

SOUTH DAKOTA TRANSPORTATION COMMISSION MEETING MINUTES

Thursday, May 28, 2025 at 9:00 a.m. CT

Becker-Hansen Building/Commission Room - 700 East Broadway Avenue, Pierre, South Dakota

COMMIONER PRESENT: Austin Simons, Chairman
Lynn Jensen
Ron Rosenboom
Mike Vehle
Larry Nelson
Chris Frick
Rick Vallery

**COMMIONER PRESENT
VIA CONFERENCE CALL:** Don Roby

DOT STAFF PRESENT: Mike Behm, Craig Smith, Karla Engle, Joanne Hight, John Keyes, Christina Bennett, Sam Weisgram, Ryan Johnson, and Kari Kroll

**DOT STAFF PRESENT
VIA CONFERENCE CALL:** Joel Jundt and Mark Peterson

**OTHERS PRESENT
VIA CONFERENCE CALL:** Jason Reaves – South Dakota Chapter/American Concrete Pavement Association and Toby Crow – Association of General Contractors (AGC)

Chairman Simons called the meeting of the South Dakota Transportation Commission (the “Commission”) to order at 9:00 a.m. CT. A roll call was taken and a quorum was present.

Simons opened the floor to the Commission members to disclose potential conflicts of interest and to present requests for waiver pursuant to South Dakota Codified Law (SDCL) chapters 3 – 23.

Commissioner Ron Rosenboom reminded the Commission of a previously disclosed and waived conflict of interest regarding construction companies using land owned by his employer during a construction project. No money is exchanged for the use of this land. Rosenboom shared that currently Bituminous Paving Inc. is using the land. It was understood that Commissioner Rosenboom would recuse himself from consideration of bid awards involving Bituminous Paving Inc.

No other members of the Commission disclosed a conflict or requested a waiver.

Simons asked for a motion to approve the May 15, 2026 Commission meeting minutes.

A MOTION WAS MADE by Jensen and seconded by Vehle to approve the May 15, 2026 Commission meeting minutes. All present voted aye by roll call vote. The motion carried.

Simons opened the floor to public input.

No members of the public addressed the Commission or offered any input.

Secretary Jundt presented the following items to the Commission in his Secretary's Report:

- **Federal:** The House Transportation and Infrastructure Committee (T&I) released its five-year bipartisan surface transportation reauthorization bill on Sunday May 17, 2026 (bill HR 8870). The bill has been named Building Unrivaled Infrastructure and Long-term Development for America's 250th Act (BUILD America 250 Act.)

The committee also held a hearing on Thursday May 21, where hundreds of amendments were filed and acted upon. Overall, the bill was adopted by a vote of 62-2 with three members not voting. Some of the highlights of the bill include:

- The bill would preserve the current federal-aid highway program structure under 23 U.S.C. 104. The bill proposed approximately a 3.5% increase in funding with funding amounts as follows:
 - \$474 billion in Highway Trust Fund contract authority
 - Approximately \$65 billion in General Fund rail authorization
 - Roughly 90% of Highway Trust Fund resources distributed by formula
 - Overall, about a 3.7% increase from Federal Fiscal Year (FFY) 2026 funding
- The bill establishes a new federal annual registration fee for electric vehicles (EV) and plug-in hybrid vehicles (PHEV) to be collected by each state: \$130 for EVs and \$35 for PHEVs. In 2029, these fees will increase biennially by \$5 — not to exceed \$150 and \$50 respectively. Funds from these fees would be deposited into the Highway Trust Fund.
- There are no earmarks proposed in the bill.
- The bill creates a new Highway Trust Fund Bridge formula program at \$9.2 billion per year. Includes \$200 million set-aside for culverts; 20% for off-system bridges (increase from 15% in Infrastructure Investment and Jobs Act [IIJA]); and 25% for localities via state-held competition.
- It eliminates the Carbon Reduction formula program.

This action by the House is a significant step in the process, and the hope is that the bill will be considered on the House Floor in the next few months. The Senate (EPW Committee) has not announced a timeline for its version of the bill.

On Wednesday, May 21, 2026 the House Appropriations Transportation, Housing and Urban Development subcommittee (THUD) released and approved its FFY2027 Transportation-Housing bill. Highlights from that bill include:

- Over \$7 billion of IJA advance appropriations, including \$1 billion of not yet obligated National Electric Vehicle Infrastructure Formula Program (NEVI) funds and many advance appropriations for passenger rail would be transferred to FFY2027 regular appropriations to avoid or mitigate cuts.
 - The bill was drafted before the T&I authorizing bill (BUILD America 250 Act) was released, so it reflects a status quo of about \$63 billion in highway obligation limit for FFY2027, which is \$9.3 billion below the T&I bill FFY2027 obligation limit. It is anticipated these funding amounts would be right sized eventually.
 - This bill would redirect \$7.9 billion that was set up under IJA , instead investing those funds in safety, stronger freight movement, and more reliable travel for the traveling public.
- **State:** For the last 13 years, the Department of Transportation (the “Department”) has been involved in the Performance Excellence Network (PEN), which is a regional Baldrige-based program that helps agencies enhance their organizations. During the process, the organization can submit applications to PEN and then have PEN evaluators do a full review of the organization that is judged based on seven different criteria. PEN has an awards program, Performance Excellence Award, which presents five levels: Commitment, Engagement, Advancement, Achievement, and Excellence. The Department applied last year and we received notice that the Department received the Excellence Award designation for 2025, which is the highest honor given by PEN. This is the first time since 2018 that the Excellence Award has been presented.

This award follows a rigorous year-long evaluation of the Department’s management practices and performance systems designed to help us identify strengths, uncover opportunities for improvement, and drive long-term performance excellence. PEN’s President/ Chief Executive Officer stated that “the South Dakota DOT has demonstrated a steadfast commitment to continuous process improvement and performance excellence throughout its journey and is very deserving of earning the Excellence Award honor.” Members of the Department, including Secretary Jundt, accepted the award on May 8 at the PEN igniteX Conference in Prior Lake, Minnesota.

Jundt thanked his team for its commitment in pursuing continuous improvement and the PEN recognition reflects the Department’s ongoing commitment to deliver safer, more reliable, and more efficient public transportation services for the citizens of South Dakota today and into the future.

- **Annual Surface Transportation Block Grant Program (STBGP) Funding Allocations:** As part of the Commission’s ongoing support to provide funding to local governments, the Department will be making payments to the Class 1 cities (populations of 5000 or more) and the 66 counties for the STBGP payouts. The total amount provided to the counties and Class 1 cities for this year is \$30.02 million; \$16.7 million will be allocated to the cities and \$18.3 million to the counties, with some allocations going toward local government loan repayment or future federal aid projects. Payouts will be made before the end of the state fiscal year on June 30.

Craig Smith, Division Director of Operations, presented the following informational Construction Change Orders (CCO) to the Commission.

CCOs completed in April contain an increase of \$529,795.53. Over the past 12 months, the total change to the original contract amounts has increased by 1.57%.

The following projects have a CCO with a change of more than \$100,000 or a change of more than 25.0% to the contract.

ABERDEEN REGION

There are no projects that meet these criteria in this region.

MITCHELL REGION

1. Project: IM-CR 0291(139)4, Union County, PCN 09E7
Location: I-29 from North Sioux City to north of Exit 26 and from 3 miles south of Exit 38 to 1 mile south of Exit 38
Contractor: Border States Paving, Inc.
Type of Work: Cold milling, asphalt concrete resurfacing, durable pavement markings, guardrail

Original Contract Amount:	\$	9,956,002.99
\$ Change on CCO No. 6:	\$	402,396.16
% Change on CCO No. 6:		4.0%
Net Change to Date:	\$	239,140.17

Explanation of Change on CCO No. 6: This increase is the result of SDDOT compensating the contractor for extra work to repair shoulders damaged by traffic during the project and making an incentive payment for lane rental in accordance with the contract.

2. Project: NH 2042(29), Minnehaha County, PCN 06YQ
Location: Arrowhead Parkway from 0.5 miles west of Six Mile Road to Six Mile Road in Sioux Falls
Contractor: T & R Contracting, Inc.
Type of Work: Grading, storm sewer, curb & gutter, PCC surfacing, ROW, signals, lighting

Original Contract Amount:	\$	20,025,525.25
\$ Change on CCO No. 10:	\$	127,420.77
% Change on CCO No. 10:		0.6%
Net Change to Date:	\$	363,715.21

Explanation of Change on CCO No. 10: This increase is the result of SDDOT adjusting contract quantities to match as built quantities and compensating the contractor for extra work required to correct a ditch section deemed too steep for the traveling public.

3. Project: IM-B-CR 2292(101)3, Minnehaha County, PCN 05HN
 Location: I-229 Exit 4 (Cliff Ave)
 Contractor: T & R Contracting, Inc.
 Type of Work: Grading, PCC surfacing, structures

Original Contract Amount:	\$	48,026,131.12
\$ Change on CCO No. 8:	\$	(173,415.59)
% Change on CCO No. 8:		0.4%
Net Change to Date:	\$	506,556.47

Explanation of Change on CCO No. 8: This decrease is the result of SDDOT adjusting the contract quantity of dowel bars . The estimated quantity was an error.

4. Project: P 0038(46)332, McCook & Minnehaha County, PCN 05UR
 Location: SD 38 from US 81 to SD 19
 Contractor: Spencer Quarries, Inc.
 Type of Work: Cold milling, asphalt concrete resurfacing, structure, pipe work

Original Contract Amount:	\$	6,416,810.61
\$ Change on CCO No. 7:	\$	(406,887.49)
% Change on CCO No. 7:		6.3%
Net Change to Date:	\$	(300,428.46)

Explanation of Change on CCO No. 7: This decrease is the result of SDDOT adjusting contract quantities to match as built quantities and removing unnecessary items.

PIERRE REGION

5. Project: PH 8028(19), Haakon County, PCN 05WM
 Location: Various roadways in Haakon County
 Contractor: Hamm Contracting, LLC
 Type of Work: Signing and delineation

Original Contract Amount:	\$	1,409,103.90
\$ Change on CCO No. 1:	\$	114,144.10
% Change on CCO No. 1:		8.1%
Net Change to Date:	\$	114,114.10

Explanation of Change on CCO No. 1: This increase is the result of SDDOT adjusting contract quantities to match as built quantities with the largest increase being in perforated tube posts. The plans intent was to reuse as many posts as possible Given the condition of the existing posts, reusing the posts was not feasible.

RAPID CITY REGION

- 6. Project: NH-PH 0385(50)96, Pennington County, PCN 03VD
Location: US 385 from 1.5 miles north of US 16 to Pactola Dam
Contractor: Oftedal Construction, Inc.
Type of Work: Grading, interim surfacing, replace structure

Original Contract Amount: \$ 49,081,403.60
\$ Change on CCO No. 11: \$ 287,959.59
% Change on CCO No. 11: 0.6%
Net Change to Date: \$ 1,747,656.61

Explanation of Change on CCO No. 11: This increase is the result of SDDOT compensating the contractor to settle a claim brought forth.

Simons asked for a motion for the Commission to enter into executive session.

A MOTION WAS MADE by Nelson and seconded by Vallery to enter into executive session pursuant to SDCL 1-25-2(3) for the purpose of consulting with legal counsel and reviewing communications from legal counsel about proposed or pending litigation or contractual matters. All present voted aye by roll call vote. The motion carried.

Executive session began at 9:19 a.m.

Executive session ended at 9:58 a.m.

Sam Weisgram, Office of Project Development, presented to the Commission the following bid letting results:

May 20, 2026

Structure (130' Continuous Concrete Bridge) & Approach Grading

1	09A9 BRO-B 8063(19)	Turner County
	Grangaard Construction Inc	\$1,601,213.30
	Structure 2 N & 2.3 E of Parker on 273rd St over the E Fork of the Vermillion River SN 63-153-050	

Structure (2-10x5 CIP RCBC) & Approach Grading

2	09MK BRO-B 8030(29)	Hand County
	Lehtola Builders, Inc.	\$370,898.14
	Structure 10 E & 1.8 N of Miller on 370 Ave over Pearl Ck, SN 30-260-242	

Deck Repair

3 09G8 P 79NF(03)69 Pennington County
J.V. Bailey Company, Inc. \$595,514.00
SD79NF (Cambell St) - 1.2 S of SD44 over St Joseph St, RCP&E RR in Rapid City

Extend Turn Lane, Remove & Replace Portland Cement Concrete Pavement, Curb and Gutter, Durable Pavement Markings

4 OADY NH 0115(65)76 Lincoln County
D & G Concrete Construction, Inc. \$114,846.23
SD115 S - N of Tiger Way in Harrisburg

Modify Intersections

5 08RT NH 016B(03)64 Pennington County
Complete Concrete Inc dba Complete Contracting Sol \$2,571,391.91
US16B - Fm I90 to US16

Pavement Restoration

7 09X6 NH-P 0012(330) Brookings, Kingsbury County
Reede Construction, Inc. \$477,848.55
Various Locations in the Watertown Area

Rout & Seal

8 09WE NH 0032(47) Dewey, Ziebach County
Highway Improvement, Inc \$90,519.90
Various Locations in the Mobridge Area

Durable Pavement Markings

10 06TH, 07XD PH 0020(230), PH 0020(233) Davison, Hanson, Lincoln, Minnehaha County
SIR LINES-A-LOT, LLC DBA DAKOTA TRAFFIC SERVICES \$1,030,434.56
Various locations on the State System in the Mitchell Region

PCC Sidewalk

11 09QP P TAPR(60) Kingsbury County
Timmons Construction, Inc. \$460,011.90
Lake Preston - Along the N side of US14 fm Main Ave N to Park Ave, Along S side of US14 fm Main Ave N to approx 100' E of Walters Ave N

A MOTION WAS MADE by Vehle and seconded by Frick to approve bids #1, 2, 3, 4, 5, 7, 8, 10, and 11 as presented. All present voted aye by roll call vote. The motion carried.

PCC Pavement Repair

9 09X2 NH-P 0011(322) Faulk County
Reede Construction, Inc. \$783,622.08
Various Locations in the Aberdeen Area

A MOTION WAS MADE by Jensen and seconded by Frick to approve bid #9 as presented. All present voted aye by roll call vote. The motion carried.

May 27, 2026

Install Dynamic Message Boards

6	09L5 CR 000S(462) Aurora, Beadle, Brown, Clay, Grant, Lake, Lincoln, Minnehaha, Roberts, Yankton County	
	BX CIVIL & CONSTRUCTION, INC.	\$5,586,000.00
	Aberdeen & Mitchell Region	

A MOTION WAS MADE by Vallery and seconded by Vehle to approve bid #6 as presented. All present voted by roll call vote except Commissioner Rosenboom who recused himself from the discussion and vote, because he explained that the land use agreement he disclosed earlier in the meeting involved BX Civil & Construction, Inc. and not Bituminous Paving, Inc. The motion carried. Commissioner Rosenboom later confirmed that the land use agreement involving his employer is with Bituminous Paving, Inc. and not BX Civil & Construction, Inc.

John Keyes, Program Manager for the Office of Right of Way, presented the following items for Commission consideration.

1. Request Transportation Commission approval to transfer by resolution and deed to the City of Rapid City, the State’s interest in the following property acquired for highway right of way:

Segment 1 - A portion of Cambell Street and E North Street.

Segment 2 - A portion of Edwards Street and a Dyess Avenue/Beale Street parcel.

Segment 3 - A portion of East St. Patrick Street.

This resolution will meet requirements of Financial and Road Transfer Agreement #612978 between the Department and the City of Rapid City. The property described in **Attachment A** to these minutes would be transferred to the City of Rapid City and the City of Rapid City would accept ownership, jurisdiction, operational and maintenance responsibilities of the property. Rapid City Region and Area Department of Transportation (DOT) recommended the proposed transfers.

A MOTION WAS MADE by Jensen and seconded by Frick to approve the transfer to the City of Rapid City as presented. All present voted aye by roll call vote. The motion carried.

RESOLUTION # 2026 – 5.1 was adopted.

Commissioner Rosenboom left the meeting at 10:13 a.m.

2. Request Transportation Commission approval to transfer by resolution and deed to the City of Sioux Falls, the State's interest in the following property:

Lot H1 in Lot A in the South 208.75' of the East 208.75' part of the SE1/4 SE1/4 of Section 22, Township 100 North, Range 50 West of the 5th P.M., Lincoln County, South Dakota.

Lot H1 in Lot A is located south of Sioux Falls at the intersection of Hwy 115 and 271st St. Lot A is an excess property from 2017 DOT project NH-PH 0115(48)76.

This transfer will add 17' to create a continuous 50' right of way and allow the City of Sioux Falls to construct a southeast basin sanitary sewer. Lot H1 in Lot A would be transferred to the City of Sioux Falls and the City of Sioux Falls would accept ownership, jurisdiction, operational and maintenance responsibilities of the property. Mitchell Region and Sioux Falls Area DOT advise the above property is no longer needed for highway purposes and recommend the transfer.

A MOTION WAS MADE by Vehle and seconded by Frick to approve the transfer to the City of Sioux Falls as presented. All present voted aye by roll call vote. The motion carried.

RESOLUTION # 2026 – 5.2 was adopted.

Commissioner Rosenboom left the meeting returned at 10:15 a.m.

3. Request Transportation Commission approval to transfer by resolution and deed to Codington County, the State's interest in the following property acquired for highway right of way:

Codington County DOT project S 2851 right of way parcels as described in **Attachment B** to these minutes.

The Department's project S 2851 located west of Interstate 29 Exit 193 was cancelled in the mid-1970's. The above parcels will widen County Road 2 to 100 feet from 453rd Avenue to 455th Avenue.

This resolution will meet requirements of a Transfer Agreement between the Department and Codington County. The property would be transferred to Codington County and Codington County would accept ownership, jurisdiction, operational and maintenance responsibilities of the property. Aberdeen Region and Watertown Area DOT advise the above property is no longer needed for highway purposes and recommend the transfer.

A MOTION WAS MADE by Vallery and seconded by Jensen to approve the transfer to Codington County as presented. All present voted aye by roll call vote. The motion carried.

RESOLUTION # 2026 – 5.3 was adopted.

4. Request Transportation Commission approval to abandon by resolution the following property acquired for highway right of way:

Codington County DOT project S 2851 parcels as described in **ATTACHMENT C** to these minutes.

The Department’s project S 2851 located west of Interstate 29 Exit 193 was cancelled in the mid-1970’s. The above parcels are located beyond the proposed 100-foot width of County Road 2 from 453rd Avenue to 455th Avenue. Aberdeen Region and Watertown Area DOT advise the above property is no longer needed for highway purposes and recommend abandonment of the property.

A MOTION WAS MADE by Frick and seconded by Rosenboom to approve the abandonment in Codington County as presented. All present voted aye by roll call vote. The motion carried.

RESOLUTION # 2026 – 5.4 was adopted.

5. Request Transportation Commission approval to vacate by resolution the permanent easement within the following property acquired for highway right of way:

The N1/2 of the SW1/4 of Section 14, Township 119 North, Range 56 West of the 5th P.M., except Lot H-1 thereof, Clark County, South Dakota.

Said Lot PE contains 313 sq. ft., as recorded on May 23, 2024 in Book UUU, Pages 770-773 in Clark County, South Dakota. Aberdeen Region and Huron Area DOT advise the above permanent easement is no longer needed for project P-PH 0025(81)158, PCN 04EW and recommend vacating the easement.

A MOTION WAS MADE by Vehle and seconded by Roby to approve vacating the permanent easement in Clark County as presented. All present voted aye by roll call vote. The motion carried.

RESOLUTION # 2026 – 5.5 was adopted.

6. Request Transportation Commission approval to dispose of the following DOT property in accordance with the procedures provided by SDCL 31-2-27 and ARSD chapter 10:02:01.

Lot B1 in the North 315 feet of the NE1/4 of Section 24, Township 117 North, Range 53 West of the 5th P.M., lying east of the right of way of the Burlington Northern Railroad Company, Codington County, South Dakota. (contains 225 sq. ft.) Appraised value: \$0

Lot B2 in the North 315 feet of the NE1/4 of Section 24, Township 117 North, Range 53 West of the 5th P.M. and in Lot A2 in the North 315 feet of the NE1/4 of Section 24, Township 117 North, Range 53 West of the 5th P.M.; all lying east of the right of way of the Burlington Northern Railroad Company, Codington County, South Dakota. (contains 2.91 acres) Appraised value: \$12,200.00

The above properties are located near the north limits of Watertown adjacent to 814 26th Avenue NW and were acquired in 2003 for cancelled project P 0020(68)364, PCN 4792. (see attachments) The property is irregularly shaped hay land with utilities available nearby. Lot B1 access is from adjoining property and Lot B2 access is from 26th Avenue. Zoning is "A" Agricultural District.

An incorrect survey showed a water-well servicing an adjacent Lot A1 property sold by the Department in 2011. The well was actually located on the Department's property outside of Lot A1. Lot B1 includes the water well and would be deeded to the Lot A1 owner at no cost, because the Department was previously paid for Lot A1 with the understanding the well was included in that transfer. Aberdeen Region and Watertown Area DOT request the property's disposal.

A MOTION WAS MADE by Jensen and seconded by Rosenboom to authorize the Secretary or his designee to execute all documents necessary to convey Lot B1, as described in the plat attached to ROW Item #6, to the current abutting landowner of Lot A1 at no cost. Conveyance at no cost is due to an error in the previous survey and sale of said Lot A1 that failed to include Lot B1 in said sale. All present voted aye by roll call vote. The motion carried.

RESOLUTION # 2026 – 5.6 was adopted.

A MOTION WAS MADE by Vallery and seconded by Vehle to approve the disposal of Lot B2 in Codington County in accordance with the procedures provided by SDCL 31-2-27 and ARSD chapter 10:02:01. All present voted aye by roll call vote. The motion carried.

RESOLUTION # 2026 – 5.7 was adopted.

7. Condemnation – IM 0012(306), PCN 08EJ, Roberts County

Request Transportation Commission resolution determining that the taking and damaging of real property interests in and to the following property is necessary for a public use and authorizing condemnation:

Parcel 1

Ben Randolph Lee	(1/144 th interest)
Virginia Trujillo	(1/96 th interest)
George Halbauer	(1/112 th interest)
Eldon Harris, et al.	(5/576 th interest)

And their heirs, legatees, personal representatives, and assigns and all other persons, known or unknown, who may have an interest in the property.

To date, the Department has been unable to acquire these real property interests through negotiations for project IM 0012(306), Roberts County, PCN 08EJ. The project consists of culvert repair in various locations throughout the Watertown Area.

A MOTION WAS MADE by Vehle and seconded by Rosenboom to approve the resolution as requested relating to the property in Roberts County. All present voted aye by roll call vote. The motion carried.

RESOLUTION # 2026 – 5.8 was adopted.

Mike Behm, Director of the Division of Planning & Engineering, presented the following Statewide Transportation Improvement Program (STIP) revisions for the Commission’s information:

INFORMATIONAL REVISIONS FOR THE COMMISSION

(work type change, cost update, move fiscal years within the 4-year construction STIP)

REV 26-SC-015 This revision increased the cost of a Dynamic Message Board Installation project on Various Locations in the Aberdeen & Mitchell Regions. (Sequence #10, Page 45 in the 2026-2029 STIP Book).

FY 2026 Plus \$3,380,000
Original = \$2,520,000; Updated = \$5,900,000

REV 26-SC-016 This revision increased the cost of an Areawide Pipe Work Project in the Aberdeen Region. (Sequence #753, Page 159 in the 2026-2029 STIP Book).

FY 2026 Plus \$1,148,000
Original = \$552,000; Updated = \$1,700,000

The Commission took a break from 10:38 – 10:43 a.m.

Ryan Johnson, Office of Operations Support, presented for the Commission’s information a PowerPoint presentation about how incentives and disincentives are used within the Department.

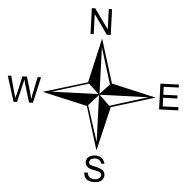
Commissioner Vallery asked for an update on the interstate bridge fire at Cheyenne Crossing. Director Behm shared the steps that were taken by the Department to safely reopen the bridge.

With no further business to come before the Commission, Chairman Simons declared the meeting adjourned at 11:28 a.m. CT.

Proposed Transfer City of Rapid City

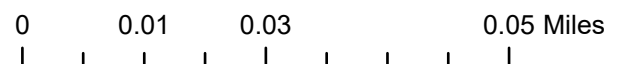


Microsoft, Vantor



Legend


 Commission Items




Proposed Transfer City of Rapid City



Legend

 Commission Items


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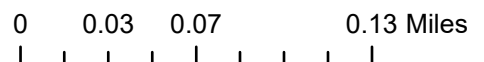


Proposed Transfer City of Rapid City



Legend

 Commission Items



ROW Item #1

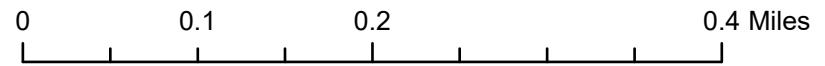
Overview Map of Segment 2



Proposed Transfer City of Rapid City

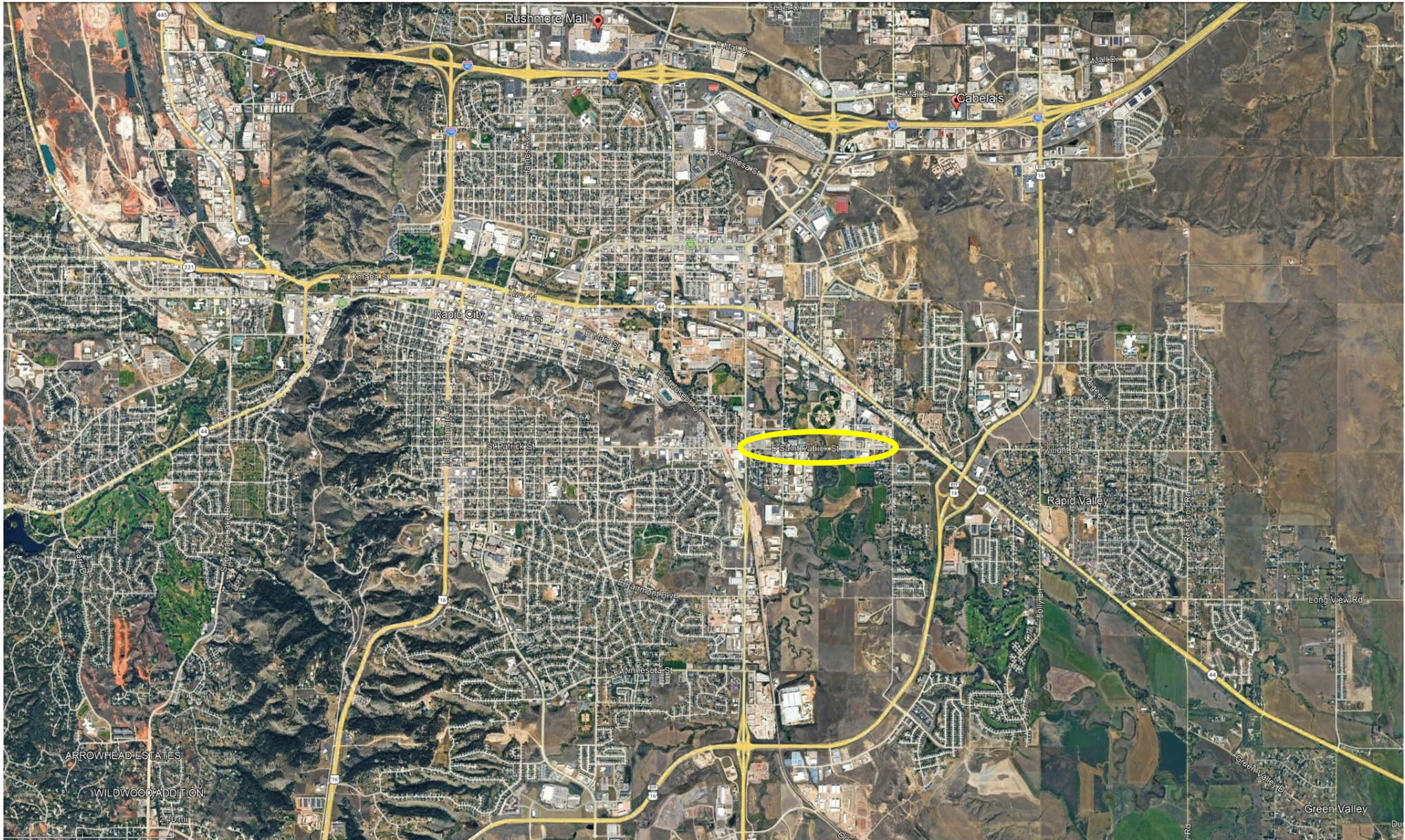


Legend
Commission Items



ROW Item #1

Overview Map of Segment 3



Proposed Transfer - City of Rapid City




Beginning of Segment

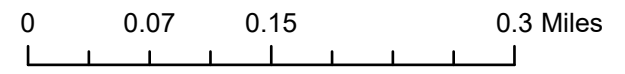
Ending of Segment

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Legend

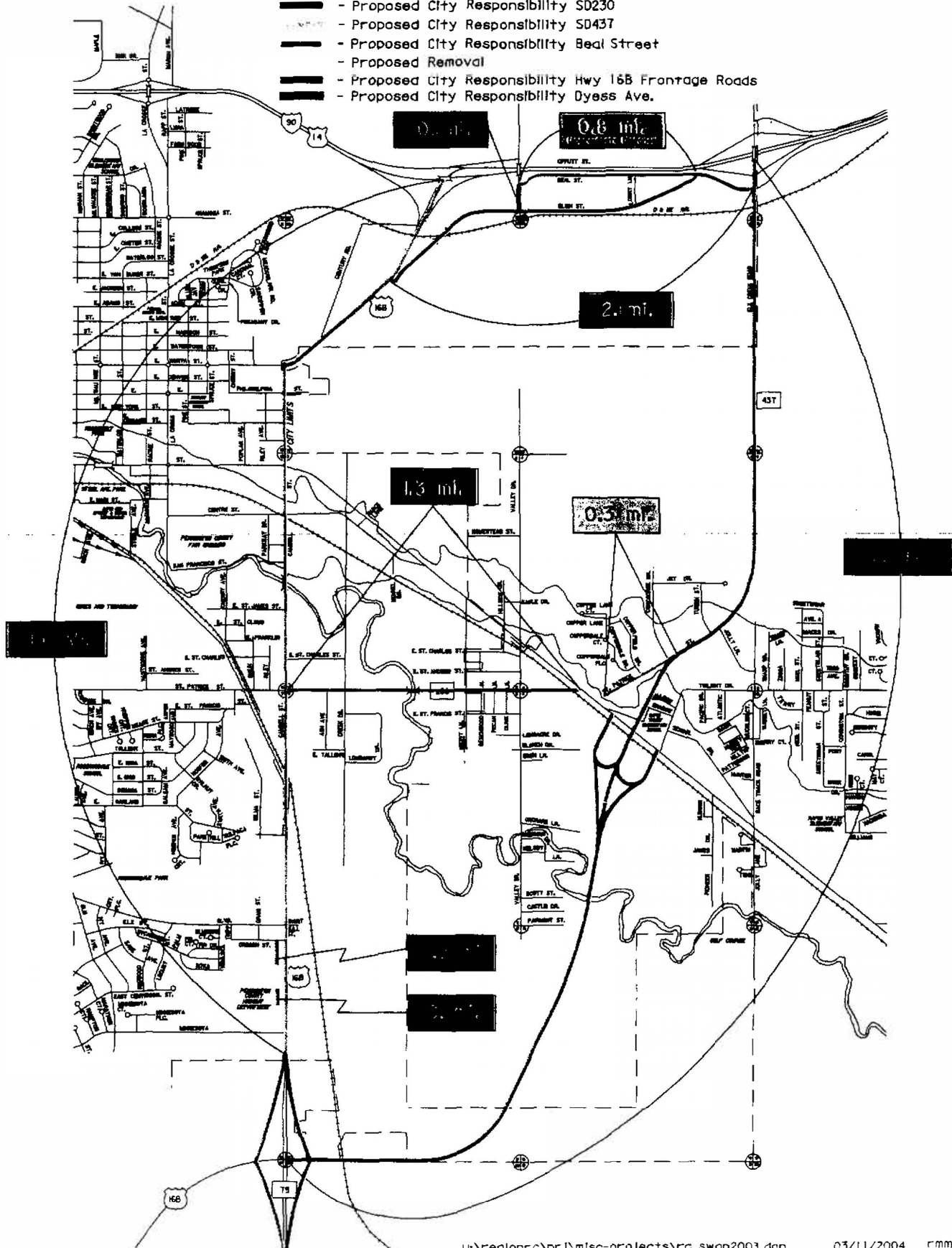
 Commission Items



Route Exchange

US Route 16B in Rapid City, S.D.

-  - Proposed City Responsibility Portion of Existing US16B
-  - Proposed US 16B State Responsibility
-  - Proposed City Responsibility SD238
-  - Proposed City Responsibility SD230
-  - Proposed City Responsibility SD437
-  - Proposed City Responsibility Beal Street
-  - Proposed Removal
-  - Proposed City Responsibility Hwy 16B Frantage Roads
-  - Proposed City Responsibility Dyess Ave.



Lot H1 in Lot C of Lot 1 in the NW1/4 SW1/4 of Section 32, Township 2 North, Range 8 East of the B.H.M., in the City of Rapid City, Pennington County, South Dakota.

Lot H2 in Lot C of Lot 1 in the NW1/4 SW1/4 of Section 32, Township 2 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lots H1 and H2 in Lot B of Forkner Addition, Rapid City, in the NW1/4 SW1/4 of Section 32, Township 2 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lots H3 and H4 Amending the Original Plat of Lots H3 and H4 as Recorded in Book of Plats 10, Page 157, Dated August 24, 2004, in Lot B of Lots 7, 8, 9, and 12 of Forkner Addition, in the City of Rapid City, Pennington County, South Dakota.

Lot PE1 in Lot B of Lots 7, 8, 9 and 12 of Forkner Addition to the City of Rapid City, Pennington County, South Dakota.

Lot H1 in Lot C of Forkner Addition, in the NW1/4 SW1/4 of Section 32, Township 2 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H1 in Tract A in the SW1/4 SW1/4 of Section 32, Township 2 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H2 of Lot 1 of Tract D in the SW1/4 SW1/4 of Section 5, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H2 of Lot 1 Revised of Lot B of Replat of Tract 1 in Herringbone Subdivision to the City of Rapid City, Pennington County, South Dakota.

Lot H2 in Lot E of the Subdivision of Lot 3 in the SW1/4 SW1/4 of Section 8, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H2 in Lot A of the Subdivision of Lot 2 in the NW1/4 NW1/4 of Section 17, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H1 in Lot 1 of Highway 79 Industrial Park, City of Rapid City, Pennington County, South Dakota.

Lot H1 in Lot B of Tract 2 of Kormylo Subdivision in Rapid City, located in the SW1/4 NW1/4 of Section 17, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot A in a portion of Lot H1 in the S1/2 SE1/4 of Section 28, Township 2 North, Range 8 East of the B.H.M., in the City of Rapid City, Pennington County, South Dakota.

Lot B in a portion of previously acquired 66' highway right of way as described in Federal Aid Project No. 177-A, dated November 9, 1923 in the SE1/4 of Section 28, Township 2 North, Range 8 East of the B.H.M., in the City of Rapid City, Pennington County, South Dakota.

A strip of land 66 feet wide containing 3.99 acres, more or less, being 33 feet wide on each side of a center line which is described as follows: Beginning at a point 148.5 feet north and 33 feet east of the Southwest corner of Section 28, T. 2 N. B.H.L., Range 8E B.H.M., said point being on the arc curve of a curve where a tangent to said curve has a bearing of N 76 degrees 21 minutes east; thence from said point along the arc of said curve turning toward the south or right for a distance of 274.8 feet, more or

less, to a point; thence along a line bearing S 89 degrees and 55 minutes E., more or less, for a distance of 1816 feet, more or less, to a point; thence along the arc of a curve with a radius of 1910 feet, turning toward the left or north for a distance of 537 feet, more or less, to a point which is 247.5 feet north of the Southeast corner of the Southwest Quarter (SW1/4) of said Section 28, Pennington County, South Dakota. Plat recorded on August 11, 1926.

Lot B in a portion of Lot H2 in Lot A in the SW1/4 of Section 28, Township 2 North, Range 8 East of the B.H.M., in the City of Rapid City, Pennington County, South Dakota.

Lot H1 in Lot A of Lot B of Replat of Tract 1 in the NW1/4 NW1/4 of Section 8, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota

Lot H1 in Lot 9 of Tract 2 in the NW1/4 NW1/4 of Section 8, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H2 in Lot 9 of Tract 2 in the NW1/4 NW1/4 of Section 8, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota

Lot H1 in Lot 1 of Tract 2 in the NW1/4 NW1/4 of Section 8, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H1 in Lot A of Lot 1 of Tract 2 in the NW1/4 NW1/4 of Section 8, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H1 in Lot K of Lot 2 in the SE1/4 SW1/4 of Section 5, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H1 in Lot E of Lot 2 in the SE1/4 SW1/4 of Section 5, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H1 in Lot 2 in the SE1/4 SW1/4 of Section 5, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H1 in Lot 1 in the SE1/4 SW1/4 of Section 5, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H1 in the NE1/4 NW1/4 of Section 8, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H1 in Lot 1 in the SW1/4 SE1/4 of Section 5, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H1 in the S1/2 SW1/4 SE1/4 of Section 5, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H1 in the NW1/4 NE1/4 of Section 8, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H1 in Tract A in the SE1/4 SE1/4 of Section 5, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H1 in Lot 1 and Lot 18 in Block 4 of Rapid Valley Subdivision in the N1/2 NE1/4 NE1/4 of Section 8, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot 1 in Lot 18 in Block 3 of Rapid Valley Subdivision in the N1/2 NE1/4 NE1/4 of Section 8, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H1 in Lot 1 in Block 3 of Rapid Valley Subdivision in the N1/2 NE1/4 NE1/4 of Section 8, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H1 in Lot 18 in Block 2 of Rapid Valley Subdivision in the N1/2 NE1/4 NE1/4 of Section 8, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H1 in Lot 1 in Block 2 of Rapid Valley Subdivision in the N1/2 NE1/4 NE1/4 of Section 8, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H1 in Lot 1 & Lot 18 in Block 1 of Rapid Valley Subdivision in the N1/2 NE1/4 NE1/4 of Section 8, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H1 in Lot 1 and Lot 3 of Tract "D" in the SW1/4 SW1/4 of Section 5, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota

Lot H1 in Lot 2 of Tract D in the SW1/4 SW1/4 of Section 5, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H1 in Lot 1 and Lot 2 of Lot B of Replat of Tract 1 in the NW1/4 NW1/4 of Section 8, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

Lot H1 in Lot B of Replat of Tract 1 in the NW1/4 NW1/4 of Section 8, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota.

**FINANCIAL AND ROAD TRANSFER AGREEMENT
BETWEEN THE CITY OF RAPID CITY AND THE STATE OF
SOUTH DAKOTA**

Agreement No. **612978**

SECTION I - PURPOSE

An agreement for the purpose of funding transportation improvements and transferring segments of roads between the State of South Dakota and the City of Rapid City.

WHEREAS, the State of South Dakota hereinafter referred to as STATE and the City of Rapid City, hereinafter referred to as CITY, have agreed to the transfer of several segments of highways from the STATE to the CITY, and

WHEREAS, STATE and CITY mutually agree that in consideration for the above transfer, STATE will provide funding for improvements to the segments to be transferred and for improvements to the CITY'S transportation system, and

WHEREAS, STATE and CITY agree that improvements to the STATE and CITY transportation systems are vital to the development and business growth of western South Dakota,

WHEREAS, STATE and CITY agree that the highway segments listed in Section II of this AGREEMENT, and depicted in the attached map, will be transferred from STATE to CITY jurisdiction:

SECTION II - HIGHWAY SEGMENTS

US 16 B (Cambell St./East North Street) from 500 feet south of the centerline of Minnesota Street north to its junction with I-90, a distance of approximately 4.6 miles, including the St. Joseph Street ramps; except the structure over the railroad located approximately 0.3 miles south of St. Patrick Street.

SD 230 (Eglin Street) from its present junction with US 16B to its present junction with the Southeast Connector, a distance of approximately 2.1 miles, and the proposed new connection with Cheyenne Boulevard.

SD 238 (East St. Patrick Street) from its junction with US 16B (Cambell Street) to its junction with SD 44, a distance of approximately 1.3 miles.

SD 437 (Elk Vale Road) from its new junction with Concourse Drive to just north of SD 44, a distance of approximately 0.3 miles. (Previously agreed to on SE Connector Agreement 612802.)

Beale Street from Dyess Avenue to SD 230 (Eglin Street), a distance of 0.8 miles.

US 16B west Frontage Roads from Oregon Street south to approximately 400' south of Richland Drive, a distance of approximately 0.3 miles.

Dyess Avenue from Eglin Street to Beale Street, a distance of approximately 0.1 miles.

SECTION III - RESPONSIBILITIES

NOW, THEREFORE BE IT RESOLVED that the STATE and CITY agree to the following:

A. STATE will perform the following:

A1. Reconstruct Exit 60 in 2005 to provide westbound I-90 access and connection to Mall Drive.

A2. Provide funding and construction of East North Street from Exit 60 north to Mall Drive and reconstruction of Hwy 16B (East North St.) from southwest of East Anamosa Street to Exit 60. For this segment, STATE will provide a 5 lane undivided section from southwest of East Anamosa Street, north to Mall Drive. Plans for this extension will be included in the Exit 60 project with planning, design, right-of-way, and construction to be provided by the STATE. The estimated cost of this extension of East North Street from East Anamosa Street to Mall Drive is \$2.5 million.

A3. Provide CITY with \$4.9 million in funding for the construction of Mall Drive in 2005.

A4. Extend Elk Vale road between Exit 61 to approximately 500' north of Mall Drive when Exit 61 is reconstructed in 2007. The Elk Vale extension shall be compatible with segment capacity of the SE Connector through I-90. STATE agrees to pay for planning, design, right-of-way, and construction of this extension. This Elk Vale Road segment extension to 500' north of Mall Drive is anticipated to cost \$0.400 million. Extension of Elk Vale Road to 500' north of Mall Drive is contingent upon the successful completion of an overall agreement between CITY, City of Box Elder and Pennington County that addresses the jurisdiction of Elk Vale Road from Exit 61 to Mall Drive.

A5. Repair the existing concrete surface and place asphalt concrete on SD 238 (St. Patrick Street) between US 16B and SD 44 and resurface SD 437 (Elk Vale Road) with asphalt concrete from north of SD Hwy 44 to Concourse Drive. Estimated cost for the roadway resurfacing is \$0.900 million.

A6. Reconstruct US 16B (Cambell St.) to a five lane concrete surface from SD 238, south to Minnesota Street. The STATE agrees to retain ownership of the structure over the railroad on US 16B and will provide funding and oversight of major items such as deck replacement, guardrail upgrade, bridge inspection, deck overlays and structure replacement.

A7. Resurface SD 230 (Eglin Street) with asphalt concrete from just east of Dyess Avenue to Elk Vale Road. Estimated cost of the roadway resurfacing is \$0.350 million. The STATE also agrees to resurface Dyess Avenue from Eglin Street to Beale Street with asphalt concrete.

A8. Realign Eglin Street from Lowry Lane to the southeast across the railroad (approximately total length of 1000 feet). STATE to pay for planning, design, right-of-way, and construction of this section. Remainder of relocated Eglin Street to Cheyenne Boulevard connection is to be performed by others as development occurs.

A9. Fund 50% of the construction costs for work within the US 16B right-of-way to resolve a potential drainage issue on US 16B near Dodgetown.

A10. Obliterate Offutt Street from Exit 60 to Exit 61 after completion of Mall Drive from East North Street to Elk Vale Road.

A11. Resurface Beale Street with asphalt concrete from Dyess Avenue to Eglin Street.

A12. Initiate legislation for the South Dakota Legislature which will remove the above segments from the state maintained highway system and transfer them to the CITY.

A13. Transfer the absolute ownership of right-of-way and continuing maintenance for US 16B, SD 230, SD 238, SD 437, Beale Street, Dyess Avenue, and the US 16B west frontage roads described in Section II of this AGREEMENT to the CITY. Timing of the transfer will be in accordance with Section IV of this AGREEMENT.

B. CITY will perform the following:

B1. Submit periodic billings to the STATE for the construction of Mall Drive up to the maximum of \$4.9 million.

B2. Support legislation before the South Dakota Legislature as described in Section A12 of this AGREEMENT.

B3. Accept absolute ownership and continuing maintenance of US 16B, SD 230, SD 238, SD 437, Beale Street, Dyess Avenue and the US 16B frontage roads described in Section II of this AGREEMENT. The CITY also agrees to accept jurisdiction for these routes in accordance with the timing detailed in Section IV of this AGREEMENT.

B4. Provide routine maintenance of the structure over the railroad on US 16B (Cambell St.) including items such as snow and ice removal, guardrail repairs, and approach repairs or replacement.

B5. Participate in negotiations between the CITY, City of Box Elder, and Pennington County that produces a jurisdictional agreement for Elk Vale Road from Exit 61 to Mall Drive.

B6. Be the lead agency and provide funding for planning, design, and right-of-way costs associated with resolution of a potential drainage issue on US16B (Cambell St.) near Dodgetown. The CITY also agrees to provide funding for the construction cost over and above the STATE funding provided in Section III A9.

B7. Provide services in compliance with the Americans with Disabilities Act of 1990.

B8. Require an internal street network as development occurs within the property north of Interstate 90 and east of Dyess Street that will allow removal of Offutt Street once Mall Drive is completed to Elk Vale Road.

SECTION IV – SEGMENT TRANSFER TIMING

The CITY will assume absolute responsibility for operation and maintenance of the highway segments listed in Section II of this AGREEMENT upon completion of Phase 2 of the SE Connector except as noted below:

US 16B (Cambell Street) - The STATE shall maintain each of the roadway surfaces from Minnesota Street to St. Patrick Street and from east of East North Street intersection to I-90 until the proposed reconstruction of each these sections of US 16B are completed.

SD 230 (Eglin Street) - The STATE shall maintain the roadway surface until reconstruction of Exit 60 & Exit 61 is complete and the proposed resurfacing work is complete.

SD 238 (St. Patrick Street) - The STATE shall maintain the roadway surface until the proposed resurfacing work is complete.

SD 437 (Elk Vale Road) - The STATE shall maintain the roadway surface until the proposed resurfacing work is complete.

Beale Street – The STATE shall maintain the roadway surface until the proposed resurfacing work is complete.

US 16B west Frontage Roads – The STATE shall maintain the roadway surface until US 16B from St. Patrick Street to Minnesota Street is reconstructed.

SECTION V – CONTRACTUAL

This AGREEMENT is binding upon the signatories hereto not as individuals but solely in their capacities as officials of their respective organizations and acknowledges proper action of STATE and CITY to enter the same.

Neither this AGREEMENT nor any interest therein shall be assigned, sublet or transferred unless written permission to do so is granted by the STATE.

This AGREEMENT shall be effective on the date of signature by the Secretary of Transportation.

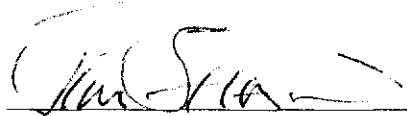
In the event the AGREEMENT is terminated by the STATE for fault on the part of the CITY; the AGREEMENT shall be null and void.

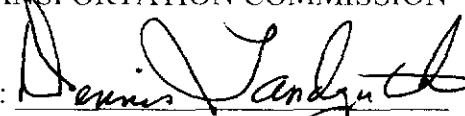
The STATE and CITY have the option to and right to terminate or cancel the entire AGREEMENT if both parties agree thereto in writing.

Any dispute concerning this AGREEMENT between the parties hereto shall be referred to the Secretary of Transportation or his duly authorized representative for determination, whose decision in the matter shall be final and conclusive on the parties of this AGREEMENT.

CITY COUNCIL
CITY OF RAPID CITY

SOUTH DAKOTA DEPARTMENT OF
TRANSPORTATION
TRANSPORTATION COMMISSION

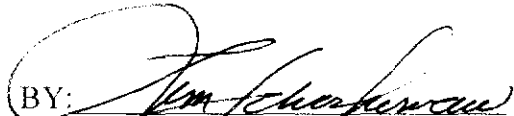
BY: 
Jim Shaw, Mayor City of Rapid
City

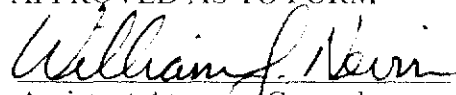
BY: 
Dennis Landguth, Secretary

DATE: 4-5-04

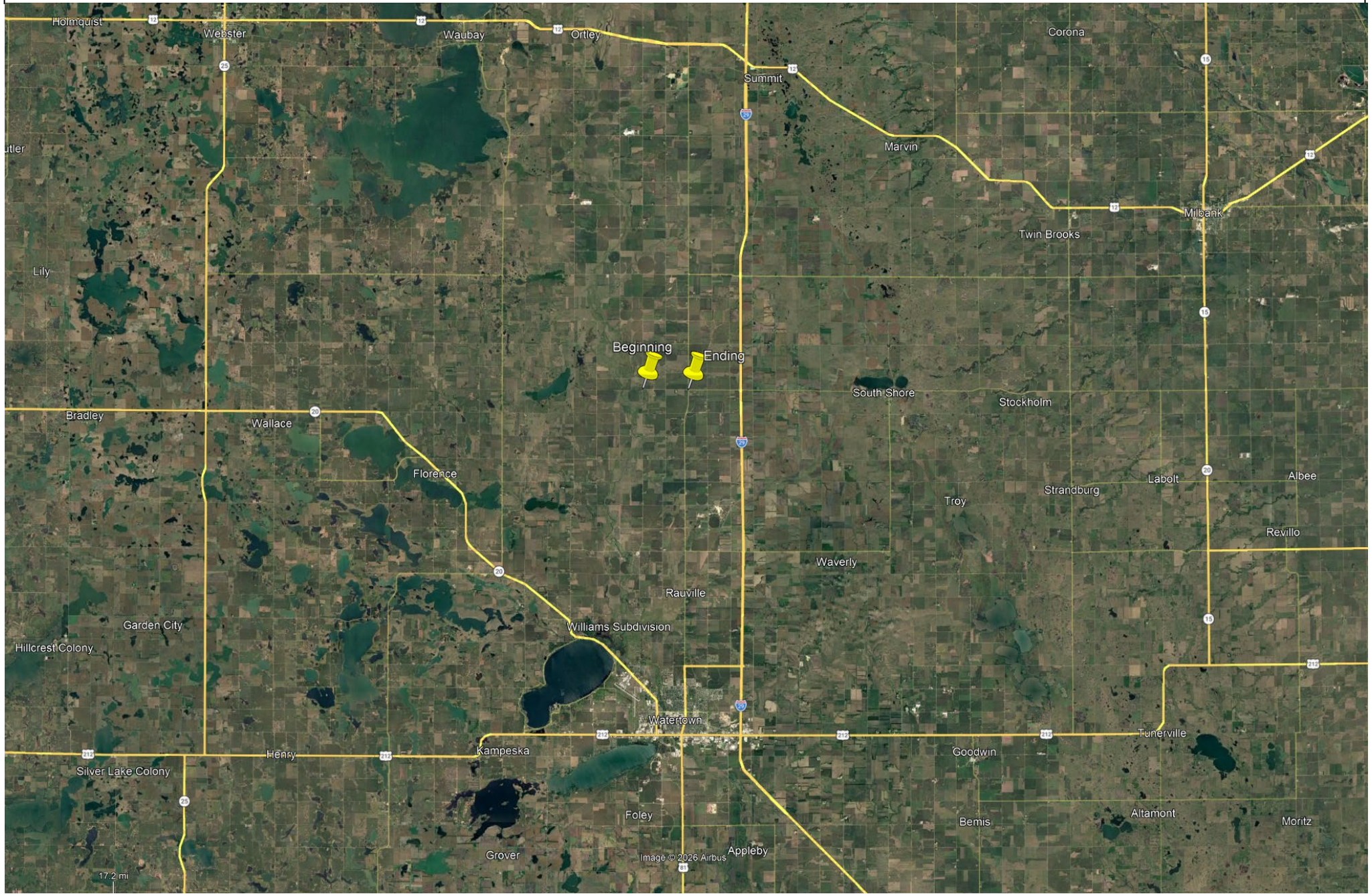
DATE: 5-18-04

ATTEST: 
City Finance Officer

BY: 
Director, Division of Planning and
Engineering

APPROVED AS TO FORM

Assistant Attorney General

ROW Item #3 Overview Map



Proposed Transfers to Codington County Township 119 North, Range 52 West



Legend

 Commission Items



**REAL PROPERTY TRANSFER AGREEMENT
BETWEEN
STATE OF SOUTH DAKOTA
AND
CODINGTON COUNTY, SOUTH DAKOTA**

This Agreement is between the State of South Dakota, acting by and through its Department of Transportation, referred to in this Agreement as the "STATE," and Codington County, South Dakota, referred to in this Agreement as the "COUNTY." This Agreement is subject to approval by the South Dakota Transportation Commission ("the Commission") and will be null and void if not approved by the Commission.

1. PURPOSE AND BACKGROUND

The purpose of this Agreement is to transfer a certain parcel of land with operational and maintenance responsibilities from the STATE to the COUNTY for public highway purposes pursuant to SDCL §§ 31-19-63 and 31-19-64.

2. REAL PROPERTY FOR WHICH OWNERSHIP IS TO BE TRANSFERRED

A. If approved by the Commission, the STATE will transfer to the COUNTY by quit claim deed, pursuant to SDCL §§ 31-19-63 and SDCL 31-19-64, all of the STATE's ownership interests in and operational and maintenance responsibilities to portions of Sixth Street, referred to in this Agreement as the "Transfer Segment," located in Codington County, South Dakota.

B. The STATE will transfer the Transfer Segment, legally described as follows, to the COUNTY:

Lot H1 in Lot X in the W1/2 NW1/4 of Section 11, Township 119 North, Range 52 West of the 5th P.M., Codington County, South Dakota. (contains 1.50 acres)

Lot A in Lot H1 in the W1/2 NW1/4 of Section 11, Township 119 North, Range 52 West of the 5th P.M., Codington County, South Dakota. (contains 0.02 acre)

Lot A in Lot H1 in the E1/2 NW1/4 of Section 11, Township 119 North, Range 52 West of the 5th P.M., Codington County, South Dakota. (contains 1.47 acres)

Lot A in Lot H1 in the NE1/4 of Section 11, Township 119 North, Range 52 West of the 5th P.M., Codington County, South Dakota. (contains 3.04 acres)

Lot A in Lot H1 in the NW1/4 of Section 12, Township 119 North, Range 52 West of the 5th P.M., Codington County, South Dakota. (contains 3.04 acres)

Lot A in Lot H2 in the N1/2 NE1/4 of Section 12, Township 119 North, Range 52 West of the 5th P.M., Codington County, South Dakota. (contains 2.98 acres)

Lot A in Lot H1 in the SW1/4 of Section 2, Township 119 North, Range 52 West of the 5th P.M., Codington County, South Dakota. (contains 1.18 acres)

Lot A in Lot H1 in the SE1/4 of Section 2, Township 119 North, Range 52 West of the 5th P.M., Codington County, South Dakota. (contains 3.04 acres)

Lot A in Lot H1 in the SW1/4 of Section 1, Township 119 North, Range 52 West of the 5th P.M., Codington County, South Dakota. (contains 3.04 acres)

Lot A in Lot H2 in the S1/2 SE1/4 of Section 1, Township 119 North, Range 52 West of the 5th P.M., Codington County, South Dakota. (contains 3.03 acres)

C. The COUNTY will accept ownership and maintenance responsibilities of the entire Transfer Segment.

3. THE STATE AGREES TO THE FOLLOWING:

If approved by the Commission, the STATE will transfer the Transfer Segment to the COUNTY upon execution of this Agreement. The STATE will prepare the documents necessary to convey ownership of the Transfer Segment and arrange for the recording of the transfer deed.

4. THE CITY AGREES TO THE FOLLOWING:

The COUNTY will accept maintenance responsibilities of the Transfer Segment upon full execution of this Agreement. The COUNTY will accept ownership of the Transfer Segment upon delivery by the STATE to the COUNTY of the necessary documents of conveyance.

5. INDEMNIFICATION

The COUNTY will indemnify the STATE, including its officers, agents, and employees, against any and all actions, suits, damages, liability, or other proceedings that arise as a result of the COUNTY's performance under this Agreement. This section does not require the COUNTY to be responsible for or defend against claims or damages arising solely from errors or omissions of the STATE, its officers, agents, or employees.

6. MISCELLANEOUS

- A. The COUNTY may not assign this Agreement, in whole or in part, without the STATE's prior written consent. This Agreement may not be amended, except in writing, which writing will be expressly identified as a part of this Agreement and must be signed by an authorized representative of each of the parties.
- B. The STATE makes no representations or warranties of title for any of the property to be conveyed pursuant to this Agreement.
- C. This Agreement will be effective as of date of last signature.
- D. The COUNTY has designated its Commission Chair as the COUNTY's duly authorized representative and has empowered the Commission Chair with the authority to sign this Agreement on behalf of the COUNTY.

This Agreement is binding upon the signatories not as individuals but solely in their capacities as officials of their respective organizations and acknowledges proper action of the STATE and the COUNTY to enter into same.

Codington County, South Dakota

State of South Dakota
Department of Transportation

By: [Signature]

By: _____

Its: Commission Chair

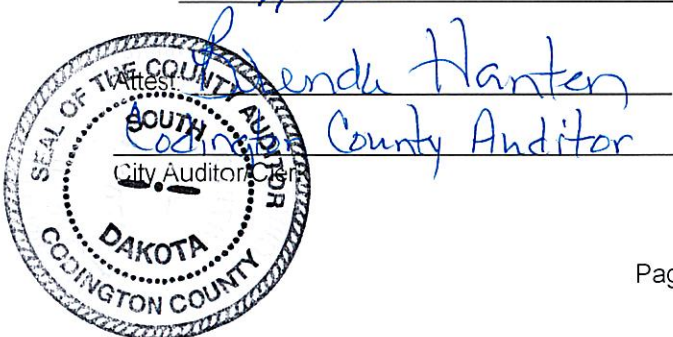
Its: Secretary

Date: 4/2/24

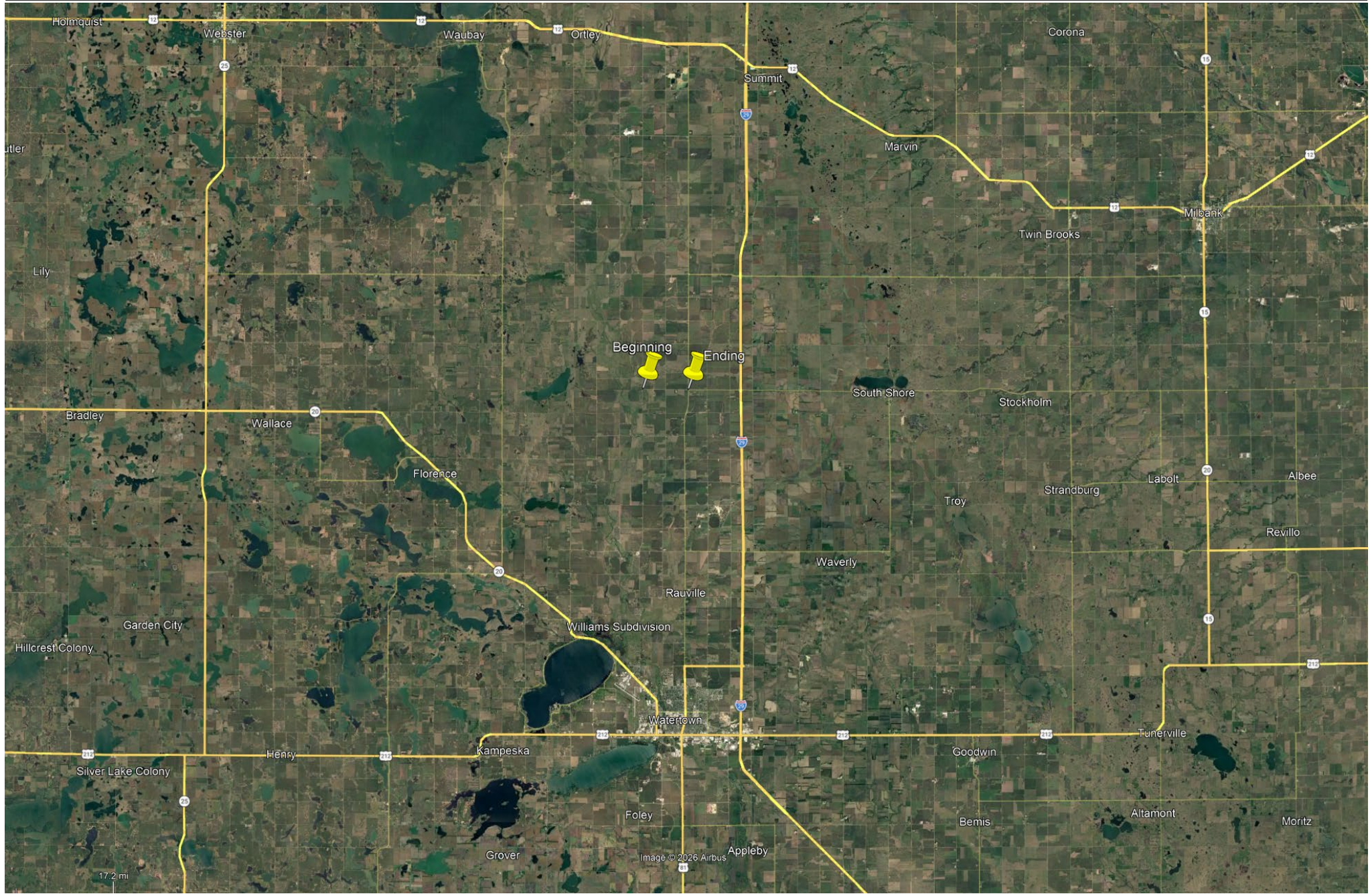
Date: _____

Approved as to Form:

/s/ Paul W. Coppock
Special Assistant Attorney General




ROW Item #4 Overview Map

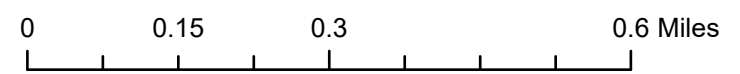


Proposed Abandonments to Codington County Township 119 North, Range 52 West



Legend

 Commission Items



CODINGTON COUNTY ABANDONMENTS

Lot H1 in the SE1/4 of Section 3, Township 119 North, Range 52 West of the 5th P.M., (Res.), Codington County, South Dakota. (contains 0.34 acre)

Lot H2 in the SW1/4 of Section 2, Township 119 North, Range 52 West of the 5th P.M., (Res.), Codington County, South Dakota. (contains 0.43 acre)

Lot B in a part of Lot H1 in the W1/2 NW1/4 of Section 11, Township 119 North, Range 52 West of the 5th P.M., Codington County, South Dakota. (contains 5.61 acres)

Lot B in a part of Lot H1 in the E1/2 NW1/4 of Section 11, Township 119 North, Range 52 West of the 5th P.M., Codington County, South Dakota. (contains 1.53 acres)

Lot B in a part of Lot H1 in the NE1/4 of Section 11, Township 119 North, Range 52 West of the 5th P.M., Codington County, South Dakota. (contains 1.72 acres)

Lot B in a part of Lot H1 in the NW1/4 of Section 12, Township 119 North, Range 52 West of the 5th P.M., Codington County, South Dakota. (contains 1.74 acres)

Lot B in a part of Lot H2 in the N1/2 NE1/4 of Section 12, Township 119 North, Range 52 West of the 5th P.M., Codington County, South Dakota. (contains 1.67 acres)

Lot B in a part of Lot H1 in the SW1/4 of Section 2, Township 119 North, Range 52 West of the 5th P.M., Codington County, South Dakota. (contains 0.38 acre)

Lot B in a part of Lot H1 in the SE1/4 of Section 2, Township 119 North, Range 52 West of the 5th P.M., Codington County, South Dakota. (contains 1.32 acres)

Lot B in a part of Lot H1 in the SW1/4 of Section 1, Township 119 North, Range 52 West of the 5th P.M., Codington County, South Dakota. (contains 1.30 acres)

Lot B in a part of Lot H2 in the S1/2 SE1/4 of Section 1, Township 119 North, Range 52 West of the 5th P.M., Codington County, South Dakota. (contains 1.68 acres)