

**EXTRACT OF MINUTES OF MEETING OF THE PLANNING COMMISSION,
CITY OF BOX ELDER, SOUTH DAKOTA**

Pursuant to due call and notice thereof, a meeting of the Planning Commission of the City of Box Elder, South Dakota, was duly held at City Hall Council Chambers, 420 Villa Drive, 2nd Floor, Box Elder, South Dakota, on the 25th day of November 2025 at 7:00 p.m.

The following members were present: Chairperson Jeffery Alley; Vice-Chairperson Travis Powrie; Commission Member Larry Broomfield; Commission Member Mike Irwin; Commission Member Al LaBine (virtually); Commission Member Tammy Misselt (virtually).

The following were absent: Commission Member Kristyn LaBine.

The matter of approving and recommending Tax Incremental District Five plan, City of Box Elder was presented to the Planning Commission. After discussion of the same, and after public comment on the proposed tax incremental district, member Broomfield moved that the following resolution be passed:

RESOLUTION NO. 25-39
RESOLUTION APPROVING AND RECOMMENDING OF TAX INCREMENTAL
DISTRICT PLAN NUMBER FIVE,
CITY OF BOX ELDER

WHEREAS, the Planning Commission of the City of Box Elder, South Dakota, received an application to create a Tax Incremental District and thereafter prepared a Notice of Hearing held on October 28, 2025 and November 25, 2025, advising interested parties that they were being given a reasonable opportunity to express their views on the proposed creation of a Tax Incremental District on real property consisting of the following parcels:

District Legal Description:

The real property to be located within the Tax Increment District is within the boundaries of the City of Box Elder and described as follows:

- Lots 3-12A of Block 1, Lots 1-6 of Block 2 of Alpha Omega Subdivision, All located in Section 25, Township Two North (T2N), Range Eight East (R8E), Black Hills Meridian (BHM), Box Elder, Pennington County, South Dakota.
- Lots 1-4 of Block 3 of Alpha Omega Subdivision, All located in Section 25, Township Two North (T2N), Range Eight East (R8E), Black Hills Meridian (BHM), Box Elder, Pennington County, South Dakota.
- Lots 5-13 of Block 3 of Alpha Omega Subdivision, All located in Section 25, Township Two North (T2N), Range Eight East (R8E), Black Hills Meridian (BHM), Box Elder, Pennington County, South Dakota.
- Tract 1 less blk 1-4 Alpha Omega Subdivision, All located in Section 25, Township Two North (T2N), Range Eight East (R8E), Black Hills Meridian (BHM), Box Elder, Pennington County, South Dakota.
- Lots 1-8 of Block 4 of Alpha Omega Subdivision, all located in Section 25, Township Two North (T2N), Range Eight East (R8E), Black Hills Meridian (BHM), Box Elder, Pennington County, South Dakota.
- Lots 9-17 of Block 4 of Alpha Omega Subdivision, All located in Section 25, Township Two North (T2N), Range Eight East (R8E), Black Hills Meridian (BHM), Box Elder, Pennington County, South Dakota.
- Westgate Rd and Right-of-Way that is approximately 1.25 miles in length from Highway 1416 to Cheyenne Boulevard
- Cheyenne Boulevard and Right-of-Way that is approximately 2.17 miles in length from Tax ID #70255 running East until Radar Hill Road.

All Located in the City of Box Elder, Pennington County, South Dakota including within and adjacent rights-of-ways.

WHEREAS, such Notices were published in the official newspapers in Box Elder not less than ten (10) nor more than thirty (30) days from the date of the hearings which were held On October 28th, 2025 and on November 25th, 2025.

WHEREAS, a copy of the Notice was sent prior to publication by first-class mail to the Chief Executive Officers of the following taxing entities:

City of Box Elder
Pennington County Auditor's Office
Douglas School District
West Dakota Water Development District
Box Elder Rural Fire Protection District

WHEREAS, hearings were held on October 28th, 2025, and on November 25th, 2025 as provided in such Notice, and all interested parties were allowed a reasonable opportunity to be heard on the proposed Tax Incremental District Five plan;

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Box Elder, South Dakota:

Authority and declaration of necessity. Pursuant to SDCL §§ 11-9-4 & 11-9-13, City of Box Elder Planning Commission hereby declares the necessity to form a tax incremental district in the City of Box Elder.

NOW THEREFORE, IT IS HEREBY RESOLVED:

1. **Findings.** The Planning Commission finds that there is statutory authority to refer said district to the Box Elder City Council for their consideration and that all notice requirements have been met and all findings required by statute are hereby made.
 - A. The proposed improvements will diversify the overall economic base of the City of Box Elder and is determined feasible.
 - B. The South Dakota Department of Revenue has reviewed the TIF Plan and classified the Tax Increment District Five of the City of Box Elder to be Local.
 - C. The improvement of the area is likely to significantly enhance the value of substantially all other real property in the district;
 - D. The aggregate assessed value of the District plus the tax incremental base of all other existing Districts in the City does not exceed Ten (10%) percent of the total assessed valuation in the City;
2. **Recommendation of District.** There is hereby created, pursuant to SDCL Chapter 11-9, Tax Increment District Number Five, City of Box Elder, South Dakota.

3. **Boundaries of District.** The Boundaries of the district are contiguous and to be determined as follows:

- Lots 3-12A of Block 1, Lots 1-6 of Block 2 of Alpha Omega Subdivision, All located in Section 25, Township Two North (T2N), Range Eight East (R8E), Black Hills Meridian (BHM), Box Elder, Pennington County, South Dakota.
- Lots 1-4 of Block 3 of Alpha Omega Subdivision, All located in Section 25, Township Two North (T2N), Range Eight East (R8E), Black Hills Meridian (BHM), Box Elder, Pennington County, South Dakota.
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All Located in the City of Box Elder, Pennington County, South Dakota including within and adjacent rights-of-ways.

4. **Recommendation of Tax Increment Plan.** The Planning Commission of the City of Box Elder hereby adopts the boundaries of Tax Increment District Number Five and recommends approval of the Tax Increment District Plan Number Five to the City Council of the City of Box Elder.

Passed this 25th day of November 2025

ATTEST:


Zoning Officer


Chairperson

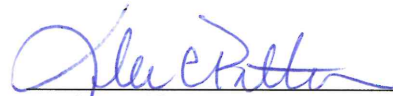


The motion for the adoption of the foregoing resolution was duly seconded by Al LaBine, and upon vote being taken thereon the following voted YEA: Chairperson Jeffery Alley; Vice-Chairperson Travis Powrie; Commission Member Larry Broomfield; Commission Member Mike Irwin; Commission Member Al LaBine (virtually); Commission Member Tammy Misselt (virtually).

those voting NAY: None.

those abstaining: None.

Whereupon said resolution was declared duly passed and adopted.


Zoning Officer

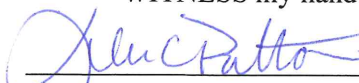
STATE OF SOUTH DAKOTA)

:SS

COUNTY OF PENNINGTON)

I, the undersigned, being the duly qualified and acting Secretary of the Planning Commission, do hereby certify that the attached and foregoing is a full, true and complete transcript of the minutes of meetings of the Planning Commission of City of Box Elder, held on October 28th, 2025 and on November 25th, 2025, insofar as the original minutes relating to a hearing for the creation of a tax incremental district.

WITNESS my hand this 16th day of December 2025.


Zoning Officer

1 **CITY OF BOX ELDER PLANNING COMMISSION MEETING MINUTES**

2 **Tuesday, November 25, 2025**

3 **7:00 p.m. - City Council Chambers, 420 Villa Drive, Box Elder**

4
5 **1. CALL MEETING TO ORDER:**

6 Chairperson Alley called the meeting to order at 7:00 p.m.

7
8 **2. ROLL CALL:**

9 **Present on Roll Call:** Chairperson Jeffery Alley; Vice-Chairperson Travis Powrie; Commission
10 Member Larry Broomfield; Commission Member Mike Irwin; Commission Member Al LaBine
11 (virtually); Commission Member Tammy Misselt (virtually); Advisory Member Dean Hedrick.
12 Commission Member Kristyn LaBine was absent. **Also Present:** Finance Officer (FO) Renee Baker
13 (virtually) Deputy City Clerk (DCC) Sarah Smith.

14
15 **3. APPROVE THE ORDER OF BUSINESS:**

16 Motion by Irwin to approve the Order of Business as presented. Seconded by Powrie. Motion
17 carried unanimously on Roll Call Vote, 6-0.

18
19 **4. APPROVE PREVIOUS MEETING MINUTES:**

20 **A. Planning Commission Meeting Minutes: November 12 2025**

21 Motion to approve the November 12, 2025, Planning Commission meeting minutes as
22 presented.

23
24 **5. DECLARATION OF ANY POTENTIAL CONFLICTS OF INTEREST:** None.

25
26 **6. PUBLIC HEARING(S):**

27 **A. Tax Incremental Finance (TIF) District No. 5 - Cheyenne Boulevard.**

28 Chairman Alley opened the Public Hearing at approximately 7:01 p.m. FO Baker reviewed the
29 proposed TIF District and its intended purpose of financing Cheyenne Boulevard infrastructure,
30 and potentially Westgate Road infrastructure. Baker noted the updated name of the resolution
31 to the Cheyenne Boulevard TIF as recommended during a previous hearing. No Public
32 Comments. Discussion followed. Alley closed the hearing at approximately 7:03 p.m.

33
34 **7. PUBLIC COMMENT:** None.

35
36 **8. INFORMATIONAL ITEMS:** None.

37
38 **9. UNFINISHED BUSINESS:** None.

39
40 **10. NEW BUSINESS:**

41 **A. Tax Incremental Finance (TIF) District No. 5 - Cheyenne Boulevard**

42 FO Baker noted the resolution establishes the TIF boundaries and was covered during the earlier
43 public hearing. Motion by Broomfield to recommend City Council approve creation of TIF
44 District No. 5 and related resolutions no. 25-39. Seconded by Al LaBine. Motion carried
45 unanimously on Roll Call Vote, 6-0.

46
47 **11. COMMISSION MEMBER INPUT:**

48 Hedrick: Attended the national board meeting of National Association of Home Builders noting
49 AI will continue to be incorporated into infrastructure building and construction. Noted he will
50 be flying to Washington DC to learn more on how rural communities can implement and extend
51 opportunity zones.

52
53 **12. ADJOURNMENT:**

54 Motion by Irwin to adjourn the November 25, 2025, Planning Commission meeting at 7:07 p.m.
55 Seconded by Powrie. Motion carried unanimously on Roll Call Vote, 6-0.

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59 _____
60 Jeff Alley, Chairperson for Planning and Zoning Commission

61 ATTEST:

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63 _____
64 Chaz Kokesh, City Clerk

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66
67 (Seal)
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69
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