

MINUTES OF DELL RAPIDS PLANNING COMMISSION
Tuesday, March 12, 2013 – 7:00 PM

The regular meeting of the Dell Rapids Planning Commission was held at City Council Chamber on Tuesday, March 12, 2013 with the following members present: Chairman Bob Lamberty, Roger Dearduff, Mike Kroger, Charlie Pleskac, Paul Zweifel, Rod Pierson. Absent; Darrell Donelan.

Chairman Bob Lamberty called the meeting to order at 7:00 p.m.

- I. Motion by Dearduff second by Pleskac to approve the January 22, 2013, Planning Commission Minutes. Upon voice vote all members present voted aye. Motion carried.

- II. 7:00 PM Public Hearing – Creation of Tax Increment Finance District (TIF) – County Fair Foods. Chairman Lamberty declared a public hearing of the Planning Commission to hear testimony and consider recommending the establishment of a Tax Increment Finance District for County Fair Food Stores. Don Peterson, attorney for County Fair Food Stores, presented County Fair's plans to construct a new 30,000 square foot grocery store on their property at the intersection of Old Highway 77 and West 10th Street. County Fair requested approval of a Tax Increment Finance District to be dedicated towards public improvements necessary to complete the construction of a new store. The estimated public improvements total \$689,270 and include grading of the property, installation of retention ponds to control drainage, installation of entrances, installation of sidewalks surrounding the property and extension of water and sewer lines. The proposed TIF also sets aside \$250,000 for potential improvements to downstream drainage along Old Highway 77, if the City decides to make improvement within 5 years of the TIF District being established. The total investment by County Fair is estimated at \$5,321,073 if both phases are completed and the first phase is estimated at \$3 million. Mr. Peterson explained that the TIF funding will be secured privately, therefore the City will not have responsibility or be obligated towards the TIF financing. The TIF funding will count towards the City's 5% debt capacity. Owner of County Fair Foods, John Clarke presented the benefits to the community of Dell Rapids, in form of additional sales tax revenue estimated at \$60,000 annually and 15 to 20 new jobs. Mr. Clark emphasized the need to expand their store in order to compete with the competitive Sioux Falls market. Public Comment was received and discussion ensued about the effect on Main Street. Motion by Kroger, Second by Zweifel to recommend to the City Council the creation of a Tax Increment Finance District for County Fair Food Store and to establish the boundaries for the district per the following legal descriptions; Parcel 1: Tract One (1) of County Fair Addition to the City of Dell Rapids, Minnehaha County, South Dakota Parcel 2: That portion of Old Highway 77 right of way lying adjacent to Tract One (1) of County Fair Addition south to 4th Street in the City of Dell Rapids, Minnehaha County, South Dakota, including the 30' Drainage Easement depicted on the plat of Lots 1A, 1B, 1C and Lots 2 through 9, all in Block 1 of Blue Ridge Addition to the City of Dell Rapids; Lot 2 and Lot 3 of Bob Davis Addition to the City of Dell Rapids; Tract 8 of Dell Rapids Golf and Recreation Addition to the City of Dell Rapids. Upon Voice Vote all member Present voted Aye. Motion Carried.

III. County Fair Foods Tax Incremental Project Plan: Motion by Pierson Second by Pleskac to recommend approval to the City Council the submitted County Fair Foods Tax Increment Finance District #1 Project Plan as submitted by County Fair Foods. Upon Voice Vote all members present voted aye. Motion Carried.

IV. Election of Officers: Motion by Dearduff, Second by Pierson to table the election of officers until the next meeting of the Planning Commission. Upon Voice Vote all members present voted aye. Motion carried.

Motion by Pleskac to adjourn. Seconded by Pierson. Chairman Lamberty declared the meeting adjourned at 7:45 p.m.

Justin Weiland
Zoning Administrator

Bob Lamberty
Chairman

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