

Land Sale Update:

Completed Last Year

Historical Society Property

- 97.50 Acres with a starting bid of \$107,000.
- Auction held on Tuesday, October 16th, 2018.
- Competitive bidding drove the price up \$40,500.
- \$147,500 was the final selling bid.
- The proceeds from this sale are invested with SD Investment Council for the benefit of the State Historical Society.

Hot Springs / State Vets Home

- Building 1 or more commonly known as the Men's Dorm Building or Lot A containing .45 acres or 19,889 square feet in Hot Springs to the city of Hot Springs. The deed is pursuant to HB1208 of the 2017 Legislative Session and for \$1. Transfer saved state demolition costs of former building.
- Major utility work and easements were needed and sold for \$92,412.36 with the funds going to the general fund have been completed. More ongoing land sales authorized.

Plankinton Hayfield

- 100.73 acres hay field was sold at public auction October 10th, 2018.
- The sale price was \$282,000.
- This hay field was part of the old Aurora Plains Campus in Plankinton, SD. Aurora Plains Academy purchased the 82 acre campus in 2017 but did not wish to purchase this additional acreage.
- The proceeds from this sale were invested with SD Investment Council for the benefit of the Department of Corrections.

Huron Exchange Part two

- This exchange was comprised of 30 acres of School and Public Lands ground in Hand County and 2.81 acres in the City of Huron, near the state fair grounds.
- SPL land was appraised at \$60,000.
- The land acquired was appraised at \$48,619.29.
- SPL received \$11,380.71 as a cash equalization payment which was deposited in the Permanent Fund allowed under SDCL 5-3-7 to total \$60,000 in land and cash.
- This land was acquired in addition to the land exchange that took place in October of 2017. The 2.81 acres that was acquired in this exchange will also be part of a long term lease with the Department of Ag that gives them operational certainty of having parking for livestock and carnival trailers while also increasing rental revenue for schools.

Western Dakota Tech / Ellsworth Transfer- SB 40

- SB 40 passed by the 2018 Legislature authorizing the transfer to the Ellsworth Development Authority.
- Bill had an emergency clause and was transferred in March during the 2018 session.

Land acquisition:

Gildt Edge Mine- Lawrence County

- Brohm Mining company went bankrupt creating a superfund site and owing the state of SD money.
- The no longer existing Brohm company still owned 625 acres of Black Hills Property .
- SPL worked with DENR to acquire the lands through a Sheriff's sale/bankruptcy auction .
- The state acquired the property valued at \$916,009 based on the debts owed so no expenditure of state dollars was required. DENR and the EPA manage the site but ownership is "State of South Dakota" which falls under School and Public Lands.
- DENR will present information on the mine and potential plans during their hearing on Monday.

Potential Sales already authorized

Mead Building-

- Building at the HSC Campus in Yankton that has been restored by the Historical Society.
- Renovations are nearly complete but were not finished in time to transfer the deed before the change in Governors.
- Agreement requires the completion of the restoration of the building and then transfer can occur plus payment of \$32,000 for an additional lot for parking.

Hot Springs- State Vets Home surplus land

- Still 20 acres and 1.5 acres authorized for sale.
- On going conversations with the city on water/sewer utilities needed.
- Long term goal is sale to develop affordable housing adjacent to State Vet's home to help with workforce retention.

Board of Regents- School for the Deaf

- Authorized Sale or Exchange under HB 1064 of the 2018 Legislative Session.
- On going efforts to sell or exchange property- minimum appraised value is \$6,578,053.71.

Watertown Railroad Property

- Abandoned rail property on former state school land reverts to the state.
- Long narrow piece of property but in city limits of Watertown.
- Appraisal under way and will be sold at public auction.

SDSU Brookings Land

- Authorized sale of surplus land by Senate Bill 12 of the 2016 Legislative Session.
- Approximately 143 acres of land.
- Not required to be sold but has legislative approval if requested by SDSU and the Board of Regents.
- Borders industrial park and commercial property.

Former SDSU West River Ag Center

- SDSU- West River Ag Center sale authorized by SB 53 of 2018 session.
- SDSU is moving out in March into new facility in Rapid City.
- Appraised value of \$900,000 with funds to go towards purchase of new facility already authorized.
- Public auction will be held later this year.

2018-2019 Land Sale Bills Pending Legislative Approval

SDSU Strategic Land sales and purchases legislation with multiple properties pending legislative approval:

- SDSU Volga
 - 640 acres of land
 - Appraised value \$1,532,000
- SDSU Highmore
 - 113.89 acres and house
 - Former research station
 - Appraised value \$400,500
- SDSU Box Elder
 - 5 acres on Radar Hill Road
 - Appraised value \$260,000