	\$2,091,850	Total Current Increment	\$2,651,846

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





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2024 TIF ANNUAL REPORT

City of Aberdeen

County Brown

City of Aberdeen # 18

Created on: 3/4/2013

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@aberdeen.sd.us	EST OF MATURITY	2030
DATE OF PLANNING HEARING	02/19/2013	Equalized base minus reductions	\$763,256
PLAN CREATION DATE	02/19/2013	The 2024 equalized value minus reductions	\$6,361,689
EST JOBS CREATED		The 2023 equalized value minus reductions	\$6,080,266
ANTICIPATED PROJECT COST	\$485,000	Total Current Increment	\$5,598,433

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





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2024 TIF ANNUAL REPORT

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@aberdeen.sd.us	EST OF MATURITY	2032
DATE OF PLANNING HEARING	08/20/2013	Equalized base minus reductions	\$31,616
PLAN CREATION DATE	08/20/2013	The 2024 equalized value minus reductions	\$16,291,690
EST JOBS CREATED		The 2023 equalized value minus reductions	\$14,737,221
ANTICIPATED PROJECT COST	\$2,966,700	Total Current Increment	\$16,260,074

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





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2024 TIF ANNUAL REPORT

City of Aberdeen

County Brown

City of Aberdeen # 20

Created on: 3/24/2014

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@aberdeen.sd.us	EST OF MATURITY	2030
DATE OF PLANNING HEARING	02/18/2014	Equalized base minus reductions	\$591,171
PLAN CREATION DATE	02/18/2014	The 2024 equalized value minus reductions	\$5,911,026
EST JOBS CREATED		The 2023 equalized value minus reductions	\$5,647,586
ANTICIPATED PROJECT COST	\$430,000	Total Current Increment	\$5,319,855

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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@aberdeen.sd.us	EST OF MATURITY	2034
DATE OF PLANNING HEARING	03/18/2014	Equalized base minus reductions	\$69,041
PLAN CREATION DATE	03/18/2014	The 2024 equalized value minus reductions	\$11,079,634
EST JOBS CREATED		The 2023 equalized value minus reductions	\$10,223,135
ANTICIPATED PROJECT COST	\$1,021,460	Total Current Increment	\$11,010,593

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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	\$1,380,621
PLAN CREATION DATE	09/16/2014	The 2024 equalized value minus reductions	\$5,898,747
EST JOBS CREATED		The 2023 equalized value minus reductions	\$5,293,023
ANTICIPATED PROJECT COST	\$877,248	Total Current Increment	\$4,518,126

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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	Infrastructure improvements for residential development
CONTACT NAME	Karl Alberts	LOCATION	Aberdeen
PHONE NUMBER	605-626-7034	PUBLIC BENEFITS	
E-MAIL ADDRESS	karl.alberts@aberdeen.sd.us	EST OF MATURITY	2036
DATE OF PLANNING HEARING	08/18/2015	Equalized base minus reductions	\$5,088,797
PLAN CREATION DATE	08/18/2015	The 2024 equalized value minus reductions	\$18,592,009
EST JOBS CREATED		The 2023 equalized value minus reductions	\$16,426,484
ANTICIPATED PROJECT COST	\$625,890	Total Current Increment	\$13,503,212

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





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2024 TIF ANNUAL REPORT

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@aberdeen.sd.us	EST OF MATURITY	2036
DATE OF PLANNING HEARING	03/15/2016	Equalized base minus reductions	\$67,733
PLAN CREATION DATE	03/15/2016	The 2024 equalized value minus reductions	\$4,249,039
EST JOBS CREATED		The 2023 equalized value minus reductions	\$3,042,248
ANTICIPATED PROJECT COST	\$1,671,158	Total Current Increment	\$4,181,306

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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	\$41,654
PLAN CREATION DATE	04/19/2016	The 2024 equalized value minus reductions	\$15,691,923
EST JOBS CREATED		The 2023 equalized value minus reductions	\$14,043,177
ANTICIPATED PROJECT COST	\$1,445,597	Total Current Increment	\$15,650,269

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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	\$25,708
PLAN CREATION DATE	06/20/2017	The 2024 equalized value minus reductions	\$12,943,109
EST JOBS CREATED		The 2023 equalized value minus reductions	\$11,705,628
ANTICIPATED PROJECT COST	\$1,151,413	Total Current Increment	\$12,917,401

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$261,196	
PLAN CREATION DATE	06/25/2018	The 2024 equalized value minus reductions	\$20,886,681	
EST JOBS CREATED		The 2023 equalized value minus reductions	\$15,770,699	
ANTICIPATED PROJECT COST	\$3,201,899	Total Current Increment	\$20,625,485	

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$30,805,541
PLAN CREATION DATE	07/08/2019	The 2024 equalized value minus reductions	\$48,270,758
EST JOBS CREATED	0	The 2023 equalized value minus reductions	\$41,601,669
ANTICIPATED PROJECT COST	\$3,209,025	Total Current Increment	\$17,465,217

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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	Abredeen 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	\$2,164,872
PLAN CREATION DATE	07/29/2019	The 2024 equalized value minus reductions	\$4,127,254
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$3,603,581
ANTICIPATED PROJECT COST	\$2,641,458	Total Current Increment	\$1,962,382

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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

CONTACT NAME rl Alberts, Finance Officer

PHONE NUMBER 605-626-7034

E-MAIL ADDRESS karl.alberts@aberdeen.sd.us

DATE OF PLANNING HEARING 09/15/2020

PLAN CREATION DATE 10/22/2020

EST JOBS CREATED 1

ANTICIPATED PROJECT COST \$2,878,438

PROJECT DESCRIPTION Water, sewer, curb, gutter and streets

LOCATION The refuge retreats addition to the city of aberden in the NE 1/4 of

PUBLIC BENEFITS reduced maintenance housing for seniors and employment opportunities

EST OF MATURITY 2041

Equalized base minus reductions **\$565,692**

The 2024 equalized value minus reductions **\$9,914,931**

The 2023 equalized value minus reductions **\$7,159,504**

Total Current Increment **\$9,349,239**

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$15,275,357
PLAN CREATION DATE	10/19/2021	The 2024 equalized value minus reductions	\$16,999,833
EST JOBS CREATED	0	The 2023 equalized value minus reductions	\$17,292,858
ANTICIPATED PROJECT COST	\$2,388,555	Total Current Increment	\$1,724,476

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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	\$37,445
PLAN CREATION DATE	12/20/2021	The 2024 equalized value minus reductions	\$10,496,883
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$5,665,960
ANTICIPATED PROJECT COST	\$833,267	Total Current Increment	\$10,459,438

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$6,325,903
PLAN CREATION DATE	03/22/2022	The 2024 equalized value minus reductions	\$7,156,608
EST JOBS CREATED	0	The 2023 equalized value minus reductions	\$7,175,629
ANTICIPATED PROJECT COST	\$1,579,038	Total Current Increment	\$830,705

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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 Aberdden in the SE 1/4 of S
PHONE NUMBER	605-626-7021	PUBLIC BENEFITS	Provides for development of residential units and associated 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	\$66,952
PLAN CREATION DATE	06/06/2022	The 2024 equalized value minus reductions	\$401,323
EST JOBS CREATED	20	The 2023 equalized value minus reductions	\$394,011
ANTICIPATED PROJECT COST	\$30,000,000	Total Current Increment	\$334,371

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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 residential 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@aberdeen.sd.us	EST OF MATURITY	2043
DATE OF PLANNING HEARING	04/18/2023	Equalized base minus reductions	\$48,274
PLAN CREATION DATE	05/15/2023	The 2024 equalized value minus reductions	\$2,030,086
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$41,535
ANTICIPATED PROJECT COST	\$4,174,585	Total Current Increment	\$1,981,812

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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@aberdeen.sd.us	EST OF MATURITY	2043
DATE OF PLANNING HEARING	06/20/2023	Equalized base minus reductions	\$3,119,571
PLAN CREATION DATE	07/10/2023	The 2024 equalized value minus reductions	\$3,870,525
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$3,065,893
ANTICIPATED PROJECT COST	\$4,751,118	Total Current Increment	\$750,954

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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	\$130,887
PLAN CREATION DATE	01/08/2024	The 2024 equalized value minus reductions	\$1,515,918
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$122,133
ANTICIPATED PROJECT COST	\$8,558,510	Total Current Increment	\$1,385,031

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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 family 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	\$99,402
PLAN CREATION DATE	01/08/2024	The 2024 equalized value minus reductions	\$612,560
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$97,595
ANTICIPATED PROJECT COST	\$2,555,445	Total Current Increment	\$513,158

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$175,200
PLAN CREATION DATE	10/04/2011	The 2024 equalized value minus reductions	\$13,139,607
EST JOBS CREATED		The 2023 equalized value minus reductions	\$14,385,147
ANTICIPATED PROJECT COST	\$2,070,000	Total Current Increment	\$12,964,407
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$204,400
PLAN CREATION DATE	09/08/2015	The 2024 equalized value minus reductions	\$2,198,815
EST JOBS CREATED	15	The 2023 equalized value minus reductions	\$2,103,673
ANTICIPATED PROJECT COST	\$500,000	Total Current Increment	\$1,994,415

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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 strenghten economy

E-MAIL ADDRESS chamberlaingp@midstatesd.net

EST OF MATURITY 2041

DATE OF PLANNING HEARING 07/07/2021

Equalized base minus reductions **\$142,969**

PLAN CREATION DATE 07/21/2021

The 2024 equalized value minus reductions **\$1,274,469**

EST JOBS CREATED 1

The 2023 equalized value minus reductions **\$272,319**

ANTICIPATED PROJECT COST \$10,000,000

Total Current Increment **\$1,131,500**

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$127,800
PLAN CREATION DATE	09/08/2021	The 2024 equalized value minus reductions	\$4,722,311
EST JOBS CREATED	25	The 2023 equalized value minus reductions	\$3,800,392
ANTICIPATED PROJECT COST	\$10,000,000	Total Current Increment	\$4,594,511
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	PROJECT DESCRIPTION	Infrastructure for new development
CONTACT NAME	Sharon Mins	LOCATION	Belle Fourche
PHONE NUMBER	605-892-2494	PUBLIC BENEFITS	
E-MAIL ADDRESS	sharon@bellefourche.org	EST OF MATURITY	2027
DATE OF PLANNING HEARING	11/01/2015	Equalized base minus reductions	\$1,974,594
PLAN CREATION DATE	08/01/2015	The 2024 equalized value minus reductions	\$6,572,744
EST JOBS CREATED		The 2023 equalized value minus reductions	\$6,654,547
ANTICIPATED PROJECT COST	\$1,000,000	Total Current Increment	\$4,598,150

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	Residentail 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	\$459,819
PLAN CREATION DATE	04/22/2024	The 2024 equalized value minus reductions	\$459,819
EST JOBS CREATED	61	The 2023 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$4,688,317	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$397,547
PLAN CREATION DATE	05/06/2024	The 2024 equalized value minus reductions	\$397,547
EST JOBS CREATED	20	The 2023 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$4,153,611	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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 currenrt and new residents
E-MAIL ADDRESS	plattefo@plattesd.org	EST OF MATURITY	2041
DATE OF PLANNING HEARING	11/15/2021	Equalized base minus reductions	\$72,687
PLAN CREATION DATE	12/06/2021	The 2024 equalized value minus reductions	\$2,425,377
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$903,508
ANTICIPATED PROJECT COST	\$727,319	Total Current Increment	\$2,352,690

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Clark		County Clark	
City of Clark # 1	Created on: 8/2/2005	Dissolution Date	Sch Dist 12-2
GOVERNING BODY	City of Clark	PROJECT DESCRIPTION	Street Improvements, curb, gutter, and road shaping
CONTACT NAME	Jackie Luttrell	LOCATION	City of Clark
PHONE NUMBER	605-532-5665	PUBLIC BENEFITS	
E-MAIL ADDRESS	clarkfinanceofficer@itctel.com	EST OF MATURITY	2021
DATE OF PLANNING HEARING		Equalized base minus reductions	\$81,892
PLAN CREATION DATE	10/03/2005	The 2024 equalized value minus reductions	\$636,876
EST JOBS CREATED		The 2023 equalized value minus reductions	\$656,466
ANTICIPATED PROJECT COST	\$70,000	Total Current Increment	\$554,984
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Local	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

Clark County # 2		Clark County		County Clark	
		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 2024 equalized value minus reductions		\$47,495,997	
EST JOBS CREATED	42	The 2023 equalized value minus reductions		\$43,010,590	
ANTICIPATED PROJECT COST	\$60,000,000	Total Current Increment		\$44,848,237	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$49,798
PLAN CREATION DATE	05/20/2013	The 2024 equalized value minus reductions	\$4,495,865
EST JOBS CREATED	135	The 2023 equalized value minus reductions	\$4,152,618
ANTICIPATED PROJECT COST	\$4,920,000	Total Current Increment	\$4,446,067

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Vermillion

County Clay

City of Vermillion # 6

Created on: 7/15/2013

Dissolution Date

Sch Dist

13-1

GOVERNING BODY	City of Vermillion	PROJECT DESCRIPTION	Additional housing options.
CONTACT NAME	Mike Carlson	LOCATION	City of Vermillion
PHONE NUMBER	605-677-7056	PUBLIC BENEFITS	Workforce housing
E-MAIL ADDRESS	mikec@cityofvermillion.com	EST OF MATURITY	2028
DATE OF PLANNING HEARING	07/08/2013	Equalized base minus reductions	\$51,480
PLAN CREATION DATE	08/19/2013	The 2024 equalized value minus reductions	\$25,694,328
EST JOBS CREATED		The 2023 equalized value minus reductions	\$23,535,820
ANTICIPATED PROJECT COST	\$2,095,810	Total Current Increment	\$25,642,848

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

445 East Capitol Avenue • Pierre, SD 57501
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2024 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	\$25,683
PLAN CREATION DATE	03/16/2021	The 2024 equalized value minus reductions	\$3,724,591
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$1,353,943
ANTICIPATED PROJECT COST	\$2,031,792	Total Current Increment	\$3,698,908

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	<input type="text" value="\$0"/>
PLAN CREATION DATE	06/03/2024	The 2024 equalized value minus reductions	<input type="text" value="\$0"/>
EST JOBS CREATED	20	The 2023 equalized value minus reductions	<input type="text"/>
ANTICIPATED PROJECT COST	\$1,085,000	Total Current Increment	<input type="text" value="\$0"/>

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	<input type="text" value="\$0"/>
PLAN CREATION DATE	07/01/2024	The 2024 equalized value minus reductions	<input type="text" value="\$0"/>
EST JOBS CREATED	1	The 2023 equalized value minus reductions	<input type="text"/>
ANTICIPATED PROJECT COST	\$4,793,974	Total Current Increment	<input type="text" value="\$0"/>

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





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2024 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 utilities
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	\$968,001
PLAN CREATION DATE	10/16/2024	The 2024 equalized value minus reductions	\$968,001
EST JOBS CREATED	1	The 2023 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$3,172,842	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Watertown

County Codington

City of Watertown # 2

Created on: 10/6/2003

Dissolution Date

Sch Dist

14-4

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	Mallrd Pointe Industrial Park
CONTACT NAME	Kristen Bobzien	LOCATION	Watertown, SD
PHONE NUMBER	605-753-3563	PUBLIC BENEFITS	
E-MAIL ADDRESS	kbobzien@watertownsd.us	EST OF MATURITY	2024
DATE OF PLANNING HEARING	09/18/2003	Equalized base minus reductions	\$24,576
PLAN CREATION DATE	08/02/2004	The 2024 equalized value minus reductions	\$4,324,615
EST JOBS CREATED		The 2023 equalized value minus reductions	\$4,344,888
ANTICIPATED PROJECT COST	\$2,794,427	Total Current Increment	\$4,300,039

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Watertown

County Codington

City of Watertown # 5

Created on: 9/4/2007

Dissolution Date

Sch Dist

14-4

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	1st Avenue North Extension
CONTACT NAME	Kristen Bobzien	LOCATION	Watertown, SD
PHONE NUMBER	605-753-3563	PUBLIC BENEFITS	
E-MAIL ADDRESS	kbobzien@watertownsd.us	EST OF MATURITY	2030
DATE OF PLANNING HEARING	08/23/2007	Equalized base minus reductions	\$478,298
PLAN CREATION DATE	02/02/2009	The 2024 equalized value minus reductions	\$37,161,168
EST JOBS CREATED		The 2023 equalized value minus reductions	\$32,154,133
ANTICIPATED PROJECT COST	\$3,832,439	Total Current Increment	\$36,682,870

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Watertown

County Codington

City of Watertown # 7

Created on: 5/6/2019

Dissolution Date

Sch Dist

14-4

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	To improve Mallard Pointe Business Park
CONTACT NAME	Tobin Morris	LOCATION	Lots 1-8 less Lot H1 Blk 3 Interstate Offiice ADD Lots 5 -8 Less Lot H
PHONE NUMBER	605-224-5557	PUBLIC BENEFITS	Industrial park for current and future tenants
E-MAIL ADDRESS	iorris@doughertymarkets.com	EST OF MATURITY	2040
DATE OF PLANNING HEARING	04/04/2019	Equalized base minus reductions	\$118,709
PLAN CREATION DATE	05/06/2019	The 2024 equalized value minus reductions	\$22,829,128
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$22,673,128
ANTICIPATED PROJECT COST	\$7,000,000	Total Current Increment	\$22,710,419

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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 2024 equalized value minus reductions		\$2,874,846
EST JOBS CREATED	25	The 2023 equalized value minus reductions		\$2,777,455
ANTICIPATED PROJECT COST	\$802,000	Total Current Increment		\$2,874,846

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Watertown

County Codington

City of Watertown # 9

Created on: 8/19/2019

Dissolution Date

Sch Dist

14-4

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	Development of Lot 3 to promote new growth opportunities
CONTACT NAME	Kristen Bobzien	LOCATION	Lot 3 of Calvin Industrial Park First Addition to the City of Watertow
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 2024 equalized value minus reductions	\$2,152,174
EST JOBS CREATED	10	The 2023 equalized value minus reductions	\$2,075,165
ANTICIPATED PROJECT COST	\$591,000	Total Current Increment	\$2,152,174

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Watertown

County Codington

City of Watertown # 10

Created on: 8/19/2019

Dissolution Date

Sch Dist

14-4

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	Commercial and Housing
CONTACT NAME	Kristen Bobzien	LOCATION	Lot 15 & 16, Block 4 and Lot 17, Block 4 and Lot 18, 19 and North 1
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	\$68,893
PLAN CREATION DATE	08/19/2019	The 2024 equalized value minus reductions	\$171,582
EST JOBS CREATED	20	The 2023 equalized value minus reductions	\$146,012
ANTICIPATED PROJECT COST	\$6,500,000	Total Current Increment	\$102,689

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Watertown

County Codington

City of Watertown # 11

Created on: 04/16/2021

Dissolution Date

Sch Dist

14-4

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	Commercial and housing infrastructure
CONTACT NAME	Kristen Bobzien	LOCATION	The North 10 feet of Lots 1 and 2; and all of 3 and 4; all of 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	\$121,133
PLAN CREATION DATE	04/16/2021	The 2024 equalized value minus reductions	\$4,990,802
EST JOBS CREATED	40	The 2023 equalized value minus reductions	\$184,994
ANTICIPATED PROJECT COST	\$2,968,880	Total Current Increment	\$4,869,669

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Watertown

County Codington

City of Watertown # 12

Created on: 5/19/2020

Dissolution Date

Sch Dist

14-4

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	Infrastructure for commercial and housing development
CONTACT NAME	Kristen Bobzien	LOCATION	Lots 15 & 16 together with the west half and the east half of the 20'
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	\$65,136
PLAN CREATION DATE	05/19/2020	The 2024 equalized value minus reductions	\$3,020,507
EST JOBS CREATED	20	The 2023 equalized value minus reductions	\$3,010,707
ANTICIPATED PROJECT COST	\$5,000,000	Total Current Increment	\$2,955,371

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

City of Watertown

County Codington

City of Watertown # 13

Created on: 04/09/2021

Dissolution Date

Sch Dist

14-4

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	Housing project for apartment building and senior citizens center
CONTACT NAME	Kristen Bobzien	LOCATION	LOTS 1-4 OHTNESS SUBD OF LOTS 12-14 BLK 17 ORIGINAL PLAT &
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	\$68,201
PLAN CREATION DATE	04/09/2021	The 2024 equalized value minus reductions	\$5,577,874
EST JOBS CREATED	0	The 2023 equalized value minus reductions	\$5,562,998
ANTICIPATED PROJECT COST	\$2,070,349	Total Current Increment	\$5,509,673

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$1,222,961
PLAN CREATION DATE	09/10/2020	The 2024 equalized value minus reductions	\$22,762,026
EST JOBS CREATED	20	The 2023 equalized value minus reductions	\$18,559,739
ANTICIPATED PROJECT COST	\$19,000,000	Total Current Increment	\$21,539,065

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$166,154
PLAN CREATION DATE	02/16/2021	The 2024 equalized value minus reductions	\$14,404,928
EST JOBS CREATED	20	The 2023 equalized value minus reductions	\$6,248,051
ANTICIPATED PROJECT COST	\$20,000,000	Total Current Increment	\$14,238,774

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$70,465
PLAN CREATION DATE	03/01/2021	The 2024 equalized value minus reductions	\$4,160,754
EST JOBS CREATED	20	The 2023 equalized value minus reductions	\$2,222,339
ANTICIPATED PROJECT COST	\$9,000,000	Total Current Increment	\$4,090,289

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$46,917
PLAN CREATION DATE	09/07/2021	The 2024 equalized value minus reductions	\$2,910,970
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$42,721
ANTICIPATED PROJECT COST	\$5,600,000	Total Current Increment	\$2,864,053

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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 Drivove) 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	\$1,638,699
PLAN CREATION DATE	04/18/2022	The 2024 equalized value minus reductions	\$3,053,814
EST JOBS CREATED	50	The 2023 equalized value minus reductions	\$1,731,504
ANTICIPATED PROJECT COST	\$2,500,000	Total Current Increment	\$1,415,115

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Watertown

County Codington

City of Watertown # 20

Created on: 8/1/2022

Dissolution Date

Sch Dist

14-4

GOVERNING BODY	City of Watertown	PROJECT DESCRIPTION	Infrastructure to prepare area for commercial development
CONTACT NAME	Kristen Bobzien	LOCATION	That portion of Outlot D in Lot 3 in the SE 1/4 od the NE 1/4 of 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	\$2,398,344
PLAN CREATION DATE	08/01/2022	The 2024 equalized value minus reductions	\$3,910,818
EST JOBS CREATED	50	The 2023 equalized value minus reductions	\$3,463,743
ANTICIPATED PROJECT COST	\$2,500,000	Total Current Increment	\$1,512,474

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$599,032
PLAN CREATION DATE	06/19/2006	The 2024 equalized value minus reductions	\$13,485,339
EST JOBS CREATED		The 2023 equalized value minus reductions	\$8,882,238
ANTICIPATED PROJECT COST	\$1,593,384	Total Current Increment	\$12,886,307
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





SOUTH DAKOTA DEPARTMENT OF REVENUE

445 East Capitol Avenue • Pierre, SD 57501
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2024 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	\$1,435,307
PLAN CREATION DATE	09/27/2007	The 2024 equalized value minus reductions	\$11,605,927
EST JOBS CREATED		The 2023 equalized value minus reductions	\$12,201,458
ANTICIPATED PROJECT COST	\$1,508,494	Total Current Increment	\$10,170,620
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Local	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$456,232
PLAN CREATION DATE	08/21/2023	The 2024 equalized value minus reductions	\$746,136
EST JOBS CREATED	40	The 2023 equalized value minus reductions	\$489,699
ANTICIPATED PROJECT COST	\$1,800,066	Total Current Increment	\$289,904
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Hermosa		County Custer	
City of Hermosa # 1	Created on: 9/20/2005	Dissolution Date	Sch Dist 16-1
GOVERNING BODY	City of Hermosa	PROJECT DESCRIPTION	Water and Sewer Lines
CONTACT NAME	Bobbie Johnson	LOCATION	Hermosa
PHONE NUMBER	605-255-4291	PUBLIC BENEFITS	
E-MAIL ADDRESS	nhrmsa@custercountysd.com	EST OF MATURITY	2025
DATE OF PLANNING HEARING	09/20/2005	Equalized base minus reductions	\$1,528,883
PLAN CREATION DATE		The 2024 equalized value minus reductions	\$13,640,271
EST JOBS CREATED		The 2023 equalized value minus reductions	\$11,950,787
ANTICIPATED PROJECT COST	\$400,771	Total Current Increment	\$12,111,388
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$5,900,522
PLAN CREATION DATE	07/17/2006	The 2024 equalized value minus reductions	\$12,736,443
EST JOBS CREATED		The 2023 equalized value minus reductions	\$13,767,764
ANTICIPATED PROJECT COST	\$2,100,000	Total Current Increment	\$6,835,921

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

445 East Capitol Avenue • Pierre, SD 57501
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2024 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

\$49,543

PLAN CREATION DATE

05/21/2007

The 2024 equalized value minus reductions

\$1,819,577

EST JOBS CREATED

The 2023 equalized value minus reductions

\$5,939,651

ANTICIPATED PROJECT COST

\$624,895

Total Current Increment

\$1,770,034

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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

\$37,207

PLAN CREATION DATE

07/06/2010

The 2024 equalized value minus reductions

\$3,727,839

EST JOBS CREATED

The 2023 equalized value minus reductions

\$3,303,915

ANTICIPATED PROJECT COST

\$520,164

Total Current Increment

\$3,690,632

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Mitchell

County Davison

City of Mitchell # 16

Created on: 9/22/2011

Dissolution Date

Sch Dist

17-2

GOVERNING BODY

City of Mitchell

PROJECT DESCRIPTION

Innovative Systems

CONTACT NAME

Innovative Systems LLC

LOCATION

City of Mitchell

PHONE NUMBER

PUBLIC BENEFITS

E-MAIL ADDRESS

EST OF MATURITY

2031

DATE OF PLANNING HEARING

09/12/2011

Equalized base minus reductions

\$4,920,402

PLAN CREATION DATE

09/19/2011

The 2024 equalized value minus reductions

\$10,462,493

EST JOBS CREATED

The 2023 equalized value minus reductions

\$10,292,226

ANTICIPATED PROJECT COST

\$1,522,300

Total Current Increment

\$5,542,091

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

City of Mitchell

County Davison

City of Mitchell # 19

Created on: 2/4/2013

Dissolution Date

Sch Dist

17-2

GOVERNING BODY

City of Mitchell

PROJECT DESCRIPTION

Public Infrastructure

CONTACT NAME

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

\$13,143

PLAN CREATION DATE

02/04/2013

The 2024 equalized value minus reductions

\$1,511,319

EST JOBS CREATED

The 2023 equalized value minus reductions

\$1,357,294

ANTICIPATED PROJECT COST

\$300,000

Total Current Increment

\$1,498,176

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Mitchell

County Davison

City of Mitchell # 20

Created on: 4/1/2013

Dissolution Date

Sch Dist

17-2

GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Infrastructure Improvements
CONTACT NAME	Morris Inc.	LOCATION	City of Mitchell
PHONE NUMBER		PUBLIC BENEFITS	
E-MAIL ADDRESS		EST OF MATURITY	2033
DATE OF PLANNING HEARING	03/25/2013	Equalized base minus reductions	\$149,308
PLAN CREATION DATE	04/01/2013	The 2024 equalized value minus reductions	\$1,449,726
EST JOBS CREATED		The 2023 equalized value minus reductions	\$1,146,513
ANTICIPATED PROJECT COST	\$200,000	Total Current Increment	\$1,300,418

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

City of Mitchell

County Davison

City of Mitchell # 21

Created on: 5/18/2015

Dissolution Date

Sch Dist

17-2

GOVERNING BODY

City of Mitchell

PROJECT DESCRIPTION

Mitchell Vistor Center

CONTACT NAME

Hohn Enterprises

LOCATION

City of Mitchell

PHONE NUMBER

PUBLIC BENEFITS

E-MAIL ADDRESS

EST OF MATURITY

2035

DATE OF PLANNING HEARING

05/11/2015

Equalized base minus reductions

\$139,817

PLAN CREATION DATE

05/18/2015

The 2024 equalized value minus reductions

\$1,131,071

EST JOBS CREATED

The 2023 equalized value minus reductions

\$1,372,272

ANTICIPATED PROJECT COST

\$320,000

Total Current Increment

\$991,254

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

City of Mitchell

County Davison

City of Mitchell # 23

Created on: 5/18/2017

Dissolution Date

Sch Dist

17-2

GOVERNING BODY

City of Mitchell

PROJECT DESCRIPTION

Vantage Point Expansion

CONTACT NAME

MADC/Vantage Point

LOCATION

City of Mitchell

PHONE NUMBER

PUBLIC BENEFITS

E-MAIL ADDRESS

EST OF MATURITY

2035

DATE OF PLANNING HEARING

05/08/2017

Equalized base minus reductions

\$2,953,202

PLAN CREATION DATE

05/15/2017

The 2024 equalized value minus reductions

\$4,848,686

EST JOBS CREATED

40

The 2023 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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2024 TIF ANNUAL REPORT

City of Mitchell

County Davison

City of Mitchell # 24

Created on: 9/5/17

Dissolution Date

Sch Dist

17-2

GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Expansion of dog food processing plant Performance Pet
CONTACT NAME	Michelle Bathke	LOCATION	Mitchell, SD
PHONE NUMBER	605-995-8420	PUBLIC BENEFITS	
E-MAIL ADDRESS	mbathke@cityofmitchell.org	EST OF MATURITY	2035
DATE OF PLANNING HEARING	09/05/2017	Equalized base minus reductions	\$602,220
PLAN CREATION DATE	09/05/2017	The 2024 equalized value minus reductions	\$11,730,848
EST JOBS CREATED	30	The 2023 equalized value minus reductions	\$6,826,511
ANTICIPATED PROJECT COST	\$2,600,000	Total Current Increment	\$11,128,628

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

City of Mitchell

County Davison

City of Mitchell # 26

Created on: 09/21/2021

Dissolution Date

Sch Dist

17-2

GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Reconstruction and remodel of historic building
CONTACT NAME	Michelle Bathke	LOCATION	The South 20' of Lot 6 and all of Lots 7,8,9,10 and 11 all in Block 3 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 2024 equalized value minus reductions	\$561,160
EST JOBS CREATED	25	The 2023 equalized value minus reductions	\$606,877
ANTICIPATED PROJECT COST	\$4,000,000	Total Current Increment	\$561,160

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Mitchell

County Davison

City of Mitchell # 27

Created on: 4/02/2022

Dissolution Date

Sch Dist

17-2

GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Affordable Housing, 22 lots to be developed with a selling price at or below the first time home buyers price limit
CONTACT NAME	Michelle Bathke	LOCATION	Lot 2 and 3 of Fiala's Addition in the E1/2 of the NE1/4 OF Section 4
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	\$985,641
PLAN CREATION DATE	04/04/2022	The 2024 equalized value minus reductions	\$3,212,564
EST JOBS CREATED	0	The 2023 equalized value minus reductions	\$2,008,654
ANTICIPATED PROJECT COST	\$627,889	Total Current Increment	\$2,226,923

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





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2024 TIF ANNUAL REPORT

City of Mitchell

County Davison

City of Mitchell # 28

Created on: 9/20/2022

Dissolution Date

Sch Dist

17-2

GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Redevelopment of hotel into workforce housing complex.
CONTACT NAME	Michelle Bathke	LOCATION	Block Four, Sunny Side addition
PHONE NUMBER	605-995-8418	PUBLIC BENEFITS	Provide housing nad promote economic developemnt
E-MAIL ADDRESS	mbathke@cityofmitchell.org	EST OF MATURITY	2042
DATE OF PLANNING HEARING	09/12/2022	Equalized base minus reductions	\$2,083,459
PLAN CREATION DATE	09/20/2022	The 2024 equalized value minus reductions	\$2,377,221
EST JOBS CREATED	20	The 2023 equalized value minus reductions	\$2,247,826
ANTICIPATED PROJECT COST	\$2,013,621	Total Current Increment	\$293,762

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Mitchell

County Davison

City of Mitchell # 29

Created on: 3/6/2023

Dissolution Date

Sch Dist

17-2

GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Reconstruct and remodel a historic building
CONTACT NAME	Michelle Bathke	LOCATION	Lots 7,8,9 and 10 Block 2 Original Town
PHONE NUMBER	605-995-8418	PUBLIC BENEFITS	Recruit new business,
E-MAIL ADDRESS	mbathke@cityofmitchell.org	EST OF MATURITY	2043
DATE OF PLANNING HEARING	02/27/2023	Equalized base minus reductions	\$391,053
PLAN CREATION DATE	03/06/2023	The 2024 equalized value minus reductions	\$590,505
EST JOBS CREATED	0	The 2023 equalized value minus reductions	\$418,979
ANTICIPATED PROJECT COST	\$1,720,000	Total Current Increment	\$199,452

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

City of Mitchell

County Davison

City of Mitchell # 30

Created on: 5/15/2023

Dissolution Date

Sch Dist

17-2

GOVERNING BODY	City of Mitchell	PROJECT DESCRIPTION	Public infrastructure for an affordable housing project
CONTACT NAME	Michelle Bathke	LOCATION	Lots 1 through 13 and Lot A of Sharpstone Duece Addition in the W
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	\$54,665
PLAN CREATION DATE	05/15/2023	The 2024 equalized value minus reductions	\$818,937
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$56,079
ANTICIPATED PROJECT COST	\$1,002,469	Total Current Increment	\$764,272

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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 1 Lot 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	\$600,605
PLAN CREATION DATE	10/16/2023	The 2024 equalized value minus reductions	\$1,079,683
EST JOBS CREATED	20	The 2023 equalized value minus reductions	\$562,000
ANTICIPATED PROJECT COST	\$1,094,707	Total Current Increment	\$479,078

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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	\$1,530,600
PLAN CREATION DATE	01/16/2024	The 2024 equalized value minus reductions	\$1,515,761
EST JOBS CREATED	25	The 2023 equalized value minus reductions	\$1,421,605
ANTICIPATED PROJECT COST	\$527,250	Total Current Increment	(\$14,839)

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

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	\$776,329
PLAN CREATION DATE	04/15/2024	The 2024 equalized value minus reductions	\$776,329
EST JOBS CREATED	20	The 2023 equalized value minus reductions	\$776,329
ANTICIPATED PROJECT COST	\$750,150	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

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 and 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 dilapidated 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	\$1,250,395
PLAN CREATION DATE	05/06/2024	The 2024 equalized value minus reductions	\$1,250,395
EST JOBS CREATED	12	The 2023 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$1,190,557	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

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	\$130,385
PLAN CREATION DATE	06/03/2024	The 2024 equalized value minus reductions	\$130,385
EST JOBS CREATED	1	The 2023 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$675,486	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





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2024 TIF ANNUAL REPORT

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	\$217,468
PLAN CREATION DATE	07/01/2024	The 2024 equalized value minus reductions	\$217,468
EST JOBS CREATED	1	The 2023 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$5,509,900	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





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2024 TIF ANNUAL REPORT

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	\$77,929
PLAN CREATION DATE	08/05/2024	The 2024 equalized value minus reductions	\$77,929
EST JOBS CREATED	3	The 2023 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$519,437	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

Davison County

County Davison

Davison County # 2

Created on: 6/11/2013

Dissolution Date

Sch Dist

17-2

GOVERNING BODY

PROJECT DESCRIPTION

CONTACT NAME

LOCATION

PHONE NUMBER

PUBLIC BENEFITS

E-MAIL ADDRESS

EST OF MATURITY

DATE OF PLANNING HEARING

Equalized base minus reductions

\$4,752,572

PLAN CREATION DATE

The 2024 equalized value minus reductions

\$27,976,549

EST JOBS CREATED

The 2023 equalized value minus reductions

\$23,640,953

ANTICIPATED PROJECT COST

Total Current Increment

\$23,223,977

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

Davison County

County Davison

Davison County # 3

Created on: 7/9/2013

Dissolution Date

Sch Dist

17-2

GOVERNING BODY

PROJECT DESCRIPTION

CONTACT NAME

LOCATION

PHONE NUMBER

PUBLIC BENEFITS

E-MAIL ADDRESS

EST OF MATURITY 2033

DATE OF PLANNING HEARING

Equalized base minus reductions

\$82,257

PLAN CREATION DATE

The 2024 equalized value minus reductions

\$8,760,717

EST JOBS CREATED

The 2023 equalized value minus reductions

\$8,559,941

ANTICIPATED PROJECT COST

Total Current Increment

\$8,678,460

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

Davison County		County Davison	
Davison County # 4	Created on: 5/23/2023	Dissolution Date	Sch Dist 17-2
GOVERNING BODY	Davison County	PROJECT DESCRIPTION	Mult 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	\$554,284
PLAN CREATION DATE	05/23/2023	The 2024 equalized value minus reductions	\$1,483,986
EST JOBS CREATED	85	The 2023 equalized value minus reductions	\$479,290
ANTICIPATED PROJECT COST	\$21,221,000	Total Current Increment	\$929,702
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Industrial	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$199,544
PLAN CREATION DATE	06/27/2024	The 2024 equalized value minus reductions	\$199,544
EST JOBS CREATED	50	The 2023 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$5,010,628	Total Current Increment	\$0
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$12,277
PLAN CREATION DATE	08/16/2021	The 2024 equalized value minus reductions	\$352,275
EST JOBS CREATED	15	The 2023 equalized value minus reductions	\$201,936
ANTICIPATED PROJECT COST	\$350,000	Total Current Increment	\$339,998

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Corsica # 1		City of Corsica		County Douglas	
GOVERNING BODY	City of Corsica	Created on:	12/23/2021	Dissolution Date	
CONTACT NAME	Lori Heidinger	Sch Dist		21-3	
PHONE NUMBER	605-946-5421	PROJECT DESCRIPTION	Costruction of public infrastructure for Affordable Housing		
E-MAIL ADDRESS	corsicacity@siouxvalley.net	LOCATION	All existing lots located in Block 2, Block 3, Block 4, Block 5 and Bloc		
DATE OF PLANNING HEARING	12/01/2021	PUBLIC BENEFITS	Additional Affordable Housing		
PLAN CREATION DATE	12/23/2021	EST OF MATURITY	2041		
EST JOBS CREATED	1	Equalized base minus reductions			\$1,166,728
ANTICIPATED PROJECT COST	\$382,551	The 2024 equalized value minus reductions			\$4,775,812
		The 2023 equalized value minus reductions			\$3,672,503
		Total Current Increment			\$3,609,084
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Affordable Housing		





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2024 TIF ANNUAL REPORT

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	\$52,158
PLAN CREATION DATE	05/13/2024	The 2024 equalized value minus reductions	\$52,158
EST JOBS CREATED	1	The 2023 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$2,500,000	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

Douglas County		County Douglas	
Douglas County # 1	Created on: 7/15/2014	Dissolution Date	Sch Dist 21-3
GOVERNING BODY	Douglas County	PROJECT DESCRIPTION	Public Infrastructure
CONTACT NAME	Phyllis Barker	LOCATION	
PHONE NUMBER	605-724-2423	PUBLIC BENEFITS	
E-MAIL ADDRESS	phyllis.barker@state.sd.us	EST OF MATURITY	2034
DATE OF PLANNING HEARING	07/10/2014	Equalized base minus reductions	\$1,312,742
PLAN CREATION DATE	07/10/2014	The 2024 equalized value minus reductions	\$3,137,499
EST JOBS CREATED		The 2023 equalized value minus reductions	\$2,302,535
ANTICIPATED PROJECT COST	\$373,000	Total Current Increment	\$1,824,757
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2024 TIF ANNUAL REPORT

Faulk County		County Faulk	
Faulk County # 1	Created on: 8/2/2016	Dissolution Date	Sch Dist 24-4
GOVERNING BODY	Faulk County	PROJECT DESCRIPTION	Residential Development
CONTACT NAME	Trevor Cramer	LOCATION	Faulkton
PHONE NUMBER	605-949-9507	PUBLIC BENEFITS	Housing
E-MAIL ADDRESS	trevorcramer@yahoo.com	EST OF MATURITY	2035
DATE OF PLANNING HEARING	07/26/2016	Equalized base minus reductions	\$44,184
PLAN CREATION DATE	07/26/2016	The 2024 equalized value minus reductions	\$998,103
EST JOBS CREATED		The 2023 equalized value minus reductions	\$563,668
ANTICIPATED PROJECT COST	\$600,000	Total Current Increment	\$953,919
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Local	





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2024 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	\$37,358
PLAN CREATION DATE	01/14/2020	The 2024 equalized value minus reductions	\$3,707,186
EST JOBS CREATED	25	The 2023 equalized value minus reductions	\$3,544,792
ANTICIPATED PROJECT COST	\$5,000,000	Total Current Increment	\$3,669,828
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Affordable Housing	





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2024 TIF ANNUAL REPORT

City of Milbank		County Grant	
City of Milbank # 4	Created on: 08/10/2021	Dissolution Date	Sch Dist 25-4
GOVERNING BODY	City of Milbank	PROJECT DESCRIPTION	Senior Living Community
CONTACT NAME	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 2024 equalized value minus reductions	\$9,531,717
EST JOBS CREATED	30	The 2023 equalized value minus reductions	\$7,295,860
ANTICIPATED PROJECT COST	\$11,000,000	Total Current Increment	\$9,531,717
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2024 TIF ANNUAL REPORT

City of Gregory # 1		City of Gregory		County Gregory	
	Created on: 9/20/2022	Dissolution Date	Sch Dist	26-4	
GOVERNING BODY	City of Gregory	PROJECT DESCRIPTION	Improving water main, infrastructure and roadway surfacing and restoration.		
CONTACT NAME	Alex Hamilton	LOCATION	Lot I of block2, Lots J and K of Block 3, Lots G and H of Block 4, Lots		
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		\$81,456	
PLAN CREATION DATE	09/19/2022	The 2024 equalized value minus reductions		\$561,725	
EST JOBS CREATED	25	The 2023 equalized value minus reductions		\$430,550	
ANTICIPATED PROJECT COST	\$2,000,000	Total Current Increment		\$480,269	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





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2024 TIF ANNUAL REPORT

City of Bryant

County Hamlin

City of Bryant # 1

Created on: 9/15/2011

Dissolution Date

Sch Dist

28-3

GOVERNING BODY

City of Bryant

PROJECT DESCRIPTION Commercial

CONTACT NAME

Kristie Sikkink

LOCATION Bryant, SD

PHONE NUMBER

605-628-2931

PUBLIC BENEFITS

E-MAIL ADDRESS

bryantsd@itctel.com

EST OF MATURITY

DATE OF PLANNING HEARING

Equalized base minus reductions

\$744,877

PLAN CREATION DATE

09/15/2011

The 2024 equalized value minus reductions

\$2,394,342

EST JOBS CREATED

The 2023 equalized value minus reductions

\$2,537,485

ANTICIPATED PROJECT COST

Total Current Increment

\$1,649,465

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

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	\$2,518
PLAN CREATION DATE	03/18/2024	The 2024 equalized value minus reductions	\$2,518
EST JOBS CREATED	1	The 2023 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$626,022	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$69,362
PLAN CREATION DATE	03/08/2023	The 2024 equalized value minus reductions	\$321,188
EST JOBS CREATED	20	The 2023 equalized value minus reductions	\$61,160
ANTICIPATED PROJECT COST	\$1,500,000	Total Current Increment	\$251,826

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

Hamlin County # 1		Hamlin County		County Hamlin	
		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		\$8,127,826	
PLAN CREATION DATE		The 2024 equalized value minus reductions		\$43,455,656	
EST JOBS CREATED	125	The 2023 equalized value minus reductions		\$41,799,107	
ANTICIPATED PROJECT COST	\$15,500,000	Total Current Increment		\$35,327,830	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





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2024 TIF ANNUAL REPORT

Hamlin County # 2		Hamlin County		County Hamlin	
	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	iorris@doughertymarkets.com	EST OF MATURITY	2039		
DATE OF PLANNING HEARING	07/24/2018	Equalized base minus reductions		\$124,247	
PLAN CREATION DATE	09/25/2019	The 2024 equalized value minus reductions		\$845,046	
EST JOBS CREATED	5	The 2023 equalized value minus reductions		\$854,690	
ANTICIPATED PROJECT COST	\$700,000	Total Current Increment		\$720,799	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





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2024 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	\$235,550
PLAN CREATION DATE	04/03/2012	The 2024 equalized value minus reductions	\$8,280,219
EST JOBS CREATED		The 2023 equalized value minus reductions	\$7,412,923
ANTICIPATED PROJECT COST	\$1,325,000	Total Current Increment	\$8,044,669
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2024 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	\$92,512
PLAN CREATION DATE		The 2024 equalized value minus reductions	\$2,025,226
EST JOBS CREATED		The 2023 equalized value minus reductions	\$1,928,720
ANTICIPATED PROJECT COST	\$105,500	Total Current Increment	\$1,932,714

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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

\$12,311

PLAN CREATION DATE

The 2024 equalized value minus reductions

\$2,779,977

EST JOBS CREATED

The 2023 equalized value minus reductions

\$2,650,285

ANTICIPATED PROJECT COST

\$353,600

Total Current Increment

\$2,767,666

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$7,621
PLAN CREATION DATE	09/19/2022	The 2024 equalized value minus reductions	\$705,031
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$8,028
ANTICIPATED PROJECT COST	\$750,000	Total Current Increment	\$697,410

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





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2024 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

\$1,919,559

PLAN CREATION DATE

06/08/2010

The 2024 equalized value minus reductions

\$14,253,451

EST JOBS CREATED

20

The 2023 equalized value minus reductions

\$13,711,595

ANTICIPATED PROJECT COST

\$10,700,000

Total Current Increment

\$12,333,892

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$499,500
PLAN CREATION DATE	04/07/2015	The 2024 equalized value minus reductions	\$7,230,825
EST JOBS CREATED	150	The 2023 equalized value minus reductions	\$6,947,192
ANTICIPATED PROJECT COST	\$10,900,000	Total Current Increment	\$6,731,325
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$410,027
PLAN CREATION DATE	03/07/2023	The 2024 equalized value minus reductions	\$1,806,805
EST JOBS CREATED	50	The 2023 equalized value minus reductions	\$405,413
ANTICIPATED PROJECT COST	\$5,000,000	Total Current Increment	\$1,396,778
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2024 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	\$80,528
PLAN CREATION DATE	12/05/2023	The 2024 equalized value minus reductions	\$439,998
EST JOBS CREATED	20	The 2023 equalized value minus reductions	\$79,642
ANTICIPATED PROJECT COST	\$1,237,543	Total Current Increment	\$359,470
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Affordable Housing	





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2024 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	\$392,286
PLAN CREATION DATE	01/04/2010	The 2024 equalized value minus reductions	\$14,347,804
EST JOBS CREATED	15	The 2023 equalized value minus reductions	\$13,635,843
ANTICIPATED PROJECT COST	\$25,000,000	Total Current Increment	\$13,955,518
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Industrial	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$12,084
PLAN CREATION DATE	10/16/2019	The 2024 equalized value minus reductions	\$1,862,642
EST JOBS CREATED	10	The 2023 equalized value minus reductions	\$1,563,746
ANTICIPATED PROJECT COST	\$993,275	Total Current Increment	\$1,850,558

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$892,275
PLAN CREATION DATE	11/15/2012	The 2024 equalized value minus reductions	\$2,582,773
EST JOBS CREATED	20	The 2023 equalized value minus reductions	\$2,412,224
ANTICIPATED PROJECT COST	\$1,993,000	Total Current Increment	\$1,690,498

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

Jerauld County # 1		Jerauld County		County Jerauld	
		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	\$8,412,636		
PLAN CREATION DATE	04/03/2012	The 2024 equalized value minus reductions	\$34,006,987		
EST JOBS CREATED	106	The 2023 equalized value minus reductions	\$33,470,385		
ANTICIPATED PROJECT COST	\$3,755,173	Total Current Increment	\$25,594,351		
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic			





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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 2024 equalized value minus reductions	\$1,835,193
EST JOBS CREATED	0	The 2023 equalized value minus reductions	\$744,355
ANTICIPATED PROJECT COST	\$1,377,000	Total Current Increment	\$1,835,193

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Madison		County Lake	
City of Madison # 1	Created on: 11/19/2007	Dissolution Date	Sch Dist 39-2
GOVERNING BODY	City of Madison	PROJECT DESCRIPTION	Strip mall to be built along with 12 living units for low to moderate income persons.
CONTACT NAME	Jennifer Eimers	LOCATION	
PHONE NUMBER		PUBLIC BENEFITS	
E-MAIL ADDRESS		EST OF MATURITY	
DATE OF PLANNING HEARING		Equalized base minus reductions	\$556,044
PLAN CREATION DATE		The 2024 equalized value minus reductions	\$3,460,302
EST JOBS CREATED		The 2023 equalized value minus reductions	\$3,453,635
ANTICIPATED PROJECT COST		Total Current Increment	\$2,904,258
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$25,075
PLAN CREATION DATE	07/23/2018	The 2024 equalized value minus reductions	\$2,671,126
EST JOBS CREATED	25	The 2023 equalized value minus reductions	\$2,647,765
ANTICIPATED PROJECT COST	\$7,000,000	Total Current Increment	\$2,646,051
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2024 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	\$28,172
PLAN CREATION DATE	06/07/2022	The 2024 equalized value minus reductions	\$3,292,704
EST JOBS CREATED	30	The 2023 equalized value minus reductions	\$23,970
ANTICIPATED PROJECT COST	\$4,000,000	Total Current Increment	\$3,264,532
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2024 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	\$28,172
PLAN CREATION DATE	06/07/2022	The 2024 equalized value minus reductions	\$3,292,704
EST JOBS CREATED	30	The 2023 equalized value minus reductions	\$29,328
ANTICIPATED PROJECT COST	\$4,000,000	Total Current Increment	\$3,264,532

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Madison		County Lake	
City of Madison # 5	Created on: 4/17/2023	Dissolution Date	Sch Dist 39-2
GOVERNING BODY	City of Madison	PROJECT DESCRIPTION	Commercial, retail and single family lots, multi family units and twin homes
CONTACT NAME	Jameson Barreth	LOCATION	All that part of Kinney's subdivision of the NW1/4 of Section 5, 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	\$65,240
PLAN CREATION DATE	05/17/2023	The 2024 equalized value minus reductions	\$80,325
EST JOBS CREATED	15	The 2023 equalized value minus reductions	\$76,753
ANTICIPATED PROJECT COST	\$4,475,433	Total Current Increment	\$15,085
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2024 TIF ANNUAL REPORT

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	\$3,381,864
PLAN CREATION DATE	05/15/2023	The 2024 equalized value minus reductions	\$4,213,831
EST JOBS CREATED	120	The 2023 equalized value minus reductions	\$3,385,017
ANTICIPATED PROJECT COST	\$2,950,000	Total Current Increment	\$831,967
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2024 TIF ANNUAL REPORT

Lake County		County Lake	
Lake County # 2	Created on: 9/19/2013	Dissolution Date	Sch Dist 39-2
GOVERNING BODY	Lake County	PROJECT DESCRIPTION	Townhomes
CONTACT NAME	Bobbi Janke	LOCATION	Madison
PHONE NUMBER	605-275-4252	PUBLIC BENEFITS	Housing
E-MAIL ADDRESS		EST OF MATURITY	2027
DATE OF PLANNING HEARING	09/11/2013	Equalized base minus reductions	\$24,875
PLAN CREATION DATE		The 2024 equalized value minus reductions	\$1,951,746
EST JOBS CREATED		The 2023 equalized value minus reductions	\$1,940,510
ANTICIPATED PROJECT COST	\$423,645	Total Current Increment	\$1,926,871
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2024 TIF ANNUAL REPORT

Lake County		County Lake	
Lake County # 3	Created on: 8/19/2014	Dissolution Date	Sch Dist 39-2
GOVERNING BODY	Lake County	PROJECT DESCRIPTION	Townhomes
CONTACT NAME	Bobbi Janke	LOCATION	Madison
PHONE NUMBER	605-256-7600	PUBLIC BENEFITS	Housing
E-MAIL ADDRESS		EST OF MATURITY	2028
DATE OF PLANNING HEARING	08/13/2014	Equalized base minus reductions	\$102,198
PLAN CREATION DATE		The 2024 equalized value minus reductions	\$1,140,758
EST JOBS CREATED		The 2023 equalized value minus reductions	\$1,128,370
ANTICIPATED PROJECT COST	\$375,000	Total Current Increment	\$1,038,560
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2024 TIF ANNUAL REPORT

Lake County		County Lake	
Lake County # 4	Created on: 4/19/2016	Dissolution Date	Sch Dist 39-2
GOVERNING BODY	Lake County	PROJECT DESCRIPTION	Townhomes/Commercial Development
CONTACT NAME	Bobbi Janke	LOCATION	Madison
PHONE NUMBER	605-256-7600	PUBLIC BENEFITS	Housing
E-MAIL ADDRESS		EST OF MATURITY	2032
DATE OF PLANNING HEARING	04/13/2016	Equalized base minus reductions	\$75,525
PLAN CREATION DATE		The 2024 equalized value minus reductions	\$3,382,017
EST JOBS CREATED		The 2023 equalized value minus reductions	\$3,357,420
ANTICIPATED PROJECT COST	\$875,000	Total Current Increment	\$3,306,492
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2024 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	\$90,410
PLAN CREATION DATE	09/26/2019	The 2024 equalized value minus reductions	\$12,268,462
EST JOBS CREATED	25	The 2023 equalized value minus reductions	\$7,851,130
ANTICIPATED PROJECT COST	\$1,800,000	Total Current Increment	\$12,178,052
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Affordable Housing	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

Lake County		County Lake	
Lake County # 6	Created on: 1/3/2023	Dissolution Date	Sch Dist 39-2
GOVERNING BODY	Lake County	PROJECT DESCRIPTION	Manitou manufacturing expansion
CONTACT NAME	Shelli Gust	LOCATION	Lot 1, 2, 3, 4 in Madison Industrial Park, W262.6' of N334.4' Lot 9 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	\$6,783,010
PLAN CREATION DATE	01/03/2023	The 2024 equalized value minus reductions	\$6,863,629
EST JOBS CREATED	65	The 2023 equalized value minus reductions	\$6,796,590
ANTICIPATED PROJECT COST	\$16,000,000	Total Current Increment	\$80,619
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Industrial	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Deadwood

County Lawrence

City of Deadwood # 8

Created on: 12/18/2006

Dissolution Date

Sch Dist

40-1

GOVERNING BODY City of Deadwood

CONTACT NAME Mary Jo Nelson

PHONE NUMBER 605-578-2600

E-MAIL ADDRESS maryjo@cityofdeadwood.com

DATE OF PLANNING HEARING 12/06/2006

PLAN CREATION DATE 12/18/2006

EST JOBS CREATED

ANTICIPATED PROJECT COST \$1,500,000

PROJECT DESCRIPTION Stage Run Development

LOCATION Deadwood

PUBLIC BENEFITS Residential Housing

EST OF MATURITY 2023

Equalized base minus reductions

\$944,800

The 2024 equalized value minus reductions

\$29,235,152

The 2023 equalized value minus reductions

\$23,087,016

Total Current Increment

\$28,290,352

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Deadwood

County Lawrence

City of Deadwood # 9

Created on: 4/25/2011

Dissolution Date

Sch Dist

40-1

GOVERNING BODY	City of Deadwood	PROJECT DESCRIPTION	Optima LLC
CONTACT NAME	Mary Jo Nelson	LOCATION	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	\$10,272,792
PLAN CREATION DATE	04/25/2011	The 2024 equalized value minus reductions	\$20,288,457
EST JOBS CREATED	50	The 2023 equalized value minus reductions	\$19,712,619
ANTICIPATED PROJECT COST	\$1,224,000	Total Current Increment	\$10,015,665

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

City of Deadwood

County Lawrence

City of Deadwood # 10

Created on: 9/18/2016

Dissolution Date

Sch Dist

40-1

GOVERNING BODY City of Deadwood

CONTACT NAME Mary Jo Nelson

PHONE NUMBER 605-578-2600

E-MAIL ADDRESS maryjo@cityofdeadwood.com

DATE OF PLANNING HEARING

PLAN CREATION DATE 09/21/2016

EST JOBS CREATED 50

ANTICIPATED PROJECT COST \$2,600,000

PROJECT DESCRIPTION TRU Hotel

LOCATION Deadwood

PUBLIC BENEFITS upgraded city infrastructure

EST OF MATURITY 2029

Equalized base minus reductions

\$1,780,320

The 2024 equalized value minus reductions

\$15,038,261

The 2023 equalized value minus reductions

\$14,588,791

Total Current Increment

\$13,257,941

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Deadwood

County Lawrence

City of Deadwood # 11

Created on: 09/16/2019

Dissolution Date

Sch Dist

40-1

GOVERNING BODY	City of Deadwood	PROJECT DESCRIPTION	Hotel and parking garage
CONTACT NAME	Bob Nelson	LOCATION	Deadwood SD
PHONE NUMBER	605-578-2082	PUBLIC BENEFITS	promote economic development
E-MAIL ADDRESS	bobjr@cityofdeadwood.com	EST OF MATURITY	2040
DATE OF PLANNING HEARING	09/04/2019	Equalized base minus reductions	\$3,133,635
PLAN CREATION DATE	09/16/2019	The 2024 equalized value minus reductions	\$11,668,305
EST JOBS CREATED	25	The 2023 equalized value minus reductions	\$11,386,884
ANTICIPATED PROJECT COST	\$8,000,000	Total Current Increment	\$8,534,670

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

City of Deadwood

County Lawrence

City of Deadwood # 12

Created on: 05/06/2020

Dissolution Date

Sch Dist

40-1

GOVERNING BODY	City of Deadwood	PROJECT DESCRIPTION	Affordable housing construction of 36 to 40 apartment units.
CONTACT NAME	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	jessicca@cityofdeadwood.com	EST OF MATURITY	2040
DATE OF PLANNING HEARING	04/19/2019	Equalized base minus reductions	\$14,488
PLAN CREATION DATE	05/06/2019	The 2024 equalized value minus reductions	\$18,026
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$17,955
ANTICIPATED PROJECT COST	\$871,000	Total Current Increment	\$3,538

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





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2024 TIF ANNUAL REPORT

City of Deadwood

County Lawrence

City of Deadwood # 13

Created on: 9/18/2020

Dissolution Date

Sch Dist

40-1

GOVERNING BODY City of Deadwood

PROJECT DESCRIPTION 21 affordable homes for workforce housing infrastructure

CONTACT NAME 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

\$34,884

PLAN CREATION DATE 09/18/2020

The 2024 equalized value minus reductions

\$7,572

EST JOBS CREATED 20

The 2023 equalized value minus reductions

\$5,851

ANTICIPATED PROJECT COST \$7,500,000

Total Current Increment

(\$27,312)

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Deadwood

County Lawrence

City of Deadwood # 14

Created on: 11/15/2021

Dissolution Date

Sch Dist

40-1

GOVERNING BODY	City of Deadwood	PROJECT DESCRIPTION	200 Multi family housing units, commercial property infrastructure
CONTACT NAME	Jessica McKeown	LOCATION	Preacher Smith Tract in the City of Deadwood, Lawrence County
PHONE NUMBER	605-578-2600	PUBLIC BENEFITS	Road, sewer, water and workforce housing
E-MAIL ADDRESS	jessicca@cityofdeadwood.com	EST OF MATURITY	2041
DATE OF PLANNING HEARING	10/06/2021	Equalized base minus reductions	\$29,637
PLAN CREATION DATE	11/15/2021	The 2024 equalized value minus reductions	\$7,308,605
EST JOBS CREATED	150	The 2023 equalized value minus reductions	\$1,494,018
ANTICIPATED PROJECT COST	\$10,500	Total Current Increment	\$7,278,968

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

City of Spearfish

County Lawrence

City of Spearfish # 1

Created on: 5/23/2005

Dissolution Date

Sch Dist

40-2

GOVERNING BODY	City of Spearfish	PROJECT DESCRIPTION	New golf course, streets, water and sewer systems
CONTACT NAME	Daryll Propp	LOCATION	Spearfish
PHONE NUMBER	303-233-4000	PUBLIC BENEFITS	Recreation, new housing, convenience market and gas station,
E-MAIL ADDRESS	dpropp@propprealty.com	EST OF MATURITY	2025
DATE OF PLANNING HEARING	04/12/2005	Equalized base minus reductions	\$211,233
PLAN CREATION DATE	11/20/2006	The 2024 equalized value minus reductions	\$84,762,032
EST JOBS CREATED	500	The 2023 equalized value minus reductions	\$59,805,754
ANTICIPATED PROJECT COST	\$8,370,000	Total Current Increment	\$84,550,799

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

City of Spearfish

County Lawrence

City of Spearfish # 4

Created on: 7/7/2014

Dissolution Date

Sch Dist

40-2

GOVERNING BODY	City of Spearfish	PROJECT DESCRIPTION	Water/Sewer system, new street (Yukon Place), Highway 85 upgrades
CONTACT NAME	Ryan Wordeman	LOCATION	Spearfish
PHONE NUMBER	605-484-7803	PUBLIC BENEFITS	Development of a mixed use residential and commercial property
E-MAIL ADDRESS	ryanwordeman@gmail.com	EST OF MATURITY	2030
DATE OF PLANNING HEARING	06/17/2014	Equalized base minus reductions	\$1,867,782
PLAN CREATION DATE	07/07/2014	The 2024 equalized value minus reductions	\$14,632,587
EST JOBS CREATED	110	The 2023 equalized value minus reductions	\$13,760,918
ANTICIPATED PROJECT COST	\$1,423,636	Total Current Increment	\$12,764,805

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 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	\$84,917
PLAN CREATION DATE	09/18/2020	The 2024 equalized value minus reductions	\$11,227,217
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$4,645,292
ANTICIPATED PROJECT COST	\$17,764,919	Total Current Increment	\$11,142,300

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





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2024 TIF ANNUAL REPORT

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	\$51,949
PLAN CREATION DATE	10/16/2023	The 2024 equalized value minus reductions	\$161,255
EST JOBS CREATED	5	The 2023 equalized value minus reductions	\$51,734
ANTICIPATED PROJECT COST	\$4,941,090	Total Current Increment	\$109,306

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





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2024 TIF ANNUAL REPORT

City of Whitewood

County Lawrence

City of Whitewood # 2

Created on: 6/19/2017

Dissolution Date

Sch Dist

46-1

GOVERNING BODY City of Whitewood
CONTACT NAME Cory Heckenlaible
PHONE NUMBER 605-269-2247
E-MAIL ADDRESS whitewood@rushmore.com
DATE OF PLANNING HEARING 05/23/2017
PLAN CREATION DATE 09/20/2017
EST JOBS CREATED
ANTICIPATED PROJECT COST \$1,500,000

PROJECT DESCRIPTION Affordable housing
LOCATION Whitewood
PUBLIC BENEFITS Affordable Housing
EST OF MATURITY 2037
 Equalized base minus reductions
 The 2024 equalized value minus reductions
 The 2023 equalized value minus reductions
 Total Current Increment

\$2,871,918
\$14,747,570
\$12,622,512
\$11,875,652

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Beresford

County Lincoln

City of Beresford # 3

Created on: 8/14/2017

Dissolution Date

Sch Dist

61-2

GOVERNING BODY	City of Beresford	PROJECT DESCRIPTION	Turkey hatchery
CONTACT NAME	Jerry Zeimitz	LOCATION	Beresford
PHONE NUMBER	605-763-2008	PUBLIC BENEFITS	
E-MAIL ADDRESS	jerry@bmtc.net	EST OF MATURITY	2029
DATE OF PLANNING HEARING	07/10/2017	Equalized base minus reductions	\$0
PLAN CREATION DATE	08/14/2017	The 2024 equalized value minus reductions	\$8,279,271
EST JOBS CREATED	70	The 2023 equalized value minus reductions	\$6,302,575
ANTICIPATED PROJECT COST	\$792,000	Total Current Increment	\$8,279,271

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Harrisburg

County Lincoln

City of Harrisburg # 2

Created on: 9/16/2013

Dissolution Date

Sch Dist

41-2

GOVERNING BODY	City of Harrisburg	PROJECT DESCRIPTION	Affordable Housing
CONTACT NAME	Andrew Pietrus	LOCATION	Harrisburg
PHONE NUMBER	605-767-5068	PUBLIC BENEFITS	
E-MAIL ADDRESS	rew.pietrus@harrisburgsd.gov	EST OF MATURITY	2025
DATE OF PLANNING HEARING	09/10/2013	Equalized base minus reductions	\$948,669
PLAN CREATION DATE	09/16/2010	The 2024 equalized value minus reductions	\$6,694,316
EST JOBS CREATED	50	The 2023 equalized value minus reductions	\$5,726,928
ANTICIPATED PROJECT COST	\$900,000	Total Current Increment	\$5,745,647

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Harrisburg

County Lincoln

City of Harrisburg # 3

Created on: 8/21/2017

Dissolution Date

Sch Dist

41-2

GOVERNING BODY City of Harrisburg
CONTACT NAME Andrew Pietrus
PHONE NUMBER 605-767-5068
E-MAIL ADDRESS rew.pietrus@harrisburgsd.gov
DATE OF PLANNING HEARING 08/08/2017
PLAN CREATION DATE 08/14/2017
EST JOBS CREATED 95
ANTICIPATED PROJECT COST \$5,000,000

PROJECT DESCRIPTION Housing
LOCATION Harrisburg
PUBLIC BENEFITS
EST OF MATURITY 2032
 Equalized base minus reductions
 The 2024 equalized value minus reductions
 The 2023 equalized value minus reductions
 Total Current Increment

\$307,791
\$43,296,741
\$31,509,012
\$42,988,950

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

City of Harrisburg

County Lincoln

City of Harrisburg # 4

Created on: 1/16/2018

Dissolution Date

Sch Dist

41-2

GOVERNING BODY	City of Harrisburg	PROJECT DESCRIPTION	Workforce Housing
CONTACT NAME	Mary McClung	LOCATION	Harrisburg, SD
PHONE NUMBER	605-743-5872	PUBLIC BENEFITS	Infrastructure improvements to make workforce housing available
E-MAIL ADDRESS	ry.mcclung@harrisburgsd.gov	EST OF MATURITY	2033
DATE OF PLANNING HEARING	01/09/2018	Equalized base minus reductions	\$410,398
PLAN CREATION DATE	01/16/2018	The 2024 equalized value minus reductions	\$75,524,941
EST JOBS CREATED	100	The 2023 equalized value minus reductions	\$61,182,490
ANTICIPATED PROJECT COST	\$5,000,000	Total Current Increment	\$75,114,543

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

City of Harrisburg

County Lincoln

City of Harrisburg # 5

Created on: 10/5/2021

Dissolution Date

Sch Dist

41-2

GOVERNING BODY	City of Harrisburg	PROJECT DESCRIPTION	Infrastructure for improvements to Harrisburg Industrial Park
CONTACT NAME	Mary McClung	LOCATION	Unplatted portion in the North 1/2 of the Northwest 1/4 of Section
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	\$1,730,829
PLAN CREATION DATE	10/05/2021	The 2024 equalized value minus reductions	\$14,234,969
EST JOBS CREATED	15	The 2023 equalized value minus reductions	\$7,660,857
ANTICIPATED PROJECT COST	\$2,500,000	Total Current Increment	\$12,504,140

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Tea		County Lincoln	
City of Tea # 1	Created on: 4/24/2019	Dissolution Date	Sch Dist 41-5
GOVERNING BODY	City of Tea	PROJECT DESCRIPTION	Commercial Development
CONTACT NAME	Tobin Morris	LOCATION	Tract 2 of Bakker Landing 1st Addition City of Tea
PHONE NUMBER	605-224-5557	PUBLIC BENEFITS	Enhance sales tax
E-MAIL ADDRESS	lorris@doughertymarkets.com	EST OF MATURITY	2039
DATE OF PLANNING HEARING	10/09/2018	Equalized base minus reductions	\$202,726
PLAN CREATION DATE	04/24/2019	The 2024 equalized value minus reductions	\$35,439,441
EST JOBS CREATED	10	The 2023 equalized value minus reductions	\$25,028,870
ANTICIPATED PROJECT COST	\$7,400,000	Total Current Increment	\$35,236,715
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2024 TIF ANNUAL REPORT

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	\$1,914,320
PLAN CREATION DATE	09/28/2021	The 2024 equalized value minus reductions	\$26,772,787
EST JOBS CREATED	100	The 2023 equalized value minus reductions	\$14,143,266
ANTICIPATED PROJECT COST	\$5,000,000	Total Current Increment	\$24,858,467
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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	\$1,660,232
PLAN CREATION DATE	10/23/2023	The 2024 equalized value minus reductions	\$1,660,232
EST JOBS CREATED	300	The 2023 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$35,000,000	Total Current Increment	\$0
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2024 TIF ANNUAL REPORT

Lincoln County		County Lincoln	
Lincoln County # 8	Created on: 4/26/2016	Dissolution Date	Sch Dist 41-2
GOVERNING BODY	Lincoln County	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	\$281,751
PLAN CREATION DATE		The 2024 equalized value minus reductions	\$62,544,160
EST JOBS CREATED		The 2023 equalized value minus reductions	\$54,378,064
ANTICIPATED PROJECT COST	\$5,550,000	Total Current Increment	\$62,262,409
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2024 TIF ANNUAL REPORT

Lincoln County # 9		Lincoln County		County Lincoln	
		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		\$233,463	
PLAN CREATION DATE	04/07/2020	The 2024 equalized value minus reductions		\$21,582,633	
EST JOBS CREATED	75	The 2023 equalized value minus reductions		\$13,953,198	
ANTICIPATED PROJECT COST	\$30,000,000	Total Current Increment		\$21,349,170	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





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2024 TIF ANNUAL REPORT

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	\$56,949,178
PLAN CREATION DATE	07/09/2024	The 2024 equalized value minus reductions	\$56,949,178
EST JOBS CREATED	1	The 2023 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$16,284,829	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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	\$441,859
PLAN CREATION DATE	06/20/2018	The 2024 equalized value minus reductions	\$10,626,394
EST JOBS CREATED	10	The 2023 equalized value minus reductions	\$11,093,243
ANTICIPATED PROJECT COST	\$25,000,000	Total Current Increment	\$10,184,535

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$24,900
PLAN CREATION DATE	01/03/2022	The 2024 equalized value minus reductions	\$170,512
EST JOBS CREATED	10	The 2023 equalized value minus reductions	\$22,537
ANTICIPATED PROJECT COST	\$664,000	Total Current Increment	\$145,612

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 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	\$3,429,223
PLAN CREATION DATE		The 2024 equalized value minus reductions	\$5,486,973
EST JOBS CREATED	100	The 2023 equalized value minus reductions	\$5,151,515
ANTICIPATED PROJECT COST	\$1,000,000	Total Current Increment	\$2,057,750

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 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	\$954,321
PLAN CREATION DATE	05/15/2015	The 2024 equalized value minus reductions	\$5,778,290
EST JOBS CREATED	15	The 2023 equalized value minus reductions	\$6,325,320
ANTICIPATED PROJECT COST	\$1,905,000	Total Current Increment	\$4,823,969
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2024 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	\$732,595
PLAN CREATION DATE		The 2024 equalized value minus reductions	\$38,232,400
EST JOBS CREATED		The 2023 equalized value minus reductions	\$35,343,652
ANTICIPATED PROJECT COST	\$2,569,549	Total Current Increment	\$37,499,805
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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 2024 equalized value minus reductions	\$5,191,341
EST JOBS CREATED		The 2023 equalized value minus reductions	\$5,292,297
ANTICIPATED PROJECT COST	\$498,000	Total Current Increment	\$5,191,341
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2024 TIF ANNUAL REPORT

City of Sturgis		County Meade	
City of Sturgis # 15	Created on: 4/16/2018	Dissolution Date	Sch Dist 46-1
GOVERNING BODY	City of Sturgis	PROJECT DESCRIPTION	Affordable Single Family Homes
CONTACT NAME	Fay Bueno	LOCATION	City of Sturgis
PHONE NUMBER	605-347-4422 ext.201	PUBLIC BENEFITS	This will provide affordable housing to the working sector.
E-MAIL ADDRESS	fayb@sturgisgov.com	EST OF MATURITY	2019
DATE OF PLANNING HEARING	04/03/2018	Equalized base minus reductions	\$0
PLAN CREATION DATE	04/16/2018	The 2024 equalized value minus reductions	\$606,364
EST JOBS CREATED		The 2023 equalized value minus reductions	\$618,157
ANTICIPATED PROJECT COST	\$563,000	Total Current Increment	\$606,364
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Affordable Housing	





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2024 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	\$1,720,676
PLAN CREATION DATE	09/22/2020	The 2024 equalized value minus reductions	\$7,609,786
EST JOBS CREATED	0	The 2023 equalized value minus reductions	\$7,052,498
ANTICIPATED PROJECT COST	\$5,127,000	Total Current Increment	\$5,889,110
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Affordable Housing	





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2024 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	\$807,679
PLAN CREATION DATE	10/27/2020	The 2024 equalized value minus reductions	\$1,938,755
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$1,861,349
ANTICIPATED PROJECT COST	\$1,050,000	Total Current Increment	\$1,131,076
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Local	





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2024 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	\$5,041,960
PLAN CREATION DATE	09/22/2020	The 2024 equalized value minus reductions	\$7,862,921
EST JOBS CREATED	9	The 2023 equalized value minus reductions	\$7,681,827
ANTICIPATED PROJECT COST	\$6,333,543	Total Current Increment	\$2,820,961
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





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2024 TIF ANNUAL REPORT

City of Sturgis		County Meade	
City of Sturgis # 20	Created on: 12/22/2020	Dissolution Date	Sch Dist 46-1
GOVERNING BODY	City of Sturgis	PROJECT DESCRIPTION	New residential units
CONTACT NAME	Fay Bueno or Dan Ainslie	LOCATION	Lot 3 of Davenport Ranch addition, located in the W 1/2 NW1/4 OF
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	\$1,099,243
PLAN CREATION DATE	12/22/2020	The 2024 equalized value minus reductions	\$10,476,427
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$5,341,268
ANTICIPATED PROJECT COST	\$2,200,000	Total Current Increment	\$9,377,184
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Local	





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2024 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	\$43,612
PLAN CREATION DATE	03/16/2021	The 2024 equalized value minus reductions	\$7,732,119
EST JOBS CREATED	0	The 2023 equalized value minus reductions	\$3,953,838
ANTICIPATED PROJECT COST	\$3,505,000	Total Current Increment	\$7,688,507
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Local	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Sturgis		County Meade	
City of Sturgis # 22	Created on: 6/7/2022	Dissolution Date	Sch Dist 46-1
GOVERNING BODY	City of Sturgis	PROJECT DESCRIPTION	62 Single Family Lots, 16 Town-home Lots, and 100 multi-family housing units
CONTACT NAME	Daniel Ainslie	LOCATION	The Southeast Quarter of the Northwest Quarter of Section 5, Includ
PHONE NUMBER	605-347-4422	PUBLIC BENEFITS	To provide much needed affordable housing in the City of Sturgis
E-MAIL ADDRESS	Dainslie@sturgisgov.com	EST OF MATURITY	2042
DATE OF PLANNING HEARING	04/26/2022	Equalized base minus reductions	\$210,893
PLAN CREATION DATE	06/22/2022	The 2024 equalized value minus reductions	\$10,588
EST JOBS CREATED	0	The 2023 equalized value minus reductions	\$210,893
ANTICIPATED PROJECT COST	\$6,900,000	Total Current Increment	(\$200,305)
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Local	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Sturgis		County Meade	
City of Sturgis # 23	Created on: 06/20, 2022	Dissolution Date	Sch Dist 46-1
GOVERNING BODY	City of Sturgis	PROJECT DESCRIPTION	14 new units of affordable residential apartments
CONTACT NAME	Daniel Ainslie	LOCATION	Lot 1 Revised, Block 6 of Comstocks Addition to the City of Sturgis
PHONE NUMBER	605-347-4422	PUBLIC BENEFITS	Improve affordable housing
E-MAIL ADDRESS	Dainsley@sturgisgov.com	EST OF MATURITY	2042
DATE OF PLANNING HEARING	06/07/2022	Equalized base minus reductions	\$63,245
PLAN CREATION DATE	10/20/2022	The 2024 equalized value minus reductions	\$112,531
EST JOBS CREATED	0	The 2023 equalized value minus reductions	\$77,370
ANTICIPATED PROJECT COST	\$1,004,266	Total Current Increment	\$49,286
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Local	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Sturgis		County Meade	
City of Sturgis # 24	Created on: 1/21/2023	Dissolution Date	Sch Dist 46-1
GOVERNING BODY	City of Sturgis	PROJECT DESCRIPTION	Single Family lots
CONTACT NAME	Fay Bueno	LOCATION	Block c and Lot 2 Revised 2A Davenport Ranch Addition, Lot 2-1 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	\$507,208
PLAN CREATION DATE	01/20/2023	The 2024 equalized value minus reductions	\$749,151
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$763,721
ANTICIPATED PROJECT COST	\$1,775,000	Total Current Increment	\$241,943
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Local	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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	\$54,495
PLAN CREATION DATE	01/17/2023	The 2024 equalized value minus reductions	\$52,644
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$54,495
ANTICIPATED PROJECT COST	\$304,405	Total Current Increment	(\$1,851)
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Affordable Housing	





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2024 TIF ANNUAL REPORT

City of Summerset

County Meade

City of Summerset # 1

Created on: 10/4/2007

Dissolution Date

Sch Dist

46-1

GOVERNING BODY City of Summerset
CONTACT NAME Debbie Muzio
PHONE NUMBER 605-718-9858
E-MAIL ADDRESS dmuzio@summerset.us
DATE OF PLANNING HEARING 01/03/2008
PLAN CREATION DATE 06/01/2007
EST JOBS CREATED 3
ANTICIPATED PROJECT COST \$3,562,164

PROJECT DESCRIPTION
LOCATION Summerset
PUBLIC BENEFITS
EST OF MATURITY 2028
 Equalized base minus reductions
 The 2024 equalized value minus reductions
 The 2023 equalized value minus reductions
 Total Current Increment

\$6,809,894
\$66,855,258
\$68,347,714
\$60,045,364

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 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	\$6,978,747
PLAN CREATION DATE	09/20/2018	The 2024 equalized value minus reductions	\$35,170,112
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$27,429,849
ANTICIPATED PROJECT COST	\$11,000,000	Total Current Increment	\$28,191,365

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$631,744
PLAN CREATION DATE	07/09/2024	The 2024 equalized value minus reductions	\$631,744
EST JOBS CREATED	1	The 2023 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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2024 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	\$10,235,554
PLAN CREATION DATE		The 2024 equalized value minus reductions	\$40,509,174
EST JOBS CREATED		The 2023 equalized value minus reductions	\$34,789,170
ANTICIPATED PROJECT COST	\$6,997,351	Total Current Increment	\$30,273,620
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Local	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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 **\$107,168**

PLAN CREATION DATE 10/16/2006

The 2024 equalized value minus reductions **\$1,867,921**

EST JOBS CREATED

The 2023 equalized value minus reductions **\$1,867,921**

ANTICIPATED PROJECT COST \$251,816

Total Current Increment **\$1,760,753**

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$143,215
PLAN CREATION DATE	04/06/2021	The 2024 equalized value minus reductions	\$979,115
EST JOBS CREATED	50	The 2023 equalized value minus reductions	\$596,505
ANTICIPATED PROJECT COST	\$8,394,072	Total Current Increment	\$835,900

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Brandon

County Minnehaha

City of Brandon # 6

Created on: 07/07/2021

Dissolution Date

Sch Dist

49-2

GOVERNING BODY	City of Brandon	PROJECT DESCRIPTION	Automotive parts manufacturing plant
CONTACT NAME	Christina Smith	LOCATION	Lot 2,3,4A and 5 Block 2 of Corson Development Park Addition in 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	\$1,540,453
PLAN CREATION DATE	09/06/2021	The 2024 equalized value minus reductions	\$5,313,747
EST JOBS CREATED	25	The 2023 equalized value minus reductions	\$3,908,381
ANTICIPATED PROJECT COST	\$300,000	Total Current Increment	\$3,773,294

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





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2024 TIF ANNUAL REPORT

City of Brandon		County Minnehaha	
City of Brandon # 7	Created on: 3/10/2022	Dissolution Date	Sch Dist 49-2
GOVERNING BODY	City of Brandon	PROJECT DESCRIPTION	Create infrastructure for Encore Park, a mixed use development of family housing, commercail and industrial presenence
CONTACT NAME	Bryan Read	LOCATION	East Half of the Northwest Quarter, and a portion of the West Half
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	\$221,182
PLAN CREATION DATE	03/10/2022	The 2024 equalized value minus reductions	\$1,854,798
EST JOBS CREATED	100	The 2023 equalized value minus reductions	\$3,426,650
ANTICIPATED PROJECT COST	\$8,500,000	Total Current Increment	\$1,633,616
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Brandon

County Minnehaha

City of Brandon # 7

Created on: 3/10/2022

Dissolution Date

Sch Dist

49-2

GOVERNING BODY	City of Brandon	PROJECT DESCRIPTION	Create infrastructure for Encore Park, a mixed use development of family housing, commercail and industrial presenence
CONTACT NAME	Bryan Read	LOCATION	East Half of the Northwest Quarter, and a portion of the West Half
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	\$221,182
PLAN CREATION DATE	03/10/2022	The 2024 equalized value minus reductions	\$1,854,798
EST JOBS CREATED	100	The 2023 equalized value minus reductions	\$184,280
ANTICIPATED PROJECT COST	\$8,500,000	Total Current Increment	\$1,633,616

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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	\$204,226
PLAN CREATION DATE	08/07/2023	The 2024 equalized value minus reductions	\$365,308
EST JOBS CREATED	20	The 2023 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$15,000,000	Total Current Increment	\$161,082

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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	\$323,200
PLAN CREATION DATE	08/05/2024	The 2024 equalized value minus reductions	\$323,200
EST JOBS CREATED	80	The 2023 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$18,000,000	Total Current Increment	\$0
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$103,526
PLAN CREATION DATE	06/28/2021	The 2024 equalized value minus reductions	\$1,581,712
EST JOBS CREATED	35	The 2023 equalized value minus reductions	\$1,144,655
ANTICIPATED PROJECT COST	\$4,100,000	Total Current Increment	\$1,478,186

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$128,771
PLAN CREATION DATE	07/15/2022	The 2024 equalized value minus reductions	\$865,133
EST JOBS CREATED	10	The 2023 equalized value minus reductions	\$110,500
ANTICIPATED PROJECT COST	\$14,000,000	Total Current Increment	\$736,362
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Dell Rapids

County Minnehaha

City of Dell Rapids # 1

Created on: 3/18/2013

Dissolution Date

Sch Dist

49-3

GOVERNING BODY	City of Dell Rapids	PROJECT DESCRIPTION	Retail/Office space
CONTACT NAME	Justin Weiland	LOCATION	Dell Rapids
PHONE NUMBER	605-428-3595	PUBLIC BENEFITS	
E-MAIL ADDRESS	tyadmin@cityofdellrapids.com	EST OF MATURITY	2032
DATE OF PLANNING HEARING	04/02/2007	Equalized base minus reductions	\$84,427
PLAN CREATION DATE	04/02/2007	The 2024 equalized value minus reductions	\$4,522,542
EST JOBS CREATED	25	The 2023 equalized value minus reductions	\$3,868,519
ANTICIPATED PROJECT COST	\$976,756	Total Current Increment	\$4,438,115

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$128,451
PLAN CREATION DATE	06/06/2016	The 2024 equalized value minus reductions	\$4,005,761
EST JOBS CREATED	20	The 2023 equalized value minus reductions	\$3,501,985
ANTICIPATED PROJECT COST	\$800,000	Total Current Increment	\$3,877,310

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 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	\$39,692
PLAN CREATION DATE	06/03/2019	The 2024 equalized value minus reductions	\$5,732,918
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$3,448,405
ANTICIPATED PROJECT COST	\$878,000	Total Current Increment	\$5,693,226

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$382,546
PLAN CREATION DATE	05/05/2022	The 2024 equalized value minus reductions	\$2,254,088
EST JOBS CREATED	28	The 2023 equalized value minus reductions	\$385,795
ANTICIPATED PROJECT COST	\$13,000,000	Total Current Increment	\$1,871,542

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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

\$733,489

PLAN CREATION DATE

10/04/2010

The 2024 equalized value minus reductions

\$24,973,174

EST JOBS CREATED

The 2023 equalized value minus reductions

\$24,647,465

ANTICIPATED PROJECT COST

\$4,750,000

Total Current Increment

\$24,239,685

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$278,144
PLAN CREATION DATE	05/16/2011	The 2024 equalized value minus reductions	\$4,277,999
EST JOBS CREATED		The 2023 equalized value minus reductions	\$3,626,245
ANTICIPATED PROJECT COST	\$4,575,000	Total Current Increment	\$3,999,855

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Sioux Falls

County Minnehaha

City of Sioux Falls # 12

Created on: 12/29/2011

Dissolution Date

Sch Dist

49-5

GOVERNING BODY	City of Sioux Falls	PROJECT DESCRIPTION	Stimulate development of an underdeveloped section of northern downtown, and to remove dilapidated property
CONTACT NAME	Brent O'Neil	LOCATION	Sioux Falls
PHONE NUMBER	605-367-8898	PUBLIC BENEFITS	
E-MAIL ADDRESS	boneil@siouxfalls.org	EST OF MATURITY	2031
DATE OF PLANNING HEARING		Equalized base minus reductions	\$14,236,147
PLAN CREATION DATE	12/05/2011	The 2024 equalized value minus reductions	\$31,269,861
EST JOBS CREATED		The 2023 equalized value minus reductions	\$29,621,745
ANTICIPATED PROJECT COST	\$756,000	Total Current Increment	\$17,033,714

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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

\$4,306,546

PLAN CREATION DATE

12/19/2011

The 2024 equalized value minus reductions

\$16,789,549

EST JOBS CREATED

The 2023 equalized value minus reductions

\$16,023,080

ANTICIPATED PROJECT COST

\$2,225,000

Total Current Increment

\$12,483,003

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Sioux Falls

County Minnehaha

City of Sioux Falls # 14

Created on: 2/10/2012

Dissolution Date

Sch Dist

49-5

GOVERNING BODY	City of Sioux Falls	PROJECT DESCRIPTION	Development of riverfront hotel
CONTACT NAME	Brent O'Neil	LOCATION	
PHONE NUMBER	605-367-8898	PUBLIC BENEFITS	
E-MAIL ADDRESS	boneil@siouxfalls.org	EST OF MATURITY	2032
DATE OF PLANNING HEARING		Equalized base minus reductions	\$15,938,919
PLAN CREATION DATE	01/17/2012	The 2024 equalized value minus reductions	\$16,224,820
EST JOBS CREATED		The 2023 equalized value minus reductions	\$15,722,880
ANTICIPATED PROJECT COST	\$1,400,000	Total Current Increment	\$285,901

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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

\$243,212

PLAN CREATION DATE

09/04/2012

The 2024 equalized value minus reductions

\$24,254,334

EST JOBS CREATED

The 2023 equalized value minus reductions

\$22,736,255

ANTICIPATED PROJECT COST

\$1,850,000

Total Current Increment

\$24,011,122

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$726,070
PLAN CREATION DATE	12/18/2012	The 2024 equalized value minus reductions	\$10,921,548
EST JOBS CREATED		The 2023 equalized value minus reductions	\$10,142,865
ANTICIPATED PROJECT COST	\$2,560,000	Total Current Increment	\$10,195,478

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$336,564
PLAN CREATION DATE	09/08/2015	The 2024 equalized value minus reductions	\$28,142,156
EST JOBS CREATED		The 2023 equalized value minus reductions	\$23,232,991
ANTICIPATED PROJECT COST	\$2,900,000	Total Current Increment	\$27,805,592

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$373,273
PLAN CREATION DATE	09/19/2017	The 2024 equalized value minus reductions	\$34,416,292
EST JOBS CREATED	50	The 2023 equalized value minus reductions	\$30,176,180
ANTICIPATED PROJECT COST	\$44,000,000	Total Current Increment	\$34,043,019

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 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	sritchett@siouxfalls.org	EST OF MATURITY	2040
DATE OF PLANNING HEARING	09/02/2020	Equalized base minus reductions	\$3,318,235
PLAN CREATION DATE	10/09/2020	The 2024 equalized value minus reductions	\$160,178,371
EST JOBS CREATED	1000	The 2023 equalized value minus reductions	\$159,236,890
ANTICIPATED PROJECT COST	\$94,371,313	Total Current Increment	\$156,860,136

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$1,498,773
PLAN CREATION DATE	07/06/2021	The 2024 equalized value minus reductions	\$50,754,301
EST JOBS CREATED	500	The 2023 equalized value minus reductions	\$13,924,340
ANTICIPATED PROJECT COST	\$21,508,407	Total Current Increment	\$49,255,528

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 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	sritchett@siouxfalls.org	EST OF MATURITY	2042
DATE OF PLANNING HEARING	08/17/2021	Equalized base minus reductions	\$22,704,367
PLAN CREATION DATE	09/10/2021	The 2024 equalized value minus reductions	\$80,050,689
EST JOBS CREATED	200	The 2023 equalized value minus reductions	\$40,083,540
ANTICIPATED PROJECT COST	\$25,375,592	Total Current Increment	\$57,346,322

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

City of Sioux Falls

County Minnehaha

City of Sioux Falls # 26

Created on: 11/13/2022

Dissolution Date

Sch Dist

49-5

GOVERNING BODY	City of Sioux Falls	PROJECT DESCRIPTION	65 single family homes - affordable housing
CONTACT NAME	Shawn Pritchett	LOCATION	A portion of Tract 1 of Riggs Addition to the City of Sioux Falls
PHONE NUMBER	605-367-8837	PUBLIC BENEFITS	affordable housing opprtunitues in the city
E-MAIL ADDRESS	spritchett@siouxfalls.org	EST OF MATURITY	2040
DATE OF PLANNING HEARING	09/07/2022	Equalized base minus reductions	\$10,645
PLAN CREATION DATE	11/14/2022	The 2024 equalized value minus reductions	\$1,339,336
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$9,605
ANTICIPATED PROJECT COST	\$20,000,000	Total Current Increment	\$1,328,691

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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

CONTACT NAME

PHONE NUMBER

E-MAIL ADDRESS

DATE OF PLANNING HEARING

PLAN CREATION DATE

EST JOBS CREATED

ANTICIPATED PROJECT COST

PROJECT DESCRIPTION

LOCATION

PUBLIC BENEFITS

EST OF MATURITY

Equalized base minus reductions

\$107,212

The 2024 equalized value minus reductions

\$16,048,698

The 2023 equalized value minus reductions

\$11,532,646

Total Current Increment

\$15,941,486

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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

\$36,000

PLAN CREATION DATE

01/09/2023

The 2024 equalized value minus reductions

\$33,804

EST JOBS CREATED

1

The 2023 equalized value minus reductions

\$36,034

ANTICIPATED PROJECT COST

\$2,950,000

Total Current Increment

(\$2,196)

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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

\$52,207

PLAN CREATION DATE

The 2024 equalized value minus reductions

\$1,189,133

EST JOBS CREATED

The 2023 equalized value minus reductions

\$1,069,045

ANTICIPATED PROJECT COST \$894,654

Total Current Increment

\$1,136,926

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$547,194
PLAN CREATION DATE	08/11/2014	The 2024 equalized value minus reductions	\$108,219,619
EST JOBS CREATED	30	The 2023 equalized value minus reductions	\$76,514,918
ANTICIPATED PROJECT COST	\$3,950,000	Total Current Increment	\$107,672,425

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$93,016
PLAN CREATION DATE	05/31/2022	The 2024 equalized value minus reductions	\$49,942,840
EST JOBS CREATED	75	The 2023 equalized value minus reductions	\$8,325,714
ANTICIPATED PROJECT COST	\$25,000,000	Total Current Increment	\$49,849,824

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$223,736
PLAN CREATION DATE	11/19/2019	The 2024 equalized value minus reductions	\$7,595,457
EST JOBS CREATED	10	The 2023 equalized value minus reductions	\$7,181,049
ANTICIPATED PROJECT COST	\$6,000,000	Total Current Increment	\$7,371,721

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$810,775
PLAN CREATION DATE	09/19/2022	The 2024 equalized value minus reductions	\$2,180,852
EST JOBS CREATED	15	The 2023 equalized value minus reductions	\$1,516,753
ANTICIPATED PROJECT COST	\$4,000,000	Total Current Increment	\$1,370,077

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Rapid City

County Pennington

City of Rapid City # 52

Created on: 05/02/2005

Dissolution Date

Sch Dist

51-4

GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	Street Improvements, Drainage Improvements, Reclamation of the City snow dump site
CONTACT NAME	Pauline Sumption	LOCATION	
PHONE NUMBER	605-394-4143	PUBLIC BENEFITS	
E-MAIL ADDRESS	Pauline.sumption@rcgov.org	EST OF MATURITY	2026
DATE OF PLANNING HEARING	04/01/2005	Equalized base minus reductions	\$568,750
PLAN CREATION DATE		The 2024 equalized value minus reductions	\$3,930,413
EST JOBS CREATED		The 2023 equalized value minus reductions	\$3,751,833
ANTICIPATED PROJECT COST	\$595,000	Total Current Increment	\$3,361,663

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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

PROJECT DESCRIPTION Student Housing

CONTACT NAME Pauline Sumption

LOCATION

PHONE NUMBER 605-394-4143

PUBLIC BENEFITS

E-MAIL ADDRESS Pauline.sumption@rcgov.org

EST OF MATURITY 2033

DATE OF PLANNING HEARING 01/24/2012

Equalized base minus reductions

\$754,075

PLAN CREATION DATE

The 2024 equalized value minus reductions

\$4,940,162

EST JOBS CREATED

The 2023 equalized value minus reductions

\$0

ANTICIPATED PROJECT COST \$4,095,340

Total Current Increment

\$4,186,087

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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

\$1,941,362

PLAN CREATION DATE

The 2024 equalized value minus reductions

\$39,081,456

EST JOBS CREATED 400

The 2023 equalized value minus reductions

\$0

ANTICIPATED PROJECT COST \$5,058,525

Total Current Increment

\$37,140,094

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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

CONTACT NAME Pauline Sumption

PHONE NUMBER 605-394-4143

E-MAIL ADDRESS Pauline.sumption@rcgov.org

DATE OF PLANNING HEARING 04/01/2016

PLAN CREATION DATE

EST JOBS CREATED

ANTICIPATED PROJECT COST \$6,067,965

PROJECT DESCRIPTION Rushmore Road

LOCATION

PUBLIC BENEFITS

EST OF MATURITY 2037

Equalized base minus reductions

\$0

The 2024 equalized value minus reductions

\$0

The 2023 equalized value minus reductions

\$0

Total Current Increment

\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 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

PROJECT DESCRIPTION Promise Road

CONTACT NAME Pauline Sumption

LOCATION

PHONE NUMBER 605-394-4143

PUBLIC BENEFITS

E-MAIL ADDRESS Pauline.sumption@rcgov.org

EST OF MATURITY 2038

DATE OF PLANNING HEARING 11/09/2017

Equalized base minus reductions

\$3,576,912

PLAN CREATION DATE

The 2024 equalized value minus reductions

\$56,214,880

EST JOBS CREATED

The 2023 equalized value minus reductions

\$157,964

ANTICIPATED PROJECT COST \$5,522,040

Total Current Increment

\$52,637,968

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

City of Rapid City

County Pennington

City of Rapid City # 81

Created on: 4/16/2019

Dissolution Date

Sch Dist

51-4

GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	Sidewalk, street constuction, grading, drainage, amndscaping and housing
CONTACT NAME	Pauline Sumption	LOCATION	A portion of the unplatted balance of the N1/2 OF THE ne 1/4 of 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	\$103,687
PLAN CREATION DATE	04/16/2019	The 2024 equalized value minus reductions	\$2,597,092
EST JOBS CREATED	0	The 2023 equalized value minus reductions	\$115,776
ANTICIPATED PROJECT COST	\$987,393	Total Current Increment	\$2,493,405

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Rapid City

County Pennington

City of Rapid City # 83

Created on: 10/22/2020

Dissolution Date

Sch Dist

51-4

GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	Construct Homestead Street between Timmons Boulevard and Missoula Street
CONTACT NAME	Pauline Sumption	LOCATION	Lots 2 - 13 and drainage Lot A of Block 9, Lots 2-14 of Block 10, all
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	\$12,283,512
PLAN CREATION DATE	10/19/2020	The 2024 equalized value minus reductions	\$44,133,119
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$35,536,483
ANTICIPATED PROJECT COST	\$2,802,101	Total Current Increment	\$31,849,607

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Rapid City

County Pennington

City of Rapid City # 84

Created on: 01/04/2021

Dissolution Date

Sch Dist

51-4

GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	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	\$32,931,988
PLAN CREATION DATE	01/05/2021	The 2024 equalized value minus reductions	\$210,258,928
EST JOBS CREATED	277	The 2023 equalized value minus reductions	\$146,094,280
ANTICIPATED PROJECT COST	\$25,715,541	Total Current Increment	\$177,326,940

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Rapid City

County Pennington

City of Rapid City # 85

Created on: 4/4/2022

Dissolution Date

Sch Dist

51-4

GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	Retail, hotel rooms, conference center, apartment building and parking
CONTACT NAME	Community Development	LOCATION	Tract A and the vacated east thirteen feet of Sixth Street and the vac
PHONE NUMBER	605-394-4120	PUBLIC BENEFITS	Development improvements
E-MAIL ADDRESS	sarah.hanzel@rcgov.org	EST OF MATURITY	2042
DATE OF PLANNING HEARING	02/10/2022	Equalized base minus reductions	\$0
PLAN CREATION DATE	04/04/2022	The 2024 equalized value minus reductions	\$2,655,800
EST JOBS CREATED	30	The 2023 equalized value minus reductions	\$0
ANTICIPATED PROJECT COST	\$14,800,000	Total Current Increment	\$2,655,800

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Rapid City

County Pennington

City of Rapid City # 87

Created on: 11/22/2022

Dissolution Date

Sch Dist

51-4

GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	Infrastructure to extend sewer main
CONTACT NAME	Sarah Hanzel	LOCATION	All of Section 21 in Township 2 North of Range 8 East of the Black 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	\$14,084,870
PLAN CREATION DATE	11/22/2022	The 2024 equalized value minus reductions	\$17,923,623
EST JOBS CREATED	1	The 2023 equalized value minus reductions	\$16,283,078
ANTICIPATED PROJECT COST	\$6,235,330	Total Current Increment	\$3,838,753

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Rapid City

County Pennington

City of Rapid City # 88

Created on: 05/22/2023

Dissolution Date

Sch Dist

51-4

GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	Construction of 3 lane street and associated infrastructure and cost to serve residential development.
CONTACT NAME	Sarah Hanzel	LOCATION	Lots 2 thru 5 of block 5, Lots 2 thru 3 of block 7 and Restricted Lot
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	\$180,711
PLAN CREATION DATE	05/22/2023	The 2024 equalized value minus reductions	\$106,050
EST JOBS CREATED	65	The 2023 equalized value minus reductions	\$178,439
ANTICIPATED PROJECT COST	\$1,535,881	Total Current Increment	(\$74,661)

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$194,511
PLAN CREATION DATE	05/22/2023	The 2024 equalized value minus reductions	\$10,823,060
EST JOBS CREATED	50	The 2023 equalized value minus reductions	\$191,738
ANTICIPATED PROJECT COST	\$5,967,878	Total Current Increment	\$10,628,549

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Local





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$5,320,700
PLAN CREATION DATE	06/06/2023	The 2024 equalized value minus reductions	\$7,014,527
EST JOBS CREATED	50	The 2023 equalized value minus reductions	\$5,253,811
ANTICIPATED PROJECT COST	\$9,449,654	Total Current Increment	\$1,693,827

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$7,866,830
PLAN CREATION DATE	07/17/2024	The 2024 equalized value minus reductions	\$7,866,830
EST JOBS CREATED	1	The 2023 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$12,412,155	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





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2024 TIF ANNUAL REPORT

City of Rapid City

County Pennington

City of Rapid City # 92

Created on: September

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 Hillsvie 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 2024 equalized value minus reductions	\$11,558,760
EST JOBS CREATED	1	The 2023 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$7,817,989	Total Current Increment	

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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	\$31,131,787
PLAN CREATION DATE	06/18/2019	The 2024 equalized value minus reductions	\$85,435,801
EST JOBS CREATED	350	The 2023 equalized value minus reductions	\$76,289,173
ANTICIPATED PROJECT COST	\$6,600,000	Total Current Increment	\$54,304,014

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

Pennington County

County Pennington

Pennington County # 5

Created on: 09/18/2020

Dissolution Date

Sch Dist

51-1

GOVERNING BODY	Pennington County	PROJECT DESCRIPTION	Development to accommodate bomber expansion, commercial property, single and multi family housing.	
CONTACT NAME	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 development, commercail, retail, housing and memorial park	
E-MAIL ADDRESS	cindym@pennco.org	EST OF MATURITY	2040	
DATE OF PLANNING HEARING	09/17/2020	Equalized base minus reductions		\$0
PLAN CREATION DATE	12/15/2020	The 2024 equalized value minus reductions		\$0
EST JOBS CREATED	100	The 2023 equalized value minus reductions		\$0
ANTICIPATED PROJECT COST	\$7,361,376	Total Current Increment		\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

Pennington County

County Pennington

Pennington County # 6

Created on: 12/7/2021

Dissolution Date

Sch Dist

51-5

GOVERNING BODY	Pennington County	PROJECT DESCRIPTION	450 Affordable Housing lots
CONTACT NAME	Cindy Mohler	LOCATION	SW1/4NW1/4; NW1/4NW1/4 including Lot A less ROW; Sectiopn 13
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	\$347,439
PLAN CREATION DATE	12/07/2021	The 2024 equalized value minus reductions	\$479,842
EST JOBS CREATED	25	The 2023 equalized value minus reductions	\$487,362
ANTICIPATED PROJECT COST	\$12,000,000	Total Current Increment	\$132,403

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

Rapid City

County Pennington

Rapid City # 86

Created on: 5/17/2022

Dissolution Date

Sch Dist

51-4

GOVERNING BODY	City of Rapid City	PROJECT DESCRIPTION	Water main, boost station, streets, grading, utilites, drainage, traffice signals for Industrial Center
CONTACT NAME	Pauline Sumption	LOCATION	The N 1/2 of Section 29, T1N, R9E lying East of Hwy 79 right of way
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	\$233,215
PLAN CREATION DATE	05/18/2022	The 2024 equalized value minus reductions	\$4,952,397
EST JOBS CREATED	2000	The 2023 equalized value minus reductions	\$2,018,108
ANTICIPATED PROJECT COST	\$78,000,000	Total Current Increment	\$4,719,182

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Lemmon		County Perkins	
City of Lemmon # 1	Created on: 1/3/2017	Dissolution Date	Sch Dist 52-4
GOVERNING BODY	City of Lemmon	PROJECT DESCRIPTION	Infrastructure for commercial development
CONTACT NAME	Barb Bartell	LOCATION	Lemmon, SD
PHONE NUMBER	605-374-5681	PUBLIC BENEFITS	
E-MAIL ADDRESS	cityoflemmon@sdplains.com	EST OF MATURITY	2037
DATE OF PLANNING HEARING	01/03/2017	Equalized base minus reductions	\$469,493
PLAN CREATION DATE	01/03/2017	The 2024 equalized value minus reductions	\$1,718,811
EST JOBS CREATED		The 2023 equalized value minus reductions	\$1,651,395
ANTICIPATED PROJECT COST	\$593,804	Total Current Increment	\$1,249,318
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$6,891,608
PLAN CREATION DATE	02/26/2015	The 2024 equalized value minus reductions	\$19,017,013
EST JOBS CREATED		The 2023 equalized value minus reductions	\$18,655,234
ANTICIPATED PROJECT COST		Total Current Increment	\$12,125,405

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 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	\$52,136
PLAN CREATION DATE	06/22/2022	The 2024 equalized value minus reductions	\$5,590,687
EST JOBS CREATED	30	The 2023 equalized value minus reductions	\$53,093
ANTICIPATED PROJECT COST	\$15,000,000	Total Current Increment	\$5,538,551

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

Sully County

County Sully

Sully County # 2

Created on: 8/2/2016

Dissolution Date

Sch Dist

58-3

GOVERNING BODY	Sully County	PROJECT DESCRIPTION	Ethanol Plant
CONTACT NAME	Susan Lamb	LOCATION	Onida, SD
PHONE NUMBER	605-258-2541	PUBLIC BENEFITS	
E-MAIL ADDRESS	sullyaud@venturecomm.net	EST OF MATURITY	2036
DATE OF PLANNING HEARING	08/02/2016	Equalized base minus reductions	\$413,422
PLAN CREATION DATE	08/02/2016	The 2024 equalized value minus reductions	\$15,640,081
EST JOBS CREATED	40	The 2023 equalized value minus reductions	\$14,747,643
ANTICIPATED PROJECT COST	\$4,189,199	Total Current Increment	\$15,226,659

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Industrial





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

Turner County # 3		Turner County		County Turner	
	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 2024 equalized value minus reductions		\$3,230,395	
EST JOBS CREATED	1	The 2023 equalized value minus reductions		\$2,644,915	
ANTICIPATED PROJECT COST	\$1,760,000	Total Current Increment		\$3,208,787	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

Turner County # 4		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		\$43,163
PLAN CREATION DATE	10/09/2022		The 2024 equalized value minus reductions		\$158,985
EST JOBS CREATED	1		The 2023 equalized value minus reductions		\$43,291
ANTICIPATED PROJECT COST	\$1,339,320		Total Current Increment		\$115,822
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Local		





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of North Sioux City

County Union

City Of North Sioux City # 3

Created on: 3/6/2017

Dissolution Date

Sch Dist

61-8

GOVERNING BODY City of North Sioux City

CONTACT NAME Susan Kloostra

PHONE NUMBER 605-232-4276

E-MAIL ADDRESS cherry@northsiouxcity-sd.gov

DATE OF PLANNING HEARING 02/02/2017

PLAN CREATION DATE 03/06/2017

EST JOBS CREATED

ANTICIPATED PROJECT COST \$754,560

PROJECT DESCRIPTION

LOCATION North Sioux City, SD

PUBLIC BENEFITS Affordable Housing and Infrastructure

EST OF MATURITY 2037

Equalized base minus reductions **\$183,394**

The 2024 equalized value minus reductions **\$7,092,117**

The 2023 equalized value minus reductions **\$6,956,199**

Total Current Increment **\$6,908,723**

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of North Sioux City

County Union

City Of North Sioux City # 4

Created on: 10/2/2017

Dissolution Date

Sch Dist

61-8

GOVERNING BODY City of North Sioux City

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

\$266,675

PLAN CREATION DATE 03/06/2017

The 2024 equalized value minus reductions

\$20,102,898

EST JOBS CREATED

The 2023 equalized value minus reductions

\$17,089,936

ANTICIPATED PROJECT COST \$754,559

Total Current Increment

\$19,836,223

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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	Sioux 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	auditor@unioncountysd.org	EST OF MATURITY	2043
DATE OF PLANNING HEARING	06/01/2023	Equalized base minus reductions	\$41,930
PLAN CREATION DATE	07/25/2023	The 2024 equalized value minus reductions	\$453,592
EST JOBS CREATED	17	The 2023 equalized value minus reductions	\$42,851
ANTICIPATED PROJECT COST	\$1,295,000	Total Current Increment	\$411,662
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Economic	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Yankton

County Yankton

City of Yankton # 5

Created on: 12/27/2010

Dissolution Date

Sch Dist

63-3

GOVERNING BODY City of Yankton
CONTACT NAME Dave Mingo
PHONE NUMBER 605-668-5252
E-MAIL ADDRESS dmingo@cityofyankton.org
DATE OF PLANNING HEARING 12/13/2010
PLAN CREATION DATE 12/27/2010
EST JOBS CREATED 150
ANTICIPATED PROJECT COST \$6,500,000

PROJECT DESCRIPTION Menards
LOCATION Yankton
PUBLIC BENEFITS
EST OF MATURITY 2030
 Equalized base minus reductions
 The 2024 equalized value minus reductions
 The 2023 equalized value minus reductions
 Total Current Increment

\$100,701
\$10,089,749
\$10,000,438
\$9,989,048

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Yankton

County Yankton

City of Yankton # 6

Created on: 7/12/2015

Dissolution Date

Sch Dist

63-3

GOVERNING BODY	City of Yankton	PROJECT DESCRIPTION	Westbrook Estates 1
CONTACT NAME	Dave Mingo	LOCATION	Yankton
PHONE NUMBER	605-668-5252	PUBLIC BENEFITS	
E-MAIL ADDRESS	dmingo@cityofyankton.org	EST OF MATURITY	2035
DATE OF PLANNING HEARING	05/26/2015	Equalized base minus reductions	\$75,472
PLAN CREATION DATE	07/12/2015	The 2024 equalized value minus reductions	\$26,654,593
EST JOBS CREATED	40	The 2023 equalized value minus reductions	\$24,484,369
ANTICIPATED PROJECT COST	\$3,500,000	Total Current Increment	\$26,579,121

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Yankton

County Yankton

City of Yankton # 7

Created on: 10/10/2016

Dissolution Date

Sch Dist

63-3

GOVERNING BODY	City of Yankton	PROJECT DESCRIPTION	Redevelop mobile home park
CONTACT NAME	Dave Mingo	LOCATION	Yankton
PHONE NUMBER	605-668-5252	PUBLIC BENEFITS	
E-MAIL ADDRESS	dmingo@cityofyankton.org	EST OF MATURITY	2036
DATE OF PLANNING HEARING	09/29/2016	Equalized base minus reductions	\$134,546
PLAN CREATION DATE	10/10/2016	The 2024 equalized value minus reductions	\$4,246,039
EST JOBS CREATED	10	The 2023 equalized value minus reductions	\$3,748,446
ANTICIPATED PROJECT COST	\$500,000	Total Current Increment	\$4,111,493

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Yankton

County Yankton

City of Yankton # 8

Created on: 7/10/2017

Dissolution Date

Sch Dist

63-3

GOVERNING BODY	City of Yankton	PROJECT DESCRIPTION	Westbrook Estates 2, affordable housing
CONTACT NAME	Dave Mingo	LOCATION	Yankton, SD
PHONE NUMBER	605-668-5252	PUBLIC BENEFITS	aid community housing needs
E-MAIL ADDRESS	dmingo@cityofyankton.org	EST OF MATURITY	2037
DATE OF PLANNING HEARING	06/12/2017	Equalized base minus reductions	\$100,086
PLAN CREATION DATE	06/26/2017	The 2024 equalized value minus reductions	\$19,902,596
EST JOBS CREATED	40	The 2023 equalized value minus reductions	\$13,741,022
ANTICIPATED PROJECT COST	\$3,600,000	Total Current Increment	\$19,802,510

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Yankton

County Yankton

City of Yankton # 9

Created on: 8/28/2017

Dissolution Date

Sch Dist

63-3

GOVERNING BODY	City of Yankton	PROJECT DESCRIPTION	Yankton mall
CONTACT NAME	Dave Mingo	LOCATION	Yankton
PHONE NUMBER	605-668-5252	PUBLIC BENEFITS	
E-MAIL ADDRESS	dmingo@cityofyankton.org	EST OF MATURITY	2037
DATE OF PLANNING HEARING	08/14/2015	Equalized base minus reductions	\$2,387,444
PLAN CREATION DATE	08/28/2017	The 2024 equalized value minus reductions	\$5,302,156
EST JOBS CREATED	12	The 2023 equalized value minus reductions	\$4,944,244
ANTICIPATED PROJECT COST	\$2,000,000	Total Current Increment	\$2,914,712

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Yankton		County Yankton	
City of Yankton # 11	Created on: 07/12/2022	Dissolution Date	Sch Dist 63-3
GOVERNING BODY	City of Yankton	PROJECT DESCRIPTION	Strengthen the existing sanitary sewer, water and road improvements and expansion of Manitou building
CONTACT NAME	Dave Mingo	LOCATION	Blocks 1 and 2 of Tylers Addition except Lot H 1 and except 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	\$8,318,193
PLAN CREATION DATE	07/12/2022	The 2024 equalized value minus reductions	\$10,270,299
EST JOBS CREATED	65	The 2023 equalized value minus reductions	\$8,602,552
ANTICIPATED PROJECT COST	\$15,000,000	Total Current Increment	\$1,952,106
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:		Industrial	





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

City of Yankton

County Yankton

City of Yankton # 12

Created on: 9/13/2022

Dissolution Date

Sch Dist

63-3

GOVERNING BODY	City of Yankton	PROJECT DESCRIPTION	Sanitary sewer, storm sewer, water main, and roadway infrastructure
CONTACT NAME	Dave Mingo	LOCATION	Lots 1-3 in Block 1 of Meads Addition to the City of Yankton
PHONE NUMBER	6056-668-5251	PUBLIC BENEFITS	Job creation and economic development
E-MAIL ADDRESS	dmingo@cityofyankton.org	EST OF MATURITY	2042
DATE OF PLANNING HEARING	09/12/2022	Equalized base minus reductions	\$0
PLAN CREATION DATE	09/13/2022	The 2024 equalized value minus reductions	\$858,132
EST JOBS CREATED	50	The 2023 equalized value minus reductions	\$867,715
ANTICIPATED PROJECT COST	\$11,000,000	Total Current Increment	\$858,132

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Economic





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2024 TIF ANNUAL REPORT

City of Yankton

County Yankton

City of Yankton # 13

Created on: 5/8/2023

Dissolution Date

Sch Dist

63-3

GOVERNING BODY	City of Yankton	PROJECT DESCRIPTION	104 unit apartment building
CONTACT NAME	Dave Mingo	LOCATION	Lots 1-5 and the vacated alley running east and 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	\$91,408
PLAN CREATION DATE	05/08/2023	The 2024 equalized value minus reductions	\$91,408
EST JOBS CREATED	3	The 2023 equalized value minus reductions	\$92,428
ANTICIPATED PROJECT COST	\$2,304,738	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





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2024 TIF ANNUAL REPORT

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	\$75,505
PLAN CREATION DATE	06/10/2024	The 2024 equalized value minus reductions	\$75,505
EST JOBS CREATED	1	The 2023 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$5,764,639	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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 buldings, 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	\$180,748
PLAN CREATION DATE	06/10/2024	The 2024 equalized value minus reductions	\$180,748
EST JOBS CREATED	1	The 2023 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$137,771	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

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	\$212,366
PLAN CREATION DATE	06/10/2024	The 2024 equalized value minus reductions	\$212,366
EST JOBS CREATED	1	The 2023 equalized value minus reductions	
ANTICIPATED PROJECT COST	\$2,130,157	Total Current Increment	\$0

CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:

Affordable Housing





SOUTH DAKOTA DEPARTMENT OF REVENUE

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2024 TIF ANNUAL REPORT

Yankton County # 1		Yankton County		County Yankton	
	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		\$3,979,564	
PLAN CREATION DATE	06/09/2015	The 2024 equalized value minus reductions		\$35,904,010	
EST JOBS CREATED		The 2023 equalized value minus reductions		\$35,702,382	
ANTICIPATED PROJECT COST	\$7,725,000	Total Current Increment		\$31,924,446	
CLASSIFICATION FOR STATE AID TO EDUCATION PURPOSES:			Economic		

