

DRAFT
Project Plan For
Tax Incremental District
Number Twelve
City of Sioux Falls

Prepared by the
Sioux Falls Economic Development Division
November 2011

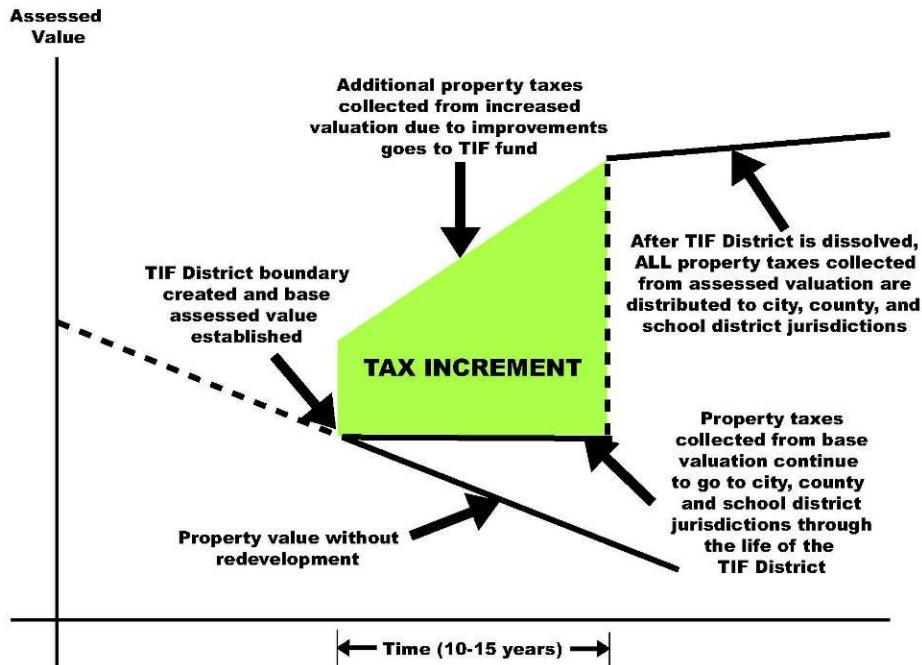
Introduction

Tax Increment Financing (TIF) is an incentive utilized by local governments to attract private development and investment. New investment equals new jobs, more customers, and in turn, more investment opportunity. The incentive can also help retain existing businesses that might otherwise find more attractive options elsewhere. The jobs and additional investment, both private and public, mean more money for the community. TIF helps to overcome the extraordinary costs that often prevent redevelopment and private investment from occurring in difficult to develop areas of the community. As a result, the TIF area itself improves and property values increase.

The benefits of TIF improvements occur where the costs for extensive infrastructure or site clean-up can make development prohibitive. In Sioux Falls, TIF funding has helped redevelop areas where blight or physical challenges would have made improvement cost prohibitive.

Specifically, money for improvements and other incentives comes from the growth in property tax revenues — the tax increment. A tax increment is the difference between the amount of property tax revenue generated from property within the TIF district before TIF district designation and the amount of property tax revenue generated from property within the TIF district after TIF designation. Property taxes collected on properties included in the TIF at the time of its designation continue to be distributed to the school districts, county and all other taxing districts in the same manner as if the TIF district did not exist. Only property taxes collected as a result of the incremental increase in the value of these properties after formation of the TIF district are available for use by the City to fund project costs in the TIF district. The graph that follows depicts this concept.

TAX INCREMENT FINANCING DISTRICTS



A local government, per South Dakota Codified Law, Chapter 11-9, can designate a specific area within its boundaries as a redevelopment area appropriate for a TIF district and approve a plan for development. TIF projects must be recommended for approval by the City Planning Commission and approved by the City Council.

Overview of TIF District 12

Tax Incremental District Number 12, City of Sioux Falls (“TIF 12”) is being created to stimulate development of an underdeveloped section of northern downtown, to remove dilapidated property, and undertake projects that will increase the overall value of properties in the district. The catalyst of this district is the construction of the DeKalb Exchange building, a proposed four-story mixed-use urban building. TIF 12 will be used to fund costs associated with demolitions, excavation, property acquisition, façade easements, remediation, and other public improvements. In accordance with SDCL 11-9-46, the project costs, grants and tax incremental bonds, if any, of Tax Incremental District #8 (“TIF 8”) will be incorporated and paid through TIF 12 and TIF 8 will be terminated. The City of Sioux Falls has determined it necessary to terminate TIF 8 to provide for future redevelopment opportunities on the undeveloped City-owned land, located within TIF 8 and along Phillips Avenue. Sub-Area B (defined below) encompasses the previously imposed properties in TIF 8. The City-owned land within TIF 8 will not be included in TIF 12. The expenses incurred to date within TIF 8 result from improvements to privately owned property and were approved for reimbursement within the adopted TIF 8 project plan. The TIF 8 project costs have been reviewed and accepted by the City of Sioux

Falls and are reimbursable through anticipated increases in the assessed valuations of the properties represented in Sub-Area B of TIF 12 (additional detail regarding Sub-Area B is located under the Project Plan section of this document).

Elements of the Project Plan

The project plan as required by SD codified law hereby addresses the following elements:

A. Boundaries

1. The boundaries of the district must be contiguous.
2. The boundaries cannot divide property used for a single use.
3. A minimum of 25 percent of the real property located within the district must be classified as blighted or 50 percent of the real property within the district is likely to stimulate and develop the general economic welfare and prosperity of the state through the promotion and advancement of industrial, commercial, manufacturing, agricultural or natural resources.
4. The aggregate assessed value of the taxable property in TIF 12 plus the tax incremental base of all other existing tax incremental districts in the City of Sioux Falls does not exceed ten percent (10%) of the total assessed value of taxable property in the City of Sioux Falls.
5. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in the district.

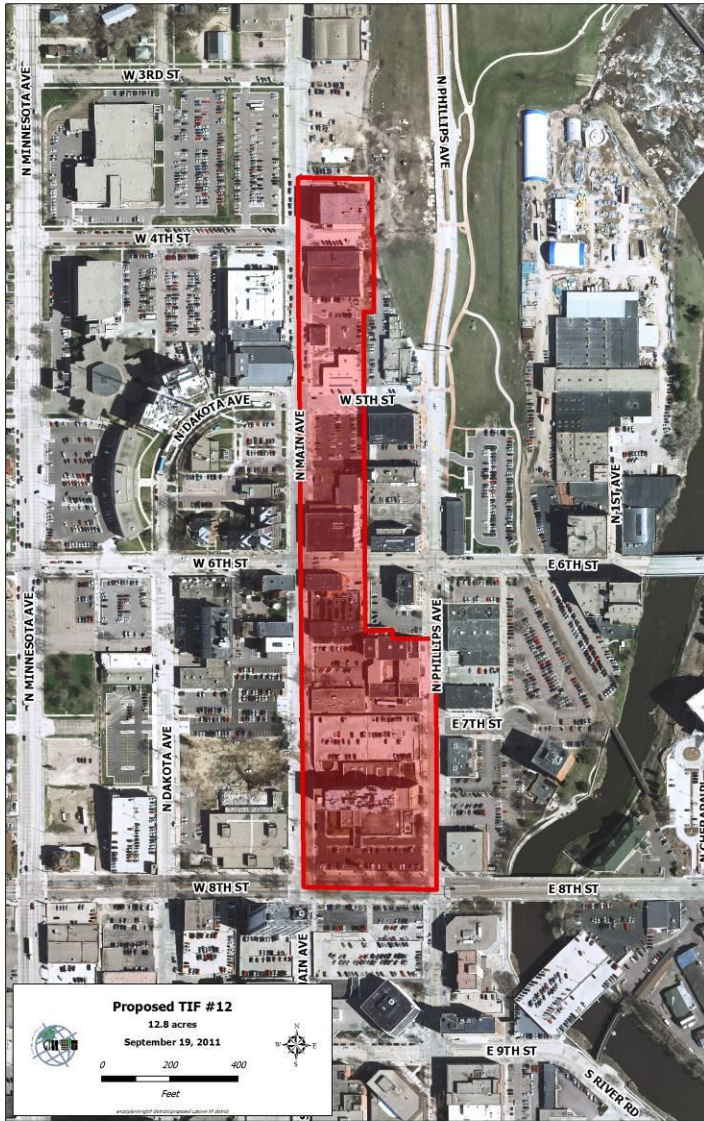
B. Project Plan

1. The kind, number, and location of all proposed public works or improvements within the district.
2. Economic feasibility study.
3. Estimated project costs; including capital, financing, real property assembly, professional services, computed administration, relocation, and organizational costs.
4. A list of estimated non-project costs.
5. Fiscal impact statements showing the impact of the tax increment district, both until and after the bonds are repaid, for all contributing taxing jurisdictions.
6. Methods of financing and repayment schedule.
7. A map showing the existing uses and conditions of real property in the district.
8. A map showing the proposed improvements and uses therein.
9. A map showing the proposed changes of zoning ordinances.
10. A statement listing changes needed in the master plan, map, building codes, and municipal ordinances.
11. A list of estimated non-project costs, if any.
12. A statement of a proposed method for the relocation of persons to be displaced.

EVALUATION REPORT FOR TIF 12

Boundaries

TIF 12 is shown in the map below and also in the appendix section.



The individual properties within TIF 12 are listed below by County Tax ID number and also show the legal description and current assessed value.

County ID	ADDRESS	ASSESSED VALUE	IMPROVEMENTS	LAND	SQ FT	LEGAL DESCRIPTION
27667	612 N. Main Avenue	\$48,915	\$9,246	\$39,669	5,667	TR B CO AUD SUB & LOT 7 BLK 33 (EX ROW) BROOKINGS & EDMUNDS ADDN
27668	600 N. Main Avenue	\$380,160	\$202,899	\$177,261	25,323	LOT 3 BLK 2 PHILLIPS TO THE FALLS ADDN & N1/2 VAC W 4TH AVE LYING ADJ & TR A OF CO AUDSUBD LOTS 8 & 9 BLK 33 BROOKINGS & EDMUNDS ADDN
27660	524 N. Main Avenue	\$278,057	\$200,672	\$77,385	11,055	S1/2 VAC W 4TH ST LYING ADJ & LOT 1 BLK 32 BROOKINGS & EDMONDS ADDN
27661	522 N. Main Avenue	\$616,995	\$468,945	\$148,050	21,150	TR A OF LOT 1 & ALL LOTS 2 THRU 4 & N4' LOT 5 BLK 32

						BROOKINGS & EDMUNDS ADDN
27663	512 N. Main Avenue	\$233,250	\$110,645	\$122,605	17,695	LOT 1 OUADRIGA GROUP ADDN
79600	500 N. Main Avenue	\$75,399	\$66,959	\$8,440	14,885	LOT 1 FAITH MUSEUM ADDN
27653	430 N. Main Avenue	\$0	\$0	\$0	26,400	LOTS 1 THRU 4 BLK 31 BROOKINGS & EDMUNDS ADDN (PARKING LOT)
27654	400 N. Main Avenue	\$1,475,266	\$1,178,266	\$297,000	33,000	LOTS 5 THRU 9 BLK 31 BROOKINGS & EDMUNDS ADDN
43003	326 N. Main Avenue	\$828,314	\$620,414	\$207,900	19,800	LOTS 1, 2 & 3 BLK 13 PHILLIPS, JL ADDN
43004	320 N. Main Avenue	\$720,887	\$651,587	\$69,300	6,600	LOT 4 BLK 13 PHILLIPS, JL ADDN
43005	318 N. Main Avenue	\$70,226	\$69,300	\$926	6,600	LOT 5 BLK 13 PHILLIPS, JL ADDN
43006	304 N. Main Avenue	\$76,442	\$69,300	\$7,142	6,600	LOT 6 BLK 13 PHILLIPS, JL ADDN
29996	300 N. Main Avenue	\$0	\$0	\$0	19,917	LOT 3R BLK 2 DOWNTOWN CENTER URBAN RENEWAL SUBD
29997	100 N. Main Avenue	\$6,611,413	\$5,635,270	\$976,143	92,966	LOTS 4R & 5R BLK 2 DOWNTOWN CENTER URBAN RENEWAL SUBD
TOTAL		\$11,415,324	\$9,283,503	\$2,131,821	307,658	

State law requires that tax increment districts cannot exceed ten percent of the taxable value of the City of Sioux Falls. This value for Sioux Falls is approximately \$10 billion. The base value of the taxable property for inclusion into this Tax Increment Finance (TIF) District, as per the Director of Equalizations records is as follows:

Total base value of designated TIF Districts in Sioux Falls is as follows:

TIF District #5	\$ 395,354
TIF District #7	\$ 510,088
TIF District #8	\$ 555,747
TIF District #10	\$ 778,651
TIF District #11	\$ 295,270
Total	\$2,535,110

The total value of all active TIF districts in Sioux Falls is significantly less than 10% of total taxable value in the City.

The proposed TIF 12 will promote economic growth and historic preservation in downtown, Sioux Falls. Due to deterioration, several of the properties are considered blighted and underused. It is anticipated that a majority of properties within the district will see increases in their property valuation as a result of improvements made possible through the district's creation.

Project Plan

Proposed Improvements and Financial Methods

For the purposes of evaluating TIF 12 improvements, the boundary has been split into three sub-areas, “A”, “B”, and “C” (see exhibit in the appendix). The estimated cost of all improvements in sub-area “A” is \$5,455,000 and are related to the development of the DeKalb Exchange building which will be constructed in 2012. The estimated cost of all improvements incurred within sub-area “B” is \$8,992,000 and relates to the Historic Larson Square and Tri-State Creamery buildings and construction of 4th Street. The estimated cost of all improvements in sub-area “C” is \$1,500,000 and is related to general civic improvements meant to stimulate property values and increase the overall viability of included properties. The estimate of total costs for this district is \$15,947,000. Of this total, approximately \$13,000,000 comprises non-TIF project costs which are related to the construction of DeKalb Exchange and the renovations to Tri-State Creamery and Larson Square buildings.

Construction within sub-area A is anticipated to begin in the Fall of 2011 and be completed by the Fall of 2012. This project will be privately financed by the development group. A statement for project financing was provided by the developer from First Dakota National Bank. The improvements identified above within sub-area B have been completed as part of the previously approved TIF 8. These improvements are privately financed through developer financing and Great Western Bank. Improvements within sub-area C are not currently scheduled but are being speculated to occur within the next five years. These improvements will require private financing by each respective property owner or developer.

The City will enter into a development agreement with each developer or property owner on their specific project and the reimbursement of expenses identified within the plan. The maximum amount payable to any developer or owner will be determined based on the actual amount of increment generated or total eligible expenses, whichever is less.

Estimated Project Costs

The City proposes the following public improvements within TIF District #12:

These are estimated values with reimbursement based upon actual expenses. The bottom line of \$2,856,550 is the controlling factor.

SITE PREPARATION and EARTHWORK for DISTRICT	
Site Prep (earthwork, demolition, etc)	\$ 197,000
Utilities	\$ 42,000
Building Façade Improvements	\$ 183,500
Remediation	\$ 150,000
Street Construction	\$ 375,000
Subtotal	\$ 947,500
PUBLIC IMPROVEMENTS for DISTRICT	
Façade Easements	\$ 400,000
Site lighting, streetscaping, and hardscaping	\$ 400,000
Land Acquisition	\$ 400,000
Financing Costs	\$ 409,050

Percent of Fees for TIF participation	<u>\$ 300,000</u>
Subtotal	\$1,909,050
TOTAL	\$2,856,550

These capital, financing, services, and other expenses are intended to be expended as grants as allowed by SDCL 11-9.

Economic Feasibility Study

An assessed value of 80 percent of the estimated construction costs of Dekalb Exchange, excluding all soft costs was utilized to calculate the estimated value of the property following project completion in sub-area A. The total post-construction estimated assessed value of the DeKalb Exchange development in sub-area A is \$3,120,000. This compares to an investment in excess of \$5,000,000.

Sub-area B consists of two historic structures that are both currently within the State’s historic tax credit program. Once those properties are back on the tax rolls to the full and true extent their estimated value will increase dramatically and provide a significant source of increment to the district.

Sub-area C consists of several properties, including those owned privately and publically. The City, based on conversations held with property owners, is speculating that there may be opportunity for redevelopment in this sub-area in the next five year period. This redevelopment could consist of the renovations of historic properties, site improvements, land acquisition, and demolition. The costs of such improvements have been included within the plan. The projections for this plan is not assuming any of those improvements will be made. Instead it is assuming a conservative amount of natural growth within sub-area C at 1.5%. Over the course of the district’s life the assessed value of properties within sub-area C is estimated to increase by not less than \$7 million.

Given this information[the increase resulting from TIF 12] the taxes generated for all sub-areas from year six to year twenty will range from \$101,853 to \$152,921 per year. This calculation is based upon a non-ag valuation factor of .864, an increment value of \$19,395,000 and a tax levy per thousand starting at 20.593 and decreasing to 20.123. This is based upon the current opt-outs and general obligation bond levies. These, including the long-term financial benefits of the district, are summarized in the Appendix. The taxes generated are able to support the costs identified above at an amount of \$2,132,304.76

Fiscal Impact

During this reimbursement phase (up to twenty years from the date TIF 12 is created), the anticipated annual increase in taxes of \$101,853 to \$152,921 is expected to pay project costs and is expected to have a positive fiscal impact on all entities levying taxes upon property in TIF 12.

Miscellaneous

All property in TIF 12 is currently zoned C-3 and is the proper zoning for all proposed land-use activities in TIF 12. This is depicted on a map in the Appendix.

This Tax Incremental District Plan is in compliance with the 2035 Growth Management Plan, the 2015 Downtown Plan and the Design Review Overlay District Guidelines. It is also in compliance with current building codes and ordinances. This Plan does not displace any residential uses, therefore no relocations are necessary.

Appendix

Summary Projections of TIF 12 Revenue

TIF 12 Value of Sub-Area “A” * Present Value, Future Value, Cash Flow**

TIF 12 Value of Sub-Area “B” * Present Value, Future Value, Cash Flow**

TIF 12 Value of Sub-Area “C” *Present Value, Future Value, Cash Flow**

Notice of Hearing including Legal Description

TIF District #12 Boundary

TIF District #12 Sub-Areas

TIF District #12 Zoning Map

TIF District #12 Land Use Map

TIF District #12 Improvements Map

Summary Projection of TIF 12 Revenue

1st Yr of Assessment 2012 Payable in 2014	Taxes Payable for TIF District from sub-area A	Taxes Payable for TIF District from sub-area B	Taxes Payable for TIF District from sub-area C	Total projected revenue per year.
2014	\$45,668.33		\$3,132.23	\$48,800.56
2015	\$45,668.33		\$6,311.44	\$51,979.78
2016	\$45,668.33	\$46,647.08	\$9,538.34	\$101,853.76
2017	\$45,668.33	\$46,647.08	\$12,813.65	\$105,129.07
2018	\$45,668.33	\$46,647.08	\$16,138.08	\$108,453.50
2019	\$45,668.33	\$46,647.08	\$19,512.39	\$111,827.80
2020	\$45,668.33	\$46,647.08	\$22,937.30	\$115,252.72
2021	\$45,668.33	\$46,647.08	\$26,413.59	\$118,729.01
2022	\$45,668.33	\$46,647.08	\$29,942.02	\$122,257.44
2023	\$45,668.33	\$46,647.08	\$33,523.38	\$125,838.80
2024	\$45,668.33	\$46,647.08	\$37,158.47	\$129,473.88
2025	\$45,668.33	\$46,647.08	\$40,848.07	\$133,163.49
2026	\$44,626.03	\$45,582.44	\$43,575.26	\$133,783.74
2027	\$44,626.03	\$45,582.44	\$47,289.63	\$137,498.11
2028	\$44,626.03	\$45,582.44	\$51,059.72	\$141,268.20
2029	\$44,626.03	\$45,582.44	\$54,886.36	\$145,094.84
2030	\$44,626.03	\$45,582.44	\$58,770.40	\$148,978.87
2031	\$44,626.03	\$45,582.44	\$62,712.70	\$152,921.17
TOTAL	\$815,776.21	\$739,965.50	\$576,563.05	\$2,132,304.76

TIF 12 Value of Sub-Area “A” * Present Value, Future Value, Cash Flow**

1st Yr of assessment 2012 payable in 2014	Estimated value of the property	Adjustment Factor	Assessed value for the tax levy	Base value of the property for redevelopment	Incremental growth for the TIF	Tax levy per \$1,000 value	Taxes payable for TIF district
2014	\$3,120,000	0.886	\$2,764,320	\$546,657.00	\$2,217,663.00	20.593	\$45,668.33
2015	\$3,120,000	0.886	\$2,764,320	\$546,657.00	\$2,217,663.00	20.593	\$45,668.33
2016	\$3,120,000	0.886	\$2,764,320	\$546,657.00	\$2,217,663.00	20.593	\$45,668.33
2017	\$3,120,000	0.886	\$2,764,320	\$546,657.00	\$2,217,663.00	20.593	\$45,668.33
2018	\$3,120,000	0.886	\$2,764,320	\$546,657.00	\$2,217,663.00	20.593	\$45,668.33
2019	\$3,120,000	0.886	\$2,764,320	\$546,657.00	\$2,217,663.00	20.593	\$45,668.33
2020	\$3,120,000	0.886	\$2,764,320	\$546,657.00	\$2,217,663.00	20.593	\$45,668.33
2021	\$3,120,000	0.886	\$2,764,320	\$546,657.00	\$2,217,663.00	20.593	\$45,668.33
2022	\$3,120,000	0.886	\$2,764,320	\$546,657.00	\$2,217,663.00	20.593	\$45,668.33
2023	\$3,120,000	0.886	\$2,764,320	\$546,657.00	\$2,217,663.00	20.593	\$45,668.33
2024	\$3,120,000	0.886	\$2,764,320	\$546,657.00	\$2,217,663.00	20.593	\$45,668.33
2025	\$3,120,000	0.886	\$2,764,320	\$546,657.00	\$2,217,663.00	20.593	\$45,668.33
2026	\$3,120,000	0.886	\$2,764,320	\$546,657.00	\$2,217,663.00	20.123	\$44,626.03
2027	\$3,120,000	0.886	\$2,764,320	\$546,657.00	\$2,217,663.00	20.123	\$44,626.03
2028	\$3,120,000	0.886	\$2,764,320	\$546,657.00	\$2,217,663.00	20.123	\$44,626.03
2029	\$3,120,000	0.886	\$2,764,320	\$546,657.00	\$2,217,663.00	20.123	\$44,626.03
2030	\$3,120,000	0.886	\$2,764,320	\$546,657.00	\$2,217,663.00	20.123	\$44,626.03
2031	\$3,120,000	0.886	\$2,764,320	\$546,657.00	\$2,217,663.00	20.123	\$44,626.03
						TOTAL =	\$815,776.21

TIF 12 Value of Sub-Area “B” * Present Value, Future Value, Cash Flow**

1st Yr of assessment 2012 payable in 2014	Estimated value of the property	Adjustment Factor	Assessed value for the tax levy	Base value of the property for redevelopment	Incremental growth for the TIF	Tax levy per \$1,000 value	Taxes payable for TIF district
2014	\$583,180						
2015	\$583,180						
2016	\$3,214,866	0.886	\$2,848,371	\$583,180.00	\$2,265,191.28	20.593	\$46,647.08
2017	\$3,214,866	0.886	\$2,848,371	\$583,180.00	\$2,265,191.28	20.593	\$46,647.08
2018	\$3,214,866	0.886	\$2,848,371	\$583,180.00	\$2,265,191.28	20.593	\$46,647.08
2019	\$3,214,866	0.886	\$2,848,371	\$583,180.00	\$2,265,191.28	20.593	\$46,647.08
2020	\$3,214,866	0.886	\$2,848,371	\$583,180.00	\$2,265,191.28	20.593	\$46,647.08
2021	\$3,214,866	0.886	\$2,848,371	\$583,180.00	\$2,265,191.28	20.593	\$46,647.08
2022	\$3,214,866	0.886	\$2,848,371	\$583,180.00	\$2,265,191.28	20.593	\$46,647.08
2023	\$3,214,866	0.886	\$2,848,371	\$583,180.00	\$2,265,191.28	20.593	\$46,647.08
2024	\$3,214,866	0.886	\$2,848,371	\$583,180.00	\$2,265,191.28	20.593	\$46,647.08
2025	\$3,214,866	0.886	\$2,848,371	\$583,180.00	\$2,265,191.28	20.593	\$46,647.08
2026	\$3,214,866	0.886	\$2,848,371	\$583,180.00	\$2,265,191.28	20.123	\$45,582.44
2027	\$3,214,866	0.886	\$2,848,371	\$583,180.00	\$2,265,191.28	20.123	\$45,582.44
2028	\$3,214,866	0.886	\$2,848,371	\$583,180.00	\$2,265,191.28	20.123	\$45,582.44
2029	\$3,214,866	0.886	\$2,848,371	\$583,180.00	\$2,265,191.28	20.123	\$45,582.44
2030	\$3,214,866	0.886	\$2,848,371	\$583,180.00	\$2,265,191.28	20.123	\$45,582.44
2031	\$3,214,866	0.886	\$2,848,371	\$583,180.00	\$2,265,191.28	20.123	\$45,582.44
						TOTAL =	\$739,965.50

TIF 12 Value of Sub-Area “C” *Present Value, Future Value, Cash Flow**

1st Yr of assessment 2012 payable in 2014	Estimated value of the property	Adjustment Factor	Assessed value for the tax levy	Base value of the property for redevelopment	Incremental growth for the TIF	Tax levy per \$1,000 value	Taxes payable for TIF district
2014	\$10,140,112	1.5%	\$10,292,214	\$10,140,112	\$152,101.68	20.593	\$3,132.23
2015	\$10,292,214	1.5%	\$10,446,597	\$10,140,112	\$306,484.89	20.593	\$6,311.44
2016	\$10,446,597	1.5%	\$10,603,296	\$10,140,112	\$463,183.84	20.593	\$9,538.34
2017	\$10,603,296	1.5%	\$10,762,345	\$10,140,112	\$622,233.28	20.593	\$12,813.65
2018	\$10,762,345	1.5%	\$10,923,780	\$10,140,112	\$783,668.46	20.593	\$16,138.08
2019	\$10,923,780	1.5%	\$11,087,637	\$10,140,112	\$947,525.16	20.593	\$19,512.39
2020	\$11,087,637	1.5%	\$11,253,952	\$10,140,112	\$1,113,839.72	20.593	\$22,937.30
2021	\$11,253,952	1.5%	\$11,422,761	\$10,140,112	\$1,282,649.00	20.593	\$26,413.59
2022	\$11,422,761	1.5%	\$11,594,102	\$10,140,112	\$1,453,990.41	20.593	\$29,942.02
2023	\$11,594,102	1.5%	\$11,768,014	\$10,140,112	\$1,627,901.95	20.593	\$33,523.38
2024	\$11,768,014	1.5%	\$11,944,534	\$10,140,112	\$1,804,422.16	20.593	\$37,158.47
2025	\$11,944,534	1.5%	\$12,123,702	\$10,140,112	\$1,983,590.17	20.593	\$40,848.07
2026	\$12,123,702	1.5%	\$12,305,558	\$10,140,112	\$2,165,445.70	20.123	\$43,575.26
2027	\$12,305,558	1.5%	\$12,490,141	\$10,140,112	\$2,350,029.07	20.123	\$47,289.63
2028	\$12,490,141	1.5%	\$12,677,493	\$10,140,112	\$2,537,381.18	20.123	\$51,059.72
2029	\$12,677,493	1.5%	\$12,867,656	\$10,140,112	\$2,727,543.58	20.123	\$54,886.36
2030	\$12,867,656	1.5%	\$13,060,670	\$10,140,112	\$2,920,558.41	20.123	\$58,770.40
2031	\$13,060,670	1.5%	\$13,256,580	\$10,140,112	\$3,116,468.47	20.123	\$62,712.70
						TOTAL =	\$576,563.05

Notice of Hearing

PUBLISH: October 21, 2011

NOTICE OF HEARING CITY PLANNING COMMISSION

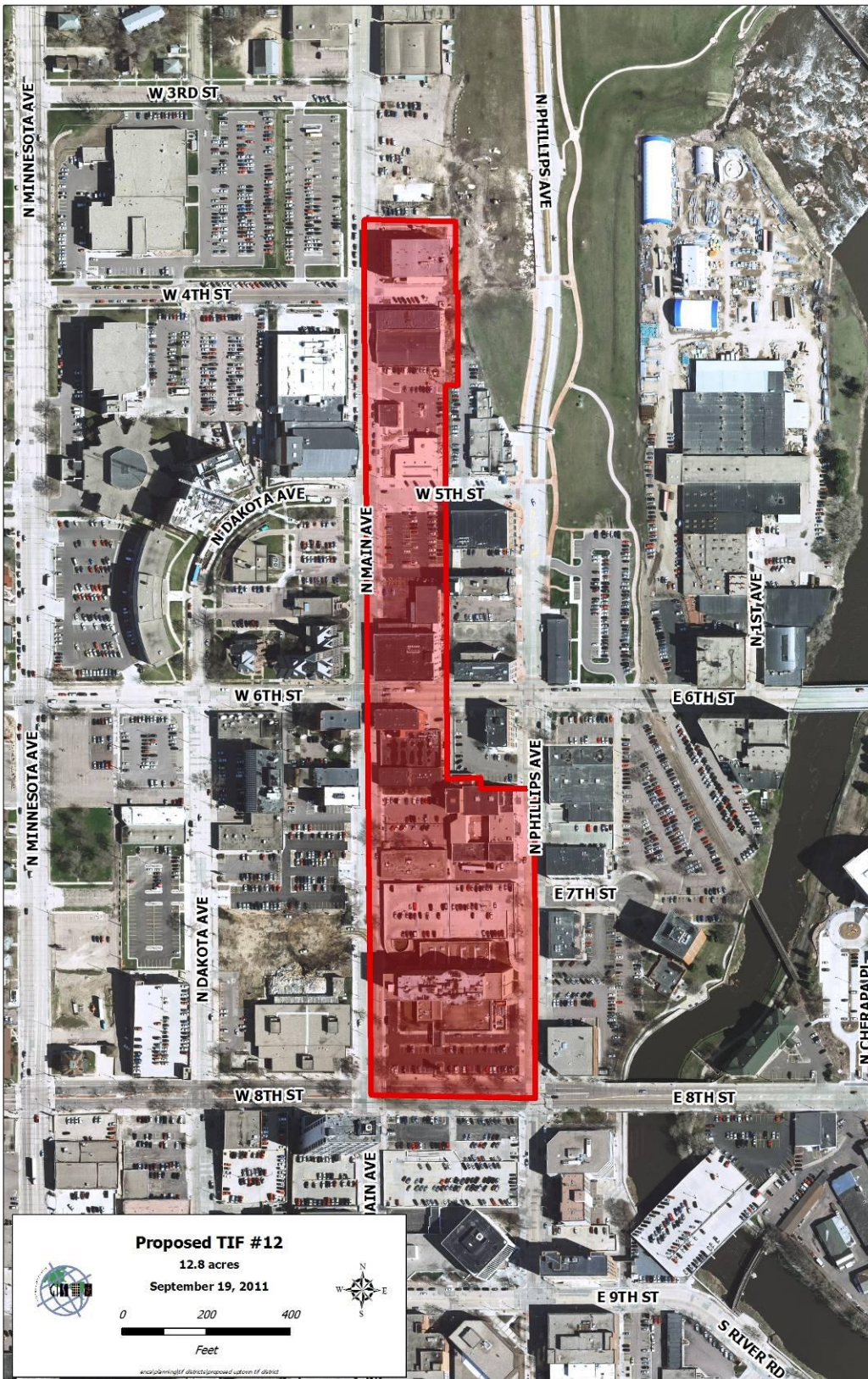
Notice is given that at the regular meeting of the Sioux Falls City Planning Commission to be held at 7 p.m. on Wednesday, November 2, 2011, at the Carnegie Town Hall, 235 W. Tenth St., there will be a public hearing on proposed creation of Tax Incremental District No. 12, City of Sioux Falls, and its proposed boundaries.

Legal Description:

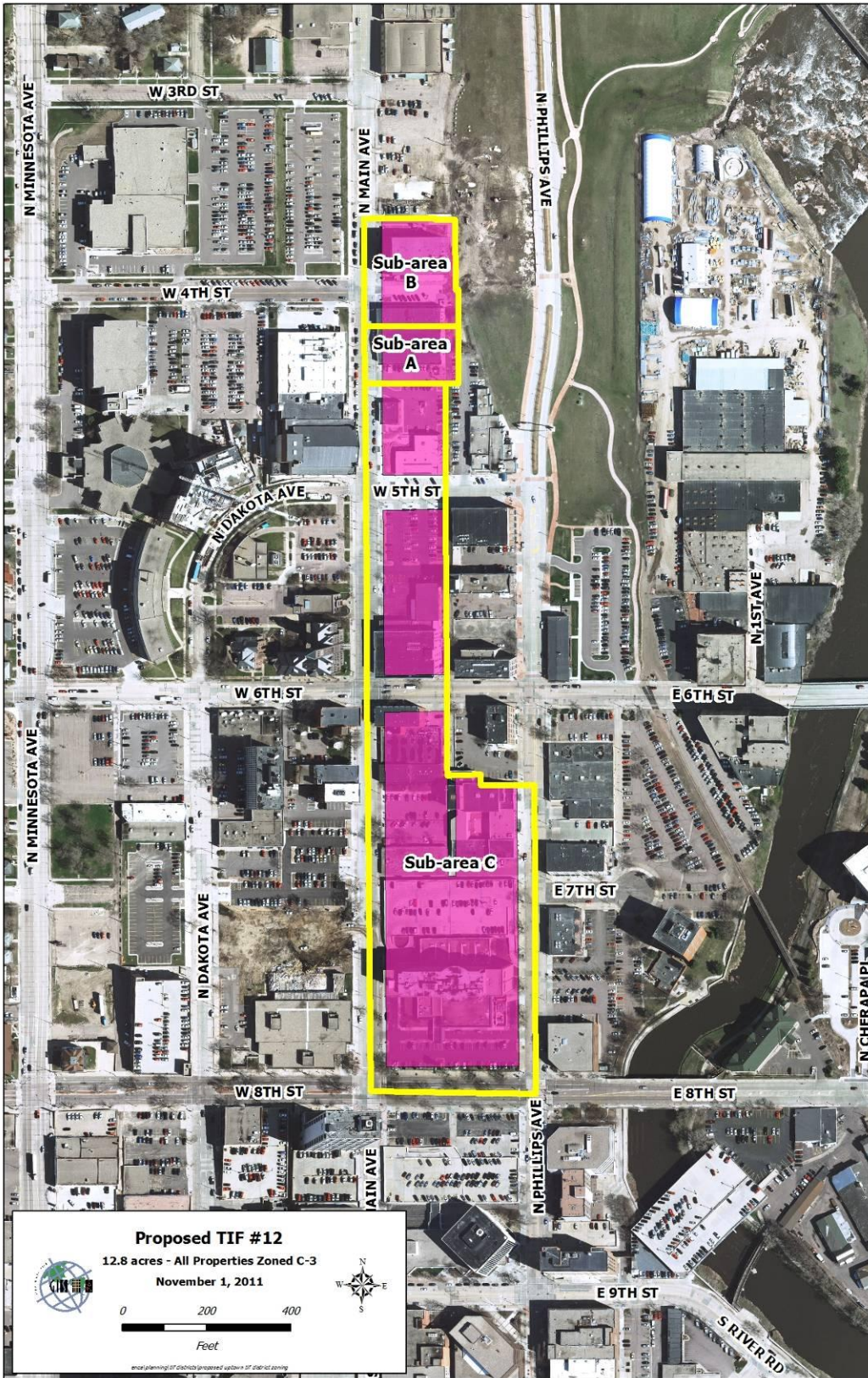
- Lots 1 through 9, Block 31, Brookings & Edmunds Addition to the City of Sioux Falls
- Lots 1 through 6, Block 13, J.L. Phillips Addition to the City of Sioux Falls
- Lots 3R, 4R, and 5R, Block 2, Downtown Center Urban Renewal Subdivision
- Lot 1, Block 32, Brookings & Edmunds Addition to the City of Sioux Falls and the S1/2 of vacated W. Fourth St. lying adjacent
- Tract A of Lot 1 and all Lots 2 through 4 and the N 4' of Lot 5, Block 32, Brookings & Edmunds Addition to the City of Sioux Falls
- Lot 1 of Quadriga Group Addition to the City of Sioux Falls
- Lot 1 of Faith Museum Addition to the City of Sioux Falls
- Lot 3, Block 2 of Phillips to the Falls Addition and the N1/2 of vacated W. Fourth St. lying adjacent and Tract A of County Auditor's Subdivision Lots 8 and 9, Block 33, Brookings & Edmunds Addition to the City of Sioux Falls
- Tract B County Auditor's Subdivision and Lot 7, Block 33 (ex. ROW) Brookings & Edmunds Addition to the City of Sioux Falls
- Lot 7R4, Block 2, Downtown Center Urban Renewal Subdivision and Lots 10 and 11, Block 13, J.L. Phillips Addition to the City of Sioux Falls
- Tract 1 of County Auditor's Subdivision and N1/2 of Lot 13 and all Lot 14 and the W 50.25' of the S 29' of Lot 15, Block 13, J.L. Phillips Addition to the City of Sioux Falls
- The W 14.19' of the N 73.09' of Block 1, Ecker Addition to the City of Sioux Falls
- The W 24.33' of the N 148.45' and the W 16' of the S 289.94' of Block 1 of Phillips to the Falls Addition to the City of Sioux Falls

All properties legally described are located in Minnehaha County, South Dakota. The proposed district includes a portion of right-of-way abutting these properties.

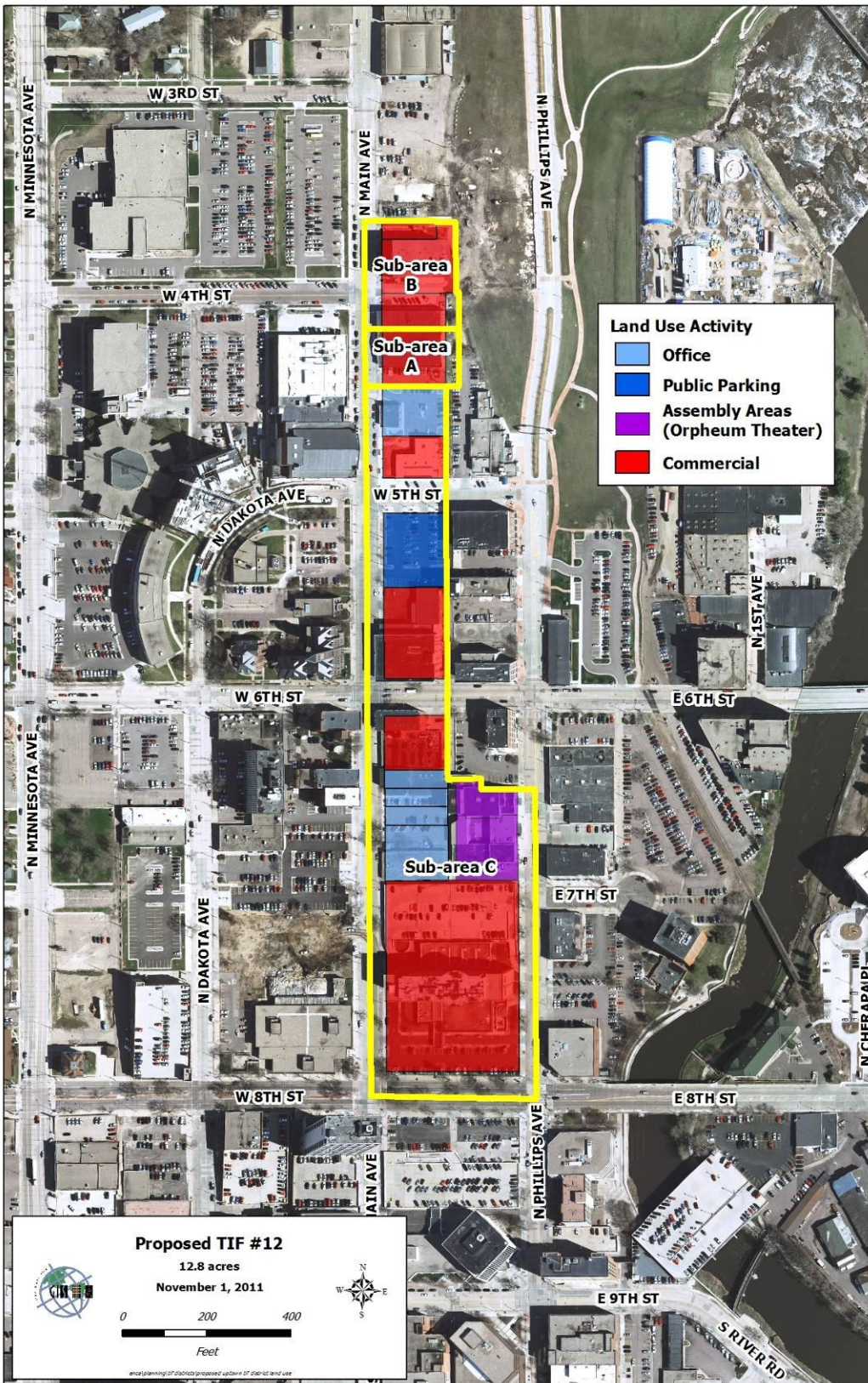
TIF District #12 Boundary



TIF District #12 Sub-Areas



TIF District #12 Land Use Map



TIF District #12 Improvements Map

