

REQUEST FOR PROPOSALS

For

Neighborhood Conservation Program in Sioux Falls, South Dakota

GUIDELINES AND REQUIREMENTS FOR SUBMITTAL

**City of Sioux Falls, SD
November 9, 2007**

The City of Sioux Falls, South Dakota, is accepting proposals from qualified firms for the following financial services project:

The Collaborative Development of Financial Programs to Assist Homeowners, Landlords, and Business Owners in the Rehabilitation of Property in the Neighborhood Conservation Program Area in Sioux Falls, South Dakota.

Purpose

The objective of the City is to facilitate and coordinate the development of incentive-based financial programs that can be made available to property owners within the Neighborhood Conservation Program area.

Background

In July of 2006, the City of Sioux Falls began Phase I in the Mayor's Neighborhood Conservation Area—specifically involving enforcement strategies. Phase I involved the internal strategic review and implementation plan by a number of City departments including: Planning and Building Services, Health, Public Works, Parks and Recreation—Forestry Division, Police, Fire Rescue, City Attorneys, and Community Development.

Code enforcement was expanded to Phase II in September of 2006. In conjunction with Phase II, Phase III—including the establishment of a task force to identify redevelopment goals and priorities took place. The Task Force, comprised of 46 members represents neighborhood residents, business owners, non-profit institutions, private developers, financial institutions, and City staff. The Task Force has continued to move forward, holding seven meetings thus far in 2007. In the spring of 2007, the City conducted *Project Nice & Keep* in the NCP area; this was tremendously successful on a visual scale and in terms of boosting the morale of property owners in the area.

In May of 2007, the City Council approved the establishment of the Neighborhood Tax Abatement program for not only the NCP area but other residential neighborhoods surrounding downtown. The Sioux Falls Housing Partnership is working on the development of six unit affordable townhomes on the site of 10th Street and Menlo Avenue. A community garden program site has been established on the corner of 15th Street and Spring Avenue, making approximately 30 garden plots available for rent to the neighborhood in 2008. There is currently a subcommittee meeting to establish a naming process for the NCP area, focusing on neighborhood and community involvement in the naming recommendation process. The South Dakota Multi-Housing Association has provided the first of several classes on the basics of property ownership. The class is available to both landlords and tenants.

The Technical Finance Subcommittee has met three times in the last two months, focusing on different financing mechanisms both available and developable that will encourage the redevelopment and rehabilitation of the neighborhood area. The

Technical Finance Subcommittee has prepared a Tool Guide for redevelopment in the neighborhood. This Tool Guide includes a variety of existing and non-existing programs that could be utilized by residents, business owners, and developers. A copy of the Tool Guide is included as Attachment B to this RFP.

The City Council approved on October 9, 2007 Ordinance No. 162-07 authorizing the issuance of sales tax revenue bonds and the proceeds of the bonds to pay for the costs of acquiring land and buildings in the City as part of the city's Urban Revitalization Program. A copy of Ordinance No. 162-07 is provided as Attachment A to this RFP. The ordinance is consistent with Box One on the Tool Guide (Attachment B). Section 4, of Ordinance No. 162-07 provides the City with guidance on the issuance of a Request for Proposals for underwriter services.

Site Information

The boundary for the NCP area is illustrated on Attachment C to this document. The boundary is roughly 219 acres or 58 blocks in size, encompassing a core geographic area of Sioux Falls. A portion of the boundary for the NCP area overlaps with a portion of the nationally identified Cathedral Historic District.

Scope of Services

The scope of services to be rendered to the City by the selected applicant in connection with the development of financial programs that will assist property owners within the NCP area with the rehabilitation or redevelopment of their property will include, but not be limited to, the following:

1. Coordinate with City staff to develop financial programs in which the City can provide guidance and facilitation versus the administration and financial backing of the program.
2. Consult with the City staff and various committees associated with the Neighborhood Conservation Program area.
3. Assist City staff in the preparation of legal documentation for the proposed financing programs.
4. Assist City staff in the preparation of guidelines for proposed financial programs;
5. Assist City staff and NCP area committees in other matters as deemed necessary to ensure the successful marketing and advertising of the proposed financial programs;
6. Prepare and deliver proposed program usage information to the City and NCP area committees on a quarterly basis. This information should include:

- Marketing and advertising efforts of the program to the property owners within the neighborhood and the general public;
 - Suggested amendments to the program guidelines;
 - Number of program applications received;
 - Number of program applications awarded;
 - Any other information as requested by City staff or the NCP committee.
7. Prepare a post-program summary of the project. This document should include a before and after assessment value; and a breakdown of project details.

Proposal Submission

- Proposals must include the following information in the following order and with corresponding section numbering (all proposals must include page numbers). Each respondent is expected to review the attached documents prior to submitting its proposal. The proposal shall be prepared and submitted in such form and on such date as specified elsewhere in this RFP. Each page shall be numbered and the proposal shall not exceed 20 pages in length with attachments.
 - Proposals should be prepared simply and economically, providing concise descriptions of the respondent's ability to meet the requirements of this RFP. Emphasis should be on completeness, clarity, and on straightforward responses to the questions posed.
 - Proposals which, in the judgment of the City, fail to meet the requirements of this RFP, or are in any way incomplete, conditional, obscure, or which contain additions or deletions not called for, alterations or other irregularities, or in which errors occur, may be rejected at the City's discretion. The City reserves the right to waive any requirements of or informalities in any proposal or to reject any or all proposals if it determines that it is in the best interest to do so.
 - Proposals should reference Attachment B, the Neighborhood Conservation Program Tool Guide. This document, specifically Boxes 3, 4, 5, and 6 reference potential programs that could be utilized within the NCP area.
1. Cover letter: Each respondent shall prepare a cover letter summarizing the principal points of the proposal. The letter shall be signed by an officer of the respondent's organization/company who will serve as the primary contact for this response.
 2. Contact Information:

- a. Financial Institution Name
 - b. Address
 - c. Contact person responsible for the submittal
 - o Name
 - o Title
 - o Phone Number
 - o Fax Number
 - o Email Address
3. Experience:
- o Please identify the members of your financial institution that will participate, including their respective roles. Brief resumes may be attached as an appendix to the proposal and will not count against the page limit. Emphasis should be placed on financial experience.
4. Marketing and Distribution Capabilities
- o Please comment on the marketing and distribution capabilities of your firm nationally and in South Dakota. Identify the number and location of your South Dakota offices.
 - o Please identify any programs or educational opportunities that your firm currently provides, specifically those that provide outreach to potential customers outside of your current customer base.
5. General Information About the Bank
- o Indicate your financial institution's commitment to public finance and specify the magnitude of staff reductions or increases, if any.
 - o Indicate your financial institution's commitment to Sioux Falls. Specifically address revitalization programs and projects that the institution has completed and/or participated in, what has your institution done to advocate for the redevelopment of Sioux Falls as a whole, and what has your institution's involvement has been to date with the identified NCP area.
6. Program Details
- o In responding specifically to the request for the development of incentive based financial programs for property owners and developers within the Neighborhood Conservation Program area, please address and comment on each program specifically regarding the following:

- Is the proposed program targeted toward specific recipients, if so, who and why;
- Are there special interest rates, terms, or fees associated with the program;
- What are the program qualifications;
- What are the program guidelines;
- How will the program benefit property owners within the NCP area, as defined by Attachment C?

Again, the objective of the City is to facilitate and coordinate the development of incentive based financial tools that can be made available to property owners with the NCP area.

- Proposals should also reference the Guidelines for the Neighborhood Revitalization Line of Credit, adopted by the Sioux Falls City Council and included on the last page of Attachment A, Ordinance No. 162-07.

Proposal Schedule

Following is the anticipated timeline:

Issuance of RFP	November 9, 2007
RFP Response Deadline	December 6, 2007
Proposal Evaluation(s), including interviews if necessary)	December 10 – 28, 2007
Proposal Selection(s)	December 31, 2007
Notice to Proceed	January 2, 2007

The schedule above is subject to change at the City's discretion.

Questions and/or Revisions to the Specifications and Requirements

Prospective responders may only direct questions in writing to the department contact person:

Mike Cooper
 City of Sioux Falls
 Director of Planning and Building Services
 224 West Ninth Street
 P.O. Box 7402
 Sioux Falls, SD 57117-7402
 605-367-8888
 Email: mcooper@siouxfalls.org
 Fax: 605-367-8863

Respondents are encouraged to monitor the website daily for updates.

Respondents are expected to raise any questions, exceptions, or additions they have concerning the RFP document. If a respondent discovers any significant ambiguity, error, conflict, discrepancy, omission, or other deficiency in this RFP, they should immediately notify the above-named individual of such error and request modification or clarification of the RFP document.

Selection Process

The selection committee will review all proposals which are submitted prior to the deadline. The selection committee reserves the right to reject any or all proposals or cancel the selection process at any time. The selection committee also reserves the right to request additional information or clarification from respondents, or to allow the correction of errors or omissions.

The selection committee will consist of:

- The Director of Planning & Building Services for the City of Sioux Falls
- The City Attorney for the City of Sioux Falls
- The Director of Finance for the City of Sioux Falls
- The Director of Community Development for the City of Sioux Falls
- The Assistant Director of Finance for the City of Sioux Falls
- Urban Planner – designated liaison to the NCP area
- Purchasing Coordinator

The selection committee will select the top financial institution which it determines to be the most qualified to provide the services requested. The selection committee may require, if necessary, each of these firms to make a presentation to the committee regarding its qualifications to provide the requested services.

The selection committee shall have the final authority and discretion to make a selection based upon the qualifications, responsibility, and capabilities of respondents, the fairness of the proposal and other factors. Any decision by the selection committee shall be final. The City of Sioux Falls will not be liable in any way for the costs incurred by the respondents in replying to the RFP or the costs incurred in making a pre-selection presentation to the project selection committee.

In reviewing the proposal, the following criteria are among those that will be considered.

- Experience, demonstrated knowledge, and acceptable performance history with financial incentives.
- Relevant expertise and accessibility of personnel assigned to this engagement.

- Experience, demonstrated knowledge, and acceptable performance history with the City of Sioux Falls and its citizens.
- Overall responsiveness and clarity of the proposal.
- Proposed program(s) details.

Other Requirements

The proposal shall be signed by the bidder. The signer must be a partner or principal of the firm. An unsigned proposal may be rejected.

Address or deliver the RFP to:

Scott Rust
Purchasing Coordinator
224 West Ninth Street, Third Floor
P.O. Box 7402
Sioux Falls, SD 57117-7402

Seven (7) copies of the proposal must be received at the above location by 2 p.m. on December 6, 2007. The package the proposal is delivered in must be plainly marked **"RFP for Neighborhood Conservation Program"** A proposal shall be considered late and will be rejected if received at any time after the exact time specified for return of proposals.

It is the policy of the City to solicit proposals with a bona fide intention to award a contract. However, this policy will not affect the right of the City to reject any, or all, proposals.

For selected finalists, the City **may** request representatives of your organization to appear for the purpose of interview and presentation of proposal. Travel expenses and costs related to the interview will be the responsibility of the bidder.

Attachments

- A—Ordinance No. 162-07
- B—Neighborhood Conservation Program Tool Guide
- C—Map of the Neighborhood Conservation Program Boundary

Exhibit A

1st Reading: 08/13/07. 2nd Reading amended from 8/20/07 to 09/04/07.
2nd Reading: 09/04/07. Deferred to 10/09/07.
Date Adopted: 10/09/07
Date Published: 10/12/07
Effective Date: 11/02/07

ORDINANCE NO. 162-07

AN ORDINANCE OF THE CITY OF SIOUX FALLS, SOUTH DAKOTA (THE "CITY"), AUTHORIZING THE ISSUANCE OF ITS SALES TAX REVENUE BONDS IN ONE OR MORE SERIES, AUTHORIZING THE USE OF THE PROCEEDS THEREOF TO PAY THE COSTS OF ACQUIRING LAND AND BUILDINGS IN THE CITY AS PART OF THE CITY'S URBAN REVITALIZATION PROGRAM, PLEDGING A PORTION OF THE SALES AND USE TAX PROCEEDS OF THE CITY TO THE PAYMENT OF SAID SALES TAX REVENUE BONDS, FIXING THE TERMS OF SUCH SALES TAX REVENUE BONDS, AUTHORIZING THE EXECUTION AND DELIVERY OF ONE OR MORE SUPPLEMENTAL INDENTURES BETWEEN THE CITY AND THE FIRST NATIONAL BANK IN SIOUX FALLS, AND AUTHORIZING THE SALE, EXECUTION, AND DELIVERY OF SUCH SALES TAX REVENUE BONDS.

WHEREAS, the City of Sioux Falls (the "City") is authorized by Chapter 10-52 of the South Dakota Codified Laws (the "Act") to levy a non-ad valorem tax (as defined by the Act) on the sale, use, storage, and consumption of certain items taxed under Chapters 10-45 and 10-46 of the South Dakota Codified Laws, subject to certain exceptions, at a rate not to exceed 2 percent; and

WHEREAS, the City has adopted and enacted Ordinance No. 78-87, codified as Sections 39-16 and 39-47 of the Revised Ordinances of the City imposing a sales and use tax authorized by the Act with the City at the rate of 1 percent, and Ordinances Nos. 70-03, 14-04, and 26-06, codified as Sections 39-16.1 and 39-47.1 of the Revised Ordinances of the City (the "Second Penny Tax Ordinance") imposing an additional sales and use tax authorized by the Act with the City at the rate of .92 percent (the tax imposed pursuant to the Second Penny Tax Ordinance being referred to herein as the "Second Penny Tax"); and

WHEREAS, the City is authorized to issue sales tax revenue bonds in anticipation of the collection of sales and use taxes pursuant to Section 10-52-2.10 and Chapter 6-8B of the South Dakota Codified Laws and to pledge the revenues from such taxes to the payment of such bonds; and

WHEREAS, pursuant to the Second Penny Tax Ordinance, the City is authorized to expend revenues from the Second Penny Tax for certain designated improvements, including the Project (as defined hereinafter), and the retirement of debt incurred for such improvements; and

WHEREAS, the City has determined that the acquisition of land and buildings in the City as part of the City's revitalization program (the "Project") shall be financed by issuing its Sales Tax Revenue Bonds (the "Sales Tax Bonds") in one or more series and that such improvements are necessary for the conduct of the City's operation of its governmental programs and qualify under

the Act, the City Charter, and the City ordinances as property and/or capital improvements which may be financed by issuing its Sales Tax Bonds; and

WHEREAS, the City has previously issued its sales tax revenue bonds, in various series under an indenture of trust (the "Original Indenture"), dated as of August 15, 1988, between the City and the Trustee as supplemented by a First Supplemental Indenture dated as of September 1, 1991, and a Second Supplemental Indenture dated as of December 1, 1991, and all of said bonds have been paid or defeased; and

WHEREAS, under the provisions of the Original Indenture, the City is permitted, pursuant to a supplemental indenture, to issue additional sales tax revenue bonds on a parity with the outstanding bonds issued under the Original Indenture as supplemented from time to time if the conditions specified therein are satisfied; and

WHEREAS, the City has previously issued its Sales Tax Revenue Notes (the "SRF Loans") under Loan Agreements dated as of May 24, 1990, and November 3, 1994, between the City and The First National Bank in Sioux Falls; and

WHEREAS, the City has previously issued its Sales Tax Revenue Bonds, Series 1993 (the "Series 1993 Bonds") pursuant to a Third Supplemental Indenture (the "Third Supplemental Indenture") dated as of December 15, 1993, between the City and the Trustee and all of the Series 1993 Bonds have been paid or defeased; and

WHEREAS, the City has previously entered into a Fourth Supplemental Indenture (the "Fourth Supplemental Indenture"), dated as of November 1, 1996, between the City and the Trustee, pursuant to which certain amendments have been made to the Third Supplemental Indenture with respect to the Construction Fund and the Debt Service Reserve Fund; and

WHEREAS, the City has previously issued its Sales Tax Revenue Bonds, Series 1996A (the "Series 1996A Bonds") and its Sales Tax Revenue Bonds, Series 1996B (the "Series 1996B Bonds") pursuant to a Fifth Supplemental Indenture (the "Fifth Supplemental Indenture") dated as of December 15, 1996, between the City and the Trustee and all of the Series 1996A Bonds and the Series 1996B Bonds have been paid or defeased; and

WHEREAS, the City has previously issued its Sales Tax Revenue Bonds, Series 1999 (the "Series 1999 Bonds"), pursuant to a Sixth Supplemental Indenture (the "Sixth Supplemental Indenture") dated as of September 1, 1999, between the City and the Trustee and all of the Series 1999 Bonds have been paid or defeased; and

WHEREAS, the City has previously issued its Sales Tax Revenue Bonds, Series 2001A (the "Series 2001A Bonds"), pursuant to the Seventh Supplemental Indenture (the "Seventh Supplemental Indenture") dated as of March 1, 2001, between the City and the Trustee; and

WHEREAS, the City has previously issued its Sales Tax Revenue Refunding Bonds, Series 2001B (the "Series 2001B Bonds"), pursuant to the Seventh Supplemental Indenture (the "Seventh Supplemental Indenture") to refund a portion of the Series 1993 Bonds; and

WHEREAS, the City has previously issued its Sales Tax Revenue Refunding Bonds, Series 2004 (the "Series 2004 Bonds"), pursuant to the Eighth Supplemental Indenture (the "Eighth Supplemental Indenture") to refund the remaining portion of the outstanding Series 1993 Bonds; and

WHEREAS, the City has previously issued its Sales Tax Revenue Bond, Series 2006A (the "Series 2006A Bond"), pursuant to the Ninth Supplemental Indenture (the "Ninth Supplemental Indenture") dated as of March 2, 2006, between the City and the Trustee; and

WHEREAS, the City has previously issued its Sales Tax Revenue Bond, Series 2006B (the "Series 2006B Bond"), pursuant to the Tenth Supplemental Indenture (the "Tenth Supplemental Indenture") dated as of April 10, 2006, between the City and the Trustee; and

WHEREAS, the City has previously issued its Sales Tax Revenue Bonds, Series 2007A (the "Series 2007A Bonds") pursuant to the Eleventh Supplemental Indenture (the "Eleventh Supplemental Indenture") dated as of May 1, 2007, between the City and the Trustee; and

WHEREAS, the SRF Loans, the Series 2001A Bonds, the Series 2001B Bonds, the Series 2004 Bonds, the Series 2006A Bond, the Series 2006B Bonds and the Series 2007A Bonds are currently outstanding and are payable on a parity as to principal, premium, if any, and interest from the pledged Second Penny Tax provided, however, that the principal of, premium, if any, and interest on the Series 2001B Bonds, the Series 2004 Bonds, and any other Additional Bonds ("Third Penny Tax Bonds"), issued for projects of the type described in SDCL 10-52A-2, shall be payable first from any Net Revenues produced as a result of the additional tax imposed by Ordinance No. 150-95, codified as Section 39-17 of the Code of Ordinances of the City (the "Third Penny Tax") and that revenues produced as a result of the Second Penny Tax will be used for payment of the principal of, premium, if any, and interest on the Series 2001B Bonds and the Series 2004 Bonds and any other Third Penny Tax Bonds only if the Net Revenues (as defined in the Indenture) produced by the Third Penny Tax available therefor are insufficient; and

WHEREAS, the principal of, premium, if any, and interest on the SRF Loans, the Series 2001A Bonds, the Series 2006A Bond, the Series 2006B Bond, the Series 2007A Bonds and any other Additional Bonds (including the Sales Tax Bonds) issued for Second Penny Tax Projects, as defined in the Indenture, shall be payable from any revenues produced as a result of the Second Penny Tax but not the Third Penny Tax; and

WHEREAS, it is in the best interest of the City to authorize the financing of the Project by authorizing, issuing, and delivering the Sales Tax Bonds in one or more series with the terms approved hereby for an amount not in excess of \$5,000,000 plus costs of issuance and debt service reserve funds, and to secure the payment of such bond by a pledge of the revenues of the Second Penny Tax; and

WHEREAS, it is necessary that the City adopt an ordinance authorizing the entering into, delivery, and performance of one or more supplemental indentures (collectively, the "Sales Tax Indenture" and collectively with the Original Indenture, and the First through Eleventh Supplemental Indentures, the "Indenture") in the form on file with the City Clerk with changes as approved by the City Attorney; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SIOUX FALLS, SOUTH DAKOTA, THAT:

Section 1. The City finds that it is desirable and expedient to finance the Project in accordance with the guidelines on Exhibit A attached hereto to authorize and deliver the Sales Tax Indenture and to authorize, issue, and deliver the Sales Tax Bonds as provided herein.

Section 2. There is hereby authorized to be issued the Sales Tax Bonds in one or more series, payable on a parity as to principal, premium, if any, and interest from the pledged Second Penny Tax with the SRF Loans, the Series 1996A Bonds, the Series 1996B Bonds, the Series 1999 Bonds, the Series 2001A Bonds, the Series 2001B Bonds, the Series 2004 Bonds, the Series 2006A Bond, the Series 2006B Bond and the Series 2007A Bonds, provided, however, that the principal of, premium, if any, and interest on the Series 2001B Bonds, the Series 2004 Bonds, and any other Additional Bonds issued for projects of the type described in Section 10-52A-2 of the Act, as amended, shall be payable first from any Net Revenues (as defined in the Indenture) produced as a result of the Third Penny Tax and that revenues produced as a result of the Second Penny Tax will be used for payment of the principal of, premium, if any, and interest on the Series 2001B Bonds and the Series 2004 Bonds and any other Third Penny Tax Bonds only if the Third Penny Tax Net Revenues available therefor are insufficient. The Sales Tax Bonds shall be in a principal amount not in excess of the \$5,000,000 plus costs of issuance and debt service reserve funds with the terms and subject to the provisions as set forth in the Sales Tax Indenture, but the average interest rate yield on the Sales Tax Bonds shall not exceed 6.0 percent per annum and shall not mature later than 21 years from the date of issue.

Section 3. In connection with the authorization, issuance, and delivery of the Sales Tax Bonds, the Mayor, City Clerk, Finance Director, City Attorney, and other officers of the City shall be authorized to enter into, execute, and deliver the following documents, instruments, and agreements as may be deemed necessary or appropriate by the City Attorney, consistent with the terms of this Ordinance:

- A. One or more supplemental indentures providing for the issuance of the Sales Tax Bonds;
- B. The Sales Tax Bonds in one or more series;
- C. Bond purchase agreements or similar agreements providing for the sale of the Sales Tax Bonds at an underwriting discount not exceeding 1.0 percent and an original issue discount not exceeding 2 percent of the principal amount of the Sales Tax Bonds;
- D. Continuing disclosure agreements or undertakings satisfying the requirements of Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended; and

E. Such other documents, agreements, or instruments as may be necessary to make covenants and recite facts required to demonstrate the validity and enforceability of the Sales Tax Bonds under the laws of the State of South Dakota and to assure the exclusion of the interest thereon from the gross income of the owner of the Sales Tax Bonds under the Internal Revenue Code of 1986, as amended, and to effectuate the terms and intent of this Ordinance.

The execution and delivery of all such indentures, agreements, documents, and instruments is hereby authorized and directed, all of such indentures, agreements, documents, and instruments to be in such form and to contain such terms, consistent with this Ordinance, as the officers of the City designated herein shall determine to be necessary and desirable.

- Section 4.** Prior to entering into a bond purchase agreement or similar agreement, the Mayor will solicit a request for proposal for an underwriter or underwriters.
- Section 5.** Proceeds of the Sales Tax Bonds may be used to pay costs of the Project, and any accounting, legal, or other professional and miscellaneous costs related thereto.
- Section 6.** The Sales Tax Indenture and the Sales Tax Bonds shall provide that the principal of, premium, if any, and interest on the Sales Tax Bonds shall be payable from the revenues produced as a result of the Second Penny Tax under Section 10-52-2 of the Act.
- Section 7.** The City agrees and covenants that it will continue to impose and collect the pledged Second Penny Tax so long as any amounts owing under the Sales Tax Bonds are outstanding.
- Section 8.** The City shall publish this Ordinance. The form of Sales Tax Indenture is on file and available for inspection in the offices of the City Clerk. The City shall not issue the Sales Tax Bonds authorized hereunder until this Ordinance shall become effective as provided by law.
- Section 9.** All prior resolutions or ordinances which conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Date adopted: 10/09/07

Dave Munson
Mayor

ATTEST:
Debra A. Owen
City Clerk

STATE OF SOUTH DAKOTA)
)
COUNTY OF MINNEHAHA)

I, Tamara M. Jorgensen, the duly appointed, qualified, and acting Assistant City Clerk of the City of Sioux Falls, South Dakota, hereby certify that the attached Affidavit of Publication of Ordinance #162-07 authorizing the issuance of Bonds, is a true and correct copy of said Ordinance.

Witness my hand as Assistant City Clerk and the official seal of the City of Sioux Falls, South Dakota.

Tamara M. Jorgensen
Assistant City Clerk

Exhibit A

Guidelines for Neighborhood Revitalization Line of Credit

Use of this fund for property acquisitions will be targeted within the Neighborhood Conservation Program area.

Property acquisitions will be based on identified redevelopment priorities within the Neighborhood Conservation Program report.

The price offered by the City for any property will be established after completion of an independent fee appraisal and analysis of redevelopment proposals.

The City will prepare a pro forma analysis for each potential redevelopment property prior to any acquisition.

The City will determine whether any structures acquired can be moved, rehabilitated, or in need of demolition prior to redevelopment of property.

A Request for Proposal will be solicited for redevelopment of acquired property and will contain information regarding development objectives and selection criteria.

Primary land uses for redevelopment projects should include residential and mixed use residential with retail and/or office on the street level as identified in the Neighborhood Conservation Program report.

Mixed-income housing is encouraged, with affordable units available to households with incomes at or below 60 percent of median income as set by HUD and adjusted for family size.

All proposals that are recommended for approval will be forwarded to the City Council for final authorization prior to any sale of land.

Upon the sale of a property, or at least annually, each of the draws, loans, or other liabilities attributable to each individual property will be reduced to the ultimate expected sale price of the particular property. The expected sales price should not include any anticipated incentives that have not been agreed to in writing by any grantor.

It will be a goal of the City to facilitate redevelopment of property within one year of acquisition whenever possible.

The City will strive to utilize other funding sources whenever possible to offset any differences between the cost of acquisition and sale of redevelopment property.

A quarterly report will be presented to the City Council that summarizes all redevelopment activity and inventory of property acquired under this program.

