

TAX INCREMENT FINANCING DISTRICT APPLICATION PACKET

General Information

Minnehaha County has the power to create tax incremental finance districts. Such districts (or TIFs) are used to promote redevelopment of blighted areas. Blighted areas are those which contribute to disease or crime and include areas with deteriorated structures, inadequate street layouts, faulty lot layout, unsanitary or unsafe conditions, or obsolete platting.

In the TIF District, a base value of the undeveloped property is established and the taxes on the difference between that level and the increased value of the property following development is reserved in a special account to fund infrastructure improvements required for the development.

Application Requirements

An applicant for a TIF District must first set up a pre-application meeting with Planning Staff to ensure that all required elements will be included in the TIF application packet. Following this meeting, the applicant must submit the following materials in order to be added to a Planning Commission meeting agenda:

- Completed application form.
- Comprehensive plan with:
 - Boundaries of the proposed district.
 - Type and location of all proposed public works or improvements within the district.
 - Economic feasibility study.
 - Fiscal impact statement showing the impact of the district on all entities levying taxes upon property within the district; and
 - Description of financing for all estimated project costs.
- The \$1000 non-refundable application fee.

Approval Process

At their meeting, the Planning Commission will receive the background information from staff and gather input from both proponents and opponents of the proposed district. They will then take action to recommend approval or denial of the creation of the district. The Planning Commission action is only a recommendation to the County Commission.

The County Commission will typically hold a hearing on the request the third Tuesday of the following month. The County Commission hearing will follow a format similar to that of the Planning Commission meeting. After receiving background information from Planning Staff and accepting testimony from both proponents and opponents, the County Commission will decide to either approve or deny the creation of the district. If the district is created, then notice of the district's creation will be published in the official county newspapers and will become effective 20 days following the final publication.

Contact Information

Please contact the Minnehaha County Planning Department at 605-367-4204 with any questions. All applications may be submitted to our office on the Third Floor of the County Administration Building, 415 N Dakota Avenue, Sioux Falls, SD 57104.



TAX INCREMENT FINANCING DISTRICT APPLICATION

The owner, applicant, or authorized agent acknowledges that they understand the application process for a TIF and that they have been advised of the fee requirements and they have been paid. They further authorize representatives of Minnehaha County to enter the above described property now and in the future for inspection purposes.

Property Information – Please Fill Out Each of the Following Items

Legal Description: _____

Address or General Location: _____

Existing Zoning District: _____

Proposed Use: _____

Petitioner/Owner Information - Please Fill Out Each of the Following Items

Petitioner Name: _____

Phone: _____

Signature: _____

Address: _____

Date: _____

Email: _____

Office Use Only - Please Do Not Fill Out This Section

Petition Number: _____

Jurisdiction: _____

Date: _____

Checked By: _____

Receipt Number: _____

Planning Commission Date: _____