

# City Council Agenda Memo

**From:** Paul Briseno, City Manager

**Council Meeting:** June 11, 2024

**Subject:** Resolution 24-059: Transfer of Real Property to Brookings Economic Development Corporation

**Presenter:** Paul Briseno, City Manager

**Summary:**

Ryan Companies US, Inc., has notified the City of Brookings of its intent to exercise the Option provision within the Ryan Companies Real Estate Purchase Agreement (executed as of April 20, 2023) for the Brookings Marketplace property, which increases the property they desire to purchase at this time to approximately 18.53 acres, more or less.

Ryan Companies US, Inc., proposes to purchase up to 18.53 acres of real property from the Brookings Economic Development Corporation within Block Nine (9) of Wiese Addition in the Southwest Quarter of the Southeast Quarter (SW¼SE¼) of Section Nineteen (19), Township One Hundred Ten (110) North, Range Forty-nine (49) West of the 5<sup>th</sup> P.M., City of Brookings, County of Brookings, State of South Dakota. The proposed purchase price for this property remains at \$1.40 per square foot.

**Background:**

The Brookings Economic Development Corporation is tasked with furthering economic growth and development within the City of Brookings. Furthermore, the Brookings Economic Development Corporation is delegated with selling, conveying, or otherwise transferring property to businesses in efforts to expand the base in the City of Brookings.

**Item Details:**

The City of Brookings has continued to work with Ryan Companies US, Inc., a Minnesota Corporation, over the past several years to solidify commercial development, including retail and other businesses, located east of I-29 and north of 6<sup>th</sup> Street. To facilitate this development and pursuant to the notification of Ryan Companies US, Inc., to exercise its Option to Purchase, the City of Brookings proposes to convey approximately 8.53 additional acres for a total of Eighteen and 53/100 (18.53) acres of the Brookings Marketplace property to the Brookings Economic Development Corporation. The developer continues to have a development strategy for retail and commercial development of the Brookings Marketplace property. Ryan Companies continues to work to bring a desired anchor tenant and commercial businesses which complement the needs of the City of Brookings.

**Legal Considerations:**

This transaction is pursuant to the Option to Purchase provision of the Real Estate Purchase Agreement with Ryan Companies US, Inc., which was previously approved by the City and Ryan Companies US, Inc.

**Strategic Plan Consideration:**

Sustainability and Economic Growth -- Council approval of this land transfer to the Economic Development Corporation assists in achieving a more sustainable environment and ecosystem as well as increasing economic growth.

**Financial Consideration:**

Approximately 18.53 acres, more or less, of real property for the price of \$1,130,033.52.

**Options and Recommendations:**

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a Study Session
5. Discuss / take no action / table

Staff recommends approval.

**Supporting Documentation:**

Resolution

Location Map