

**NOTICE OF PUBLIC HEARING OF THE CITY OF BOX ELDER PLANNING COMMISSION ON THE
CREATION OF THE TAX INCREMENT DISTRICT NUMBER FOUR,**

Notice is hereby given pursuant to § 11-9-3 of the South Dakota Codified Laws, that a public hearing shall be conducted at City Hall, Council Chambers, City of Box Elder, South Dakota, on May 3, 2022 or as soon thereafter as can be heard by the City of Box Elder Planning Commission on the question of whether to recommend the formation of a tax incremental district to be located in the following location:

Property within Tax Increment #4

PIN #: 2127400010

TAX ID #: 68474

The Balance of Tract B of the N½ of the SE¼ and of the S½ of the NE¼ of Section 27, Township Two North (T2N), Range Eight East (R8E), Black Hills Meridian (B.H.M.), Box Elder, Pennington City, South Dakota.

PIN #: 2127476007

TAX ID #: 70255

The SW¼ of the SE¼ Less Northern Lights Subdivision, Less Northern Lights Commercial Park, Less Right-of-Way and the W½ of the W½ of the SE¼ of the SE¼ Less Northern Lights Subdivision, Less Right-of-Way, All in Section 27, Township Two North (T2N), Range Eight East (R8E), Black Hills Meridian (B.H.M.), Box Elder, Pennington City, South Dakota.

PIN #: 2127400013

TAX ID #: 70254

The E½ of the SE¼ of the SE¼ and the E½ of the W½ of the SE¼ of the SE¼ Less Northern Lights Subdivision, All in Section 27, Township Two North (T2N), Range Eight East (R8E), Black Hills Meridian (B.H.M.), Box Elder, Pennington City, South Dakota.

PIN #: 2134200005

TAX ID #: 58017

The E½ of the NE¼ of the NE¼ and the E½ of the W½ of the NE¼ of the NE¼, All in Section 34, Township Two North (T2N), Range Eight East (R8E), Black Hills Meridian (B.H.M.), Box Elder, Pennington City, South Dakota.

PIN # 2127400014

TAX ID # 72835

Lot 1 Block 16 of Northern Lights Subdivision, Township Two North (T2N), Range Eight East (R8E), Black Hills Meridian (B.H.M.), Box Elder, Pennington County, South Dakota.

PIN # 2134200007

TAX ID # 67806

The NW¼ of the NE¼ Less Northern Lights Subdivision, Less Northern Lights Commercial Park, Less Right-of-Way and the W½ of the W½ of the NE¼ of the NE¼, All in Section 34, Township Two North (T2N), Range Eight East (R8E), Black Hills Meridian (B.H.M.), Box Elder, Pennington County, South Dakota.

Cheyenne Boulevard and Right-of-Way that is approximately 2.17 miles in length from Tax ID # 70255 running East until Radar Hill Road and Westgate Sewer Line Interceptor Right of Way located on a current section line to be platted at a future date.

The Tax Increment District would be created to assist with infrastructure improvements that will create commercial/retail and multi-family development(s) in the City of Box Elder

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 proposal creation of the District and its proposed location. Written comments will be received at the office of the Planning Department until the date and time set for the public hearing.