Randy Hanson (Managing Member) and Terry Wright (Mayor)
Dedicated Investment Group City of White
1311 Main Ave. S. PO Box 682
Brookings SD 57006 White SD 57276

Brookings County Commission
520 3rd St. Suite 210
Brookings SD 57006

May 3, 2016

RE: Request for Tax Discretionary Formula (DF)

Dear County Commissioners:

The City of White and a development group called Dedicated Investment Group (DIG) are currently working on a purchase agreement for the following proposed project:

"The Centre" - A complete and total remodel / re-purpose of the existing White Senior Living Commercial Building located at 200 Patrick Avenue, White SD 57276. A full set of preliminary plans have been developed and a financial proforma was created. The site plan, overall floor plan and garage plan are attached for your reference.

Considering the amount of money it will take to develop this project and the realization that the rent structure for the spaces are much less in White than the City of Brookings, the DIG and the City of White are requesting your consideration and action of approval for a tax discretionary formula. (DF)

Randy Hanson, the managing member of the investment group (DIG), has met with Chris Lilla and his staff to discuss this proposed project. Chris and his staff were very helpful, but Chris had to inform Randy that according to the current DF guidelines only the new garages building for The Centre would be eligible, not the rest of the project. However, we believe that if you consider the intent of the DF as "an incentive for properties to be developed to expand the tax base" this project fits perfectly within those goals. We would ask that you consider approving the use of the commercial structure formula and apply it to the entire proposed project as follows:

1st year assessed at 20% of full and true value.
2nd year assessed at 40% of full and true value.
3rd year assessed at 60% of full and true value.
4th year assessed at 80% of full and true value.
5th year assessed at 100% of full and true value.

Randy left plans with Chris and his staff and they ran a quick evaluation leading to the estimated assessed future value of The Centre to be $644,600. Using the current .937

factor and 24.9 mil levy the breakdown on the future taxes with the requested DF would be approximately as follows:

	%	Tax
Year 1	20	$3,008
Year 2	40	$6,016
Year 3	60	$9,024
Year 4	80	$12,031
Year 5	100	$15,040
Total		$45,119

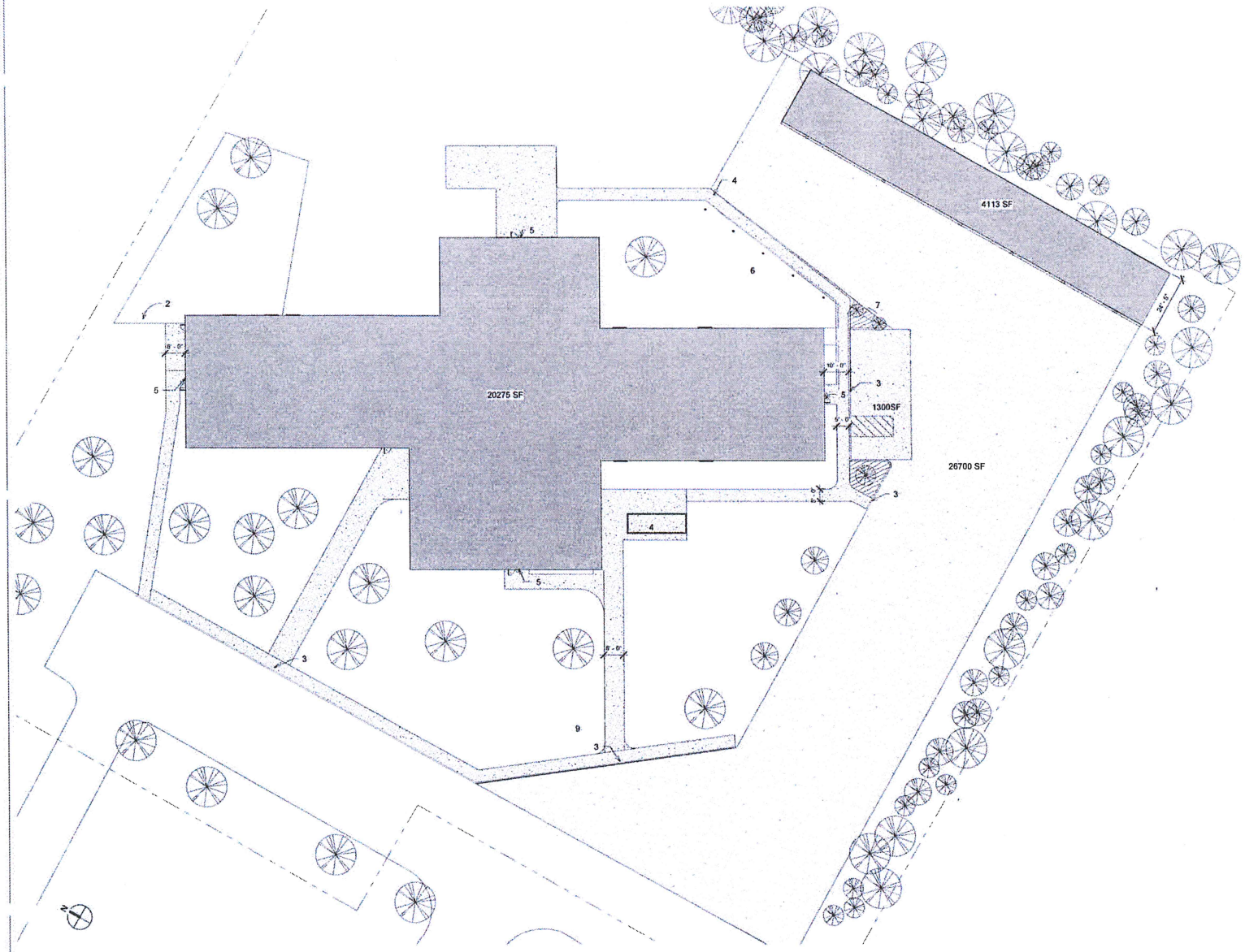
The City of White currently owns the building and pays no taxes.

We thank you in advance for your consideration and look forward to answering any questions you may have at your meeting on May 17, 2016.

Sincerely,

Randy Hanson
Managing Member - DIG

Terry Wright
City of White Mayor



1 SITE PLAN
1" = 20'-0"

PARKING QUANTITIES		
TYPE	QTY	DESCRIPTION
9' x 18' - 60 deg	15	Parking Space
9' x 18' - 90 deg	71	Parking Space

Grand total: 86

GRAPHIC LEGEND

- STRIPPED PAVEMENT
- CONCRETE PAD/ WALK
- NEW ASPHALT PAVING
- BUILDING FOOTPRINT
- PLANTING

SHEET NOTES:

1. TIE INTO AND ALIGN WITH EXISTING CONCRETE WALKS WHERE APPLICABLE
2. RE CONSTRUCT FENCE AT 7'-0" WITH GATE FROM PREVIOUSLY DEMOLISHED FENCE
3. CURB CUTS FOR PEDESTRIAN TRAFFIC AT SHOWN LOCATIONS
4. MOVE PROPANE TANK NEXT TO GENERATOR, CONSTRUCT PRIVACY SCREEN AROUND BOTH; SCREEN TO BE HORIZONTAL PLANK CEDAR
5. PROVIDE PACK LIGHTS AT ENTRANCES AND STORAGE UNITS AS SHOWN
6. BOLLARDS WITH ILLUMINATION AND POWER RECEPTICALS NEXT TO SIDE WALK
7. MULTI-BOX MAILBOX ANCHORED TO CONCRETE PAD
8. RELOCATE LANSCAPE LAMP POWER TO NEAREST WALK, NEW LAMP AND POSTION TO BE VERIFIED BY ARCHITECT
9. PROVIDE POWER FOR FUTURE SIGN LOCATION

Mills Construction.

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http://www.buildwithmills.com

No.	Description	Date

WHITE CARE CENTER

PATRICK AVE. WHITE SD

ALL DIMENSIONS & SITE DESIGN NOTES ARE SUBJECT TO VERIFICATION FOR THE JOBSITE AND ADJUSTMENTS TO FIT JOB CONDITIONS AS DEEMED NECESSARY

Architect
ARB
Registration No. Date 2-1-16

Drawn by
MTS

Job Number
Project Number

SITE PLAN

SCALE As Indicated

A1.04

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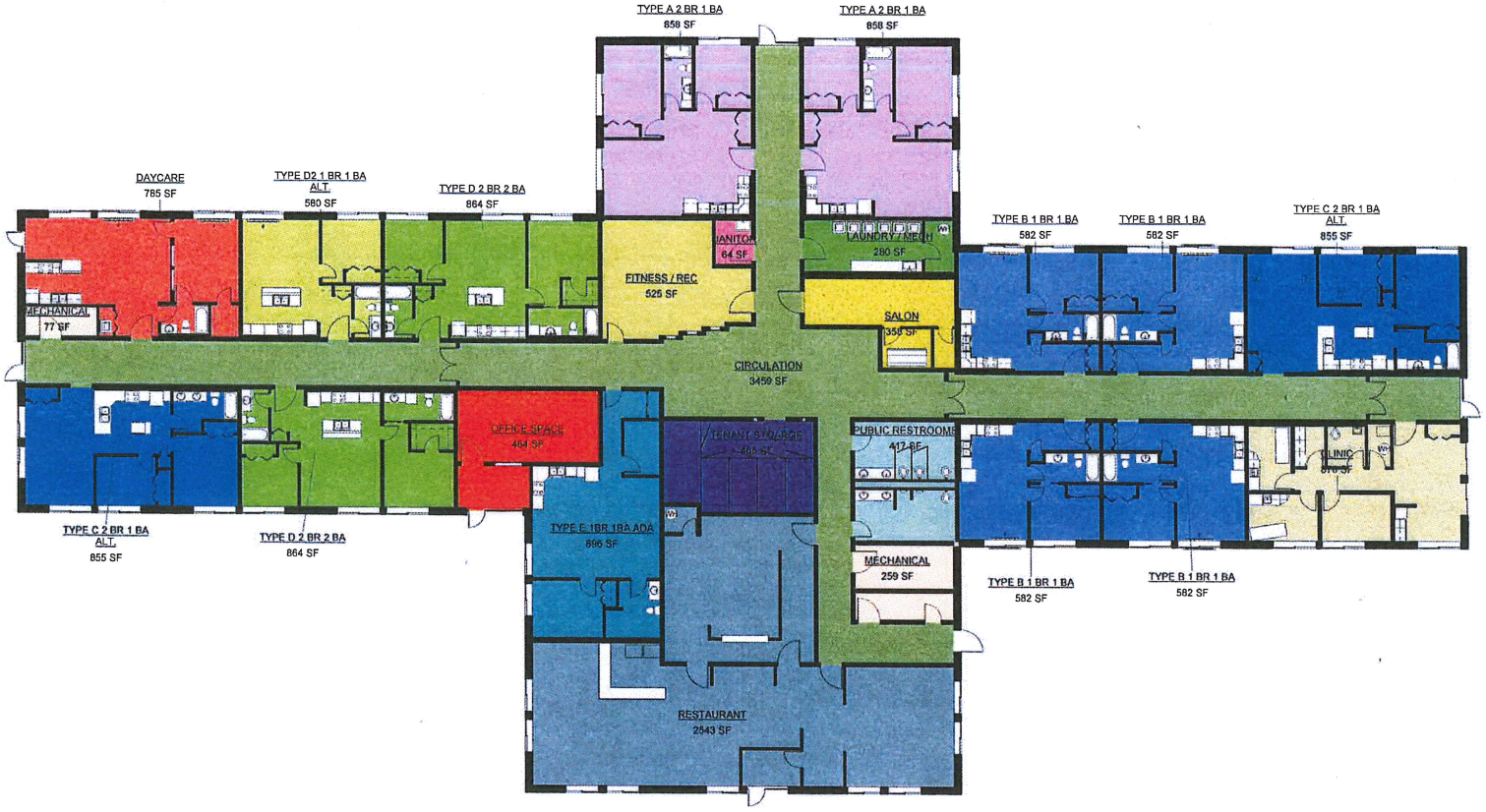

1 LEVEL 1
3/32" = 1'-0"

AREA COLOR KEY

- CIRCULATION
- CLINIC
- DAYCARE
- FITNESS / REC
- JANITOR
- LAUNDRY / MECH
- MECHANICAL
- OFFICE SPACE
- PUBLIC RESTROOMS
- RESTAURANT
- SALON
- TENANT STOARGE
- TYPE A 2 BR 1 BA
- TYPE B 1 BR 1 BA
- TYPE C 2 BR 1 BA ALT
- TYPE D2 1 BR 1 BA ALT
- TYPE D 2 BR 2 BA
- TYPE E 1BR 1BA ADA

SHEET NOTES:

APARTMENT ROOM ARRANGEMENTS ARE SUBJECT TO CHANGE UPON FURTHER BUILDING INVESTIGATION.
GENERAL ROOM QUANTITIES, COMBINATIONS, AND SQUARE FOOTAGES ARE EXPECTED TO REMAIN CONSTANT

RESTAURANT AND BAR LAYOUTS ARE FOR SCHEMATIC SPACE PLANNING AND SEATING VOLUME ONLY. ACTUAL LAYOUT DEPENDENT ON TENET NEEDS AND OPERATING PREFERENCES

AREA SCHEDULE WITH SQ FT

NAME	COUNT	AREA	COMMENTS
CIRCULATION	1	3459 SF	
CLINIC	1	876 SF	BUSINESS
DAYCARE	1	785 SF	DAYCARE
FITNESS / REC	1	525 SF	RESIDENT AMENITIES
JANITOR	1	64 SF	
LAUNDRY / MECH	1	280 SF	RESIDENT AMENITIES
MECHANICAL	2		
OFFICE SPACE	1	464 SF	BUSINESS
PUBLIC RESTROOMS	1	417 SF	
RESTAURANT	1	2543 SF	BUSINESS
SALON	1	358 SF	BUSINESS
TENANT STOARGE	1	465 SF	
TYPE A 2 BR 1 BA	2	858 SF	APARTMENTS
TYPE B 1 BR 1 BA	4	582 SF	APARTMENTS
TYPE C 2 BR 1 BA ALT.	2	855 SF	APARTMENTS
TYPE D2 1 BR 1 BA ALT.	1	580 SF	APARTMENTS
TYPE D 2 BR 2 BA	2	864 SF	APARTMENTS
TYPE E 1BR 1BA ADA	1	896 SF	APARTMENTS

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WHITE CARE CENTER

PATRICK AVE. WHITE SD

ALL DIMENSIONS & SIZE DESIGNATIONS ARE SUBJECT TO MODIFICATION ON THE JOBSITE AND ADJUSTMENTS TO FIT JOB CONDITIONS AS DEEMED NECESSARY

Architect
ARB
Representative Date 2-1-16

Drawn by
MTS

Job Number
Project Number

AREA PLAN

SCALE 3/32" = 1'-0"

A0.05

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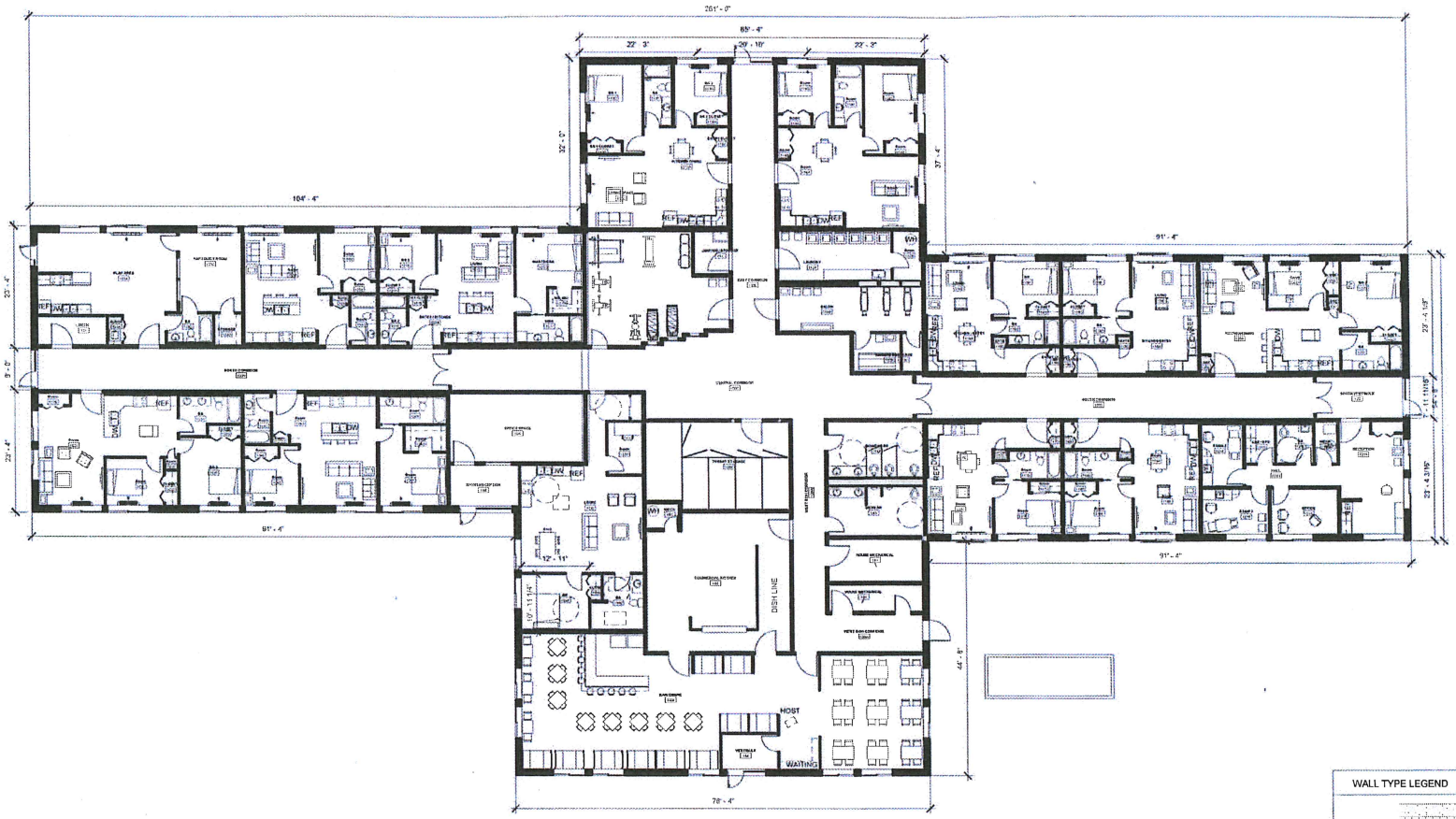

① PROPOSED PLAN
3/32" = 1'-0"

GENERAL NOTES:

1. VERIFY ALL DIMS AND CONDITIONS @JOB SITE
2. WHEN LAYING OUT WALL CONCTRACTOR SHALL TAKE FIELD MEASUREMENTS TO ENSURE ALL REQUIRED CLEAR DIMS ARE MAINTAINED AS INDICATED
3. ALL WALL HUNG CASEWORK, GRAB BARS DOOR HARDWARE AND EQUIPMENT ATTACHED TO WALL SHSALL BE ANCHORED TO BLOCKING
4. ALIGN NEW WALL WITH EDGE OF EXISTING CONSTRUCTION
5. SEE SHEET A0.05 FOR INDIVIDUAL APARTMENT TYPE KEY

WALL TYPE LEGEND

1. EXTERIOR FACE BRICK 8"CMU BLOCK WALL FROM FOUNDATION TO DECK 2X4 FURR LAYER FLOOR TO DECK W/ R19 BATT INSULATION 5/8" TYPE X GWB
2. 2x4 STUDS AT 16" o.c. 5/8" TYPE X GWB BOTH SIDES
3. STAGGERED DOUBLE WALL WITH 2x4 STUDS AND 2X6 PLATE FROM FLOOR TO DECK AT 16"o.c., 1/2" SOUND BOARD ONE SIDE, R11 SOUND BATT INSULATION 5/8 TYPE X GWB BOTH SIDES
4. 2x6 WOOD STUDS AT 16"o.c. FROM FLOOR TO ROOF DECK TYPE X 5/8" GYP BD ONE OR BOTH SIDE
5. 2X4 WOOD FURRING STUDS AT 16"o.c. FROM FLOOR TO ROOF DECK 5/8" GWB INSIDE
6. 8" CMU WALL (PAINTED)

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WHITE CARE CENTER

PATRICK AVE. WHITE SD

ALL DIMENSIONS & FIELD DIMENSIONS ARE SUBJECT TO REVISION ON THE JOBSITE AND ARE ADJUSTED TO THE AS-CONSTRUCTED DIMENSIONS

Architect
ARB
Registration No. Date 2-1-16

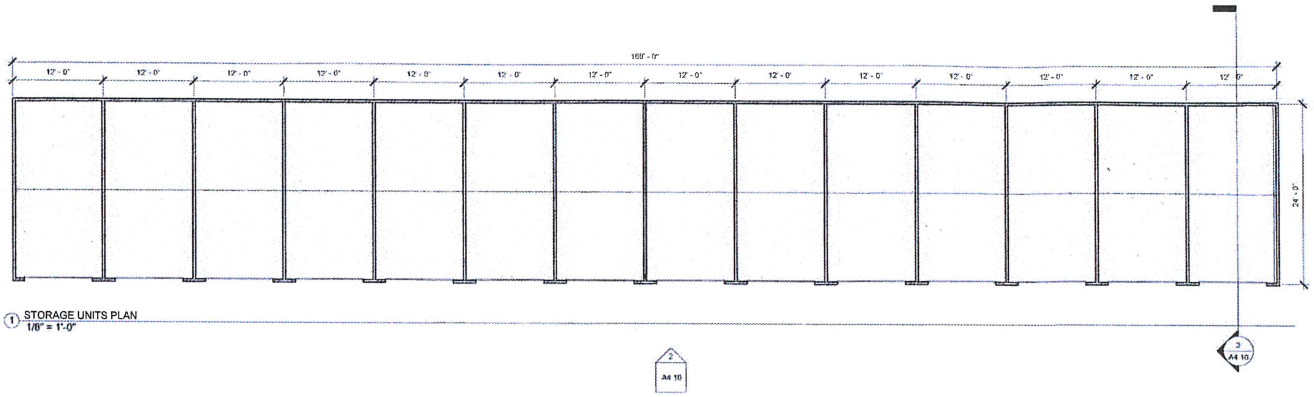
Drawn by
MTS

Job Number
Project Number

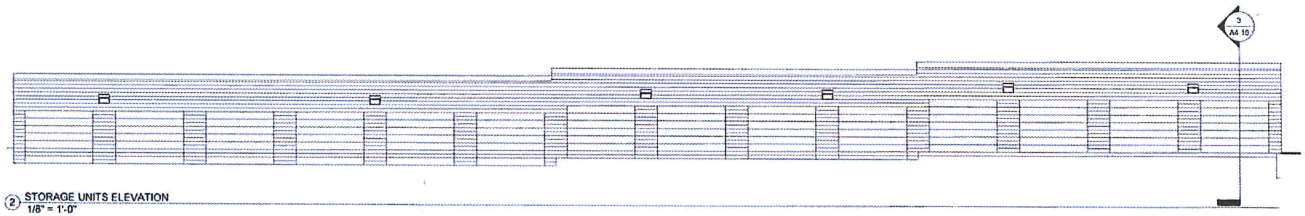
NEW CONSTRUCTION

SCALE As Indicated

A1.10



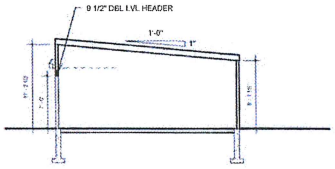
1 STORAGE UNITS PLAN
1/8" = 1'-0"



2 STORAGE UNITS ELEVATION
1/8" = 1'-0"

SHEET NOTES:

1. WALLS TO BE 2X4 WOOD @ 16" O.C WITH 7/16 OSB SHEATHING ONE SIDE
2. SIDING TO MATCH FACIA MATERIAL OF MAIN BUILDING
3. PROVIDE 4" CONCRETE PAD TROWEL FINISH FOR FOOTPRINT OF BUILDING
4. ROOF TO BE FINISHED WITH STANDING SEAM STEEL
5. USE 8'X7' SECTIONAL OVERHEAD DOORS ON AUTOMATIC OPENERS



3 STORAGE UNIT SECTION
1/8" = 1'-0"

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WHITE CARE CENTER

PATRICK AVE. WHITE SD

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Architect
ARB
Registered Arc Date 2-1-16

Drawn by
MTS

Job Number
Project Number

STORAGE UNITS

SCALE 1/8" = 1'-0"

A4.10

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