

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

Prepared by the
Sioux Falls Economic Development Division
March 2012

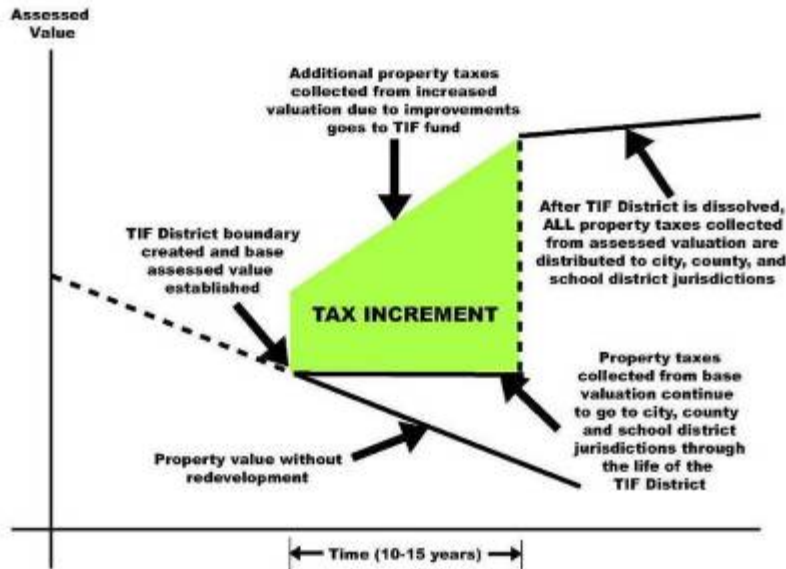
Introduction

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 and development risk 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, site clean-up, or the risk for private investment can make development prohibitive. In Sioux Falls, TIF funding has helped redevelop areas where blight or physical challenges would have made improvement cost prohibitive and where a significant portion of the project site or improvements benefit facilities owned, operated, and invested in by a local municipality.

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 projects 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 prepare a plan for development. TIF projects must be reviewed by the Planning Commission and approved by the City Council.

Overview of TIF District 15

Tax Incremental Finance District Number 15, City of Sioux Falls (“TIF 15”) is being created to stimulate recreational, economic and tourism growth in Sioux Falls. The catalyst for the district’s creation is the construction of the City-owned sports complex that is currently home to nine multi-purpose fields and will be open to the public in the fall of 2012. This project has led to the subsequent development announcement by Sanford Health for the construction of the Pentagon and Power Center athletic facilities. Additional local sport organizations including the Ice Sports Association and the Community Indoor Tennis Center also anticipate building facilities within the district’s boundaries. Speculative development in the area consists of a privately owned restaurant, hotel, and entertainment facility.

TIF 15 will be used to fund improvements to the City-owned sports complex, site preparation, and infrastructure costs that are critical to the development of the district and support all property owners and the general public.

Elements of the Project Plan

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

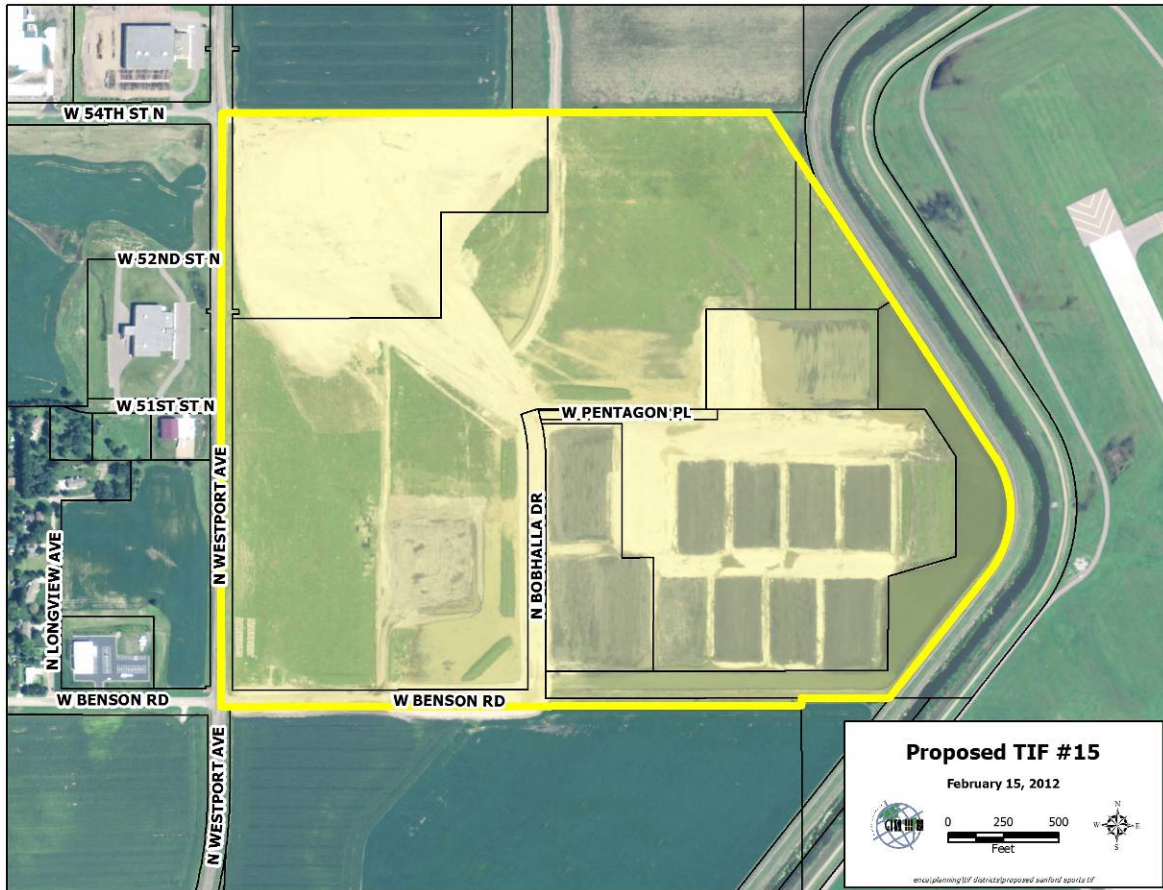
A. Boundaries

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 15 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 SIOUX FALLS' TAX INCREMENT DISTRICT #15

Boundaries

TIF 15 is shown in the map below and also in the appendix section.



The individual properties within TIF 15 are listed below by County Tax ID number and also show the legal description and current assessed value.

| County ID | ADDRESS | Total ASSESSED VALUE | IMPROVEMENTS | LAND | SQ FT | LEGAL DESCRIPTION |
|--------------|---------------------|----------------------|--------------|------------------|------------------|--|
| 14608 | NA | \$6,725 | \$0 | \$6,725 | 1,117,173 | SW1/4 W of River (Ex Hall's Trs 1&2 & Ex Lot E-1 Cas & Ex Sanford Sports Complex Addn) 32-102-49 |
| 82446 | 2300 W Benson Rd | \$244,602 | \$0 | \$244,602 | 4,265,274 | SE1/4 (EX Tr Hall's Addn & Ex H-1 & Ex N925 W942 Lying E of Lot H1 & Ex N450 E 482 W1424 Lying E of Lot H1 & Ex Sanford Sports Complex Addn) 31-102-49 |
| 84948 | NA | \$0 | \$0 | \$0 | 349,525 | Lot 3 Blk 1 Sanford Sports Complex Addn |
| 84947 | 4020 N Bobhalla Dr | \$0 | \$0 | \$0 | 1,568,921 | Lot 1 Blk 1 Sanford Sports Complex Addn |
| 84949 | 3800 N Bobhalla Dr | \$0 | \$0 | \$0 | 591,845 | Lot 2 Blk 1 Sanford Sports Complex Addn |
| 14598 | 4200 N Westport Ave | \$0 | \$0 | \$0 | 1,087,693 | Tr 1 Hall's Addn SE1/4 31-102-49 |
| Total | | \$251,327 | \$0 | \$251,327 | 8,980,431 | |

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.

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

| | |
|------------------|---------------------|
| TIF District #5 | \$ 395,354 |
| TIF District #7 | \$ 510,088 |
| TIF District #10 | \$ 778,651 |
| TIF District #11 | \$ 295,270 |
| TIF District #12 | \$ 11,415,324 |
| TIF District #13 | \$4,482,718 |
| TIF District #14 | \$ 983,134 |
| Total | \$18,860,539 |

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 15 will promote economic, recreational and tourism growth in Sioux Falls. 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 creation of TIF 15.

Project Plan

Proposed Improvements and Financial Methods

The estimated cost of all improvements in TIF 15 is \$58,250,000. The improvements are related to new construction of public and private facilities in the district along with public and private site improvements. All improvements are scheduled to be completed in within five years. Of this total, approximately \$48,630,000 comprises non-TIF project costs.

These improvements will require private financing by each respective property owner. A detailed list of the improvements is included below. The City will enter into a development agreement with Sanford Health, the Ice Sports Association and the Community Indoor Tennis Center to reimburse expenses identified within the plan. The maximum amount payable will be determined based on the actual amount of increment generated or total eligible expenses, whichever is less.

| Project | Projected completion date | Total construction cost (including A/E and construction of improvements) |
|--|----------------------------------|---|
| City-owned sports complex (existing) Build-out of remaining sports fields | Fall of 2016 | \$1,250,000 \$642,772 |
| Power Center | 09-2012 | \$8,000,000 |
| Pentagon | 09-2013 | \$19,000,000 |
| Restaurant | 09-2013 | \$1,500,000 |
| Entertainment Facility | 09-2014 | \$3,500,000 |

| | | |
|---------------|---------------------|---------------------|
| Hotel | 06-2014 | \$10,000,000 |
| ICE | Fall of 2014 | \$12,000,000 |
| Tennis | Fall of 2013 | \$3,000,000 |
| Total | | \$58,892,772 |

Estimated Project Costs

The City proposes the following public improvements within TIF #15:

(These are estimated values with reimbursement based upon actual expenses. The bottom line of \$10,262,772 is the controlling factor.)

PUBLIC IMPROVEMENTS for DISTRICT

| Improvement | Responsible Party | Projected Completion Date | Projected Cost |
|--|---|----------------------------------|----------------------------------|
| City of Sioux Falls Project | | | |
| City-owned sports complex Build-out of remaining fields | City of Sioux Falls | Fall of 2016 | \$1,250,000 \$642,772 |
| Street Improvements | | | |
| Benson / Bobhalla | Sanford Health | 2012 | \$800,000 |
| 51st Street* | Sanford Health | 2013 | \$940,000 |
| Bobhalla Dr (51st to 54th)* | Sanford Health | 2013 | \$720,000 |
| North-South Connector* | Sanford Health | 2013 | \$900,000 |
| East-West Connector* | Sanford Health | 2014 | \$260,000 |
| Access streets for ICE & Tennis facilities | ICE & Tennis | 2013 & 2014 | \$500,000 |
| Infrastructure Improvements | | | |
| Water Main / Storm Sewer* | Sanford Health | 2012 | \$700,000 |
| Fill & Grade* | Sanford Health | 2012-2016 | \$250,000 |
| Pedestrian – bicycle path* | Sanford Health | 2012 & 2015 | \$1,300,000 |
| Complex Signage (shared by all property owners)* | Sanford Health | 2012-2015 | \$500,000 |
| Shared parking* | Sanford Health, ICE & Tennis | 2013 & 2014 | \$1,500,000 |
| TOTAL | | | \$10,262,772 |
| <small>*includes architectural and engineering related design expenses</small> | | | |

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 75 percent of the estimated construction costs relative to taxable property for the TIF 15 construction project was utilized to calculate the estimated value of the property

following project completion. The total post-construction estimated assessed value for the improvements is \$28,131,675. This compares to a private sector investment in excess of \$42,000,000 and a public sector investment in excess of \$16,250,000.

Given this information real property values in TIF 15 will increase and the corresponding taxes generated for all phases, will range from \$108,882.37 at the beginning of the district's creation to \$561,036.26 per year by 2016. This calculation is based upon a non-ag valuation factor of .886 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 a minimum amount of \$9,653,799.

Fiscal Impact

During this reimbursement phase (that can last up to twenty years from the date TIF 15 is created), the anticipated annual increase in taxes of \$108,882.37 at the beginning of the district's creation to \$561,036.26 per year by 2016, is expected to pay project costs and is expected to have a positive fiscal impact on all entities levying taxes upon property in TIF 15.

Miscellaneous

Property within the proposed TIF 15 is currently zoned as Recreation Conservation, Agricultural, and the remainder is located within a Planned Development District. This is proper zoning for all proposed land-use activities in the district. This is depicted on a map in the Appendix.

This tax increment district plan is in compliance with the City's 2035 Growth Management Plan. It is also in compliance with current building codes, ordinances, and SDCL 11-9. This plan does not displace any residential uses, therefore no relocations are necessary.

Appendix

TIF 15 Summary projections of TIF 15 Revenue

TIF 15 Value * Present Value, Future Value, Cash Flow (Sanford Power Center and Pentagon)**

TIF 15 Value * Present Value, Future Value, Cash Flow (Sports Center Retail Component)**

Notice of Hearing including Legal Description

TIF #15 Boundary

TIF #15 Zoning Map

TIF #15 Land Use Map

TIF #15 Improvements Site Plan

TIF #15 Improvement Images

Summary projections of TIF 15 Revenue

| Summary of Projections | | |
|------------------------|------------------------------------|-----------------------|
| Year | Pentagon & Power Center Facilities | Retail Component |
| 2012 | | |
| 2013 | | |
| 2014 | \$108,882.37 | |
| 2015 | \$368,879.29 | \$19,936.06 |
| 2016 | \$368,879.29 | \$204,670.71 |
| 2017 | \$368,879.29 | \$204,670.71 |
| 2018 | \$368,879.29 | \$204,670.71 |
| 2019 | \$368,879.29 | \$204,670.71 |
| 2020 | \$368,879.29 | \$204,670.71 |
| 2021 | \$368,879.29 | \$204,670.71 |
| 2022 | \$368,879.29 | \$204,670.71 |
| 2023 | \$368,879.29 | \$204,670.71 |
| 2024 | \$368,879.29 | \$204,670.71 |
| 2025 | \$368,879.29 | \$204,670.71 |
| 2026 | \$360,460.25 | \$199,999.45 |
| 2027 | \$360,460.25 | \$199,999.45 |
| 2028 | \$360,460.25 | \$199,999.45 |
| 2029 | \$360,460.25 | \$199,999.45 |
| 2030 | \$360,460.25 | \$199,999.45 |
| 2031 | \$360,460.25 | \$199,999.45 |
| TOTAL | \$6,329,316.13 | \$3,266,639.89 |

TIF 15 Value * Present Value, Future Value, Cash Flow (Sanford Power Center and Pentagon)**

| 1st Yr of Assessment 2012 Payable in 2014 | Estimated Value of the Property | Non-Ag Valuation 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 |
|---|---------------------------------|-------------------------|---------------------------------|--|--------------------------------|----------------------------|--------------------------------|
| 2012 | | | | | | | |
| 2013 | | | | | | | |
| 2014 | \$6,251,327 | 0.886 | \$5,538,675.72 | \$251,327 | \$5,287,348.72 | 20.593 | \$108,882.37 |
| 2015 | \$20,501,327 | 0.886 | \$18,164,175.72 | \$251,327 | \$17,912,848.72 | 20.593 | \$368,879.29 |
| 2016 | \$20,501,327 | 0.886 | \$18,164,175.72 | \$251,327 | \$17,912,848.72 | 20.593 | \$368,879.29 |
| 2017 | \$20,501,327 | 0.886 | \$18,164,175.72 | \$251,327 | \$17,912,848.72 | 20.593 | \$368,879.29 |
| 2018 | \$20,501,327 | 0.886 | \$18,164,175.72 | \$251,327 | \$17,912,848.72 | 20.593 | \$368,879.29 |
| 2019 | \$20,501,327 | 0.886 | \$18,164,175.72 | \$251,327 | \$17,912,848.72 | 20.593 | \$368,879.29 |
| 2020 | \$20,501,327 | 0.886 | \$18,164,175.72 | \$251,327 | \$17,912,848.72 | 20.593 | \$368,879.29 |
| 2021 | \$20,501,327 | 0.886 | \$18,164,175.72 | \$251,327 | \$17,912,848.72 | 20.593 | \$368,879.29 |
| 2022 | \$20,501,327 | 0.886 | \$18,164,175.72 | \$251,327 | \$17,912,848.72 | 20.593 | \$368,879.29 |
| 2023 | \$20,501,327 | 0.886 | \$18,164,175.72 | \$251,327 | \$17,912,848.72 | 20.593 | \$368,879.29 |
| 2024 | \$20,501,327 | 0.886 | \$18,164,175.72 | \$251,327 | \$17,912,848.72 | 20.593 | \$368,879.29 |
| 2025 | \$20,501,327 | 0.886 | \$18,164,175.72 | \$251,327 | \$17,912,848.72 | 20.593 | \$368,879.29 |
| 2026 | \$20,501,327 | 0.886 | \$18,164,175.72 | \$251,327 | \$17,912,848.72 | 20.123 | \$360,460.25 |
| 2027 | \$20,501,327 | 0.886 | \$18,164,175.72 | \$251,327 | \$17,912,848.72 | 20.123 | \$360,460.25 |
| 2028 | \$20,501,327 | 0.886 | \$18,164,175.72 | \$251,327 | \$17,912,848.72 | 20.123 | \$360,460.25 |
| 2029 | \$20,501,327 | 0.886 | \$18,164,175.72 | \$251,327 | \$17,912,848.72 | 20.123 | \$360,460.25 |
| 2030 | \$20,501,327 | 0.886 | \$18,164,175.72 | \$251,327 | \$17,912,848.72 | 20.123 | \$360,460.25 |
| 2031 | \$20,501,327 | 0.886 | \$18,164,175.72 | \$251,327 | \$17,912,848.72 | 20.123 | \$360,460.25 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | TOTAL = | \$6,329,316.13 |

TIF 15 Value * Present Value, Future Value, Cash Flow (Sports Center Retail Component)**

| 1st Yr of Assessment 2013 Payable in 2014 | Estimated Value of the Property | Non-Ag Valuation 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 |
|---|---------------------------------|-------------------------|---------------------------------|--|--------------------------------|----------------------------|--------------------------------|
| 2012 | | | | | | | |
| 2013 | | | | | | | |
| 2014 | | | | | | | |
| 2015 | \$1,376,327 | 0.886 | \$1,219,425.72 | \$251,327 | \$968,098.72 | 20.593 | \$19,936.06 |
| 2016 | \$11,501,327 | 0.886 | \$10,190,175.72 | \$251,327 | \$9,938,848.72 | 20.593 | \$204,670.71 |
| 2017 | \$11,501,327 | 0.886 | \$10,190,175.72 | \$251,327 | \$9,938,848.72 | 20.593 | \$204,670.71 |
| 2018 | \$11,501,327 | 0.886 | \$10,190,175.72 | \$251,327 | \$9,938,848.72 | 20.593 | \$204,670.71 |
| 2019 | \$11,501,327 | 0.886 | \$10,190,175.72 | \$251,327 | \$9,938,848.72 | 20.593 | \$204,670.71 |
| 2020 | \$11,501,327 | 0.886 | \$10,190,175.72 | \$251,327 | \$9,938,848.72 | 20.593 | \$204,670.71 |
| 2021 | \$11,501,327 | 0.886 | \$10,190,175.72 | \$251,327 | \$9,938,848.72 | 20.593 | \$204,670.71 |
| 2022 | \$11,501,327 | 0.886 | \$10,190,175.72 | \$251,327 | \$9,938,848.72 | 20.593 | \$204,670.71 |
| 2023 | \$11,501,327 | 0.886 | \$10,190,175.72 | \$251,327 | \$9,938,848.72 | 20.593 | \$204,670.71 |
| 2024 | \$11,501,327 | 0.886 | \$10,190,175.72 | \$251,327 | \$9,938,848.72 | 20.593 | \$204,670.71 |
| 2025 | \$11,501,327 | 0.886 | \$10,190,175.72 | \$251,327 | \$9,938,848.72 | 20.593 | \$204,670.71 |
| 2026 | \$11,501,327 | 0.886 | \$10,190,175.72 | \$251,327 | \$9,938,848.72 | 20.123 | \$199,999.45 |
| 2027 | \$11,501,327 | 0.886 | \$10,190,175.72 | \$251,327 | \$9,938,848.72 | 20.123 | \$199,999.45 |
| 2028 | \$11,501,327 | 0.886 | \$10,190,175.72 | \$251,327 | \$9,938,848.72 | 20.123 | \$199,999.45 |
| 2029 | \$11,501,327 | 0.886 | \$10,190,175.72 | \$251,327 | \$9,938,848.72 | 20.123 | \$199,999.45 |
| 2030 | \$11,501,327 | 0.886 | \$10,190,175.72 | \$251,327 | \$9,938,848.72 | 20.123 | \$199,999.45 |
| 2031 | \$11,501,327 | 0.886 | \$10,190,175.72 | \$251,327 | \$9,938,848.72 | 20.123 | \$199,999.45 |
| | | | | | | | |
| | | | | | | TOTAL = | \$3,266,639.89 |

TIF 15 Value * Present Value, Future Value, Cash Flow**

| 1st Yr of Assessment 2012 Payable in 2014 | Estimated Value of the Property | Non-Ag Valuation 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 |
|---|---------------------------------------|----------------------------|------------------------------------|--|-----------------------------------|-------------------------------------|-----------------------------------|
| 2012 | | | | | | | |
| 2013 | | | | | | | |
| 2014 | \$6,251,327 | 0.886 | \$5,538,675.72 | \$251,327 | \$5,287,348.72 | 20.593 | \$108,882.37 |
| 2015 | \$21,626,327 | 0.886 | \$21,486,675.72 | \$251,327 | \$21,235,348.72 | 20.593 | \$437,299.54 |
| 2016 | \$31,751,327 | 0.886 | \$28,131,675.72 | \$251,327 | \$27,880,348.72 | 20.593 | \$574,140.02 |
| 2017 | \$31,751,327 | 0.886 | \$28,131,675.72 | \$251,327 | \$27,880,348.72 | 20.593 | \$574,140.02 |
| 2018 | \$31,751,327 | 0.886 | \$28,131,675.72 | \$251,327 | \$27,880,348.72 | 20.593 | \$574,140.02 |
| 2019 | \$31,751,327 | 0.886 | \$28,131,675.72 | \$251,327 | \$27,880,348.72 | 20.593 | \$574,140.02 |
| 2020 | \$31,751,327 | 0.886 | \$28,131,675.72 | \$251,327 | \$27,880,348.72 | 20.593 | \$574,140.02 |
| 2021 | \$31,751,327 | 0.886 | \$28,131,675.72 | \$251,327 | \$27,880,348.72 | 20.593 | \$574,140.02 |
| 2022 | \$31,751,327 | 0.886 | \$28,131,675.72 | \$251,327 | \$27,880,348.72 | 20.593 | \$574,140.02 |
| 2023 | \$31,751,327 | 0.886 | \$28,131,675.72 | \$251,327 | \$27,880,348.72 | 20.593 | \$574,140.02 |
| 2024 | \$31,751,327 | 0.886 | \$28,131,675.72 | \$251,327 | \$27,880,348.72 | 20.593 | \$574,140.02 |
| 2025 | \$31,751,327 | 0.886 | \$28,131,675.72 | \$251,327 | \$27,880,348.72 | 20.593 | \$574,140.02 |
| 2026 | \$31,751,327 | 0.886 | \$28,131,675.72 | \$251,327 | \$27,880,348.72 | 20.123 | \$561,036.26 |
| 2027 | \$31,751,327 | 0.886 | \$28,131,675.72 | \$251,327 | \$27,880,348.72 | 20.123 | \$561,036.26 |
| 2028 | \$31,751,327 | 0.886 | \$28,131,675.72 | \$251,327 | \$27,880,348.72 | 20.123 | \$561,036.26 |
| 2029 | \$31,751,327 | 0.886 | \$28,131,675.72 | \$251,327 | \$27,880,348.72 | 20.123 | \$561,036.26 |
| 2030 | \$31,751,327 | 0.886 | \$28,131,675.72 | \$251,327 | \$27,880,348.72 | 20.123 | \$561,036.26 |
| 2031 | \$31,751,327 | 0.886 | \$28,131,675.72 | \$251,327 | \$27,880,348.72 | 20.123 | \$561,036.26 |
| | | | | | | | |
| | | | | | | TOTAL = | \$9,653,799.66 |

Notice of Hearing

PUBLISH: February 24, 2012

NOTICE OF
HEARING
CITY PLANNING
COMMISSION

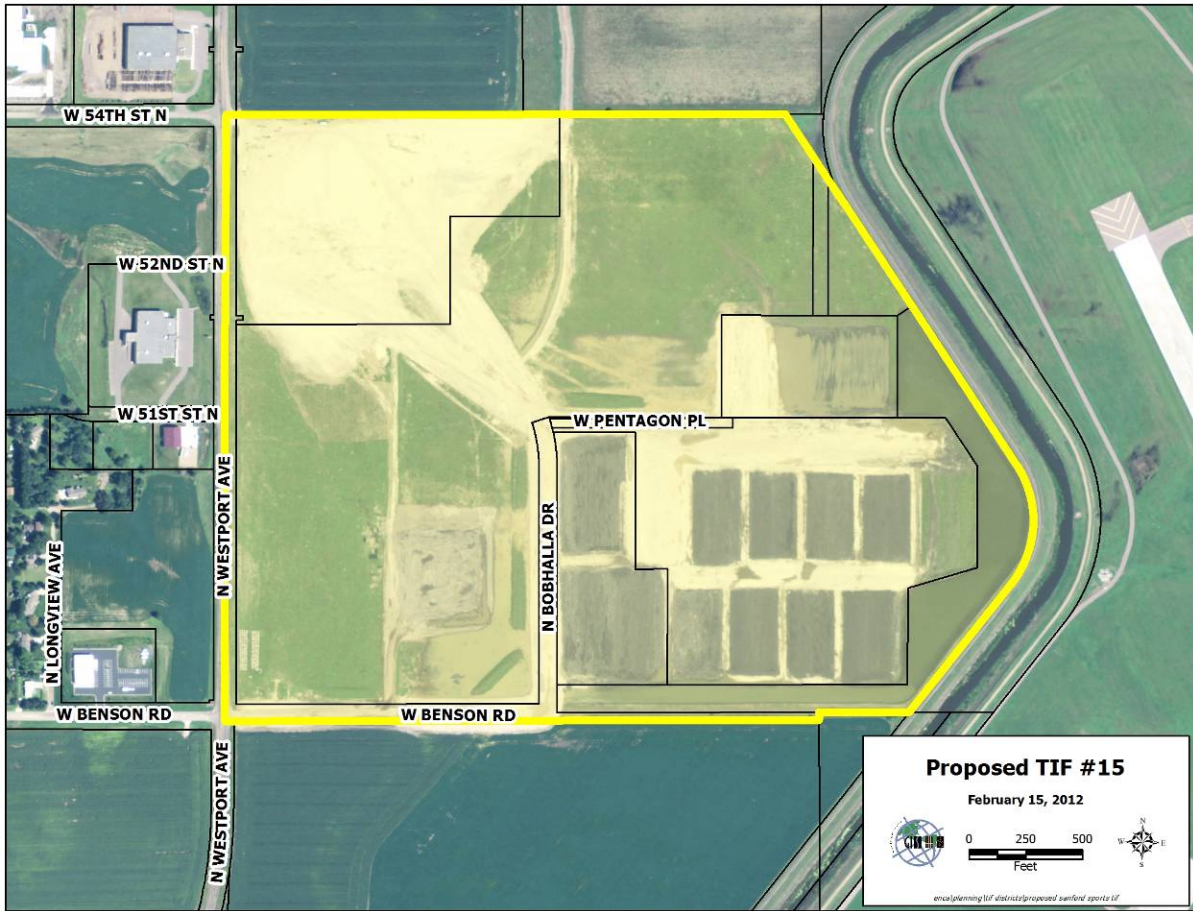
Notice is given that at the regular meeting of the Sioux Falls City Planning Commission to be held at 7 p.m. on Wednesday, March 7, 2012, at the Carnegie Town Hall, 235 W. 10th St., there will be a public hearing on proposed creation of a tax incremental district and its proposed boundaries.

Legal Description: SW1/4 West of River (ex. Hall's Addition Tracts 1 and 2 and ex. Lot E-1 CAS and ex. Sanford Sports Complex Addition in Section 32-102-49 and Tract 1 Hall's Addition in the SE1/4 of Section 31-102-49 and Hall's Addition Tract 2 (ex. Lot E-10 and ex. Airport 5th Addition) in the SW1/4 of Section 32-102-49 and a portion of the SE1/4 (ex. Tract 2

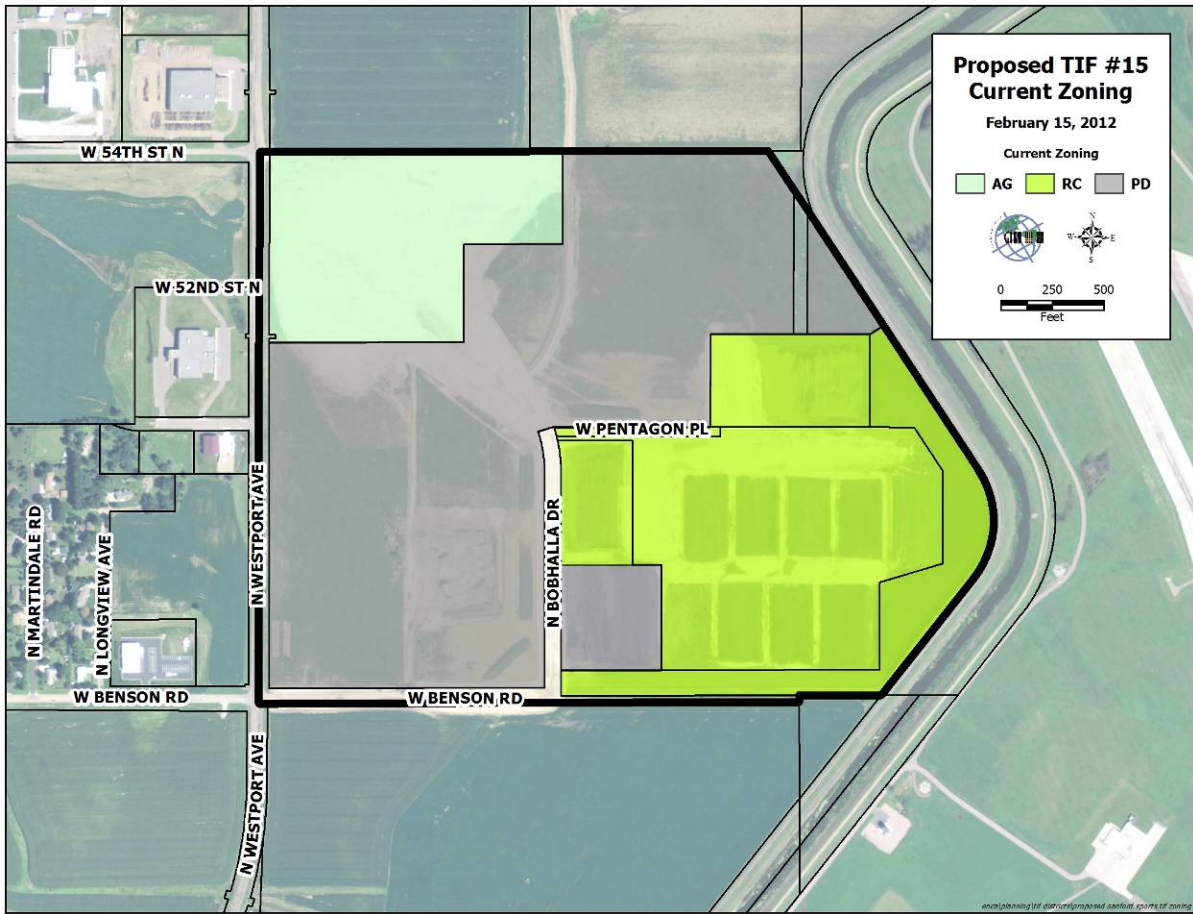
Hall's Addition and ex. H-1 and ex. N925 W942 lying East of Lot H1 and ex. N450 E482 W1424 lying East of Lot H1 and ex. Sanford Sports Complex Addition) in Section 31-102-49, and Lots 2 and 3, Block 1, Sanford Sports Complex Addition; all properties being located within Minnehaha County

(W. Benson Rd. and N. Bobhalla Dr.)

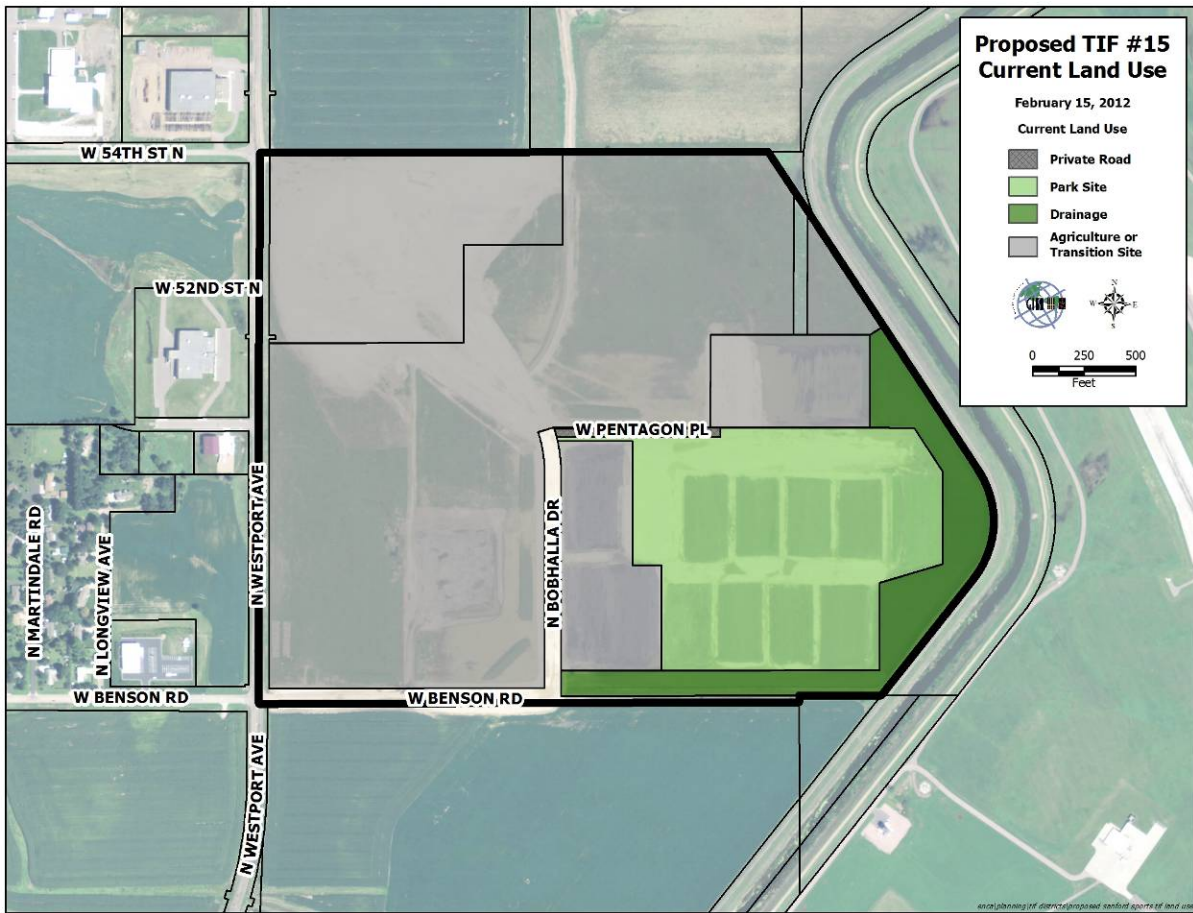
TIF District #15 Boundary



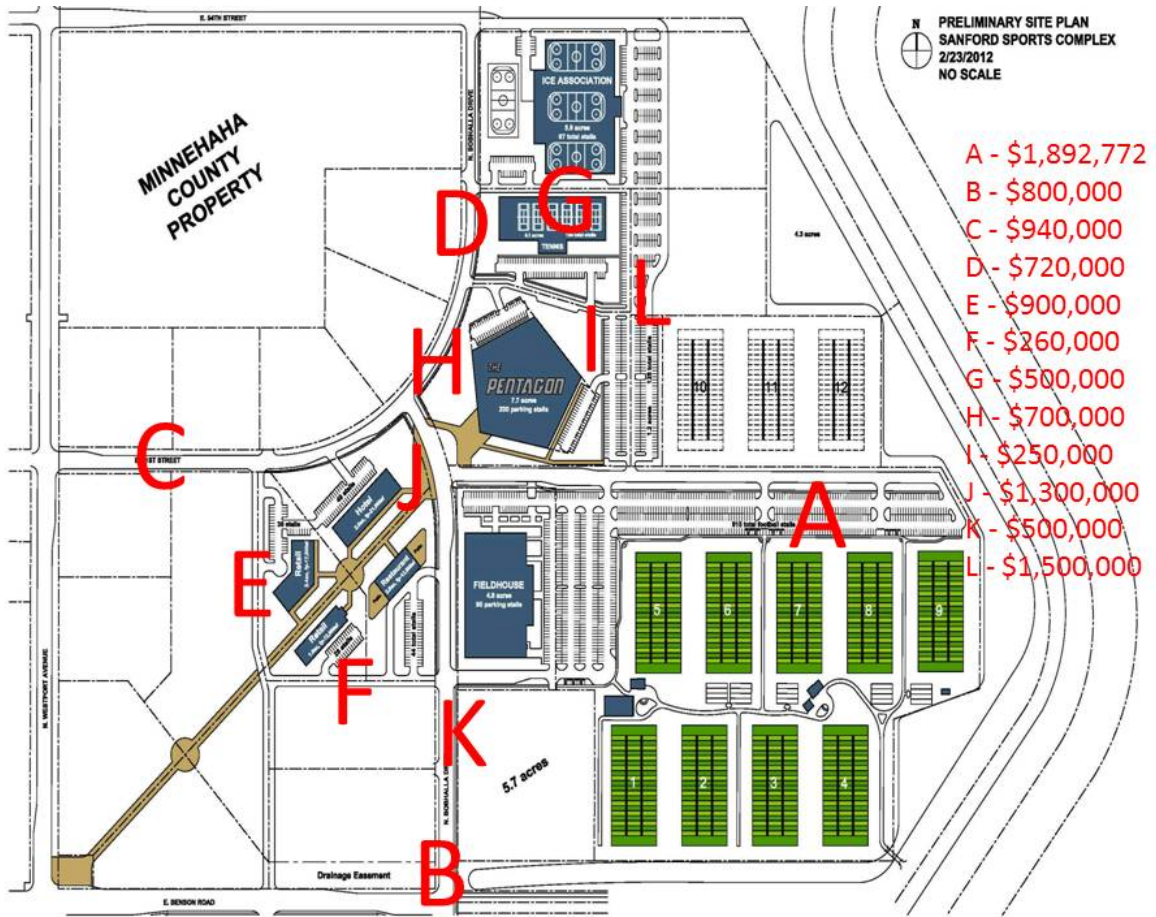
TIF #15 Zoning Map



TIF District #15 Land Use Map



TIF District #15 Improvements Site Plan



TIF #15 Proposed City Park Improvements

