

AGENDA	Tuesday, December 13, 2016	
Public Services Committee	4:30 PM*	
Sioux Falls City Council	Carnegie Town Hall	
	235 West 10th Street	

*The meeting will start following the adjournment of the 4 p.m. Informational Meeting

1. Call To Order

2. Approval of Minutes

A. Tuesday, September 13, 2016

3. Reports and Updates

A. Overview of TIF Ordinances by Brent O'Neil, Economic Development Manager
Presentation: Approximately 15 minutes followed by discussion.

4. Adjournment

Date: 2016-12-13
SIRE Meeting ID: 2509
Meeting Type: Committee Meeting
Subtype: Public Services Committee
YouTube:<https://youtu.be/PlnoKanUKxw>
Agenda Item: Not Assigned
Item ID: 82046

The following document(s) are public records obtained from the
City of Sioux Falls.

MINUTES

Tuesday, September 13, 2016

Public Services Committee

6:10 PM
Carnegie Town Hall
235 West 10th Street



Members Present: Council Member Christine M. Erickson, Council Member Theresa Stehly, Council Member Marshall Selberg, and Council Member Pat Starr

Members Absent: None

Staff Present: Tamara Jorgensen, MMC, Assistant City Clerk; David Bixler, Budget Analyst; and Jim David, Legislative/Operations Manager

1. Call To Order

Committee Chair Christine M. Erickson called the meeting to order at 6:10 p.m.

2. Meeting of June 14, 2016

A motion was made by Pat Starr and seconded by Marshall Selberg to approve the minutes. A voice vote was taken and all members voted yes.

Motion Passed.

3. Landfill Ordinances by Diane Best, Assistant City Attorney; and Trent Lubbers, Utilities Operations Administrator

Due to time constraints, this item will be rescheduled to the City Council Informational Meeting on Tuesday, October 4, 2016, at 4 p.m.

4. SHEELS IcePlex and Huether Family Match Pointe Presentations by Joe Zueger, Ice Sports Association; and Bill Townsend, Sioux Falls Tennis Association

Joe Zueger, Ice Sports Association, presented the following PowerPoint slides: History and Operations Update; Presentation Overview; Ice Sports Association (ISA); Historical Perspective; The ISA Vision; Realizing the ISA Vision; IcePlex Operations To-Date; Impact of the SCHEELS IcePlex; and The Future. Discussion followed.

Bill Townsend, Sioux Falls Tennis Association, spoke regarding: their mission statement, the size and amenities of the facility, fees, hours, programs, lessons, special events, tournaments, future plans for expansion, scholarships available, outreach with the Sioux Falls public schools, and their contract with the City of Sioux Falls. Discussion followed.

5. Open Discussion

There was none.

6. Adjournment

Committee Chair Christine M. Erickson adjourned the meeting at 6:45 p.m.

Tamara Jorgensen, MMC
Assistant City Clerk

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Tax Incremental Financing (TIF)

Public Services Committee – December 13, 2016



PRESENTED BY:

Brent O'Neil, *Economic Development Manager*

Daren Ketcham, *Director of Community Development*

What are Tax Incremental Financing (TIF) Districts?



- TIF is an incentive utilized by the City to stimulate private development and investment.
- TIF can help retain existing businesses that might otherwise find more attractive options elsewhere.
- TIF helps to overcome the extraordinary costs that often prevent redevelopment and private investment from occurring in difficult to develop or blighted areas of the community.
- TIF may be used to attract special projects that bring significant economic growth and impact to Sioux Falls.

State Statute



- Chapter 11-9 : Tax Incremental Districts
 - Chapter 11-9-2: Municipal Powers
 - Chapter 11-9-5: TIF Boundaries
 - Chapter 11-9-8: Requirements for Blighted Areas or Economic Development
 - Chapter 11-9-13: Project Plan Contents
 - Chapter 11-9-15: Project Costs

History of Tax Incremental Financing



- Private entities often times approach the City with project ideas or business plans. When those projects have unique challenges, TIF may be requested and considered.
- The City of Sioux Falls established its first Tax Incremental Financing (TIF) District in 1989.
- To date, the City has approved 20 TIF districts.
 - 15 within Downtown
 - 5 in other locations
 - 13 are “active”

Common Expenses



- **Cleaning up the Environment**
 - Environmental testing and soil borings
 - Environmental remediation
 - Disposal costs
- **Site Preparation & Blight Removal**
 - Demolition
 - Grading
 - Site Excavation
- **Public Infrastructure**
 - Streets
 - Sewer and water
 - Utilities
 - Other Public Improvements

Active TIF Districts



#	Project	Year
5	Cherapa	2006
7	Minnesota Center	2007
10	CNA Office	2010
11	Bancroft Place	2011
12	Uptown	2011
13	Raven Headquarters	2011
14	Hilton Garden Inn	2012
15	Sports Complex	2012
16	Hidden Hills	2012/2015
17	Williams Pipeline	2012
18	Phillips Ave. Lofts	2012
19	3 rd Ave. Lofts	2015
20	Washington Square	2015



Q & A