



Administration

To: City Commission

From: City Administrator Dustin Dassinger

Date: 2/26/26

Subject: Purchase Agreement – Stark County

Commissioners,

Staff recommends approval of the Purchase Agreement between the City of Dickinson and Stark County for the sale of the Armory and Law Enforcement Center properties, with a closing anticipated on or about October 1, 2026.

The agreement provides for the sale of the following real property owned by the City and located in Dickinson, Stark County, North Dakota:

- Lot 2, Block 1, Museum Center Addition – Parcel ID #0791-0100-0200 (commonly referred to as the “Armory”)
- Lot 1, Block 1, Museum Center Addition – Parcel ID #0791-0100-0100 (commonly referred to as the “Law Enforcement Center” or “LEC”)

The County shall pay the City Two Million Five Hundred Thousand Dollars (\$2,500,000.00) for the Property. Title will be conveyed by Warranty Deed at closing, subject only to permitted title exceptions

The closing is scheduled to occur on or about October 1, 2026, at The Title Team in Dickinson, North Dakota, unless extended by mutual agreement. Possession of the Property will transfer to the County on the date of closing.

The Agreement is contingent upon the following conditions being met prior to closing:

- The City conveying marketable title.
- No third-party claims or liens against the Property.
- Execution of a Memorandum of Understanding (MOU) allowing City personnel continued access to the indoor gun range located within the facility (attached as Exhibit A).
- Execution of a Right of First Refusal agreement (attached as Exhibit B).
- Dedication by the County of approximately 53.7 feet of the east portion of the LEC property as public right-of-way to the City (attached as Exhibit C).



- Exhibits A, B, and C will be signed and taken care of at closing as part of the requirements under the purchase agreement.

If these conditions are not satisfied or waived by closing, the Agreement becomes null and void.

The property is being conveyed in “as-is” condition, without warranties, express or implied. The County acknowledges it has had a full opportunity to inspect the Property and accepts it in its present condition

The proposed purchase agreement outlines the terms and protections for both parties in the transfer of the Armory and Law Enforcement Center properties. The agreement includes appropriate due diligence provisions, contingencies, title protections, and ongoing access accommodations for the City.

City Administration recommends approval of the purchase agreement with Stark County



Dustin Dassinger

City Administrator

