

City Council Agenda Memo

From: Paul Briseno, City Manager

Council Meeting: January 27, 2026

Subject: Resolution 26-014: Transfer of Real Property to Brookings Humane Society

Presenter: Paul Briseno, City Manager

Summary:

The Brookings Regional Humane Society is requesting the conveyance of 2.5 acres of City-owned property on Prince Drive to support the construction of a facility. Staff recommends approval of the no-cost land conveyance, subject to a 10-year reversionary clause, as a strategic investment that advances the City's long-standing partnership and supports essential community services.

Background:

In July 2018, the Brookings Regional Humane Society (BRHS) Task Force presented the City Council with a report highlighting the need for additional space and long-term capital investment to address community animal welfare needs. Since that time, the City of Brookings and the BRHS have maintained a formal partnership through an annual services agreement administered by the Police Department to support animal control and related services.

Over the past seven years, City staff and representatives of the BRHS have met regularly to discuss operational and future capital needs. The BRHS long-term objective is to construct a new facility that will serve the needs of Brookings County for the foreseeable future, with a capital fundraising campaign anticipated to begin in 2026.

The City owns approximately five acres of property on Prince Drive, zoned I-1. The BRHS Board has formally requested a donation of 2.5 acres located on the southern portion of the property to support construction of the proposed facility. Based on SDCL 6-13-2 the estimated value of the land ranges from \$272,250 to \$326,700. South Dakota Codified Law 6-5-2 authorizes municipalities to convey real property to nonprofit organizations. SDCL 6-13-1 allows cities to declare property surplus by resolution. The conveyance would include a reversionary clause requiring the property to revert to the City if the facility is not constructed within 10 years of the agreement's execution.

If approved, the city would continue to actively support the BRHS throughout the planning and development phases of the project. Staff recommends approval of the conveyance of the 2.5-acre parcel at no cost to the BRHS, subject to the stated reversionary condition, as a continuation of the City's long-standing partnership and commitment to community services.

Brookings Regional Humane Society Comments:

Over the past three years, the Brookings Regional Humane Society (BRHS) has taken deliberate and responsible steps to plan for its long-term future as the only animal shelter serving Brookings County. As demand for services continues to grow, BRHS has focused first on planning, feasibility, and sustainability before advancing any specific proposals.

BRHS has completed comprehensive assessments, including a facility needs assessment, financial analysis and a campaign planning study to assess community support, operational implications, and long-term affordability. The organization has retained professional campaign counsel, begun recruiting a volunteer capital campaign cabinet, and has already secured several early philanthropic commitments to support this planning work.

The organization is currently operating with a working philanthropic goal and a longer-term ultimate vision that would be pursued in phases through the end of the decade. Consistent with best practices, BRHS plans to secure a significant portion of its philanthropic goal before any broader public fundraising or construction decisions would be considered.

While all plans remain tentative and subject to appropriate review and approvals, this disciplined approach reflects BRHS's commitment to transparency, fiscal responsibility, and thoughtful partnership with the City. We appreciate the organization's proactive planning and ongoing collaboration as these conversations continue.

Legal Consideration:

None

Strategic Plan Consideration:

The recommended action supports the City Council's Strategic Plan by advancing Fiscal Responsibility through the thoughtful use of City-owned land to support essential community services while protecting the City's long-term interests through a reversionary clause. It also advances a Safe, Inclusive, Connected Community by supporting animal welfare services that contribute to public safety and quality of life. Additionally, this action aligns with Sustainability by strategically planning for a long-term facility that meets community needs without compromising the needs of future generations.

Financial Consideration:

Approximately 2.5 acres of real property is valued at \$272,250 to \$326,700. The proposal transfers the land at no cost as an initial contribution to the capital campaign.

Supporting Documentation:

Resolution

Gifting Agreement

Property Location Map