



# 2017 TIF ANNUAL REPORT

## City of Sioux Falls

County: Minnehaha

**City of Sioux Falls #5**

Created on: 9//2005

Dissolution Date

Sch Dist 49-5

<b>GOVERNING BODY</b>	City of Sioux Falls	<b>PROJECT DESCRIPTION</b>	Demo of Zip Feed Tower; construct a five (5) story 80,000 sq ft bldg w/underground parking; construct two (2) other mixed use buildings
<b>CONTACT NAME</b>	Cody Papke	<b>LOCATION</b>	Sioux Falls
<b>PHONE NUMBER</b>	605-367-8862	<b>PUBLIC BENEFITS</b>	
<b>E-MAIL ADDRESS</b>	cpapke@siouxfalls.org	<b>EST OF MATURITY</b>	2025
<b>DATE OF PLANNING HEARING</b>		Equalized base minus reductions is	<b>\$379,084</b>
<b>PLAN CREATION DATE</b>	09/19/2005	The 2017 equalized value minus reductions is	<b>\$17,038,452</b>
<b>EST JOBS CREATED</b>		The 2016 equalized value minus reductions is	<b>\$16,983,132</b>
<b>ANTICIPATED PROJECT COST</b>	\$1,565,000	Total Current Increment	<b>\$16,659,368</b>

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

**Economic**

**City of Sioux Falls #7**

Created on: 1/16/2007

Dissolution Date

Sch Dist 49-5

<b>GOVERNING BODY</b>	City of Sioux Falls	<b>PROJECT DESCRIPTION</b>	Develop a four (4) story 58,845 sq ft office bldg with underground parking
<b>CONTACT NAME</b>	Brent O'Neil	<b>LOCATION</b>	Sioux Falls
<b>PHONE NUMBER</b>	605-367-8898	<b>PUBLIC BENEFITS</b>	
<b>E-MAIL ADDRESS</b>	boneil@siouxfalls.org	<b>EST OF MATURITY</b>	2027
<b>DATE OF PLANNING HEARING</b>		Equalized base minus reductions is	<b>\$471,321</b>
<b>PLAN CREATION DATE</b>	01/16/2017	The 2017 equalized value minus reductions is	<b>\$7,080,517</b>
<b>EST JOBS CREATED</b>		The 2016 equalized value minus reductions is	<b>\$6,996,742</b>
<b>ANTICIPATED PROJECT COST</b>	\$700,000	Total Current Increment	<b>\$6,609,196</b>

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

**Economic**





# 2017 TIF ANNUAL REPORT

**City of Sioux Falls #10**

**Created on:** 10/4/2010

**Dissolution Date**

**Sch Dist** 49-5

<b>GOVERNING BODY</b>	City of Sioux Falls	<b>PROJECT DESCRIPTION</b>	Improve the area to significantly enhance the value of the real property which is necessary for economic development. Eliminate findings of blight
<b>CONTACT NAME</b>	Brent O'Neil	<b>LOCATION</b>	Sioux Falls
<b>PHONE NUMBER</b>	605-367-8898	<b>PUBLIC BENEFITS</b>	
<b>E-MAIL ADDRESS</b>	boneil@siouxfalls.org	<b>EST OF MATURITY</b>	2030
<b>DATE OF PLANNING HEARING</b>		Equalized base minus reductions is	\$719,474
<b>PLAN CREATION DATE</b>	10/04/2010	The 2017 equalized value minus reductions is	\$17,141,820
<b>EST JOBS CREATED</b>		The 2016 equalized value minus reductions is	\$17,086,165
<b>ANTICIPATED PROJECT COST</b>	\$4,750,000	Total Current Increment	\$16,422,346

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

Economic

**City of Sioux Falls #11**

**Created on:** 5/16/2011

**Dissolution Date**

**Sch Dist** 49-5

<b>GOVERNING BODY</b>	City of Sioux Falls	<b>PROJECT DESCRIPTION</b>	Accelerate development that would not otherwise occur solely through private investment
<b>CONTACT NAME</b>	Brent O"Neil	<b>LOCATION</b>	Sioux Falls
<b>PHONE NUMBER</b>	605-367-8898	<b>PUBLIC BENEFITS</b>	
<b>E-MAIL ADDRESS</b>	boneil@siouxfalls.org	<b>EST OF MATURITY</b>	2031
<b>DATE OF PLANNING HEARING</b>		Equalized base minus reductions is	\$272,829
<b>PLAN CREATION DATE</b>	05/16/2011	The 2017 equalized value minus reductions is	\$2,471,281
<b>EST JOBS CREATED</b>		The 2016 equalized value minus reductions is	\$2,456,479
<b>ANTICIPATED PROJECT COST</b>	\$4,575,000	Total Current Increment	\$2,198,452

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

Local





# 2017 TIF ANNUAL REPORT

**City of Sioux Falls #12**

**Created on:** 12/29/2011

**Dissolution Date**

**Sch Dist**

**49-5**

**GOVERNING BODY**

City of Sioux Falls

**PROJECT DESCRIPTION**

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

**CONTACT NAME**

Brent O'Neil

**LOCATION**

Sioux Falls

**PHONE NUMBER**

605-367-8898

**PUBLIC BENEFITS**

**E-MAIL ADDRESS**

boneil@siouxfalls.org

**EST OF MATURITY**

2031

**DATE OF PLANNING HEARING**

Equalized base minus reductions is

**\$10,639,006**

**PLAN CREATION DATE**

12/05/2011

The 2017 equalized value minus reductions is

**\$16,605,131**

**EST JOBS CREATED**

The 2016 equalized value minus reductions is

**\$16,160,539**

**ANTICIPATED PROJECT COST**

\$756,000

Total Current Increment

**\$5,966,125**

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

**Economic**

**City of Sioux Falls #13**

**Created on:** 1/12/2012

**Dissolution Date**

**Sch Dist**

**49-5**

**GOVERNING BODY**

City of Sioux Falls

**PROJECT DESCRIPTION**

Stimulate reinvestment into existing downtown property & undertake properties that will increase the overall value of the properties in the district

**CONTACT NAME**

Brent O'Neil

**LOCATION**

Sioux Falls

**PHONE NUMBER**

605-367-8898

**PUBLIC BENEFITS**

**E-MAIL ADDRESS**

boneil@siouxfalls.org

**EST OF MATURITY**

2032

**DATE OF PLANNING HEARING**

Equalized base minus reductions is

**\$4,224,255**

**PLAN CREATION DATE**

12/19/2011

The 2017 equalized value minus reductions is

**\$11,055,860**

**EST JOBS CREATED**

The 2016 equalized value minus reductions is

**\$10,633,921**

**ANTICIPATED PROJECT COST**

\$2,225,000

Total Current Increment

**\$6,831,605**

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

**Economic**





# 2017 TIF ANNUAL REPORT

**City of Sioux Falls #14**

**Created on:** 2/10/2012

**Dissolution Date**

**Sch Dist**

**49-5**

**GOVERNING BODY** City of Sioux Falls  
**CONTACT NAME** Brent O'Neil  
**PHONE NUMBER** 605-367-8898  
**E-MAIL ADDRESS** boneil@siouxfalls.org

**PROJECT DESCRIPTION** Development of riverfront hotel

**LOCATION**

**PUBLIC BENEFITS**

**EST OF MATURITY** 2032

**DATE OF PLANNING HEARING**

Equalized base minus reductions is

**\$1,563,364**

**PLAN CREATION DATE**

01/17/2012

The 2017 equalized value minus reductions is

**\$10,319,207**

**EST JOBS CREATED**

The 2016 equalized value minus reductions is

**\$10,261,709**

**ANTICIPATED PROJECT COST**

\$1,400,000

Total Current Increment

**\$8,755,843**

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

**Economic**

**City of Sioux Falls #15**

**Created on:** 4/12/2012

**Dissolution Date**

**Sch Dist**

**49-5**

**GOVERNING BODY** City of Sioux Falls  
**CONTACT NAME** Brent O'Neil  
**PHONE NUMBER** 605-367-8898  
**E-MAIL ADDRESS** boneil@siouxfalls.org

**PROJECT DESCRIPTION** Support the development of a unique, multipurpose athletic complex

**LOCATION**

Sioux Falls

**PUBLIC BENEFITS**

**EST OF MATURITY** 2032

**DATE OF PLANNING HEARING**

03/07/2012

Equalized base minus reductions is

**\$231,506**

**PLAN CREATION DATE**

03/19/2012

The 2017 equalized value minus reductions is

**\$32,036,621**

**EST JOBS CREATED**

The 2016 equalized value minus reductions is

**\$31,647,165**

**ANTICIPATED PROJECT COST**

\$10,262,772

Total Current Increment

**\$31,805,115**

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

**Economic**





# 2017 TIF ANNUAL REPORT

**City of Sioux Falls #16**

**Created on:** 9/4/2012

**Dissolution Date**

**Sch Dist**

**49-5**

<b>GOVERNING BODY</b>	City of Sioux Falls	<b>PROJECT DESCRIPTION</b>	Help remove blighted area in central Sioux Falls at 1st Street & S. Cliff Avenue
<b>CONTACT NAME</b>	Brent O'Neil	<b>LOCATION</b>	Sioux Falls
<b>PHONE NUMBER</b>	605-367-8898	<b>PUBLIC BENEFITS</b>	
<b>E-MAIL ADDRESS</b>	boneil@siouxfalls.org	<b>EST OF MATURITY</b>	2032
<b>DATE OF PLANNING HEARING</b>		Equalized base minus reductions is	<b>\$238,565</b>
<b>PLAN CREATION DATE</b>	09/04/2012	The 2017 equalized value minus reductions is	<b>\$7,053,208</b>
<b>EST JOBS CREATED</b>		The 2016 equalized value minus reductions is	<b>\$499,637</b>
<b>ANTICIPATED PROJECT COST</b>	\$1,850,000	Total Current Increment	<b>\$6,814,643</b>

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

**Local**

**City of Sioux Falls #17**

**Created on:** 11/9/2012

**Dissolution Date**

**Sch Dist**

**49-5**

<b>GOVERNING BODY</b>	City of Sioux Falls	<b>PROJECT DESCRIPTION</b>	Construct a Costco Wholesale
<b>CONTACT NAME</b>	Brent O'Neil	<b>LOCATION</b>	Sioux Falls
<b>PHONE NUMBER</b>	605-367-8898	<b>PUBLIC BENEFITS</b>	
<b>E-MAIL ADDRESS</b>	boneil@siouxfalls.org	<b>EST OF MATURITY</b>	2032
<b>DATE OF PLANNING HEARING</b>		Equalized base minus reductions is	<b>\$977,482</b>
<b>PLAN CREATION DATE</b>	10/16/2012	The 2017 equalized value minus reductions is	<b>\$22,921,196</b>
<b>EST JOBS CREATED</b>		The 2016 equalized value minus reductions is	<b>\$22,593,265</b>
<b>ANTICIPATED PROJECT COST</b>	\$2,900,000	Total Current Increment	<b>\$21,943,714</b>

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

**Economic**





# 2017 TIF ANNUAL REPORT

**City of Sioux Falls #18**

**Created on:** 1/11/2013

**Dissolution Date**

**Sch Dist** 49-5

<b>GOVERNING BODY</b>	City of Sioux Falls	<b>PROJECT DESCRIPTION</b>	Construction of mixed-use bldg w/underground parking & four floors above ground for residential & retail office uses
<b>CONTACT NAME</b>	Brent O'Neil	<b>LOCATION</b>	Sioux Falls
<b>PHONE NUMBER</b>	605-367-8898	<b>PUBLIC BENEFITS</b>	
<b>E-MAIL ADDRESS</b>	boneil@siouxfalls.org	<b>EST OF MATURITY</b>	2033
<b>DATE OF PLANNING HEARING</b>		Equalized base minus reductions is	<b>\$712,196</b>
<b>PLAN CREATION DATE</b>	12/18/2012	The 2017 equalized value minus reductions is	<b>\$5,668,519</b>
<b>EST JOBS CREATED</b>		The 2016 equalized value minus reductions is	<b>\$5,627,114</b>
<b>ANTICIPATED PROJECT COST</b>	\$2,560,000	Total Current Increment	<b>\$4,956,323</b>

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

**Economic**

**City of Sioux Falls #19**

**Created on:** 8/28/2015

**Dissolution Date**

**Sch Dist**

<b>GOVERNING BODY</b>	City of Sioux Falls	<b>PROJECT DESCRIPTION</b>	Provide 76 or more units of qualifying "workforce affordable housing" that includes an addtl 40 units of "market rate housing"
<b>CONTACT NAME</b>	Brent O'Neil	<b>LOCATION</b>	Sioux Falls
<b>PHONE NUMBER</b>	605-367-8898	<b>PUBLIC BENEFITS</b>	
<b>E-MAIL ADDRESS</b>	boneil@siouxfalls.org	<b>EST OF MATURITY</b>	2035
<b>DATE OF PLANNING HEARING</b>		Equalized base minus reductions is	<b>\$2,032,481</b>
<b>PLAN CREATION DATE</b>	08/04/2015	The 2017 equalized value minus reductions is	<b>\$2,134,385</b>
<b>EST JOBS CREATED</b>		The 2016 equalized value minus reductions is	<b>\$2,127,364</b>
<b>ANTICIPATED PROJECT COST</b>	\$1,505,000	Total Current Increment	<b>\$101,904</b>

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





# 2017 TIF ANNUAL REPORT

**City of Sioux Falls #20**

**Created on:** 10/2/2015

**Dissolution Date**

**Sch Dist**

<b>GOVERNING BODY</b>	City of Sioux Falls	<b>PROJECT DESCRIPTION</b>	Construct a seven (7) story mixed use structure/building. Project shall have approximately 195 parking spaces
<b>CONTACT NAME</b>	Brent O'Neil	<b>LOCATION</b>	Sioux Falls
<b>PHONE NUMBER</b>	605-367-8898	<b>PUBLIC BENEFITS</b>	
<b>E-MAIL ADDRESS</b>	boneil@siouxfalls.org	<b>EST OF MATURITY</b>	2035
<b>DATE OF PLANNING HEARING</b>		Equalized base minus reductions is	<b>\$330,133</b>
<b>PLAN CREATION DATE</b>	09/08/2015	The 2017 equalized value minus reductions is	<b>\$936,388</b>
<b>EST JOBS CREATED</b>		The 2016 equalized value minus reductions is	<b>\$357,060</b>
<b>ANTICIPATED PROJECT COST</b>	\$2,900,000	Total Current Increment	<b>\$606,255</b>

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





# 2017 TIF ANNUAL REPORT

**City of Sioux Falls #21**

**Created on:** 9/19/17

**Dissolution Date**

**Sch Dist**

**49-5**

**GOVERNING BODY**

City of Sioux Falls

**PROJECT DESCRIPTION**

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

**CONTACT NAME**

Tracy Turbak

**LOCATION**

Sioux Falls, SD

**PHONE NUMBER**

605-367-8837

**PUBLIC BENEFITS**

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

**E-MAIL ADDRESS**

tturbak@siouxfalls.org

**EST OF MATURITY**

2032

**DATE OF PLANNING HEARING**

09/06/2017

Equalized base minus reductions is

**PLAN CREATION DATE**

09/19/2017

The 2017 equalized value minus reductions is

**EST JOBS CREATED**

50

The 2016 equalized value minus reductions is

**ANTICIPATED PROJECT COST**

\$44,000,000

Total Current Increment

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

**ECONOMIC**







# 2017 TIF ANNUAL REPORT

## Minnehaha County

County: Minnehaha

**Minnehaha County #2**

Created on: 9/14/2010

Dissolution Date

Sch Dist 49-6

**GOVERNING BODY** Minnehaha County  
**CONTACT NAME** Nick Kortan  
**PHONE NUMBER** 605-978-3599  
**E-MAIL ADDRESS** ortan@sdncommunications.com  
**DATE OF PLANNING HEARING** 09/14/2010  
**PLAN CREATION DATE** 10/12/2010  
**EST JOBS CREATED** 16  
**ANTICIPATED PROJECT COST** \$2,000,000

**PROJECT DESCRIPTION** SDN Communications facility  
**LOCATION** Sioux Falls  
**PUBLIC BENEFITS**  
**EST OF MATURITY** 2030  
 Equalized base minus reductions is  
 The 2017 equalized value minus reductions is  
 The 2016 equalized value minus reductions is  
 Total Current Increment

\$276,353
\$211,684
\$207,055
(\$64,669)

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

**Economic**

