

June 24, 2025

Re: Sweetman Partners, LLP – Wexford Addition

Dear Lt. Governor Venhuizen,

I'm writing to follow up on our conversation about the State's possible interest in negotiating the purchase of approximately 137 acres of real property owned by Sweetman Partners, LLP ("Sweetman Partners") and located in Wexford Addition, Sioux Falls (the "Property"). Approximately 77 acres of the Property are located between N. Bahnson Ave. and Interstate 229, and approximately 60 acres are located east of N. Bahnson Ave. It is understood that the State is interested in acquiring the Property for purposes of constructing a new prison.

Sweetman Partners is currently in the process of developing the Property by subdividing it into smaller lots and constructing multiple streets. However, Sweetman Partners would be willing to sell it all to the State of South Dakota. If you are interested and would like to enter into negotiations, please let me know.

Sweetman Partners is currently under contract for the construction of multiple streets in the development and construction has started in some areas. Sweetman Partners is actively negotiating the potential sale of smaller parcels with multiple parties, though no contracts have yet been signed as of the date of this letter. Other sale or development opportunities may arise, as the property is being actively marketed. To protect its interest, Sweetman Partners would likely ask the State to enter into a right of first refusal or to purchase an option.

This letter is intended to be a non-binding communication expressing the current intent of Sweetman Partners. Sweetman Partners will not be legally bound or obligated to perform or to negotiate in any particular manner with respect to the subject matter of this letter.

Sincerely,



Thomas R. Sweetman
Managing Partner, Sweetman Partners, LLP

Tuesday, June 24, 2025 at 10:42:53 AM Central Daylight Time

Subject: [EXT] Land for Prison on North Bahnson
Date: Monday, June 23, 2025 at 12:36:13 PM Central Daylight Time
From: Dustin Schauer
To: Brunner, Ryan, Venhuizen, Lt Governor Tony
CC: Alex Jensen, Joe Runge, Emily Nachtigall
Attachments: image001.jpg

Dear Lt. Governor Venhuizen,

I'm writing to follow up on our conversation and express my interest in selling approximately 4.19 acres east of N Bahnson Ave. I would be willing to sell it for the new prison. If you are interested and want to enter into negotiations on purchase price, please let me know.

Dustin Schauer
Cell
Office 334 4833
Fax 334 1989



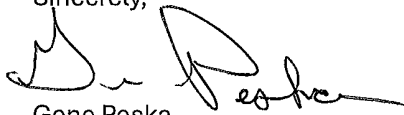
Grading Clearing Land Development Demolition Underground Utilities

06/23/2025

Dear Lt. Governor Venhuizen,

I'm writing to follow up on our conversation and express my interest in selling approximately 6.8 acres between N Bahnson Ave and I-229. I would be willing to sell it for the new prison. If you are interested and want to enter into negotiations on purchase price, please let me know.

Sincerely,



Gene Peska

