

**BROOKINGS CITY COUNCIL**  
**JANUARY 16, 2024** (unapproved)

The Brookings City Council held a Study Session on Tuesday, January 16, 2024 at 6:00 PM, at the Brookings City & County Government Center Community Room with the following City Council members present: Mayor Oepke Niemeyer, Council Members Wayne Avery, Brianna Doran, Andrew Rasmussen, Bonny Specker, Holly Tilton Byrne, and Nick Wendell. City Manager Paul Briseno, City Attorney Steve Britzman, and City Clerk Bonnie Foster were also present.

**Agenda.** A motion was made by Council Member Tilton Byrne, seconded by Council Member Specker, that the agenda be approved. The motion carried by the following vote: Yes: 7 - Avery, Doran, Niemeyer, Rasmussen, Specker, Tilton Byrne, and Wendell.

**Discussion: Marketplace Development with Ryan Companies.** City Manager Paul Briseno, Patrick Daly, Ryan Companies Vice President of Retail Real Estate Development, and George Stavrenos and Steve Shaykett, Shaykett Appraisal Company, Inc., and Tim Reed, Brookings Economic Development Corporation, presented details of the Brookings Marketplace to City Council and public. City Council approved a Real Estate Purchase Agreement amendment for the Brookings Marketplace property for ten (10) acres. The estimated cost for Ryan Companies to develop four pad-ready sites is \$10.3 million, or \$20.50 per sq. ft. The proposed purchase price for this phase remains \$1.40 per sq. ft., or \$609,840. The amendment was referred to a January 30th Special Election. A YES vote will approve the Council's amendment (Resolution No. 23-100). A NO vote will reject the amendment. Public Comment: Al Kurtenbach and Craig Kreyger.

**Adjourn.** A motion was made by Council Member Tilton Byrne, seconded by Council Member Doran, that this meeting be adjourned at 7:22 p.m. The motion carried by a unanimous vote.

CITY OF BROOKINGS, SD

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Oepke G. Niemeyer, Mayor

ATTEST:

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Bonnie Foster, City Clerk