



520 3rd Street, Suite 140

Brookings, SD 57006

605.692.6629

[www.cityofbrookings.org](http://www.cityofbrookings.org)

August 19, 2020

Stacy Steffensen  
Brookings County Commission Department  
520 3<sup>rd</sup> Street  
Suite 210  
Brookings, SD 57006

Ms. Steffensen,

The City of Brookings is proposing to create two Tax Increment Financing (TIF) Districts in the City of Brookings. Enclosed, please find the public notice and map of the district boundaries.

TIF #9 is proposed for the improvements of constructing 24<sup>th</sup> Street between 32<sup>nd</sup> Avenue and 34<sup>th</sup> Avenue in the Svennes Industrial Park and the associated storm sewer improvements. This project is estimated between \$750,000 and \$1,000,000.

TIF #10 is to construct improvements associated with 15<sup>th</sup> Street South and 7<sup>th</sup> Avenue South and the associated water, sanitary sewer, and storm sewer improvements. In particular, this project will complete the linkage of 7<sup>th</sup> Avenue South between 12<sup>th</sup> Street South and 20<sup>th</sup> Street South and open up an area for commercial development. The 15<sup>th</sup> Street South improvements will complete the linkage between Main Avenue and Medary Avenue and will provide a 3 + acre site for a workforce housing development. The estimate project cost is \$3 million.

If you have any questions, please feel free to contact me.

Thank you,

A handwritten signature in black ink, appearing to read "Mike Struck". The signature is fluid and cursive.

Mike Struck  
Community Development Director

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**NOTICE OF PUBLIC HEARING  
OF THE CITY OF BROOKINGS PLANNING COMMISSION  
ON THE CREATION OF CITY OF BROOKINGS  
TAX INCREMENTAL DISTRICT NUMBER NINE**

Notice is hereby given pursuant to Section 11-9-3 of the South Dakota Codified Laws, that a public hearing shall be conducted at 5:30 PM on Tuesday, September 1, 2020, in the Chambers Room on third floor of the Brookings City & County Government Center at 520 Third Street, Brookings, South Dakota on the question of whether to recommend the formation of a Tax Incremental District to be located in the City of Brookings in the following location:

Description:

Lots 1 & 2, Block 11, Freeland Addition and abutting rights-of-way of 32<sup>nd</sup> Avenue, City of Brookings, Brookings County, State of South Dakota, and

Block 11 excluding Lots 1 & 2, Freeland Addition and abutting rights-of-way of 32<sup>nd</sup> Avenue and 24<sup>th</sup> Street and 32<sup>nd</sup> Avenue, City of Brookings, Brookings County, State of South Dakota, and

Block 10 Exc Lot 1 & Exc ROW, Freeland Addition and abutting rights-of-way of 32<sup>nd</sup> Avenue, City of Brookings, Brookings County, State of South Dakota, and

N 40' of Lot 1, Shop Site Addition in NE ¼ SE ¼ in Section 18-T110N-R49W of the 5<sup>th</sup> P.M. and abutting rights-of-way of 24<sup>th</sup> Street and 34<sup>th</sup> Avenue, City of Brookings, Brookings County, State of South Dakota

The Tax Increment District would be created to assist in the development of public improvements in the District.

At said time and place, the City Planning Commission shall give all parties who appear or submit written comments an opportunity to express their views with respect to the proposed creation of the District and its proposed location.

\_\_\_\_\_  
Mike Struck  
Community Development Director

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If you require assistance, alternative formats and/or accessible locations consistent with the Americans with Disabilities Act, please contact the City ADA Coordinator at 692-6281 at least 48 hours prior to the meeting.

Published \_\_\_\_\_ time(s) at an approximate cost of \$ \_\_\_\_\_.



Tax increment district #9



**NOTICE OF PUBLIC HEARING  
OF THE CITY OF BROOKINGS PLANNING COMMISSION  
ON THE CREATION OF CITY OF BROOKINGS  
TAX INCREMENTAL DISTRICT NUMBER TEN**

Notice is hereby given pursuant to Section 11-9-3 of the South Dakota Codified Laws, that a public hearing shall be conducted at 5:30 PM on Tuesday, September 1, 2020, in the Chambers Room on third floor of the Brookings City & County Government Center at 520 Third Street, Brookings, South Dakota on the question of whether to recommend the formation of a Tax Incremental District to be located in the City of Brookings in the following location:

Description:

Block 3 and 4, D & D Addition and abutting roads rights-of-way, City of Brookings, Brookings County, State of South Dakota

Lot 10, Block 13, Pheasant Nest Addition and abutting road rights-of-way, City of Brookings, Brookings County, State of South Dakota

Lot 1, Block 12, Pheasant Nest Addition and abutting road rights-of-way, City of Brookings, Brookings County, State of South Dakota

Lot 2A and 3A, Block 12A, Pheasant Nest Addition and abutting road rights-of-way, City of Brookings, Brookings County, State of South Dakota

Lot 5B, Block 13, Pheasant Nest Addition and abutting road rights-of-way, City of Brookings, Brookings County, State of South Dakota

Lot 10, Block 11, Pheasant Nest Addition and abutting road rights-of-way, City of Brookings, Brookings County, State of South Dakota

Lot 1, Block 2, McClemans Addition and abutting road rights-of-way, City of Brookings, Brookings County, State of South Dakota

NE ¼ of SE ¼ Exc S 300' thereof, and Exc McClemans Addition of Section 35-T110N-R50W and abutting road rights-of-way, City of Brookings, Brookings County, State of South Dakota

Lot 9 and 16A, Block 11, McClemans Addition and abutting road rights-of-way, City of Brookings, Brookings County, State of South Dakota

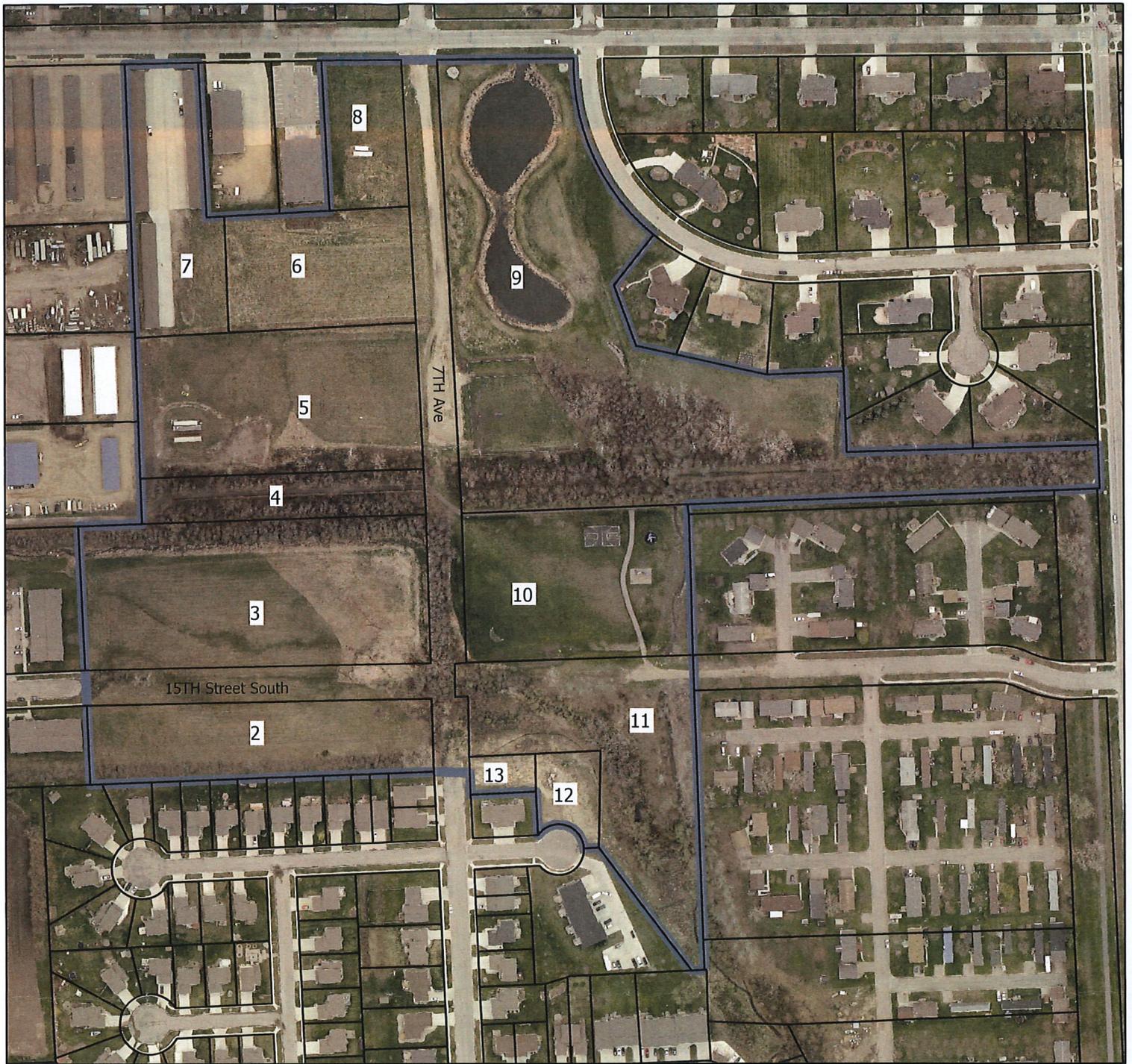
The Tax Increment District would be created to assist in the development of public improvements in the District.

At said time and place, the City Planning Commission shall give all parties who appear or submit written comments an opportunity to express their views with respect to the proposed creation of the District and its proposed location.

\_\_\_\_\_  
Mike Struck  
Community Development Director

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Published \_\_\_\_\_ time(s) at an approximate cost of \$ \_\_\_\_\_.



## Tax Incremental District #10

#	Legal Description
2	Block 4, D & D Addition
3	Block 3, D & D Addition
4	Lot 10, Block 13, Pheasant Nest Addition
5	Lot 1, Block 12, Pheasant Nest Addition
6	Lot 2A, Block 12A, Pheasant Nest Addition
7	Lot 3A, Block 12A, Pheasant Nest Addition
8	Lot 5B, Block 13, Pheasant Nest Addition
9	Lot 10, Block 11, Pheasant Nest Addition
10	Lot 1, Block 2, McClemons Addition
11	NE 1/4 of SE 1/4 Exc S 300' thereof and Exc McClemons Addition of Sec 35-110-50
12	Lot 9, Block 11, McClemons Addition
13	Lot 16A, Block 11, McClemons Addition

