

OFFICIAL MINUTES

Chairperson Gregg Jorgenson called the meeting of the City Planning Commission to order on Tuesday, September 7, 2021, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Tanner Aiken, James Drew, Jacob Mills, Lee Ann Pierce, Roger Solum and Jorgenson. Absent were Greg Fargen, Justin Borns and Ashley Biggar. Also present were Community Development Director Mike Struck, City Planner Ryan Miller, and Jerry Cooley.

Mills recused himself.

Item #6b - The City of Brookings is requesting the Creation of Boundaries of Tax Increment District #11.

(Aiken/Solum) Motion to approve the Boundaries of Tax Increment District #11. All present voted aye. **MOTION CARRIED.**

Mills returned to the Commission.

The meeting adjourned at 6:16 p.m.

Ryan Miller, City Planner

Gregg Jorgenson, Chairperson

Planning Commission
Brookings, South Dakota
September 7, 2021

OFFICIAL SUMMARY

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Item #6b – Struck explained that this is to fund public improvements. This is a public/private partnership as the property tax increment will be shared equally between the developer and the city. Tax Increment District #11 proposes to construct infrastructure improvements along Sweetgrass Drive and Tallgrass Parkway. Additional improvements include a shared-use path along 20th Street South, the City has agreed to connect the existing trail system between Main Avenue South and Medary Avenue. Additionally, there will also be some drainage improvements in and near the intersection of 20th Street South and Medary Avenue.

Mills, representing Prairie Hills, explained that the Prairie Hills development has a bit of a situation with the drainage in this area. By installing infrastructure, they will be able to complete their street structure within the Prairie Hills development. He appreciates the partnership with the city on this project.

Drew asked why the boundary isn't going to the very east side of the soccer complex. Struck explained that there is a potential project to the east and they didn't want to hinder any plans with that project.

Pierce asked why adding public land to the district would be a benefit since public lands cannot create an increment. Struck explained that all of the increment generated would come from land in the Prairie Hills development but some of the increment will be used to fund public improvements on the public lands included in the district.